

Single Family Residence **RESIDENTIAL**

514 NW DAWSON RIDGE DR

CAMAS, WA 98607

\$1,973,311 TopHap Estimate · \$466 / ft² · confidence 86 · as of Jul 14, 2026

4
BEDS

5.5
BATHS

4,237 ft²
LIVING AREA

0.4 ac
LOT SIZE

2019
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$2M

\$1.7M low

\$2.2M high

Last Sale	\$570,000 · Nov 7, 2018
Est. Owner Equity	\$358,311
Loan-to-Value	76%

TAX & ASSESSMENT

Property Tax	\$15,248 (2025)
Assessed Value	\$1,629,532
Previous Assessed	\$1,552,992
Assessor Market Value	\$1,629,532

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.40
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

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	\$/FT ²	LOAN
May 9, 2019	Financing	Trustees Deed			\$1.6M
Nov 1, 2018	Resale	Warranty Deed	\$570,000	\$135	\$350K
Jul 25, 2018	Financing	Loan Modification			\$12M

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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