

Single Family Residence **RESIDENTIAL**

3049 S CEDAR RIDGE DR

RIDGEFIELD, WA 98642

\$500,566 TopHap Estimate · \$261 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3.3
BATHS

1,919 ft²
LIVING AREA

0.12 ac
LOT SIZE

2007
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$501K

\$477K low

\$524K high

Last Sale

\$235,000 · Oct 23, 2015

Est. Owner Equity

\$500,566

TAX & ASSESSMENT

Property Tax	\$4,040 (2025)
Assessed Value	\$486,503
Previous Assessed	\$460,417
Assessor Market Value	\$486,503

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.12
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
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
Oct 19, 2015	Resale	Warranty Deed	\$235,000	\$122	
Apr 2, 2008	Resale	Warranty Deed	\$231,000	\$120	\$227K

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	Absentee owner
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