

Single Family Residence **RESIDENTIAL**

3036 S CORNETT DR

RIDGEFIELD, WA 98642

\$901,272 TopHap Estimate · \$314 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,867 ft²

LIVING AREA

0.56 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$901K

\$849K low

\$954K high

Last Sale

\$579,900 · Feb 27, 2020

Est. Owner Equity

\$466,347

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$7,130 (2025)
Assessed Value	\$856,323
Previous Assessed	\$816,464
Assessor Market Value	\$856,323

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.56
Construction	Concrete
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 48 ft²

Patio · 260 ft²

Porch · 48 ft²

CLIMATE RISK

1
FLOOD

26
WILDFIRE

2
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 21, 2020	Resale	Warranty Deed	\$579,900	\$202	\$435K
May 1, 2019	Quitclaim	Quit Claim Transfer			
Aug 9, 1996	Resale	Grant Deed	\$240,698	\$84	\$180K
Apr 23, 1996	Resale	Grant Deed	\$69,900	\$24	\$182K
May 3, 1995	Resale	Grant Deed	\$68,000	\$24	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	0.2 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

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	Owner occupied
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