

Mobile Home

**RESIDENTIAL**

# 1640 RIDGEVIEW LN

WENATCHEE, WA 98801



**3**

BEDS

**2**

BATHS

**1,404 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1997**

YEAR BUILT

**2**

PARKING

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$2,920 (2025)</b> |
| Assessed Value        | <b>\$315,138</b>      |
| Previous Assessed     | <b>\$265,751</b>      |
| Assessor Market Value | <b>\$315,138</b>      |

## PROPERTY FACTS

|               |                    |
|---------------|--------------------|
| Property Type | <b>Mobile Home</b> |
| Style         | <b>Mobile Home</b> |
| County        | <b>Chelan</b>      |

|             |                     |
|-------------|---------------------|
| Lot (acres) | 0.12                |
| Roof        | Composition Shingle |
| Heating     | Heat Pump           |
| Garage      | Garage, Attached    |

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 84<br>WILDFIRE | 15<br>DROUGHT |
|------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------------------|-----------|--------------------|--------|
| Jul 20, 2022 | Financing | Transfer On Death Deed |           |                    |        |
| Oct 8, 2019  | Resale    | Warranty Deed          | \$225,000 | \$160              | \$160K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Mission View Elementary School | Elementary | KG–5   | 0.5 mi   |
| Wenatchee High School          | High       | 9–12   | 1.1 mi   |
| Pioneer Middle School          | Middle     | 6–8    | 1.1 mi   |

District: Wenatchee 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 98801**

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>71</b><br>CRIME INDEX | <b>111</b><br>AIR POLLUTION | <b>46,867</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

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