

Single Family Residence

RESIDENTIAL

220 RIVER RIDGE DR

WOODLAND, WA 98674

\$700,637 TopHap Estimate · \$233 / ft² · confidence 96 · as of Jul 14, 2026

4

BEDS

3

BATHS

3,005 ft²

LIVING AREA

5.04 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$701K

\$673K low

\$728K high

Last Sale

\$255,000 · Sep 16, 2009

Est. Owner Equity

\$400,637

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax

\$6,156 (2025)

Assessed Value

\$690,880

Previous Assessed

\$666,510

Assessor Market Value

\$690,880

PROPERTY FACTS

Property Type	Single Family Residence
County	Cowlitz
Lot (acres)	5.04
Roof	Composition Shingle
Heating	Heat Pump
Fireplace	2 Story
Garage	Garage, Attached

Porch · 449 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 4, 2016	Quitclaim	Quit Claim Transfer			
Aug 26, 2009	Resale	Grant Deed	\$255,000	\$85	
Aug 26, 2009	Recorded document	Grant Deed			
Dec 5, 2008	Non-arms-length	Trustees Deed	\$462,341	\$154	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodland High School	High	9–12	2.2 mi
Woodland Middle School	Middle	5–8	10.8 mi
Woodland Primary School	Elementary	PK–1	10.8 mi

District: Woodland 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 98674

100 CRIME INDEX	108 AIR POLLUTION	14,165 POPULATION	\$98K MEDIAN IN- COME	50°F AVG TEMP	35% SUNSHINE
---------------------------	-----------------------------	-----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------