

Single Family Residence **RESIDENTIAL**

379 RIVERSIDE CUTOFF RD

RIVERSIDE, WA 98849

\$629,327 TopHap Estimate · \$203 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

1.5
BATHS

3,095 ft²
LIVING AREA

23.75 ac
LOT SIZE

1972
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$629K

\$574K low

\$685K high

Last Sale

\$619,900 · Jun 30, 2025

Est. Owner Equity

\$429,327

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$3,360 (2026)
Assessed Value	\$445,900
Previous Assessed	\$434,000
Assessor Market Value	\$445,900

PROPERTY FACTS

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

Deck Shed · 192 ft² Patio · 192 ft² Porch · 117 ft²

CLIMATE RISK

100
FLOOD

93
WILDFIRE

23
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2025	Resale	Warranty Deed	\$619,900	\$200	
Dec 9, 2022	Resale	Warranty Deed	\$544,000	\$176	\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
N Omak Elementary School	Elementary	PK–2	5.3 mi
Washington Virtual Academy Omak Middle School	Middle	6–8	5.7 mi
Washington Virtual Academy Omak High School	High	9–12	5.7 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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