

Single Family Residence **RESIDENTIAL**

3025 S CORNETT DR

RIDGEFIELD, WA 98642

\$825,357 TopHap Estimate · \$397 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,081 ft²

LIVING AREA

0.54 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$825K

\$782K low

\$869K high

Last Sale

\$226,000 · Mar 22, 2001

Est. Owner Equity

\$687,357

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$6,175 (2025)
Assessed Value	\$748,317
Previous Assessed	\$757,799
Assessor Market Value	\$748,317

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.54
Construction	Concrete
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 35 ft²

Shed · 260 ft²

Patio · 200 ft²

Porch · 35 ft²

CLIMATE RISK

1

FLOOD

26

WILDFIRE

2

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 1, 2022	Financing	Intrafamily Transfer			
Mar 22, 2001	Resale	Grant Deed	\$226,000	\$109	\$65K

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
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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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