

Single Family Residence **RESIDENTIAL**

# 1221 RIVERSIDE DR

WASHOUGAL, WA 98671

**\$633,454** TopHap Estimate · \$401 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,579 ft<sup>2</sup>**

LIVING AREA

**4.86 ac**

LOT SIZE

**1950**

YEAR BUILT

**1**

STORIES

**6**

PARKING

## VALUATION

**\$633K**

\$558K low

\$709K high

Est. Owner Equity

**\$483,454**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,959 (2026) |
| Assessed Value        | \$539,600      |
| Previous Assessed     | \$464,200      |
| Assessor Market Value | \$539,600      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SKAMANIA                |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 224 ft²

Shed · 640 ft²

Patio · 341 ft²

## CLIMATE RISK

**55**  
FLOOD

**35**  
WILDFIRE

**41**  
HEAT

**100**  
STORM

**4**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|---------------------|-----------|----------------------|-------|--------|------|
| <b>Mar 12, 2024</b> | Financing | Intrafamily Transfer |       |        |      |
| <b>May 25, 2005</b> | Quitclaim | Quit Claim Transfer  |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| <b>Skamania Elementary School</b> | Elementary | KG–8   | 5.5 mi   |
| <b>Stevenson High School</b>      | High       | 9–12   | 15.1 mi  |

District: Stevenson-Carson 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>75</b><br>CRIME INDEX | <b>112</b><br>AIR POLLUTION | <b>25,234</b><br>POPULATION | <b>\$108K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>35%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|