

Single Family Residence **RESIDENTIAL**

2045 NW CASCADE ST

CAMAS, WA 98607

\$651,022 TopHap Estimate · \$306 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3.3

BATHS

2,130 ft²

LIVING AREA

0.19 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$651K

\$633K low

\$669K high

Last Sale

\$300,000 · Apr 16, 2008

Est. Owner Equity

\$328,322

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$5,150 (2025)
Assessed Value	\$595,292
Previous Assessed	\$475,774
Assessor Market Value	\$595,292

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.19
Construction	Steel Frame
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 124 ft²

Patio · 120 ft²

Porch · 124 ft²

CLIMATE RISK

1

FLOOD

16

WILDFIRE

2

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 10, 2008	Resale	Warranty Deed	\$300,000	\$141	\$285K
Jun 2, 2005	Resale	Warranty Deed	\$282,000	\$132	\$126K
Sep 16, 2002	Resale	Grant Deed	\$199,000	\$93	\$199K
Sep 14, 2001	Non-arms-length	Grant Deed	\$273,311	\$128	
Oct 31, 1995	Resale	Grant Deed	\$142,760	\$67	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Dorothy Fox Elementary	Elementary	KG–5	0.5 mi
Skyridge Middle School	Middle	6–8	1.6 mi
Camas High School	High	9–12	2.3 mi

District: Camas 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 98607

57 CRIME INDEX	106 AIR POLLUTION	38,072 POPULATION	\$127K MEDIAN IN-COME	51°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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