

Single Family Residence **RESIDENTIAL**

## 213 RIVERVIEW DR

RIDGEFIELD, WA 98642

**\$804,007** TopHap Estimate · \$549 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**3.3**

BATHS

**1,465 ft<sup>2</sup>**

LIVING AREA

**0.39 ac**

LOT SIZE

**1960**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$804K**

\$760K low

\$848K high

Last Sale

**\$765,000 · Nov 9, 2021**

Est. Owner Equity

**\$118,107**

Loan-to-Value

**81%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,399 (2025) |
| Assessed Value        | \$793,565      |
| Previous Assessed     | \$727,307      |
| Assessor Market Value | \$793,565      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | CLARK                            |
| Lot (acres)   | 0.39                             |
| Construction  | Concrete                         |
| Roof          | Concrete                         |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Detached                 |
| Pool          | Yes                              |

Deck · 454 ft²

Shed · 120 ft²

Porch · 431 ft²

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 18<br>WILDFIRE | 38<br>HEAT | 98<br>STORM | 2<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Nov 8, 2021  | Resale    | Warranty Deed       | \$765,000 | \$522  | \$572K |
| Nov 6, 2018  | Quitclaim | Quit Claim Transfer |           |        | \$361K |
| Mar 3, 2006  | Quitclaim | Quit Claim Transfer |           |        |        |
| Jun 30, 2003 | Resale    | Grant Deed          | \$250,000 | \$171  | \$238K |
| Apr 15, 1994 | Resale    | Grant Deed          | \$117,581 | \$80   | \$144K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Union Ridge Elementary School | Elementary | KG–4   | 0.4 mi   |
| Ridgefield High School        | High       | 9–12   | 1.6 mi   |
| View Ridge Middle School      | Middle     | 7–8    | 2.1 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 |
|-----------|----------------|