

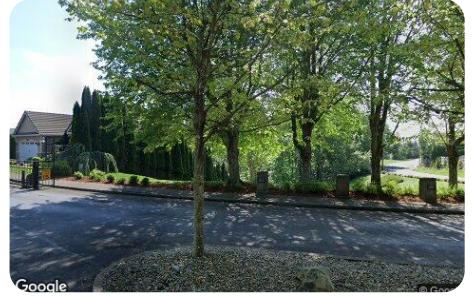
Single Family Residence

**RESIDENTIAL**

# 621 NW VIEW RIDGE LN

CAMAS, WA 98607

**\$921,132** TopHap Estimate · \$262 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**3.8**

BATHS

**3,521 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1988**

YEAR BUILT

**2**

STORIES

**3**

PARKING

## VALUATION

**\$921K**

**\$879K low**

**\$963K high**

Last Sale

**\$630,000 · Dec 9, 2019**

Est. Owner Equity

**\$222,632**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,903 (2025) |
| Assessed Value        | \$895,359      |
| Previous Assessed     | \$805,759      |
| Assessor Market Value | \$895,359      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | CLARK                   |
| Lot (acres)   | 0.22                    |
| Construction  | Steel Frame             |
| Roof          | Concrete                |
| Heating       | Heat Pump               |
| Cooling       | None                    |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |
| View          | Waterfront              |

Deck · 252 ft²

Porch · 50 ft²

## CLIMATE RISK

1

FLOOD

13

WILDFIRE

41

HEAT

98

STORM

2

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Nov 29, 2019 | Resale | Warranty Deed | \$630,000 | \$179  | \$599K |
| Mar 21, 2019 | Resale | Warranty Deed | \$557,500 | \$158  | \$446K |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Dorothy Fox Elementary | Elementary | KG–5   | 1.1 mi   |
| Skyridge Middle School | Middle     | 6–8    | 2.3 mi   |
| Camas High School      | High       | 9–12   | 2.7 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 | Owner occupied |
|-----------|----------------|