

Single Family Residence **RESIDENTIAL**

304 RIVERVIEW DR

RIDGEFIELD, WA 98642

\$718,104 TopHap Estimate · \$544 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2.5
BATHS

1,319 ft²
LIVING AREA

0.38 ac
LOT SIZE

2015
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$718K

\$695K low

\$742K high

Last Sale

\$125,000 · Jun 30, 2020

Est. Owner Equity

\$718,104

TAX & ASSESSMENT

Property Tax	\$6,386 (2025)
Assessed Value	\$814,130
Previous Assessed	\$738,239
Assessor Market Value	\$814,130

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.38
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Shed · 252 ft²

CLIMATE RISK

1 FLOOD	18 WILDFIRE	38 HEAT	98 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 25, 2015	Quitclaim	Quit Claim Transfer			
Mar 21, 2013	Resale	Warranty Deed	\$89,900	\$68	
Sep 3, 2008	Quitclaim	Quit Claim Transfer			
May 15, 2008	Quitclaim	Quit Claim Transfer			
Jan 23, 2007	Quitclaim	Quit Claim Transfer			
Jan 26, 1999	Resale	Grant Deed	\$59,000	\$45	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Union Ridge Elementary School	Elementary	KG–4	0.4 mi
Ridgefield High School	High	9–12	1.5 mi
View Ridge Middle School	Middle	7–8	2.0 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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