

Single Family Residence **RESIDENTIAL**

104 MONTVU ST

RIVERSIDE, WA 98849

\$277,528 TopHap Estimate · \$227 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,222 ft²

LIVING AREA

0.19 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$278K

\$253K low

\$302K high

Last Sale

\$30,000 · Jun 25, 2024

Est. Owner Equity

\$147,528

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$1,764 (2026)
Assessed Value	\$217,400
Previous Assessed	\$210,600
Assessor Market Value	\$217,400

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
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1
FLOOD

92
WILDFIRE

23
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 20, 2024	Quitclaim	Quit Claim Transfer	\$30,000	\$25	\$130K
Nov 21, 2012	Resale	Warranty Deed	\$98,000	\$80	\$100K
May 4, 2012	Financing	Intrafamily Transfer			
May 4, 2012	Quitclaim	Quit Claim Transfer			

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
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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	Owner occupied
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