

Single Family Residence **RESIDENTIAL**

747 NW GRAND RIDGE DR

CAMAS, WA 98607

\$1,517,689 TopHap Estimate · \$451 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

5.3
BATHS

3,362 ft²
LIVING AREA

0.26 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$640,280 · Dec 6, 2012

Est. Owner Equity

\$1,005,689

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$12,698 (2025)
Assessed Value	\$1,480,914
Previous Assessed	\$1,369,483
Assessor Market Value	\$1,480,914

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.26
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Waterfront

CLIMATE RISK

1
FLOOD

30
WILDFIRE

2
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 1, 2012	Resale	Warranty Deed	\$640,000	\$190	\$417K
Jun 22, 2007	Resale	Warranty Deed	\$1,000,000	\$297	\$800K
May 2, 2006	Financing	Intrafamily Transfer			\$450K
Feb 22, 2006	Resale	Warranty Deed	\$250,000	\$74	
Feb 14, 2006	Resale	Warranty Deed	\$875,000	\$260	
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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