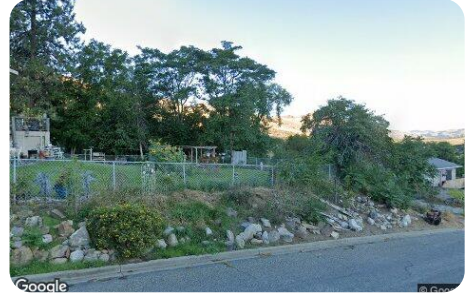


Single Family Residence **RESIDENTIAL**

**302 1ST ST**

RIVERSIDE, WA 98849

**\$368,070** TopHap Estimate · \$209 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,758 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**1979**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$368K**

**\$337K low**

**\$399K high**

Last Sale

**\$185,000 · Oct 25, 2017**

Est. Owner Equity

**\$368,070**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,070 (2026) |
| Assessed Value        | \$255,400      |
| Previous Assessed     | \$247,400      |
| Assessor Market Value | \$255,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | OKANOGAN                         |
| Lot (acres)   | 0.27                             |
| Construction  | Frame (Unspecified)              |
| Foundation    | No Foundation                    |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Patio · 160 ft²

## CLIMATE RISK

**74**  
FLOOD

**91**  
WILDFIRE

**23**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN |
|--------------|--------|---------------|-----------|--------|------|
| Oct 20, 2017 | Resale | Warranty Deed | \$185,000 | \$105  |      |

## ASSIGNED SCHOOLS

| SCHOOL                                        | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------------|------------|--------|----------|
| N Omak Elementary School                      | Elementary | PK–2   | 5.8 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

|                          |                             |                            |                                |                         |                        |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>94</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>2,442</b><br>POPULATION | <b>\$51K</b><br>MEDIAN IN-COME | <b>44°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|