

Single Family Residence **RESIDENTIAL**

845 NW GRAND RIDGE DR

CAMAS, WA 98607

\$1,305,166 TopHap Estimate · \$374 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,486 ft²

LIVING AREA

0.19 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$835,000 · Aug 29, 2008

Est. Owner Equity

\$795,818

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$10,543 (2025)
Assessed Value	\$1,205,018
Previous Assessed	\$1,127,890
Assessor Market Value	\$1,205,018

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.19
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 421 ft²

Porch · 68 ft²

CLIMATE RISK

1 FLOOD	15 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
Aug 27, 2008	Resale	Warranty Deed	\$835,000	\$240	\$626K
Jul 9, 2002	Resale	Grant Deed	\$92,500	\$27	
Mar 5, 2001	Resale	Grant Deed	\$55,900	\$16	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Prune Hill Elementary	Elementary	KG–5	0.6 mi
Skyridge Middle School	Middle	6–8	2.2 mi

Camas High School	High	9–12	3.8 mi
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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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