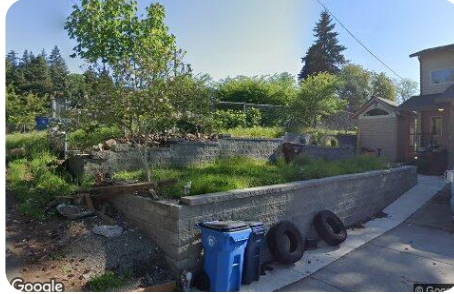


Duplex (2 Units, Any Combination)

RESIDENTIAL

646 SW VALLEY ST

CAMAS, WA 98607



6

BEDS

3

BATHS

2,156 ft²

LIVING AREA

0.17 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

Last Sale

\$190,000 · Apr 20, 2009

TAX & ASSESSMENT

Property Tax	\$5,121 (2025)
Assessed Value	\$560,636
Previous Assessed	\$436,816
Assessor Market Value	\$560,636

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	CLARK
Lot (acres)	0.17
Construction	Steel Frame
Roof	Concrete
Heating	Baseboard
Cooling	None
Garage	Garage, Attached
Pool	No

Deck · 176 ft²

Porch · 16 ft²

CLIMATE RISK

1 FLOOD	13 WILDFIRE	41 HEAT	98 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 16, 2009	Resale	Warranty Deed	\$190,000	\$88	\$187K
May 13, 2008	Quitclaim	Quit Claim Transfer			
Apr 25, 2006	Resale	Warranty Deed	\$273,173	\$127	\$219K
Nov 18, 2004	Resale	Warranty Deed	\$181,000	\$84	\$145K
Feb 18, 1994	Resale	Trustees Deed	\$25,000	\$12	\$21K
Feb 18, 1994	Resale	Trustees Deed	\$25,000	\$12	\$21K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Prune Hill Elementary	Elementary	KG–5	1.3 mi
Skyridge Middle School	Middle	6–8	2.6 mi
Camas High School	High	9–12	2.9 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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