

Single Family Residence **RESIDENTIAL**

2985 S CORNETT DR

RIDGEFIELD, WA 98642

\$796,046 TopHap Estimate · \$367 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,170 ft²

LIVING AREA

0.57 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$796K

\$755K low

\$837K high

Last Sale

\$429,719 · Feb 18, 2015

Est. Owner Equity

\$417,646

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$6,252 (2025)
Assessed Value	\$745,819
Previous Assessed	\$715,531
Assessor Market Value	\$745,819

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.57
Construction	Concrete
Roof	Concrete
Heating	Heat Pump
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 48 ft²

Porch · 48 ft²

CLIMATE RISK

1 FLOOD	25 WILDFIRE	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 17, 2015	Resale	Warranty Deed	\$429,719	\$198	\$378K
Oct 15, 2012	Quitclaim	Quit Claim Transfer			
Oct 25, 2002	Resale	Grant Deed	\$242,000	\$112	\$194K
Aug 31, 2001	Resale	Grant Deed	\$189,101	\$87	
Dec 24, 1992	Non-arms-length	Grant Deed	\$179,950	\$83	\$182K

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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