

Single Family Residence **RESIDENTIAL**

176 RIVERSIDE CUTOFF RD

RIVERSIDE, WA 98849

\$323,884 TopHap Estimate · \$182 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,780 ft²

LIVING AREA

0.96 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

VALUATION

\$324K

\$297K low

\$351K high

Last Sale

\$225,000 · Apr 27, 2023

Est. Owner Equity

\$204,884

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$1,708 (2026)
Assessed Value	\$227,200
Previous Assessed	\$221,000
Assessor Market Value	\$227,200

PROPERTY FACTS

Property Type	Single Family Residence
County	OKANOGAN
Lot (acres)	0.96
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Baseboard
Cooling	Yes
Pool	No

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	\$/FT ²	LOAN
Apr 27, 2024	Financing	Release/Satis. Of Agrem. Of Sale (Fee Property)			
Apr 21, 2023	Financing	Release/Satis. Of Agrem. Of Sale (Fee Property)			
Apr 27, 2023	Resale	Warranty Deed	\$225,000	\$126	\$119K
Oct 4, 2017	Resale	Contract Sale	\$200,000	\$112	

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	4.7 mi
Washington Virtual Academy Omak High School	High	9–12	4.7 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



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

OWNERSHIP

Occupancy	Absentee owner
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