

Single Family Residence **RESIDENTIAL**

612 SW UTAH ST

CAMAS, WA 98607

\$423,429 TopHap Estimate · \$339 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.8

BATHS

1,248 ft²

LIVING AREA

3,829 ft²

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$423K

\$409K low

\$438K high

Last Sale

\$205,000 · May 29, 2015

Est. Owner Equity

\$193,429

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$3,512 (2025)
Assessed Value	\$416,637
Previous Assessed	\$296,150
Assessor Market Value	\$416,637

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.09
Construction	Concrete
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 192 ft²

Porch · 192 ft²

CLIMATE RISK

42 FLOOD	30 WILDFIRE	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 26, 2015	Resale	Warranty Deed	\$205,000	\$164	\$209K
Jul 13, 2009	Resale	Warranty Deed	\$139,000	\$111	\$125K
May 1, 2009	Resale	Grant Deed	\$55,000	\$44	
Nov 17, 2008	Recorded document	Deed In Lieu Of Foreclosure			
Mar 13, 1996	Resale	Grant Deed	\$111,000	\$89	\$100K
Oct 7, 1994	Resale	Grant Deed	\$25,000	\$20	
Jan 30, 1990	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Prune Hill Elementary	Elementary	KG–5	1.4 mi
Skyridge Middle School	Middle	6–8	2.6 mi
Camas High School	High	9–12	2.9 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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