

Single Family Residence **RESIDENTIAL**

520 N RUSSET PL

RIDGEFIELD, WA 98642

\$823,894 TopHap Estimate · \$237 / ft² · confidence 94 · as of Jul 14, 2026



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4

BEDS

3.5

BATHS

3,482 ft²

LIVING AREA

0.17 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$824K

\$778K low

\$870K high

Last Sale

\$859,960 · Feb 24, 2023

Est. Owner Equity

\$0

Loan-to-Value

105%

TAX & ASSESSMENT

Property Tax	\$7,014 (2025)
Assessed Value	\$806,093
Previous Assessed	\$807,395
Assessor Market Value	\$806,093

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.17
Roof	Concrete
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

41
FLOOD

31
WILDFIRE

18
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 10, 2023	Resale	Warranty Deed	\$859,960	\$247	\$860K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	3.0 mi
View Ridge Middle School	Middle	7–8	3.0 mi
Union Ridge Elementary School	Elementary	KG–4	3.9 mi

District: Ridgefield School District



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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