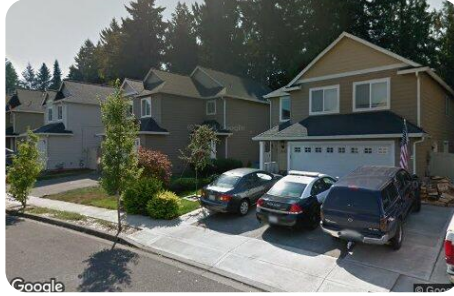


Single Family Residence **RESIDENTIAL**

3031 S CEDAR RIDGE DR

RIDGEFIELD, WA 98642

\$545,285 TopHap Estimate · \$207 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

2,632 ft²
LIVING AREA

0.11 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$545K

\$525K low

\$566K high

Last Sale

\$367,000 · Mar 9, 2018

Est. Owner Equity

\$82,485

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$4,647 (2025)
Assessed Value	\$560,009
Previous Assessed	\$525,936
Assessor Market Value	\$560,009

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.11
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 5, 2018	Resale	Warranty Deed	\$367,000	\$139	\$367K
Jan 14, 2010	Resale	Warranty Deed	\$217,000	\$82	\$221K
Aug 7, 2009	Non-arms-length	Trustees Deed	\$171,000	\$65	
Oct 24, 2006	Resale	Warranty Deed	\$277,971	\$106	\$222K

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

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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