

Single Family Residence **RESIDENTIAL**

648 NW DAWSON RIDGE DR

CAMAS, WA 98607

\$1,319,860 TopHap Estimate · \$512 / ft² · confidence 92 · as of Jun 23, 2026



3

BEDS

3.3

BATHS

2,579 ft²

LIVING AREA

0.27 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$310,000 · Dec 30, 2019

Est. Owner Equity

\$1,319,860

TAX & ASSESSMENT

Property Tax	\$12,130 (2025)
Assessed Value	\$1,346,982
Previous Assessed	\$1,140,341
Assessor Market Value	\$1,346,982

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.27
Roof	Concrete
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

59
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
Dec 11, 2019	Resale	Warranty Deed	\$310,000	\$120	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Prune Hill Elementary	Elementary	KG–5	0.5 mi
Skyridge Middle School	Middle	6–8	2.2 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

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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