

Single Family Residence

RESIDENTIAL

3810 R ST

VANCOUVER, WA 98663

\$394,248 TopHap Estimate · \$316 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,248 ft²

LIVING AREA

0.14 ac

LOT SIZE

1927

YEAR BUILT

1

STORIES

VALUATION

\$394K

\$375K low

\$414K high

Last Sale

\$375,000 · Oct 7, 2022

Est. Owner Equity

\$154,248

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$2,979 (2025)
Assessed Value	\$311,695
Previous Assessed	\$294,746
Assessor Market Value	\$311,695

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.14
Construction	Steel Frame
Roof	Concrete
Heating	Baseboard
Cooling	None
Pool	No

Porch · 144 ft²

CLIMATE RISK

1
FLOOD

1
WILDFIRE

39
HEAT

90
STORM

2
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 5, 2022	Resale	Warranty Deed	\$375,000	\$300	\$240K
May 12, 2022	Resale	Warranty Deed	\$187,800	\$150	
Apr 16, 2004	Resale	Grant Deed	\$125,000	\$100	\$119K
Jun 16, 1998	Resale	Grant Deed	\$69,900	\$56	\$67K
Apr 27, 1992	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Elementary School	Elementary	KG–5	0.4 mi
Discovery Middle School	Middle	6–8	0.5 mi
Hudson's Bay High School	High	9–12	1.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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