

Single Family Residence **RESIDENTIAL**

3071 S CORNETT DR

RIDGEFIELD, WA 98642

\$817,843 TopHap Estimate · \$313 / ft² · confidence 96 · as of Jul 14, 2026



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4

BEDS

5.5

BATHS

2,609 ft²

LIVING AREA

0.56 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$818K

\$785K low

\$851K high

Last Sale

\$570,000 · Jun 30, 2020

Est. Owner Equity

\$817,843

TAX & ASSESSMENT

Property Tax	\$6,387 (2025)
Assessed Value	\$764,840
Previous Assessed	\$734,115
Assessor Market Value	\$764,840

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.56
Construction	Steel Frame
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 270 ft²

Patio · 104 ft²

Porch · 280 ft²

CLIMATE RISK

1 FLOOD	25 WILDFIRE	39 HEAT	98 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 11, 2020	Resale	Warranty Deed	\$570,000	\$218	
Aug 17, 2016	Resale	Warranty Deed	\$437,000	\$167	\$350K
Jul 26, 2007	Resale	Warranty Deed	\$450,000	\$172	\$350K
Jul 27, 2005	Quitclaim	Quit Claim Transfer			\$210K
Nov 22, 2002	Resale	Grant Deed	\$280,000	\$107	\$224K
May 3, 1995	Resale	Grant Deed	\$246,500	\$94	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	0.2 mi
View Ridge Middle School	Middle	7–8	0.6 mi
Union Ridge Elementary School	Elementary	KG–4	1.8 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
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