

Single Family Residence

**RESIDENTIAL**

# 741 NW FREMONT ST

CAMAS, WA 98607

**\$1,195,183** TopHap Estimate · \$316 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**4**

BEDS

**3.8**

BATHS

**3,783 ft<sup>2</sup>**

LIVING AREA

**0.4 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**4**

PARKING

## VALUATION

**\$1.2M**

\$1M low

\$1.4M high

Last Sale

**\$830,000 · Feb 28, 2006**

Est. Owner Equity

**\$728,465**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,997 (2025) |
| Assessed Value        | \$1,122,626    |
| Previous Assessed     | \$1,053,501    |
| Assessor Market Value | \$1,122,626    |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Conventional                     |
| County        | CLARK                            |
| Lot (acres)   | 0.40                             |
| Construction  | Steel Frame                      |
| Roof          | Tile                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck · 380 ft²

Porch · 542 ft²

## CLIMATE RISK

1

FLOOD

15

WILDFIRE

41

HEAT

97

STORM

2

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Feb 24, 2006 | Resale    | Warranty Deed       | \$830,000 | \$219  | \$664K |
| Dec 24, 2003 | Resale    | Grant Deed          | \$499,900 | \$132  | \$400K |
| Mar 6, 2003  | Quitclaim | Quit Claim Transfer |           |        | \$247  |
| Nov 25, 2002 | Resale    | Grant Deed          | \$86,000  | \$23   |        |
| Nov 16, 1993 | Resale    | Grant Deed          | \$95,800  | \$25   |        |

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Dorothy Fox Elementary | Elementary | KG–5   | 1.1 mi   |
| Skyridge Middle School | Middle     | 6–8    | 2.2 mi   |
| Camas High School      | High       | 9–12   | 2.8 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>57</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>38,072</b><br>POPULATION | <b>\$127K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>35%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|