

Single Family Residence **RESIDENTIAL**

108 MONTVU ST

RIVERSIDE, WA 98849

\$186,485 TopHap Estimate · \$182 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,025 ft²

LIVING AREA

0.18 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$186K

\$161K low

\$212K high

Last Sale

\$83,000 · Jul 22, 2011

Est. Owner Equity

\$75,475

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$1,288 (2026)
Assessed Value	\$158,200
Previous Assessed	\$153,300
Assessor Market Value	\$158,200

PROPERTY FACTS

Property Type	Single Family Residence
County	OKANOGAN
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Baseboard
Cooling	Yes
Pool	No

CLIMATE RISK

43 FLOOD	92 WILDFIRE	23 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 19, 2011	Resale	Special Warranty Deed	\$83,000	\$81	\$86K
Apr 13, 2011	Non-arms-length	Trustees Deed	\$94,894	\$93	
Dec 7, 2006	Financing	Warranty Deed			\$73K
Dec 12, 2006	Financing	Intrafamily Transfer			
Nov 15, 2006	Resale	Contract Sale	\$25,000	\$24	\$25K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
N Omak Elementary School	Elementary	PK–2	5.7 mi
Omak Middle School	Middle	6–8	6.3 mi
Washington Virtual Academy Omak High School	High	9–12	6.3 mi

District: Omak 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 98849

94 CRIME INDEX	103 AIR POLLUTION	2,442 POPULATION	\$51K MEDIAN IN-COME	44°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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