

Single Family Residence

RESIDENTIAL

3100 R ST

VANCOUVER, WA 98663

\$345,685

TopHap Estimate · \$363 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

952 ft²

LIVING AREA

0.13 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

VALUATION

\$346K

\$331K low

\$360K high

Last Sale

\$199,000 · Oct 12, 2016

Est. Owner Equity

\$95,185

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$3,186 (2025)
Assessed Value	\$331,320
Previous Assessed	\$314,019
Assessor Market Value	\$331,320

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLARK
Lot (acres)	0.13
Construction	Concrete
Roof	Concrete
Heating	Radiant
Cooling	None
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 48 ft²

Porch · 48 ft²

CLIMATE RISK

1

FLOOD

1

WILDFIRE

2

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 10, 2016	Resale	Warranty Deed	\$199,000	\$209	\$159K
Jan 17, 2007	Financing	Intrafamily Transfer			\$165K
Jan 21, 2005	Resale	Warranty Deed	\$137,000	\$144	\$110K
Sep 20, 2004	Resale	Warranty Deed	\$135,000	\$142	
Aug 31, 2004	Resale	Warranty Deed	\$110,562	\$116	
May 27, 1999	Resale	Grant Deed	\$101,000	\$106	\$100K
Mar 4, 1993	Non-arms-length	Grant Deed	\$72,250	\$76	\$73K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Elementary School	Elementary	KG–5	0.1 mi
Discovery Middle School	Middle	6–8	0.8 mi
Hudson's Bay High School	High	9–12	0.9 mi

District: Vancouver Public Schools

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 98663

141 CRIME INDEX	111 AIR POLLUTION	17,058 POPULATION	\$79K MEDIAN IN-COME	53°F AVG TEMP	35% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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