

Mobile Home

RESIDENTIAL

# 194 RIVER RIDGE LN

KALAMA, WA 98625

3

BEDS

2

BATHS

1,512 ft<sup>2</sup>

LIVING AREA

0.83 ac

LOT SIZE

1990

YEAR BUILT

2

PARKING

## VALUATION

Last Sale

\$360,000 · Nov 17, 2025

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,904 (2025) |
| Assessed Value        | \$326,750      |
| Previous Assessed     | \$324,300      |
| Assessor Market Value | \$326,750      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Mobile Home         |
| Style         | Mobile Home         |
| County        | Cowlitz             |
| Lot (acres)   | 0.83                |
| Roof          | Composition Shingle |
| Heating       | Electric            |

Garage

Garage, Detached

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                         | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------------------------|-----------|--------------------|--------|
| Nov 14, 2025 | Resale | Personal Representative Deed | \$360,000 | \$238              | \$288K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Kalama Elementary School | Elementary | KG–5   | 1.5 mi   |
| Kalama High School       | High       | 9–12   | 1.5 mi   |
| Kalama Middle School     | Middle     | 6–8    | 1.5 mi   |

District: Kalama 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 98625

|                           |                             |                            |                                 |                         |                        |
|---------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>110</b><br>AIR POLLUTION | <b>8,621</b><br>POPULATION | <b>\$107K</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

Owner occupied