

Single Family Residence **RESIDENTIAL**

7038 S RIDGE WAY

RIDGEFIELD, WA 98642

\$455,169 TopHap Estimate · \$278 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3.3

BATHS

1,635 ft²

LIVING AREA

2,266 ft²

LOT SIZE

2019

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$455K

\$442K low

\$469K high

Last Sale

\$325,180 · Aug 21, 2020

Est. Owner Equity

\$164,989

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$3,382 (2025)
Assessed Value	\$410,480
Previous Assessed	\$394,120
Assessor Market Value	\$410,480

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.05
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	27 WILDFIRE	39 HEAT	98 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 11, 2020	Resale	Warranty Deed	\$325,180	\$199	\$290K
Feb 13, 2020	Financing	Mortgage			\$233K
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	Owner occupied
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