

Single Family Residence **RESIDENTIAL**

306 RIVERVIEW DR

RIDGEFIELD, WA 98642

\$563,023 TopHap Estimate · \$371 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.8

BATHS

1,516 ft²

LIVING AREA

0.2 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$563K

\$539K low

\$587K high

Est. Owner Equity

\$156,223

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$4,015 (2025)
Assessed Value	\$513,896
Previous Assessed	\$459,775
Assessor Market Value	\$513,896

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.20
Construction	Concrete
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 398 ft²

Porch · 80 ft²

CLIMATE RISK

1

FLOOD

18

WILDFIRE

38

HEAT

98

STORM

2

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 16, 2007	Quitclaim	Quit Claim Transfer			
Jul 9, 2007	Quitclaim	Quit Claim Transfer			
Feb 15, 1991	Resale	Grant Deed	\$23,250	\$15	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Union Ridge Elementary School	Elementary	KG–4	0.4 mi
Ridgefield High School	High	9–12	1.5 mi
View Ridge Middle School	Middle	7–8	2.0 mi

District: Ridgefield School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 98642

69 CRIME INDEX	112 AIR POLLUTION	25,473 POPULATION	\$111K MEDIAN IN-COME	52°F AVG TEMP	35% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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