

Single Family Residence **RESIDENTIAL**

735 NW GRAND RIDGE DR

CAMAS, WA 98607

\$986,665 TopHap Estimate · \$424 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

5
BATHS

2,325 ft²
LIVING AREA

0.32 ac
LOT SIZE

2012
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$987K

\$917K low

\$1.1M high

Last Sale

\$175,000 · Jun 27, 2011

Est. Owner Equity

\$536,665

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$9,131 (2025)
Assessed Value	\$1,066,698
Previous Assessed	\$946,198
Assessor Market Value	\$1,066,698

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.32
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
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
Jun 20, 2011	Resale	Warranty Deed	\$175,000	\$75	\$418K
May 10, 2006	Quitclaim	Quit Claim Transfer			
Feb 14, 2006	Resale	Warranty Deed	\$875,000	\$376	
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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