

Single Family Residence **RESIDENTIAL**

554 NW DAWSON RIDGE DR

CAMAS, WA 98607

\$4,999,900 TopHap Estimate · \$852 / ft² · confidence 69 · as of Jul 14, 2026



6

BEDS

5.8

BATHS

5,870 ft²

LIVING AREA

0.95 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$5M

\$3.5M low

\$6.5M high

Last Sale

\$1,100,000 · Jun 8, 2018

Est. Owner Equity

\$2,859,900

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$24,286 (2025)
Assessed Value	\$2,662,772
Previous Assessed	\$2,597,551
Assessor Market Value	\$2,662,772

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.95
Roof	Tile
Heating	Heat Pump
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 403 ft²

Patio · 1,210 ft²

Porch · 403 ft²

CLIMATE RISK

1 FLOOD	29 WILDFIRE	41 HEAT	97 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2018	Resale	Warranty Deed	\$1,100,000	\$187	\$880K
Dec 14, 2016	Non-arms-length	Grant Deed	\$6,498,000	\$1107	
Dec 14, 2016	Resale	Grant Deed	\$6,498,000	\$1107	\$9.4M
Sep 4, 2014	Quitclaim	Quit Claim Transfer			

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	3.5 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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