

Single Family Residential

RESIDENTIAL

173 RIVER RANCH RD

RANDLE, WA 98377

\$109,967 TopHap Estimate · confidence 53 · as of Jun 23, 2026

5 ac
LOT SIZE

VALUATION

\$110K

\$58K low

\$162K high

Last Sale

\$110,000 · Nov 14, 2025

Est. Owner Equity

\$109,967

TAX & ASSESSMENT

Property Tax	\$599 (2024)
Assessed Value	\$87,200
Assessor Market Value	\$87,200

PROPERTY FACTS

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

Heating

None

CLIMATE RISK

90
FLOOD

27
WILDFIRE

10
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 3, 2025	Resale	Warranty Deed	\$110,000		
Aug 21, 2013	Resale	Warranty Deed	\$24,500		

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

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

OWNERSHIP

Occupancy

Absentee owner