

Single Family Residential

RESIDENTIAL

2245 RIFFLE DR

LEAVENWORTH, WA 98826

\$776,286 TopHap Estimate · \$730 / ft² · confidence 83 · as of Jul 14, 2026



1

BEDS

1

BATHS

1,064 ft²

LIVING AREA

0.3 ac

LOT SIZE

1968

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$776K

\$647K low

\$905K high

Est. Owner Equity

\$676,286

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$5,076 (2025)
Assessed Value	\$610,148
Previous Assessed	\$610,023
Assessor Market Value	\$610,148

PROPERTY FACTS

Property Type	Single Family Residential
Style	Split Level
County	Chelan
Lot (acres)	0.30
Roof	Metal
Heating	Baseboard
Fireplace	Yes
Garage	Mixed

Deck · 272 ft²

Patio · 120 ft²

Porch · 272 ft²

CLIMATE RISK

100 FLOOD	79 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
May 22, 2026	Financing	Mortgage			\$100K
Mar 25, 2025	Financing	Transfer On Death Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Beaver Valley School	Elementary	KG–4	2.4 mi
Icicle River Middle School	Middle	6–8	13.7 mi
Cascade High School	High	9–12	13.7 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	Owner occupied
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