

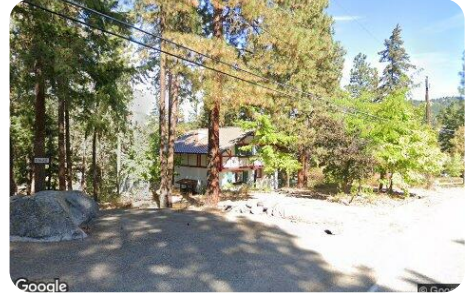
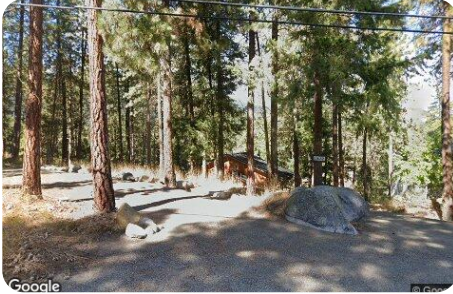
Single Family Residential

RESIDENTIAL

11632 RIVER BEND DR

LEAVENWORTH, WA 98826

\$1,125,907 TopHap Estimate · \$878 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,283 ft²

LIVING AREA

0.55 ac

LOT SIZE

2013

YEAR BUILT

VALUATION

\$1.1M

\$1M low

\$1.2M high

Est. Owner Equity

\$776,907

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$7,669 (2025)
Assessed Value	\$948,287
Previous Assessed	\$953,238
Assessor Market Value	\$948,287

PROPERTY FACTS

Property Type	Single Family Residential
County	Chelan
Lot (acres)	0.55
Roof	Metal
Heating	Heat Pump
Fireplace	Yes

Deck · 196 ft²

Porch · 729 ft²

CLIMATE RISK

99
FLOOD

84
WILDFIRE

25
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2012	Financing	Trustees Deed			\$349K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cascade High School	High	9–12	0.4 mi
Icicle River Middle School	Middle	6–8	0.5 mi
Alpine Lakes Elementary School	Elementary	3–5	0.7 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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