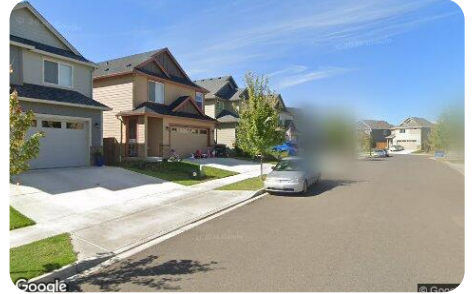


Single Family Residence **RESIDENTIAL**

1245 S QUAIL RUN PL

RIDGEFIELD, WA 98642

\$516,548 TopHap Estimate · \$251 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,058 ft²

LIVING AREA

3,793 ft²

LOT SIZE

2018

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$517K

\$502K low

\$531K high

Last Sale

\$485,000 · May 27, 2021

Est. Owner Equity

\$46,148

Loan-to-Value

89%

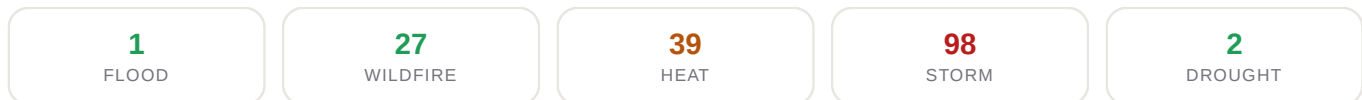
TAX & ASSESSMENT

Property Tax	\$4,397 (2025)
Assessed Value	\$512,751
Previous Assessed	\$512,264
Assessor Market Value	\$512,751

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.09
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 26, 2021	Resale	Warranty Deed	\$485,000	\$236	\$470K
May 3, 2019	Resale	Warranty Deed	\$382,350	\$186	\$375K

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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