

Single Family Residence

RESIDENTIAL

2123 S WIND RIVER CIR

RIDGEFIELD, WA 98642

\$596,369 TopHap Estimate · \$279 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,137 ft²

LIVING AREA

0.16 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$596K

\$575K low

\$617K high

Last Sale

\$535,000 · Jul 12, 2023

Est. Owner Equity

\$111,632

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$4,700 (2025)
Assessed Value	\$551,944
Previous Assessed	\$532,033
Assessor Market Value	\$551,944

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.16
Roof	Concrete
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	25 WILDFIRE	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 12, 2023	Resale	Warranty Deed	\$535,000	\$250	\$485K
Jan 31, 2017	Financing	Intrafamily Transfer			\$258K
Sep 14, 2016	Financing	Intrafamily Transfer			\$230K
Jun 7, 2016	Quitclaim	Quit Claim Transfer			

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	Absentee owner
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