

Single Family Residence **RESIDENTIAL**

1248 S QUAIL RUN PL

RIDGEFIELD, WA 98642

\$541,091 TopHap Estimate · \$252 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3.8

BATHS

2,147 ft²

LIVING AREA

3,367 ft²

LOT SIZE

2018

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$541K

\$521K low

\$561K high

Last Sale

\$500,000 · Jan 5, 2022

Est. Owner Equity

\$0

Loan-to-Value

900%

TAX & ASSESSMENT

Property Tax	\$4,494 (2025)
Assessed Value	\$523,882
Previous Assessed	\$523,689
Assessor Market Value	\$523,882

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.08
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

30
FLOOD

27
WILDFIRE

2
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 13, 2021	Financing	Intrafamily Transfer			
Dec 31, 2021	Resale	Warranty Deed	\$500,000	\$233	\$375K
Nov 12, 2020	Resale	Warranty Deed	\$409,000	\$190	\$389K
Apr 15, 2019	Resale	Warranty Deed	\$397,620	\$185	\$398K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
View Ridge Middle School	Middle	7–8	2.0 mi
Ridgefield High School	High	9–12	2.1 mi
South Ridge Elementary School	Elementary	KG–4	2.8 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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