

Single Family Residence **RESIDENTIAL**

2990 S CORNETT DR

RIDGEFIELD, WA 98642

\$781,539 TopHap Estimate · \$321 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,431 ft²

LIVING AREA

0.52 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$782K

\$754K low

\$809K high

Last Sale

\$440,000 · Sep 28, 2017

Est. Owner Equity

\$294,540

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$6,146 (2025)
Assessed Value	\$747,943
Previous Assessed	\$712,253
Assessor Market Value	\$747,943

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.52
Construction	Steel Frame
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 92 ft²

Porch · 184 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
Sep 26, 2017	Resale	Warranty Deed	\$440,000	\$181	\$415K
Dec 31, 2015	Resale	Warranty Deed	\$390,000	\$160	\$336K
Apr 6, 2004	Resale	Grant Deed	\$297,000	\$122	\$238K
Oct 28, 1996	Resale	Grant Deed	\$225,000	\$93	\$177K
Oct 22, 1992	Non-arms-length	Grant Deed	\$52,500	\$22	\$146K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	0.2 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 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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