

Single Family Residence **RESIDENTIAL**

7103 S RIDGE WAY

RIDGEFIELD, WA 98642

\$496,763 TopHap Estimate · \$253 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3.3

BATHS

1,963 ft²

LIVING AREA

2,818 ft²

LOT SIZE

2020

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$497K

\$476K low

\$518K high

Last Sale

\$409,117 · Aug 13, 2021

Est. Owner Equity

\$246,763

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$3,839 (2025)
Assessed Value	\$462,068
Previous Assessed	\$448,095
Assessor Market Value	\$462,068

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.07
Roof	Concrete
Heating	Heat Pump
Cooling	Central
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	\$/FT ²	LOAN
Mar 29, 2024	Financing	Intrafamily Transfer			
Mar 29, 2024	Financing	Intrafamily Transfer			\$250K
Aug 10, 2021	Resale	Warranty Deed	\$409,117	\$208	
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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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