

Single Family Residence

RESIDENTIAL

245 RIVER RIDGE DR

WOODLAND, WA 98674

\$855,201 TopHap Estimate · \$317 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,700 ft²

LIVING AREA

2.36 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$855K

\$815K low

\$895K high

Last Sale

\$558,707 · Jul 14, 2020

Est. Owner Equity

\$405,201

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax

\$6,815 (2025)

Assessed Value

\$765,400

Previous Assessed

\$739,060

Assessor Market Value

\$765,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Cowlitz
Lot (acres)	2.36
Roof	Composition Shingle
Heating	Heat Pump
Garage	Garage, Attached

Porch · 1,004 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 13, 2020	Resale	Warranty Deed	\$558,707	\$207	\$450K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodland High School	High	9–12	2.1 mi
Woodland Middle School	Middle	5–8	11.0 mi
Woodland Primary School	Elementary	PK–1	11.0 mi

District: Woodland 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 98674

100 CRIME INDEX	108 AIR POLLUTION	14,165 POPULATION	\$98K MEDIAN IN-COME	50°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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