

Single Family Residence

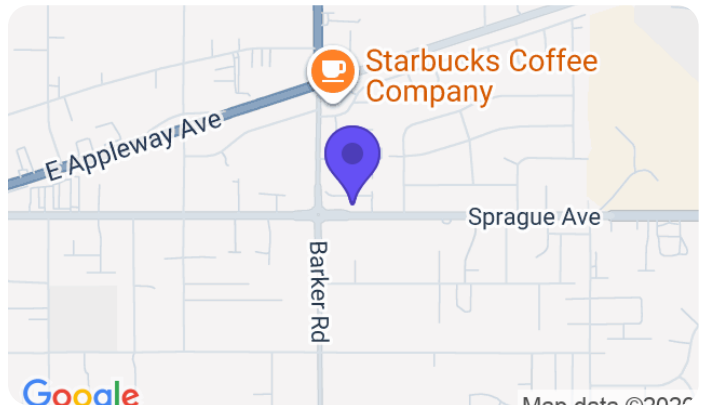
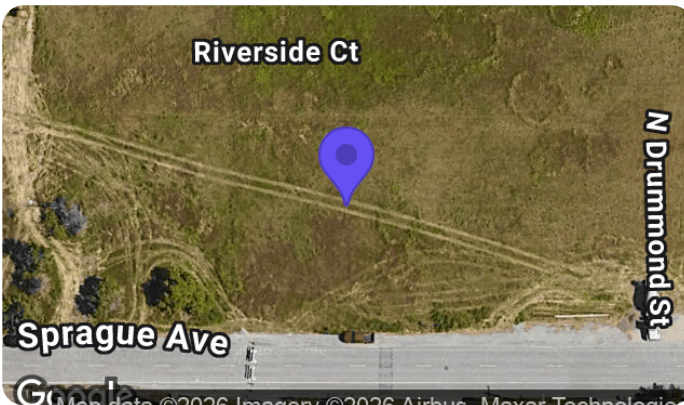
RESIDENTIAL

18808 E RIVERSIDE CT

GREENACRES, WA 99016

\$431,949

TopHap Estimate · \$305 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,416 ft²

LIVING AREA

0.16 ac

LOT SIZE

2024

YEAR BUILT

6

ROOMS

2

PARKING

VALUATION

\$432K

\$365K low

\$499K high

Last Sale

\$422,989 · Nov 7, 2024

Est. Owner Equity

\$93,558

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$4,305 (2026)
Assessed Value	\$384,100
Previous Assessed	\$381,400
Assessor Market Value	\$384,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SPOKANE
Lot (acres)	0.16
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Garage	Garage, Attached
Pool	No

Patio · 120 ft²

CLIMATE RISK

17
FLOOD

21
WILDFIRE

47
HEAT

51
STORM

7
DROUGHT

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

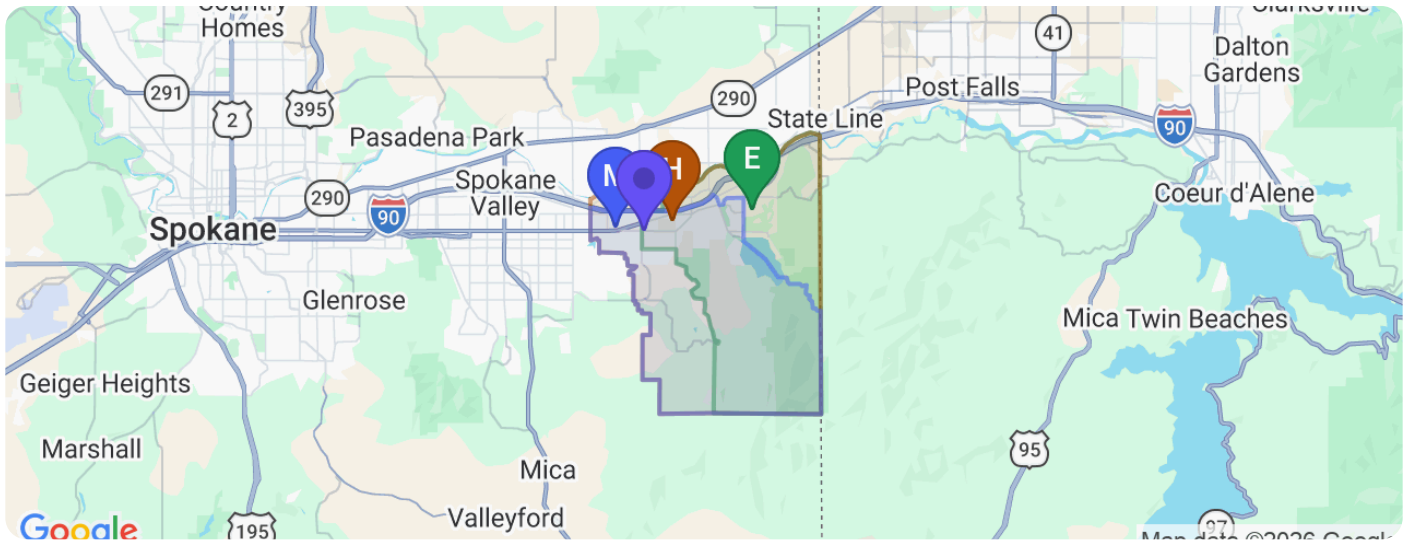
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 4, 2024	Resale	Warranty Deed	\$422,989	\$299	\$338K
Apr 8, 2024	Quitclaim	Quit Claim Transfer			
Apr 8, 2024	Financing	Special Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Greenacres Middle School	Middle	6–8	0.8 mi
Ridgeline High School	High	9–12	2.7 mi
Liberty Creek Elementary School	Elementary	KG–2	3.2 mi

District: Central Valley 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 99016

70 CRIME INDEX	113 AIR POLLUTION	19,932 POPULATION	\$98K MEDIAN IN-COME	46°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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