

Single Family Residence **RESIDENTIAL**

2791 S CORNETT DR

RIDGEFIELD, WA 98642

\$813,829 TopHap Estimate · \$308 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3.8

BATHS

2,646 ft²

LIVING AREA

0.54 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$814K

\$716K low

\$912K high

Last Sale

\$255,000 · Aug 16, 1996

Est. Owner Equity

\$518,830

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$6,197 (2025)
Assessed Value	\$746,793
Previous Assessed	\$710,859
Assessor Market Value	\$746,793

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 · 100 ft²

Patio · 234 ft²

Porch · 100 ft²

CLIMATE RISK

1 FLOOD	23 WILDFIRE	38 HEAT	97 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 16, 1996	Resale	Grant Deed	\$255,000	\$96	\$200K
Jul 15, 1994	Resale	Grant Deed	\$235,000	\$89	\$188K
Jul 16, 1993	Non-arms-length	Grant Deed	\$213,000	\$80	\$113K

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

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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