

Single Family Residence **RESIDENTIAL**

## 277 RIVERSIDE CUTOFF RD

RIVERSIDE, WA 98849

**\$142,535** TopHap Estimate · confidence 87 · as of Jul 14, 2026



**5 ac**  
LOT SIZE

### VALUATION

**\$143K**

\$124K low

\$161K high

Est. Owner Equity

**\$142,535**

### TAX & ASSESSMENT

Property Tax

**\$409 (2026)**

Assessed Value

**\$49,200**

Assessor Market Value

**\$49,200**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Mobile Home             |
| County        | OKANOGAN                |
| Pool          | No                      |

## CLIMATE RISK

**1**  
FLOOD

**93**  
WILDFIRE

**23**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-----------|----------------------|-------|--------|------|
| Oct 30, 2006 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                                        | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------------|------------|--------|----------|
| N Omak Elementary School                      | Elementary | PK–2   | 4.9 mi   |
| Washington Virtual Academy Omak Middle School | Middle     | 6–8    | 5.2 mi   |
| Washington Virtual Academy Omak High School   | High       | 9–12   | 5.2 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> |
|-----------|-----------------------|