

Single Family Residence

RESIDENTIAL

247 RIVER RIDGE DR

WOODLAND, WA 98674

\$840,832 TopHap Estimate · \$370 / ft² · confidence 93 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,272 ft²

LIVING AREA

2.6 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$841K

\$781K low

\$900K high

Last Sale

\$285,000 · Mar 4, 2015

Est. Owner Equity

\$546,427

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax

\$6,451 (2025)

Assessed Value

\$730,600

Previous Assessed

\$699,380

Assessor Market Value

\$730,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Cowlitz
Lot (acres)	2.60
Roof	Composition Shingle
Heating	Heat Pump
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 8, 2015	Resale	Grant Deed	\$285,000	\$125	\$294K
Jul 19, 2014	Recorded document	Deed In Lieu Of Foreclosure			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodland High School	High	9–12	2.0 mi
Woodland Middle School	Middle	5–8	11.0 mi
Woodland Primary School	Elementary	PK–1	11.0 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
-----------	-----------------------