

Single Family Residence **RESIDENTIAL**

823 NW GRAND RIDGE DR

CAMAS, WA 98607

\$1,606,722 TopHap Estimate · \$400 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

5.3
BATHS

4,015 ft²
LIVING AREA

0.27 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$600,000 · Jul 21, 2009

Est. Owner Equity

\$939,722

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$12,797 (2025)
Assessed Value	\$1,497,443
Previous Assessed	\$1,386,125
Assessor Market Value	\$1,497,443

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.27
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Waterfront

CLIMATE RISK

1 FLOOD	24 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
Jun 14, 2021	Financing	Intrafamily Transfer			
Jun 14, 2009	Resale	Bargain And Sale Deed	\$600,000	\$149	\$580K
Apr 10, 2009	Non-arms-length	Trustees Deed	\$697,500	\$174	
Oct 26, 2007	Quitclaim	Quit Claim Transfer			\$200K
Feb 27, 2006	Quitclaim	Quit Claim Transfer			
Feb 27, 2006	Resale	Warranty Deed	\$250,000	\$62	\$650K
Feb 14, 2006	Resale	Warranty Deed	\$875,000	\$218	
Feb 15, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Prune Hill Elementary	Elementary	KG–5	0.6 mi
Skyridge Middle School	Middle	6–8	2.3 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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