

Single Family Residence **RESIDENTIAL**

# 3047 S CEDAR RIDGE DR

RIDGEFIELD, WA 98642

**\$549,472** TopHap Estimate · \$258 / ft² · confidence 96 · as of Jul 14, 2026



**4**  
BEDS

**3.3**  
BATHS

**2,132 ft²**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**2007**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$549K**

\$526K low

\$573K high

Last Sale

**\$541,500 · Oct 29, 2025**

Est. Owner Equity

**\$549,472**

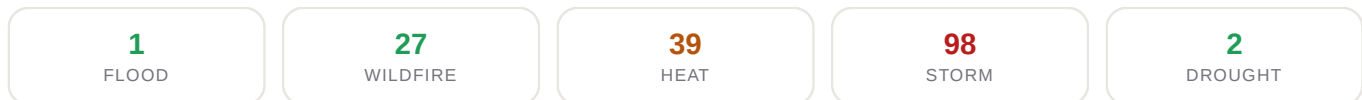
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,266 (2025) |
| Assessed Value        | \$513,867      |
| Previous Assessed     | \$486,399      |
| Assessor Market Value | \$513,867      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Conventional                     |
| County        | CLARK                            |
| Lot (acres)   | 0.11                             |
| Roof          | Concrete                         |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-----------|--------------------|--------|
| Mar 21, 2026 | Financing | Warranty Deed |           |                    |        |
| Oct 29, 2025 | Resale    | Warranty Deed | \$541,500 | \$254              | \$230K |
| Jun 1, 2018  | Resale    | Warranty Deed | \$342,000 | \$160              | \$336K |
| Sep 14, 2010 | Resale    | Warranty Deed | \$179,000 | \$84               | \$124K |
| Jun 28, 2007 | Resale    | Warranty Deed | \$273,815 | \$128              | \$246K |

## 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

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<br>CRIME INDEX | 112<br>AIR POLLUTION | 25,473<br>POPULATION | \$111K<br>MEDIAN IN-COME | 52°F<br>AVG TEMP | 35%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|