

Single Family Residence **RESIDENTIAL**

549 SADDLE ROCK LOOP

WENATCHEE, WA 98801

\$404,774 TopHap Estimate · \$320 / ft² · confidence 95 · as of Jul 14, 2026



1,264 ft²
LIVING AREA

0.18 ac
LOT SIZE

2009
YEAR BUILT

2
PARKING

VALUATION

\$405K

\$385K low

\$424K high

Last Sale

\$60,000 · Aug 14, 2009

Est. Owner Equity

\$207,857

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$3,706 (2025)
Assessed Value	\$402,579
Previous Assessed	\$341,397
Assessor Market Value	\$402,579

PROPERTY FACTS

Property Type	Single Family Residence
County	Chelan
Lot (acres)	0.18
Roof	Composition Shingle
Heating	Heat Pump
Garage	Garage, Attached

Patio · 64 ft²

Porch · 64 ft²

CLIMATE RISK

1

FLOOD

88

WILDFIRE

40

HEAT

23

STORM

15

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 7, 2009	Resale	Warranty Deed	\$60,000	\$47	\$211K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mission View Elementary School	Elementary	KG–5	0.7 mi
Wenatchee High School	High	9–12	1.4 mi
Pioneer Middle School	Middle	6–8	1.5 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

71 CRIME INDEX	111 AIR POLLUTION	46,867 POPULATION	\$74K MEDIAN IN-COME	46°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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