

Duplex (2 Units, Any Combination)

RESIDENTIAL

763 SE RUSSELL ST

CAMAS, WA 98607



4

BEDS

2

BATHS

1,480 ft²

LIVING AREA

0.11 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$265,000 · May 27, 2016

TAX & ASSESSMENT

Property Tax	\$4,080 (2025)
Assessed Value	\$451,598
Previous Assessed	\$333,910
Assessor Market Value	\$451,598

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Ranch
County	CLARK
Lot (acres)	0.11
Construction	Concrete
Roof	Concrete
Heating	Baseboard
Cooling	None
Pool	No

Deck · 12 ft²

Porch · 12 ft²

CLIMATE RISK

29 FLOOD	13 WILDFIRE	4 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 28, 2016	Quitclaim	Quit Claim Transfer			
May 25, 2016	Resale	Warranty Deed	\$265,000	\$179	
Nov 23, 2005	Resale	Warranty Deed	\$176,000	\$119	\$141K
Dec 22, 1993	Resale	Grant Deed	\$84,500	\$57	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodburn Elementary	Elementary	KG–5	1.5 mi
Camas High School	High	9–12	2.2 mi
Liberty Middle School	Middle	6–8	3.5 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	Absentee owner
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