

Single Family Residential

RESIDENTIAL

271 RIVER RANCH RD

RANDLE, WA 98377

\$100,066 TopHap Estimate · confidence 75 · as of Jul 14, 2026

5 ac
LOT SIZE

VALUATION

\$100K

\$75K low

\$125K high

Last Sale

\$21,694 · Jul 2, 2020

Est. Owner Equity

\$100,066

TAX & ASSESSMENT

Property Tax	\$495 (2024)
Assessed Value	\$72,100
Assessor Market Value	\$72,100

PROPERTY FACTS

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

Construction

Wood Frame

Heating

None

CLIMATE RISK

92

FLOOD

24

WILDFIRE

10

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 9, 2020	Financing	Intrafamily Transfer			
Jun 18, 2020	Resale	Warranty Deed	\$21,694		
Dec 15, 2016	Non-arms-length	Grant Deed	\$17,377		
Jun 20, 2016	Non-arms-length	Dual Purpose Document	\$19,500		\$20K
Jul 27, 2010	Financing	Mortgage			\$14M
Jul 27, 2010	Financing	Mortgage			\$14M
Dec 18, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
White Pass Elementary School	Elementary	KG–6	5.6 mi
White Pass Jr. Sr. High School	Middle	7–12	5.7 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.

OWNERSHIP

Occupancy	Absentee owner
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