

Single Family Residence

RESIDENTIAL

4736 R DR

WASHOUGAL, WA 98671

\$573,498 TopHap Estimate · \$269 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,132 ft²

LIVING AREA

0.24 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$573K

\$541K low

\$606K high

Last Sale

\$299,900 · Feb 9, 2006

Est. Owner Equity

\$163,498

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$4,359 (2025)
Assessed Value	\$494,044
Previous Assessed	\$449,004
Assessor Market Value	\$494,044

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	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 49 ft²

CLIMATE RISK

54
FLOOD

32
WILDFIRE

4
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 7, 2006	Resale	Warranty Deed	\$299,900	\$141	\$240K
Mar 20, 2001	Resale	Grant Deed	\$167,902	\$79	\$166K
Dec 18, 1998	Resale	Grant Deed	\$224,342	\$105	

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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