

Duplex (2 Units, Any Combination)

RESIDENTIAL

617 SW TROUT CT

CAMAS, WA 98607



3

BEDS

2

BATHS

1,200 ft²

LIVING AREA

0.29 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$273,000 · Jul 5, 2018

TAX & ASSESSMENT

Property Tax	\$3,939 (2025)
Assessed Value	\$448,241
Previous Assessed	\$324,215
Assessor Market Value	\$448,241

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Ranch
County	CLARK
Lot (acres)	0.29
Construction	Concrete
Roof	Concrete
Heating	Baseboard
Cooling	None
Pool	No

Deck · 16 ft²

Shed · 572 ft²

Porch · 16 ft²

CLIMATE RISK

1 FLOOD	26 WILDFIRE	41 HEAT	98 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 1, 2019	Quitclaim	Quit Claim Transfer			
Jul 3, 2018	Quitclaim	Quit Claim Transfer			
Jul 3, 2018	Resale	Grant Deed	\$272,978	\$227	
Jul 3, 2018	Quitclaim	Quit Claim Transfer			
Jul 16, 1990	Resale	Grant Deed	\$12,000	\$10	

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	2.8 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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