

Single Family Residential

RESIDENTIAL

170 RIVER RANCH RD

RANDLE, WA 98377

\$274,791 TopHap Estimate · \$165 / ft² · confidence 91 · as of Jul 14, 2026

4

BEDS

2

BATHS

1,664 ft²

LIVING AREA

5 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$275K

\$250K low

\$300K high

Last Sale

\$335,000 · Jun 23, 2022

Est. Owner Equity

\$71,791

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax

\$1,811 (2024)

Assessed Value

\$263,600

Assessor Market Value

\$263,600

PROPERTY FACTS

Property Type	Single Family Residential
Style	Modular
County	Lewis
Lot (acres)	5.00
Foundation	Block (Unspecified)
Roof	Asphalt
Heating	Forced Air
Garage	Carport (Unspecified)

Deck · 120 ft²

CLIMATE RISK

89 FLOOD	26 WILDFIRE	10 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 15, 2022	Resale	Warranty Deed	\$335,000	\$201	\$150K
May 12, 2017	Resale	Warranty Deed	\$75,000	\$45	
Jul 27, 2010	Financing	Mortgage			\$14M
Feb 23, 2006	Resale	Warranty Deed	\$26,950	\$16	\$24K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
White Pass Elementary School	Elementary	KG–6	6.0 mi
White Pass Jr. Sr. High School	Middle	7–12	6.1 mi

District: White Pass 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 98377

167 CRIME INDEX	115 AIR POLLUTION	2,593 POPULATION	\$55K MEDIAN IN- COME	45°F AVG TEMP	35% SUNSHINE
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Index values: 100 = US average; lower is better.