

Single Family Residence

RESIDENTIAL

946 NW GRAND RIDGE DR

CAMAS, WA 98607

\$871,050 TopHap Estimate · \$307 / ft² · confidence 90 · as of Jul 14, 2026



5

BEDS

2.5

BATHS

2,840 ft²

LIVING AREA

0.2 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$871K

\$787K low

\$955K high

Last Sale

\$344,489 · Jun 10, 2003

Est. Owner Equity

\$595,460

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$7,131 (2025)
Assessed Value	\$801,754
Previous Assessed	\$707,777
Assessor Market Value	\$801,754

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.20
Construction	Steel Frame
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Waterfront

Deck · 36 ft²

Porch · 36 ft²

CLIMATE RISK

1

FLOOD

15

WILDFIRE

41

HEAT

97

STORM

2

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2016	Quitclaim	Quit Claim Transfer			
Jun 10, 2003	Resale	Grant Deed	\$344,490	\$121	\$276K
Aug 20, 2001	Resale	Grant Deed	\$290,750	\$102	\$275K
Mar 16, 2001	Resale	Grant Deed	\$55,500	\$20	\$221K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Prune Hill Elementary	Elementary	KG–5	0.6 mi
Skyridge Middle School	Middle	6–8	2.1 mi
Camas High School	High	9–12	3.7 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

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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