

Single Family Residence **RESIDENTIAL**

2904 S CORNETT DR

RIDGEFIELD, WA 98642

\$767,376 TopHap Estimate · \$312 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,461 ft²

LIVING AREA

0.52 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$767K

\$730K low

\$805K high

Last Sale

\$375,000 · Jul 25, 2005

Est. Owner Equity

\$567,376

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$6,104 (2025)
Assessed Value	\$735,117
Previous Assessed	\$699,920
Assessor Market Value	\$735,117

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.52
Construction	Steel Frame
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 18 ft²

Porch · 18 ft²

CLIMATE RISK

1

FLOOD

24

WILDFIRE

38

HEAT

97

STORM

2

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 16, 2021	Financing	Intrafamily Transfer			\$200K
Jul 25, 2005	Resale	Warranty Deed	\$375,000	\$152	\$295K
Jul 29, 1999	Resale	Grant Deed	\$262,000	\$106	\$55K
Sep 12, 1994	Resale	Grant Deed	\$238,500	\$97	\$189K
May 4, 1994	Resale	Grant Deed	\$65,000	\$26	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	0.3 mi
View Ridge Middle School	Middle	7–8	0.7 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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