

Single Family Residence **RESIDENTIAL**

2312 S WIND RIVER WAY

RIDGEFIELD, WA 98642

\$633,325 TopHap Estimate · \$251 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,527 ft²

LIVING AREA

0.12 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$633K

\$601K low

\$666K high

Last Sale

\$607,000 · Jul 20, 2022

Est. Owner Equity

\$147,725

Loan-to-Value

77%

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	24 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
Jul 19, 2022	Resale	Warranty Deed	\$607,000	\$240	\$486K
Jul 15, 2017	Financing	Intrafamily Transfer			\$313K
Dec 21, 2012	Resale	Warranty Deed	\$259,376	\$103	\$265K
Jun 12, 2012	Financing	Trustees Deed			\$208K
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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