

Single Family Residence **RESIDENTIAL**

3045 S CEDAR RIDGE DR

RIDGEFIELD, WA 98642

\$476,739 TopHap Estimate · \$247 / ft² · confidence 97 · as of Jul 14, 2026



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4

BEDS

3.3

BATHS

1,932 ft²

LIVING AREA

0.1 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$477K

\$465K low

\$489K high

Last Sale

\$320,000 · Jun 27, 2017

Est. Owner Equity

\$173,173

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$4,058 (2025)
Assessed Value	\$488,594
Previous Assessed	\$462,403
Assessor Market Value	\$488,594

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.10
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

47
FLOOD

28
WILDFIRE

2
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 22, 2017	Resale	Warranty Deed	\$320,000	\$166	\$320K
Jan 28, 2011	Resale	Warranty Deed	\$220,000	\$114	\$220K
Jul 18, 2007	Resale	Warranty Deed	\$240,033	\$124	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	1.1 mi
Union Ridge Elementary School	Elementary	KG–4	1.2 mi
View Ridge Middle School	Middle	7–8	1.6 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