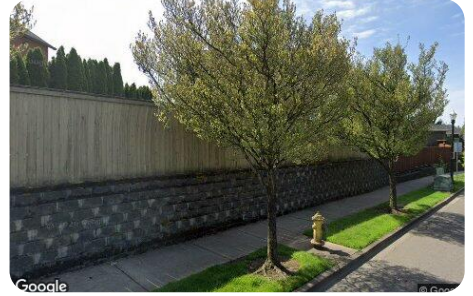
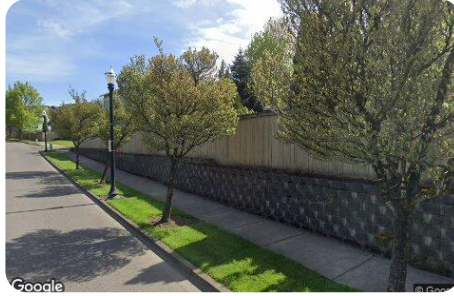


Single Family Residence **RESIDENTIAL**

2120 S WIND RIVER CIR

RIDGEFIELD, WA 98642

\$624,054 TopHap Estimate · \$274 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,277 ft²
LIVING AREA

0.15 ac
LOT SIZE

2010
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$624K

\$609K low

\$639K high

Last Sale

\$410,000 · Oct 10, 2017

Est. Owner Equity

\$269,754

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$4,718 (2025)
Assessed Value	\$553,880
Previous Assessed	\$533,967
Assessor Market Value	\$553,880

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.15
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
Sep 19, 2017	Resale	Warranty Deed	\$410,000	\$180	\$369K
Mar 29, 2010	Resale	Warranty Deed	\$283,212	\$124	\$287K
Feb 5, 2010	Financing	Trustees Deed			\$231K
Jun 9, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	0.6 mi
View Ridge Middle School	Middle	7–8	1.0 mi
Union Ridge Elementary School	Elementary	KG–4	1.6 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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