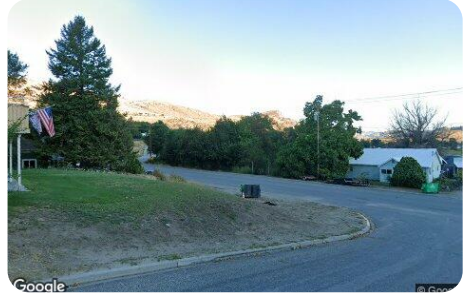


Single Family Residence **RESIDENTIAL**

203 GRIGGS ST

RIVERSIDE, WA 98849

\$325,158 TopHap Estimate · \$353 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

920 ft²

LIVING AREA

0.32 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

6

ROOMS

4

PARKING

VALUATION

\$325K

\$309K low

\$341K high

Last Sale

\$160,000 · Jan 7, 2016

Est. Owner Equity

\$84,486

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$1,976 (2026)
Assessed Value	\$243,700
Previous Assessed	\$236,100
Assessor Market Value	\$243,700

PROPERTY FACTS

Property Type	Single Family Residence
County	OKANOGAN
Lot (acres)	0.32
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Detached
Pool	No

Patio · 696 ft²

CLIMATE RISK

91
FLOOD

91
WILDFIRE

23
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 4, 2016	Resale	Warranty Deed	\$160,000	\$174	\$160K

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

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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