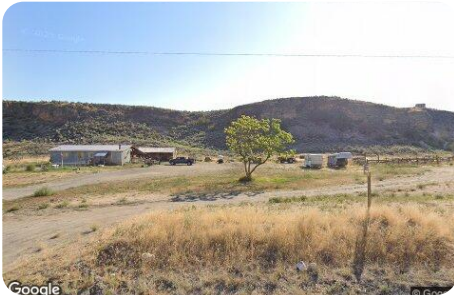


Mobile Home

RESIDENTIAL

186A RIVERSIDE CUTOFF RD

RIVERSIDE, WA 98849



1,296 ft²

LIVING AREA

10.14 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

Property Tax	\$973 (2026)
Assessed Value	\$128,100
Previous Assessed	\$121,700
Assessor Market Value	\$128,100

PROPERTY FACTS

Property Type	Mobile Home
Style	Mobile Home
County	OKANOGAN
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning

Cooling

Central

Pool

No

Porch · 1,152 ft²

CLIMATE RISK

1

FLOOD

94

WILDFIRE

23

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 16, 2023	Financing	Intrafamily Transfer			

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	4.7 mi
Washington Virtual Academy Omak High School	High	9–12	4.7 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

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

OWNERSHIP

Occupancy

Owner occupied