

Single Family Residence

RESIDENTIAL

3041 S CEDAR RIDGE DR

RIDGEFIELD, WA 98642

\$457,276 TopHap Estimate · \$285 / ft² · confidence 94 · as of Jul 14, 2026



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3

BEDS

3.3

BATHS

1,602 ft²

LIVING AREA

0.11 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$457K

\$428K low

\$486K high

Last Sale

\$440,000 · Aug 30, 2024

Est. Owner Equity

\$7,965

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$3,643 (2025)
Assessed Value	\$438,518
Previous Assessed	\$411,884
Assessor Market Value	\$438,518

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

47
FLOOD

28
WILDFIRE

2
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 27, 2024	Resale	Warranty Deed	\$440,000	\$275	\$432K
Apr 14, 2021	Resale	Warranty Deed	\$390,000	\$243	\$371K
Mar 5, 2014	Quitclaim	Quit Claim Transfer			
Jun 2, 2009	Quitclaim	Quit Claim Transfer			
May 23, 2008	Resale	Warranty Deed	\$214,900	\$134	

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



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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

Owner occupied