

Single Family Residential

RESIDENTIAL

163 RIVER RANCH RD

RANDLE, WA 98377

\$75,222 TopHap Estimate · confidence 79 · as of Jul 14, 2026

5 ac
LOT SIZE

VALUATION

\$75K

\$59K low

\$91K high

Last Sale

\$29,000 · Jun 8, 2011

Est. Owner Equity

\$75,222

TAX & ASSESSMENT

Property Tax	\$572 (2024)
Assessed Value	\$83,300
Assessor Market Value	\$83,300

PROPERTY FACTS

Property Type	Single Family Residential
County	Lewis
Lot (acres)	5.00

Heating

None

Shed · 192 ft²

CLIMATE RISK

86
FLOOD

27
WILDFIRE

10
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 23, 2023	Financing	Intrafamily Transfer			
May 26, 2011	Resale	Warranty Deed	\$29,000		
Oct 13, 2009	Quitclaim	Quit Claim Transfer			
Mar 17, 2005	Resale	Grant Deed	\$45,000		

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	6.2 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

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

OWNERSHIP

Occupancy

Absentee owner