

Single Family Residence **RESIDENTIAL**

2125 S WIND RIVER CIR

RIDGEFIELD, WA 98642

\$815,466 TopHap Estimate · \$283 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,878 ft²
LIVING AREA

0.7 ac
LOT SIZE

2001
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$815K

\$774K low

\$857K high

Est. Owner Equity

\$715,466

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$6,789 (2025)
Assessed Value	\$789,185
Previous Assessed	\$768,613
Assessor Market Value	\$789,185

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.70
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 119 ft²

CLIMATE RISK

1
FLOOD

25
WILDFIRE

2
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 9, 2021	Financing	Intrafamily Transfer			
Jan 21, 2016	Financing	Intrafamily Transfer			\$100K
Aug 7, 2012	Quitclaim	Quit Claim Transfer			
Aug 7, 2012	Financing	Intrafamily Transfer			\$71K
Jul 21, 2009	Quitclaim	Quit Claim Transfer			
Jul 21, 2009	Financing	Intrafamily Transfer			\$52K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	0.6 mi
View Ridge Middle School	Middle	7–8	0.9 mi
Union Ridge Elementary School	Elementary	KG–4	1.7 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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