

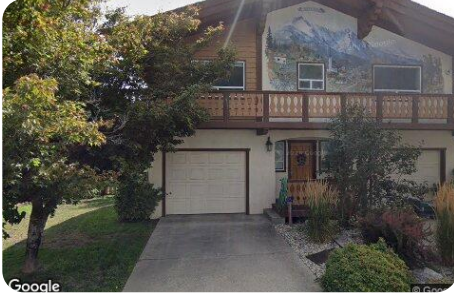
Single Family Residence

RESIDENTIAL

116 RIVER ST

LEAVENWORTH, WA 98826

\$869,344 TopHap Estimate · \$450 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,930 ft²

LIVING AREA

0.22 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$869K

\$804K low

\$934K high

Last Sale

\$430,000 · Dec 16, 2015

Est. Owner Equity

\$490,644

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$7,209 (2025)
Assessed Value	\$904,344
Previous Assessed	\$711,805
Assessor Market Value	\$904,344

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Chelan
Lot (acres)	0.22
Roof	Metal
Heating	Heat Pump
Garage	Garage, Built-in

Deck · 108 ft²

Porch · 108 ft²

CLIMATE RISK

1 FLOOD	80 WILDFIRE	39 HEAT	80 STORM	25 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 14, 2015	Resale	Warranty Deed	\$430,000	\$223	\$280K
Jan 25, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alpine Lakes Elementary School	Elementary	3–5	0.8 mi
Icicle River Middle School	Middle	6–8	0.9 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

160 CRIME INDEX	108 AIR POLLUTION	8,556 POPULATION	\$79K MEDIAN IN-COME	43°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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