

Single Family Residence **RESIDENTIAL**

# 3510 NW PACIFIC RIM DR

CAMAS, WA 98607

**\$731,447** TopHap Estimate · \$314 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**4**

BEDS

**5.5**

BATHS

**2,332 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1995**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$731K**

\$716K low

\$747K high

Last Sale

**\$40,500 · Jul 31, 1995**

Est. Owner Equity

**\$619,547**

Loan-to-Value

**16%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,434 (2025) |
| Assessed Value        | \$720,642      |
| Previous Assessed     | \$602,892      |
| Assessor Market Value | \$720,642      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | CLARK                   |
| Lot (acres)   | 0.20                    |
| Construction  | Concrete                |
| Roof          | Concrete                |
| Heating       | Heat Pump               |
| Cooling       | None                    |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 55 ft²

Patio · 200 ft²

Porch · 55 ft²

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 42<br>FLOOD | 29<br>WILDFIRE | 41<br>HEAT | 98<br>STORM | 2<br>DROUGHT |
|-------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE    | \$/FT² | LOAN   |
|--------------|--------|------------|----------|--------|--------|
| Jul 31, 1995 | Resale | Grant Deed | \$40,500 | \$17   | \$131K |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| Grass Valley Elementary | Elementary | KG–5   | 0.6 mi   |
| Skyridge Middle School  | Middle     | 6–8    | 0.9 mi   |
| Camas High School       | High       | 9–12   | 2.4 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>38,072</b><br>POPULATION | <b>\$127K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>35%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|