

Single Family Residence

RESIDENTIAL

260 RIVER RIDGE DR

WOODLAND, WA 98674

\$866,996 TopHap Estimate · \$359 / ft² · confidence 95 · as of Jul 14, 2026

1

BEDS

2

BATHS

2,415 ft²

LIVING AREA

5 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$867K

\$821K low

\$913K high

Last Sale

\$115,000 · Feb 27, 2006

Est. Owner Equity

\$721,996

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax

\$7,592 (2025)

Assessed Value

\$853,030

Previous Assessed

\$823,810

Assessor Market Value

\$853,030

PROPERTY FACTS

Property Type	Single Family Residence
County	Cowlitz
Lot (acres)	5.00
Roof	Composition Shingle
Heating	Heat Pump
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 21, 2006	Resale	Warranty Deed	\$115,000	\$48	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodland High School	High	9–12	2.0 mi
Woodland Middle School	Middle	5–8	11.0 mi
Woodland Primary School	Elementary	PK–1	11.0 mi

District: Woodland 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 98674

100 CRIME INDEX	108 AIR POLLUTION	14,165 POPULATION	\$98K MEDIAN IN-COME	50°F AVG TEMP	35% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied