

Single Family Residence

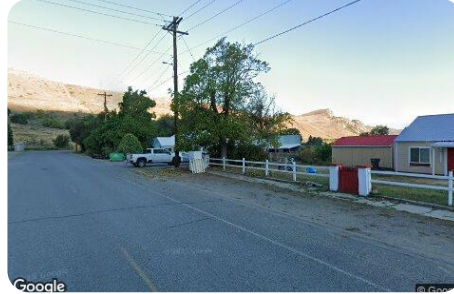
RESIDENTIAL

116 MAIN ST

RIVERSIDE, WA 98849

\$253,196

TopHap Estimate · \$223 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,133 ft²

LIVING AREA

0.16 ac

LOT SIZE

1942

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$253K

\$227K low

\$279K high

Last Sale

\$250,000 · Jul 30, 2025

Est. Owner Equity

\$253,196

TAX & ASSESSMENT

Property Tax	\$1,520 (2026)
Assessed Value	\$187,100
Previous Assessed	\$181,300
Assessor Market Value	\$187,100

PROPERTY FACTS

Property Type	Single Family Residence
County	OKANOGAN
Lot (acres)	0.16
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Metal
Heating	Baseboard
Cooling	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

99
FLOOD

91
WILDFIRE

23
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 28, 2025	Resale	Warranty Deed	\$250,000	\$221	\$174K
Jul 8, 2019	Non-arms-length	Release/Satis. Of Agrem. Of Sale (Fee Property)	\$145,000	\$128	\$52K
Jun 12, 2018	Resale	Bargain And Sale Deed	\$25,000	\$22	
Oct 30, 2017	Financing	Deed In Lieu Of Foreclosure			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
N Omak Elementary School	Elementary	PK–2	5.9 mi
Washington Virtual Academy Omak Middle School	Middle	6–8	6.5 mi

Washington Virtual Academy Omak High School	High	9–12	6.5 mi
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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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