

Single Family Residence **RESIDENTIAL**

117B RIVERSIDE CUTOFF RD

RIVERSIDE, WA 98849

\$412,694 TopHap Estimate · \$142 / ft² · confidence 89 · as of Jul 14, 2026

3
BEDS

2
BATHS

2,912 ft²
LIVING AREA

79.18 ac
LOT SIZE

2010
YEAR BUILT

2
STORIES

VALUATION

\$413K

\$368K low

\$457K high

Est. Owner Equity

\$412,694

TAX & ASSESSMENT

Property Tax	\$661 (2026)
Assessed Value	\$384,900
Previous Assessed	\$375,300
Assessor Market Value	\$384,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	OKANOGAN
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Metal
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

Porch · 120 ft²

CLIMATE RISK

10 FLOOD	93 WILDFIRE	23 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
N Omak Elementary School	Elementary	PK–2	4.6 mi
Washington Virtual Academy Omak Middle School	Middle	6–8	4.6 mi
Washington Virtual Academy Omak High School	High	9–12	4.6 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	Owner occupied
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