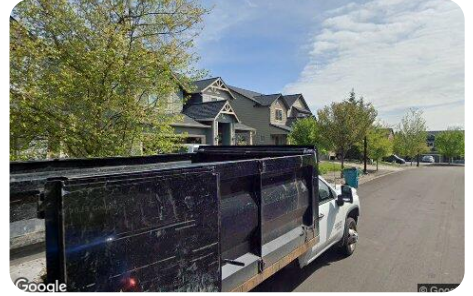


Single Family Residence **RESIDENTIAL**

2210 S WIND RIVER WAY

RIDGEFIELD, WA 98642

\$728,884 TopHap Estimate · \$222 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

2.5

BATHS

3,276 ft²

LIVING AREA

0.12 ac

LOT SIZE

2012

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$729K

\$689K low

\$768K high

Last Sale

\$450,000 · Aug 31, 2018

Est. Owner Equity

\$255,484

Loan-to-Value

70%

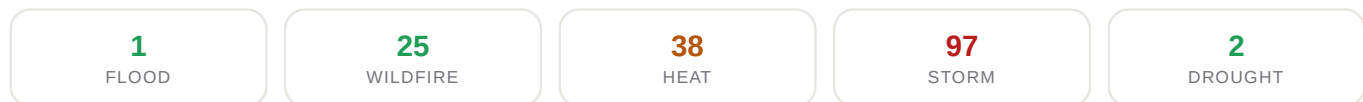
TAX & ASSESSMENT

Property Tax	\$5,832 (2025)
Assessed Value	\$683,692
Previous Assessed	\$660,818
Assessor Market Value	\$683,692

PROPERTY FACTS

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

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 3, 2018	Resale	Warranty Deed	\$450,000	\$137	\$405K
Oct 1, 2012	Resale	Warranty Deed	\$285,000	\$87	\$280K
May 29, 2012	Financing	Trustees Deed			\$225K
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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