

Single Family Residence **RESIDENTIAL**

2780 S CORNETT DR

RIDGEFIELD, WA 98642

\$778,812 TopHap Estimate · \$319 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,442 ft²

LIVING AREA

0.54 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$779K

\$687K low

\$871K high

Est. Owner Equity

\$778,812

TAX & ASSESSMENT

Property Tax	\$5,867 (2025)
Assessed Value	\$706,347
Previous Assessed	\$672,257
Assessor Market Value	\$706,347

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.54
Construction	Steel Frame
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 240 ft²

Porch · 240 ft²

CLIMATE RISK

1

FLOOD

24

WILDFIRE

2

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 26, 2026	Non-arms-length	Warranty Deed	\$313	\$0	
Sep 3, 1993	Resale	Grant Deed	\$194,500	\$80	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	0.3 mi
View Ridge Middle School	Middle	7–8	0.8 mi

Union Ridge Elementary School	Elementary	KG–4	1.7 mi
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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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