

Single Family Residence **RESIDENTIAL**

# 2901 S CORNETT DR

RIDGEFIELD, WA 98642

**\$769,627** TopHap Estimate · \$379 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,033 ft<sup>2</sup>**

LIVING AREA

**0.58 ac**

LOT SIZE

**1993**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$770K**

\$742K low

\$797K high

Last Sale

**\$525,000 · Jun 9, 2020**

Est. Owner Equity

**\$170,877**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,894 (2025) |
| Assessed Value        | \$713,814      |
| Previous Assessed     | \$679,148      |
| Assessor Market Value | \$713,814      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | CLARK                            |
| Lot (acres)   | 0.58                             |
| Construction  | Concrete                         |
| Roof          | Concrete                         |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck · 48 ft²

Porch · 48 ft²

## CLIMATE RISK

1

FLOOD

24

WILDFIRE

38

HEAT

97

STORM

2

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Jun 3, 2020  | Resale            | Warranty Deed       | \$525,000 | \$258  | \$499K |
| Sep 16, 2011 | Recorded document | Warranty Deed       |           |        |        |
| Aug 24, 2011 | Quitclaim         | Quit Claim Transfer | \$312,500 | \$154  |        |
| Jun 21, 2006 | Resale            | Warranty Deed       | \$365,000 | \$180  | \$292K |
| Aug 28, 2003 | Resale            | Grant Deed          | \$259,900 | \$128  |        |
| Aug 28, 2003 | Resale            | Grant Deed          | \$259,912 | \$128  | \$208K |
| May 25, 1999 | Resale            | Grant Deed          | \$219,600 | \$108  | \$209K |

|              |                 |            |           |       |        |
|--------------|-----------------|------------|-----------|-------|--------|
| Mar 20, 1998 | Resale          | Grant Deed | \$209,000 | \$103 | \$100K |
| Dec 17, 1993 | Non-arms-length | Grant Deed | \$199,900 | \$98  | \$160K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Ridgefield High School        | High       | 9–12   | 0.3 mi   |
| View Ridge Middle School      | Middle     | 7–8    | 0.7 mi   |
| Union Ridge Elementary School | Elementary | KG–4   | 1.8 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 | Owner occupied |
|-----------|----------------|