

Single Family Residence **RESIDENTIAL**

2830 S CORNETT DR

RIDGEFIELD, WA 98642

\$858,194 TopHap Estimate · \$313 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,742 ft²

LIVING AREA

0.51 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$858K

\$803K low

\$913K high

Last Sale

\$840,000 · Jun 18, 2025

Est. Owner Equity

\$478,194

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$6,500 (2025)
Assessed Value	\$783,201
Previous Assessed	\$745,866
Assessor Market Value	\$783,201

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.51
Construction	Steel Frame
Roof	Concrete
Heating	Heat Pump
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 48 ft²

Porch · 48 ft²

CLIMATE RISK

1

FLOOD

23

WILDFIRE

38

HEAT

97

STORM

2

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2025	Resale	Warranty Deed	\$840,000	\$306	\$380K
Apr 26, 2004	Resale	Grant Deed	\$309,900	\$113	\$213K
Jun 8, 1993	Non-arms-length	Grant Deed	\$46,500	\$17	\$185K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	0.3 mi
View Ridge Middle School	Middle	7–8	0.8 mi
Union Ridge Elementary School	Elementary	KG–4	1.7 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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