

Single Family Residence

RESIDENTIAL

3034 S CEDAR RIDGE DR

RIDGEFIELD, WA 98642

\$566,049

TopHap Estimate · \$219 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,580 ft²

LIVING AREA

0.12 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$566K

\$542K low

\$591K high

Last Sale

\$385,900 · Apr 3, 2020

Est. Owner Equity

\$260,049

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$4,636 (2025)
Assessed Value	\$559,464
Previous Assessed	\$524,884
Assessor Market Value	\$559,464

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	28 WILDFIRE	39 HEAT	98 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 27, 2020	Financing	Intrafamily Transfer			
Mar 27, 2020	Resale	Warranty Deed	\$385,900	\$150	\$306K
Jul 28, 2017	Financing	Intrafamily Transfer			\$250K
Dec 19, 2008	Resale	Grant Deed	\$218,500	\$85	\$175K
Sep 19, 2008	Non-arms-length	Trustees Deed	\$201,960	\$78	
Jan 17, 2007	Resale	Warranty Deed	\$294,300	\$114	\$294K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	1.1 mi
Union Ridge Elementary School	Elementary	KG–4	1.2 mi

View Ridge Middle School	Middle	7–8	1.6 mi
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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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