

Single Family Residence **RESIDENTIAL**

2316 S WIND RIVER WAY

RIDGEFIELD, WA 98642

\$515,834 TopHap Estimate · \$329 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.8

BATHS

1,567 ft²

LIVING AREA

0.12 ac

LOT SIZE

2013

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$516K

\$485K low

\$547K high

Last Sale

\$207,342 · Jan 18, 2013

Est. Owner Equity

\$465,834

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$4,304 (2025)
Assessed Value	\$505,108
Previous Assessed	\$490,040
Assessor Market Value	\$505,108

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.12
Roof	Concrete
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1
FLOOD

25
WILDFIRE

2
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 9, 2013	Resale	Warranty Deed	\$207,061	\$132	\$50K
Oct 10, 2012	Financing	Trustees Deed			\$168K
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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