

Single Family Residence **RESIDENTIAL**

723 NW GRAND RIDGE DR

CAMAS, WA 98607

\$897,750 TopHap Estimate · \$312 / ft² · confidence 87 · as of Jun 23, 2026



4
BEDS

2.5
BATHS

2,882 ft²
LIVING AREA

0.34 ac
LOT SIZE

2024
YEAR BUILT

1
STORIES

4
PARKING

VALUATION

\$898K

\$781K low

\$1M high

Last Sale

\$400,000 · Nov 13, 2020

Est. Owner Equity

\$617,750

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$2,490 (2025)
Assessed Value	\$320,500
Previous Assessed	\$891,463
Assessor Market Value	\$320,500

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARK
Lot (acres)	0.34
Roof	Concrete
Heating	Heat Pump
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Waterfront

CLIMATE RISK

1 FLOOD	29 WILDFIRE	41 HEAT	97 STORM	2 DROUGHT
------------	----------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 10, 2020	Resale	Warranty Deed	\$400,000	\$139	\$280K
May 10, 2006	Quitclaim	Quit Claim Transfer			
May 10, 2006	Quitclaim	Quit Claim Transfer			
Feb 14, 2006	Resale	Warranty Deed	\$875,000	\$304	
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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------