

Single Family Residence **RESIDENTIAL**

146 RIVERSIDE CUTOFF RD

RIVERSIDE, WA 98849

\$506,852 TopHap Estimate · \$238 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,132 ft²

LIVING AREA

10.72 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$507K

\$447K low

\$567K high

Last Sale

\$499,000 · Feb 7, 2025

Est. Owner Equity

\$256,852

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$3,606 (2026)
Assessed Value	\$482,300
Previous Assessed	\$468,300
Assessor Market Value	\$482,300

PROPERTY FACTS

Property Type	Single Family Residence
County	OKANOGAN
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Garage	Garage, Detached
Pool	No

Deck Patio · 128 ft² Porch · 420 ft²

CLIMATE RISK

1
FLOOD

94
WILDFIRE

23
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 6, 2025	Resale	Warranty Deed	\$499,000	\$234	\$65K
Feb 5, 2019	Financing	Affidavit			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
N Omak Elementary School	Elementary	PK–2	4.2 mi
Washington Virtual Academy Omak Middle School	Middle	6–8	4.3 mi
Washington Virtual Academy Omak High School	High	9–12	4.3 mi

District: Omak 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 98849

94 CRIME INDEX	103 AIR POLLUTION	2,442 POPULATION	\$51K MEDIAN IN-COME	44°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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