

Single Family Residence **RESIDENTIAL**

7258 S RIDGE WAY

RIDGEFIELD, WA 98642

\$421,613 TopHap Estimate · \$314 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3.3

BATHS

1,341 ft²

LIVING AREA

2,220 ft²

LOT SIZE

2021

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$422K

\$400K low

\$443K high

Last Sale

\$409,000 · Feb 14, 2025

Est. Owner Equity

\$110,363

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,076 (2025)
Assessed Value	\$373,427
Previous Assessed	\$360,568
Assessor Market Value	\$373,427

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.05
Roof	Concrete
Heating	Heat Pump
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	27 WILDFIRE	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 12, 2025	Resale	Warranty Deed	\$409,000	\$305	\$307K
Mar 16, 2022	Resale	Warranty Deed	\$399,900	\$298	\$360K
Dec 23, 2019	Financing	Grant Deed			\$2M
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	2.0 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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