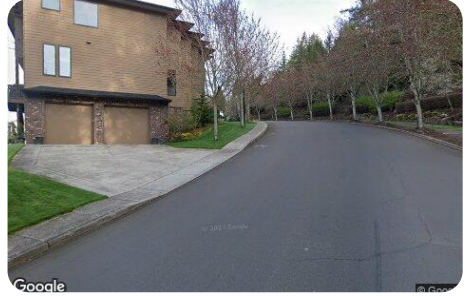


Single Family Residence **RESIDENTIAL**

705 NW GRAND RIDGE DR

CAMAS, WA 98607

\$1,088,102 TopHap Estimate · \$322 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

6.8

BATHS

3,379 ft²

LIVING AREA

0.23 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

6

PARKING

VALUATION

\$1.1M

\$982K low

\$1.2M high

Last Sale

\$950,000 · Jun 11, 2020

Est. Owner Equity

\$1,088,102

TAX & ASSESSMENT

Property Tax	\$9,044 (2025)
Assessed Value	\$1,044,315
Previous Assessed	\$923,815
Assessor Market Value	\$1,044,315

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.23
Roof	Concrete
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Waterfront

CLIMATE RISK

1 FLOOD	30 WILDFIRE	41 HEAT	97 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 8, 2022	Financing	Intrafamily Transfer			
Jun 11, 2020	Resale	Warranty Deed	\$950,000	\$281	
Sep 6, 2019	Quitclaim	Quit Claim Transfer			
Jan 7, 2016	Financing	Trustees Deed			\$183K
Jan 30, 2014	Quitclaim	Quit Claim Transfer	\$37,500	\$11	
May 10, 2006	Quitclaim	Quit Claim Transfer			
Feb 15, 2006	Quitclaim	Quit Claim Transfer			
Feb 14, 2006	Resale	Warranty Deed	\$875,000	\$259	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Prune Hill Elementary	Elementary	KG–5	0.6 mi
Skyridge Middle School	Middle	6–8	2.3 mi
Camas High School	High	9–12	3.6 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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