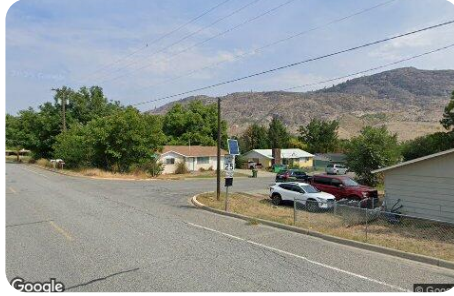


Single Family Residence **RESIDENTIAL**

# 105 MONTVU ST

RIVERSIDE, WA 98849

**\$239,997** TopHap Estimate · \$217 / ft² · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,104 ft²**

LIVING AREA

**0.19 ac**

LOT SIZE

**1971**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$240K**

\$223K low

\$257K high

Last Sale

**\$108,000 · Dec 19, 2014**

Est. Owner Equity

**\$137,397**

Loan-to-Value

**41%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,480 (2026) |
| Assessed Value        | \$182,100      |
| Previous Assessed     | \$176,500      |
| Assessor Market Value | \$182,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | OKANOGAN                |
| Lot (acres)   | 0.19                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | No Foundation           |
| Roof          | Metal                   |
| Heating       | Baseboard               |
| Cooling       | Yes                     |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

Porch · 72 ft²

## CLIMATE RISK

**74**  
FLOOD

**92**  
WILDFIRE

**23**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Dec 18, 2014 | Resale    | Warranty Deed        | \$108,000 | \$98   | \$103K |
| Oct 15, 2012 | Financing | Intrafamily Transfer |           |        |        |
| Aug 17, 2012 | Financing | Executors Deed       |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| N Omak Elementary School | Elementary | PK–2   | 5.7 mi   |
| Omak Middle School       | Middle     | 6–8    | 6.3 mi   |

|                                             |      |      |        |
|---------------------------------------------|------|------|--------|
| Washington Virtual Academy Omak High School | High | 9–12 | 6.3 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

|                          |                             |                            |                                |                         |                        |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>94</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>2,442</b><br>POPULATION | <b>\$51K</b><br>MEDIAN IN-COME | <b>44°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|