

Single Family Residence **RESIDENTIAL**

2685 S CORNETT DR

RIDGEFIELD, WA 98642

\$775,186 TopHap Estimate · \$376 / ft² · confidence 96 · as of Jul 14, 2026



This site can't load Google Maps correctly.

Do you own this website?
g.co/streetviewerror/signature



This site can't load Google Maps correctly.

Do you own this website?
g.co/streetviewerror/signature



This site can't load Google Maps correctly.

Do you own this website?
g.co/streetviewerror/signature



This site can't load Google Maps correctly.

Do you own this website?
g.co/staticmaperror/signature



This site can't load Google Maps correctly.

Do you own this website?
g.co/staticmaperror/signature

3

BEDS

2.8

BATHS

2,060 ft²

LIVING AREA

0.56 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$775K

\$745K low

\$806K high

Last Sale

\$641,500 · Aug 6, 2021

Est. Owner Equity

\$261,986

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,941 (2025)
Assessed Value	\$719,603
Previous Assessed	\$684,714
Assessor Market Value	\$719,603

PROPERTY FACTS

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

Deck · 20 ft²

Patio · 190 ft²

Porch · 180 ft²

CLIMATE RISK

1

FLOOD

22

WILDFIRE

2

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 29, 2021	Resale	Warranty Deed	\$641,500	\$311	\$513K
May 29, 2019	Resale	Warranty Deed	\$519,750	\$252	\$416K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	0.4 mi
View Ridge Middle School	Middle	7–8	0.9 mi

Union Ridge Elementary School

Elementary

KG–4

1.6 mi

District: Ridgefield School District



This site can't load Google Maps correctly.

Do you own this website?
g.co/staticmaperror/signature

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

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

OWNERSHIP

Occupancy

Owner occupied