

Single Family Residence **RESIDENTIAL**

538 NW DAWSON RIDGE DR

CAMAS, WA 98607

\$2,403,912 TopHap Estimate · \$518 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

5

BATHS

4,639 ft²

LIVING AREA

0.44 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$2.4M

\$2.1M low

\$2.8M high

Last Sale

\$800,000 · Jun 25, 2018

Est. Owner Equity

\$1,104,012

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$18,678 (2025)
Assessed Value	\$2,011,536
Previous Assessed	\$1,935,353
Assessor Market Value	\$2,011,536

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.44
Roof	Concrete
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1
FLOOD

29
WILDFIRE

2
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 7, 2018	Resale	Warranty Deed	\$800,000	\$172	
Dec 14, 2016	Non-arms-length	Grant Deed	\$6,498,000	\$1401	
Dec 14, 2016	Resale	Grant Deed	\$6,498,000	\$1401	\$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	Owner occupied
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