

Single Family Residence **RESIDENTIAL**

# 108 RIVER ST

LEAVENWORTH, WA 98826

**\$854,638** TopHap Estimate · \$605 / ft² · confidence 88 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,412 ft²**  
LIVING AREA

**0.39 ac**  
LOT SIZE

**1971**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

**3**  
PARKING

## VALUATION

**\$855K**

\$753K low

\$956K high

Est. Owner Equity

**\$697,638**

Loan-to-Value

**18%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,611 (2025) |
| Assessed Value        | \$828,708      |
| Previous Assessed     | \$662,820      |
| Assessor Market Value | \$828,708      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Chelan                  |
| Lot (acres)   | 0.39                    |
| Roof          | Metal                   |
| Heating       | Heat Pump               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Deck · 108 ft²

Patio · 416 ft²

## CLIMATE RISK

**1**  
FLOOD

**80**  
WILDFIRE

**39**  
HEAT

**80**  
STORM

**25**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Alpine Lakes Elementary School | Elementary | 3–5    | 0.8 mi   |
| Icicle River Middle School     | Middle     | 6–8    | 1.0 mi   |
| Cascade High School            | High       | 9–12   | 1.0 mi   |

District: Cascade 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 98826

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>160</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>8,556</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-COME | <b>43°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|