

Single Family Residence

RESIDENTIAL

4896 R DR

WASHOUGAL, WA 98671

\$581,043 TopHap Estimate · \$259 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3.3

BATHS

2,246 ft²

LIVING AREA

0.24 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$581K

\$559K low

\$603K high

Last Sale

\$420,000 · Jun 1, 2020

Est. Owner Equity

\$214,643

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$4,555 (2025)
Assessed Value	\$515,447
Previous Assessed	\$470,575
Assessor Market Value	\$515,447

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CLARK
Lot (acres)	0.24
Construction	Steel Frame
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 132 ft²

Patio · 596 ft²

Porch · 132 ft²

CLIMATE RISK

1

FLOOD

31

WILDFIRE

42

HEAT

99

STORM

4

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 26, 2020	Resale	Warranty Deed	\$420,000	\$187	\$336K
Mar 27, 2014	Resale	Warranty Deed	\$256,719	\$114	\$206K
May 11, 2009	Resale	Bargain And Sale Deed	\$218,780	\$97	\$215K
Dec 4, 2008	Recorded document	Grant Deed			
Sep 28, 1999	Resale	Grant Deed	\$37,390	\$17	\$24K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washougal High School	High	9–12	0.6 mi
Colombia River Gorge Elementary School	Elementary	KG–5	0.9 mi
Jemtegaard Middle School	Middle	6–8	0.9 mi

District: Washougal 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 98671

75 CRIME INDEX	112 AIR POLLUTION	25,234 POPULATION	\$108K MEDIAN IN-COME	50°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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