

Single Family Residence **RESIDENTIAL**

2314 S WIND RIVER WAY

RIDGEFIELD, WA 98642

\$627,264 TopHap Estimate · \$248 / ft² · confidence 99 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,527 ft²

LIVING AREA

0.11 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$627K

\$619K low

\$636K high

Last Sale

\$520,000 · Apr 27, 2021

Est. Owner Equity

\$122,864

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$5,059 (2025)
Assessed Value	\$588,951
Previous Assessed	\$572,800
Assessor Market Value	\$588,951

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
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
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 23, 2021	Resale	Warranty Deed	\$520,000	\$206	\$504K
Mar 27, 2018	Resale	Warranty Deed	\$370,000	\$146	\$296K
Nov 26, 2012	Resale	Warranty Deed	\$245,400	\$97	\$184K
Jul 27, 2012	Financing	Trustees Deed			\$182K
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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