

Single Family Residence **RESIDENTIAL**

7031 S RIDGE WAY

RIDGEFIELD, WA 98642

\$492,873 TopHap Estimate · \$241 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3.3

BATHS

2,049 ft²

LIVING AREA

2,837 ft²

LOT SIZE

2020

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$493K

\$476K low

\$510K high

Last Sale

\$485,900 · Dec 27, 2021

Est. Owner Equity

\$31,268

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$3,932 (2025)
Assessed Value	\$473,260
Previous Assessed	\$459,135
Assessor Market Value	\$473,260

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.07
Roof	Concrete
Heating	Heat Pump
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1
FLOOD

27
WILDFIRE

2
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 17, 2021	Resale	Warranty Deed	\$485,900	\$237	\$462K
May 26, 2020	Financing	Mortgage			\$1M
Mar 15, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
View Ridge Middle School	Middle	7–8	1.9 mi
Ridgefield High School	High	9–12	1.9 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------