

Single Family Residence **RESIDENTIAL**

2119 S WIND RIVER CIR

RIDGEFIELD, WA 98642

\$804,500 TopHap Estimate · \$283 / ft² · confidence 81 · as of Jun 23, 2026



4

BEDS

3.5

BATHS

2,841 ft²

LIVING AREA

0.24 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$805K

\$652K low

\$957K high

Last Sale

\$195,000 · Sep 28, 2022

Est. Owner Equity

\$247,200

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$8,031 (2025)
Assessed Value	\$868,570
Previous Assessed	\$924,730
Assessor Market Value	\$868,570

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.24
Roof	Concrete
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	25 WILDFIRE	38 HEAT	97 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 27, 2022	Resale	Warranty Deed	\$195,000	\$69	
Feb 16, 2022	Resale	Warranty Deed	\$156,000	\$55	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	0.6 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

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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