



## Property Fact Sheet for Account 213808012

November 18, 2025

**General Information**

Property Account	213808012
Site Address	3311 S 2ND WAY, RIDGEFIELD, WA 98642
Legal Desc	CEDAR RIDGE PH 1 LOT 6 SUB 2007
Owner	SIEMER BRIAN J & SIEMER ELIZABETH
Mail Address	3311 S 2ND WAY RIDGEFIELD WA , 98642 US
Tax Status	Regular
Property Status	Active
Area (approx.)	5,000 sq. ft. / 0.11 acres
Section-Township-Range	SW 1/4,S20,T4N,R1E

**Assessment** (2025 Values for 2026 Taxes)

Land Value	\$157,996.00
Building Value	\$402,504.00
Total Property Value	\$560,500.00
Total Taxable Value	\$560,500.00

**Most Recent Sale**

Sale Date	03/14/2006
Document Type	DEED
Sale Number	0587370
Sale Amount	\$342,000.00

**Administrative**

Jurisdiction	Ridgefield
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**Land Use Planning**

Comprehensive Plan Designation	UL
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Ridgefield
Zoning Designation - <a href="#">Codes</a>	Residential Low Density - 4 (RLD-4)
Zoning Overlay(s)	none

**Miscellaneous**

Census Tract	403.03
Drainage District	n/a
Neighborhood	Ridgefield Junction
Park District	n/a

**Public Safety**

Burning Allowed	No
EMS Response Area	AMR
Fire District	Clark-Cowlitz Fire Rescue
Increased Wildfire Danger Area	No
Police Jurisdiction	Ridgefield Police Dept

**Schools**

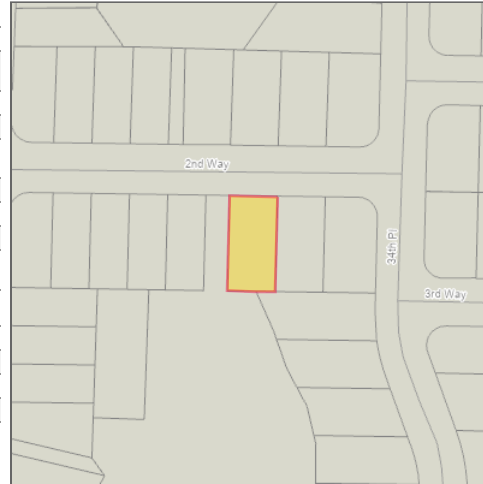
School District Name	Ridgefield
Elementary School Attendance Area	Union Ridge
Middle School Attendance Area	View Ridge
High School Attendance Area	Ridgefield

**Transportation**

C-TRAN Public Transportation Benefit Area	Yes
Traffic Impact Fee (TIF) District	Ridgefield
Transportation Analysis Zone	2097

**Utilities**

CPU Lighting Utility District	n/a
Last Street Sweeping	n/a
Sewer District	Clark Regional
Waste Collection Provider	Waste Connections
Water District	Ridgefield

**Environmental Public Health**

Public Health Food Inspector District	District 3
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 2

**Wetlands and Soil Types**

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0204D 53015C1005G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeD
Water Resource Inventory Area	Name: LEWIS Sub-Basin: East Fork Lewis
Watershed	Gee Creek
Sub Watershed	Gee Creek (Lower)
Wetland Class	
Wetland Inventory	No Mapping Indicators

**Geological Hazards**

Geological Hazard	Slopes > 15%
Liquefaction	Very Low to Low
NEHRP Class	C
Slope Stability	Severe Erosion Hazard Area

**Development Moratorium**

none

**Cultural Resources**

Archaeological Probability	Moderate Moderate-High
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators

**Habitat and Species Resources**

Habitat and Species Impacts	Yes
Riparian Habitat Area:	Seasonal Stream

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