

Duplex (2 Units, Any Combination)

RESIDENTIAL

712 SE RUSSELL ST

CAMAS, WA 98607



4

BEDS

2

BATHS

1,604 ft²

LIVING AREA

0.11 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

VALUATION

Last Sale

\$460,000 · Jan 10, 2025

TAX & ASSESSMENT

Property Tax	\$3,822 (2025)
Assessed Value	\$439,505
Previous Assessed	\$323,319
Assessor Market Value	\$439,505

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	CLARK
Lot (acres)	0.11
Construction	Concrete
Roof	Concrete
Heating	Baseboard
Cooling	None
Fireplace	Yes
Pool	No

Deck · 60 ft²

Porch · 16 ft²

CLIMATE RISK

1 FLOOD	13 WILDFIRE	42 HEAT	98 STORM	4 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 1, 2025	Resale	Warranty Deed	\$460,000	\$287	\$368K
May 20, 2017	Resale	Grant Deed	\$275,000	\$171	\$206K
Feb 29, 2000	Resale	Grant Deed	\$130,000	\$81	\$98K
May 21, 1999	Resale	Grant Deed	\$110,000	\$69	\$105K
May 31, 1988	Resale	Grant Deed	\$42,000	\$26	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodburn Elementary	Elementary	KG–5	1.5 mi
Camas High School	High	9–12	2.2 mi
Liberty Middle School	Middle	6–8	3.5 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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