

Single Family Residence **RESIDENTIAL**

# 3084 S CORNETT DR

RIDGEFIELD, WA 98642

**\$976,135** TopHap Estimate · \$290 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**  
BEDS

**2.5**  
BATHS

**3,365 ft<sup>2</sup>**  
LIVING AREA

**0.6 ac**  
LOT SIZE

**1995**  
YEAR BUILT

**2**  
STORIES

**3**  
PARKING

## VALUATION

**\$976K**

\$889K low

\$1.1M high

Last Sale

**\$475,000 · May 20, 2015**

Est. Owner Equity

**\$295,474**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,184 (2025) |
| Assessed Value        | \$865,630      |
| Previous Assessed     | \$825,413      |
| Assessor Market Value | \$865,630      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | CLARK                   |
| Lot (acres)   | 0.60                    |
| Construction  | Steel Frame             |
| Roof          | Concrete                |
| Heating       | Heat Pump               |
| Cooling       | None                    |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 26<br>WILDFIRE | 39<br>HEAT | 98<br>STORM | 2<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| May 7, 2015  | Resale | Warranty Deed | \$475,000 | \$141              | \$417K |
| Sep 19, 1995 | Resale | Grant Deed    | \$289,000 | \$86               | \$190K |
| May 4, 1995  | Resale | Grant Deed    | \$68,500  | \$20               | \$225K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Ridgefield High School        | High       | 9–12   | 0.1 mi   |
| View Ridge Middle School      | Middle     | 7–8    | 0.7 mi   |
| Union Ridge Elementary School | Elementary | KG–4   | 1.8 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>69</b><br>CRIME INDEX | <b>112</b><br>AIR POLLUTION | <b>25,473</b><br>POPULATION | <b>\$111K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>35%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|