

Single Family Residence **RESIDENTIAL**

# 547 SADDLE ROCK LOOP

WENATCHEE, WA 98801

**\$546,433** TopHap Estimate · \$272 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**  
BEDS

**3**  
BATHS

**2,010 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**2009**  
YEAR BUILT

**2**  
PARKING

## VALUATION

**\$546K**

\$512K low

\$581K high

Last Sale

**\$525,000 · Jul 31, 2024**

Est. Owner Equity

**\$152,683**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,579 (2025) |
| Assessed Value        | \$504,687      |
| Previous Assessed     | \$438,417      |
| Assessor Market Value | \$504,687      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Chelan                  |
| Lot (acres)   | 0.17                    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Patio · 64 ft²

Porch · 64 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 88<br>WILDFIRE | 40<br>HEAT | 23<br>STORM | 15<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jul 29, 2024 | Resale | Warranty Deed | \$525,000 | \$261  | \$394K |
| Feb 16, 2010 | Resale | Warranty Deed | \$255,000 | \$127  | \$255K |
| Apr 22, 2008 | Resale | Warranty Deed | \$82,484  | \$41   |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Mission View Elementary School | Elementary | KG–5   | 0.6 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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 | Owner occupied |
|-----------|----------------|