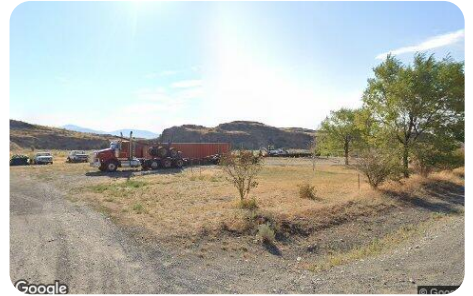
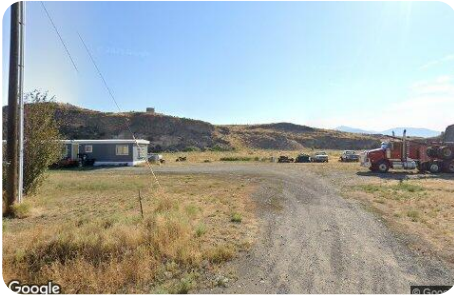


Single Family Residence **RESIDENTIAL**

172 RIVERSIDE CUTOFF RD

RIVERSIDE, WA 98849

\$203,143 TopHap Estimate · confidence 86 · as of Jul 14, 2026



1.01 ac
LOT SIZE

VALUATION

\$203K

\$176K low

\$231K high

Last Sale

\$65,000 · Jul 5, 2024

Est. Owner Equity

\$203,143

TAX & ASSESSMENT

Property Tax	\$199 (2026)
Assessed Value	\$24,100
Assessor Market Value	\$24,100

PROPERTY FACTS

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

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	\$/FT ²	LOAN
Jul 5, 2024	Resale	Deed	\$65,000		
Oct 4, 2017	Resale	Contract Sale	\$200,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
N Omak Elementary School	Elementary	PK–2	4.5 mi
Washington Virtual Academy Omak Middle School	Middle	6–8	4.6 mi
Washington Virtual Academy Omak High School	High	9–12	4.6 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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