

Single Family Residence **RESIDENTIAL**

741 NW GRAND RIDGE DR

CAMAS, WA 98607

\$1,426,322 TopHap Estimate · \$439 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,252 ft²

LIVING AREA

0.3 ac

LOT SIZE

2019

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$215,000 · Apr 22, 2016

Est. Owner Equity

\$267,322

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$10,871 (2025)
Assessed Value	\$1,297,056
Previous Assessed	\$1,184,220
Assessor Market Value	\$1,297,056

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.30
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
Apr 19, 2016	Resale	Warranty Deed	\$215,000	\$66	
Oct 25, 2012	Resale	Warranty Deed	\$140,000	\$43	
May 10, 2006	Quitclaim	Quit Claim Transfer			
May 10, 2006	Quitclaim	Quit Claim Transfer			
Feb 15, 2006	Quitclaim	Quit Claim Transfer			
Feb 14, 2006	Resale	Warranty Deed	\$875,000	\$269	

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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