

Single Family Residence

RESIDENTIAL

2690 S CORNETT DR

RIDGEFIELD, WA 98642

\$849,687 TopHap Estimate · \$430 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3.8

BATHS

1,976 ft²

LIVING AREA

0.47 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$850K

\$816K low

\$884K high

Last Sale

\$375,000 · Sep 27, 2012

Est. Owner Equity

\$54,487

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$7,012 (2025)
Assessed Value	\$841,347
Previous Assessed	\$802,064
Assessor Market Value	\$841,347

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.47
Construction	Concrete
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	None
Garage	Garage, Attached
Pool	No

Deck · 260 ft²

Porch · 66 ft²

CLIMATE RISK

1 FLOOD	22 WILDFIRE	38 HEAT	97 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 21, 2017	Quitclaim	Quit Claim Transfer			\$324K
Sep 21, 2012	Resale	Warranty Deed	\$375,000	\$190	\$368K
May 29, 2002	Resale	Grant Deed	\$325,000	\$164	\$240K
May 29, 1996	Resale	Grant Deed	\$70,000	\$35	\$194K
Oct 11, 1994	Resale	Grant Deed	\$53,900	\$27	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	0.4 mi
View Ridge Middle School	Middle	7–8	0.8 mi
Union Ridge Elementary School	Elementary	KG–4	1.6 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	Absentee owner
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