

Single Family Residence **RESIDENTIAL**

# 547 NW DAWSON RIDGE DR

CAMAS, WA 98607

**\$1,638,188** TopHap Estimate · \$359 / ft<sup>2</sup> · confidence 81 · as of Jun 23, 2026



**4**

BEDS

**6**

BATHS

**4,563 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**2019**

YEAR BUILT

**2**

STORIES

**3**

PARKING

## VALUATION

**\$1.6M**

\$1.3M low

\$1.9M high

Last Sale

**\$350,000 · Apr 12, 2019**

Est. Owner Equity

**\$288,188**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$15,381 (2025) |
| Assessed Value        | \$1,749,521     |
| Previous Assessed     | \$1,544,256     |
| Assessor Market Value | \$1,749,521     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CLARK                   |
| Lot (acres)   | 0.24                    |
| Roof          | Concrete                |
| Heating       | Heat Pump               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Mar 21, 2019 | Resale | Warranty Deed | \$350,000 | \$77               | \$1.2M |

## 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   | 3.4 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>38,072</b><br>POPULATION | <b>\$127K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>35%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|