

Single Family Residence **RESIDENTIAL**

2318 S WIND RIVER WAY

RIDGEFIELD, WA 98642

\$531,429 TopHap Estimate · \$403 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,320 ft²

LIVING AREA

0.12 ac

LOT SIZE

2012

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$531K

\$516K low

\$547K high

Last Sale

\$380,000 · Nov 23, 2020

Est. Owner Equity

\$147,591

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$3,864 (2025)
Assessed Value	\$457,392
Previous Assessed	\$439,785
Assessor Market Value	\$457,392

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.12
Roof	Concrete
Heating	Forced Air With Air Conditioning
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
Nov 12, 2020	Resale	Warranty Deed	\$380,000	\$288	\$384K
Mar 23, 2017	Resale	Warranty Deed	\$312,000	\$236	\$296K
Mar 16, 2015	Resale	Warranty Deed	\$229,900	\$174	\$235K
Feb 21, 2012	Resale	Warranty Deed	\$196,517	\$149	
Jun 9, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	0.5 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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