

Single Family Residence **RESIDENTIAL**

526 NW DAWSON RIDGE DR

CAMAS, WA 98607

\$1,491,577 TopHap Estimate · \$554 / ft² · confidence 94 · as of Jul 14, 2026

2
BEDS

5
BATHS

2,691 ft²
LIVING AREA

0.57 ac
LOT SIZE

2019
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$795,000 · Sep 28, 2018

Est. Owner Equity

\$241,577

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax

\$19,339 (2025)

Assessed Value

\$2,100,373

Previous Assessed

\$2,005,262

Assessor Market Value

\$2,100,373

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.57
Roof	Metal
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 150 ft²

Porch · 150 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
Mar 6, 2024	Financing	Intrafamily Transfer			
Dec 6, 2021	Financing	Intrafamily Transfer			
Mar 24, 2020	Financing	Intrafamily Transfer			\$700K
Sep 19, 2018	Resale	Warranty Deed	\$815,225	\$303	
Jul 25, 2018	Financing	Loan Modification			\$12M
Dec 14, 2016	Non-arms-length	Grant Deed	\$6,498,000	\$2415	
Dec 14, 2016	Resale	Grant Deed	\$6,498,000	\$2415	\$9.4M
Sep 4, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Prune Hill Elementary	Elementary	KG–5	0.5 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	Absentee owner
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