

Duplex (2 Units, Any Combination)

RESIDENTIAL

2401 S WIND RIVER WAY

RIDGEFIELD, WA 98642



8

BEDS

9

BATHS

3,952 ft²

LIVING AREA

0.23 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

Last Sale

\$48,000 · Feb 4, 1997

TAX & ASSESSMENT

Property Tax	\$9,639 (2025)
Assessed Value	\$762,574
Previous Assessed	\$1,107,963
Assessor Market Value	\$762,574

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	CLARK
Lot (acres)	0.23
Roof	Concrete
Heating	Heat Pump
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	25 WILDFIRE	38 HEAT	97 STORM	2 DROUGHT
------------	----------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 7, 2026	Financing	Mortgage			\$650K
Nov 17, 2025	Financing	Intrafamily Transfer			
Aug 26, 2024	Quitclaim	Quit Claim Transfer			
Apr 20, 2023	Quitclaim	Quit Claim Transfer			
Jun 25, 2020	Resale	Warranty Deed	\$2,000	\$1	
Jun 25, 2020	Quitclaim	Quit Claim Transfer			
Nov 21, 2011	Quitclaim	Quit Claim Transfer			
Apr 12, 2006	Recorded document	Warranty Deed			
Oct 25, 1996	Resale	Grant Deed	\$92,000	\$23	\$56K
Oct 25, 1996	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	0.8 mi
Union Ridge Elementary School	Elementary	KG–4	1.8 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------