

Residential - Vacant Land

RESIDENTIAL

115 RIVER RANCH RD

RANDLE, WA 98377



2.73 ac

LOT SIZE

VALUATION

Last Sale

\$40,449 · Aug 5, 2024

TAX & ASSESSMENT

Property Tax	\$319 (2024)
Assessed Value	\$49,700
Previous Assessed	\$37,500
Assessor Market Value	\$49,700

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Lewis
Lot (acres)	2.73
Heating	None

CLIMATE RISK

77 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	\$/FT ²	LOAN
Jul 29, 2024	Resale	Warranty Deed	\$40,449		
Dec 28, 2016	Resale	Warranty Deed	\$25,031		
Oct 23, 2020	Resale	Assignment Of Deed	\$25,031		
Nov 5, 2018	Resale	Deed	\$22,500		
Apr 18, 2018	Resale	Grant Deed	\$21,000		
Aug 22, 2017	Quitclaim	Quit Claim Transfer			
Jan 10, 2017	Resale	Grant Deed	\$22,500		
Dec 28, 2016	Non-arms-length	Dual Purpose Document	\$22,500		\$23K
Dec 12, 2011	Quitclaim	Quit Claim Transfer			
Sep 29, 2011	Quitclaim	Quit Claim Transfer			
Aug 26, 2010	Recorded document	Grant Deed			
Aug 26, 2010	Resale	Grant Deed	\$37,000		

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	6.1 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.

OWNERSHIP

Occupancy	Absentee owner
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