

Single Family Residence **RESIDENTIAL**

3157 S CEDAR RIDGE DR

RIDGEFIELD, WA 98642

\$586,696 TopHap Estimate · \$213 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

2,751 ft²
LIVING AREA

0.16 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$587K

\$565K low

\$608K high

Last Sale

\$12,531 · Apr 8, 2022

Est. Owner Equity

\$117,196

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$4,785 (2025)
Assessed Value	\$576,834
Previous Assessed	\$541,725
Assessor Market Value	\$576,834

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.16
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

65
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
Apr 4, 2022	Quitclaim	Quit Claim Transfer			\$400K
Dec 17, 2009	Resale	Warranty Deed	\$262,650	\$95	\$268K
May 9, 2008	Quitclaim	Quit Claim Transfer			\$350K
Oct 31, 2006	Resale	Warranty Deed	\$345,648	\$126	\$277K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	1.1 mi
Union Ridge Elementary School	Elementary	KG–4	1.3 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 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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