

Single Family Residence **RESIDENTIAL**

2121 S WIND RIVER CIR

RIDGEFIELD, WA 98642

\$841,576 TopHap Estimate · \$334 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,517 ft²

LIVING AREA

0.16 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$842K

\$799K low

\$885K high

Last Sale

\$820,000 · Jan 31, 2024

Est. Owner Equity

\$75,576

Loan-to-Value

90%

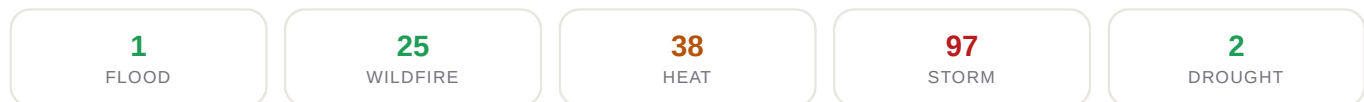
TAX & ASSESSMENT

Property Tax	\$6,599 (2025)
Assessed Value	\$787,912
Previous Assessed	\$759,437
Assessor Market Value	\$787,912

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.16
Roof	Concrete
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 31, 2024	Resale	Warranty Deed	\$820,000	\$326	\$766K
Jul 20, 2023	Financing	Intrafamily Transfer			\$460K
Sep 21, 2022	Resale	Warranty Deed	\$185,000	\$74	

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	1.7 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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