

Single Family Residential

RESIDENTIAL

2225 RIFFLE DR

LEAVENWORTH, WA 98826

\$857,218 TopHap Estimate · \$661 / ft² · confidence 86 · as of Jul 14, 2026



1

BEDS

1

BATHS

1,296 ft²

LIVING AREA

0.32 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

3

ROOMS

1

PARKING

VALUATION

\$857K

\$734K low

\$980K high

Last Sale

\$567,500 · Dec 30, 2008

Est. Owner Equity

\$266,268

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$5,256 (2025)
Assessed Value	\$632,480
Previous Assessed	\$631,608
Assessor Market Value	\$632,480

PROPERTY FACTS

Property Type	Single Family Residential
Style	Split Level
County	Chelan
Lot (acres)	0.32
Roof	Metal
Heating	Yes
Fireplace	Yes
Garage	Mixed

Deck · 100 ft²

Patio · 40 ft²

CLIMATE RISK

90 FLOOD	81 WILDFIRE	25 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 30, 2023	Financing	Intrafamily Transfer			
Dec 17, 2008	Resale	Warranty Deed	\$567,500	\$438	\$417K
Aug 22, 2005	Resale	Warranty Deed	\$380,000	\$293	\$304K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Beaver Valley School	Elementary	KG–4	2.5 mi
Icicle River Middle School	Middle	6–8	13.8 mi
Cascade High School	High	9–12	13.8 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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