

Single Family Residence **RESIDENTIAL**

256A RIVERSIDE CUTOFF RD

RIVERSIDE, WA 98849

\$319,893 TopHap Estimate · \$182 / ft² · confidence 69 · as of Jul 14, 2026

1
BEDS

1
BATHS

1,760 ft²
LIVING AREA

18.12 ac
LOT SIZE

1979
YEAR BUILT

2
STORIES

1
PARKING

VALUATION

\$320K

\$221K low

\$419K high

Est. Owner Equity

\$319,893

TAX & ASSESSMENT

Property Tax	\$1,474 (2026)
Assessed Value	\$195,400
Previous Assessed	\$191,200
Assessor Market Value	\$195,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	OKANOGAN
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Baseboard
Cooling	Yes
Garage	Carport (Unspecified)
Pool	No

Deck

Patio · 193 ft²

CLIMATE RISK

1 FLOOD	94 WILDFIRE	23 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 11, 2026	Financing	Warranty Deed			

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	4.8 mi
Washington Virtual Academy Omak High School	High	9–12	4.8 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	Owner occupied
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