

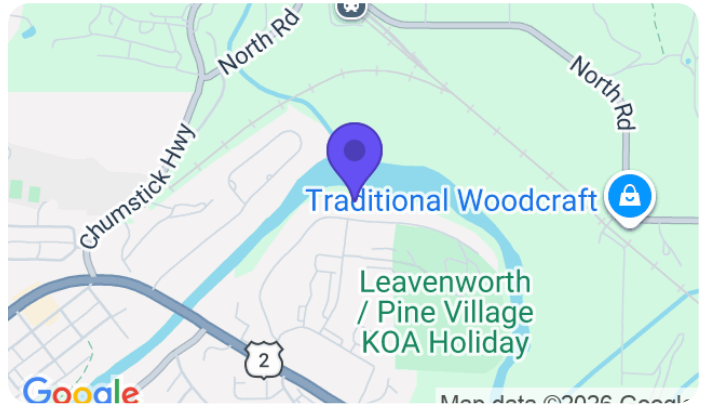
Single Family Residential

RESIDENTIAL

11578 RIVER BEND DR

LEAVENWORTH, WA 98826

\$573,355 TopHap Estimate · confidence 81 · as of Jul 14, 2026



0.51 ac
LOT SIZE

1991
YEAR BUILT

VALUATION

\$573K

\$466K low

\$681K high

Last Sale

\$540,000 · Aug 14, 2020

Est. Owner Equity

\$0

Loan-to-Value

147%

TAX & ASSESSMENT

Property Tax	\$3,857 (2025)
Assessed Value	\$481,456
Previous Assessed	\$481,505
Assessor Market Value	\$481,456

PROPERTY FACTS

Property Type	Single Family Residential
County	Chelan
Lot (acres)	0.51
Heating	None

CLIMATE RISK

99 FLOOD	84 WILDFIRE	25 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

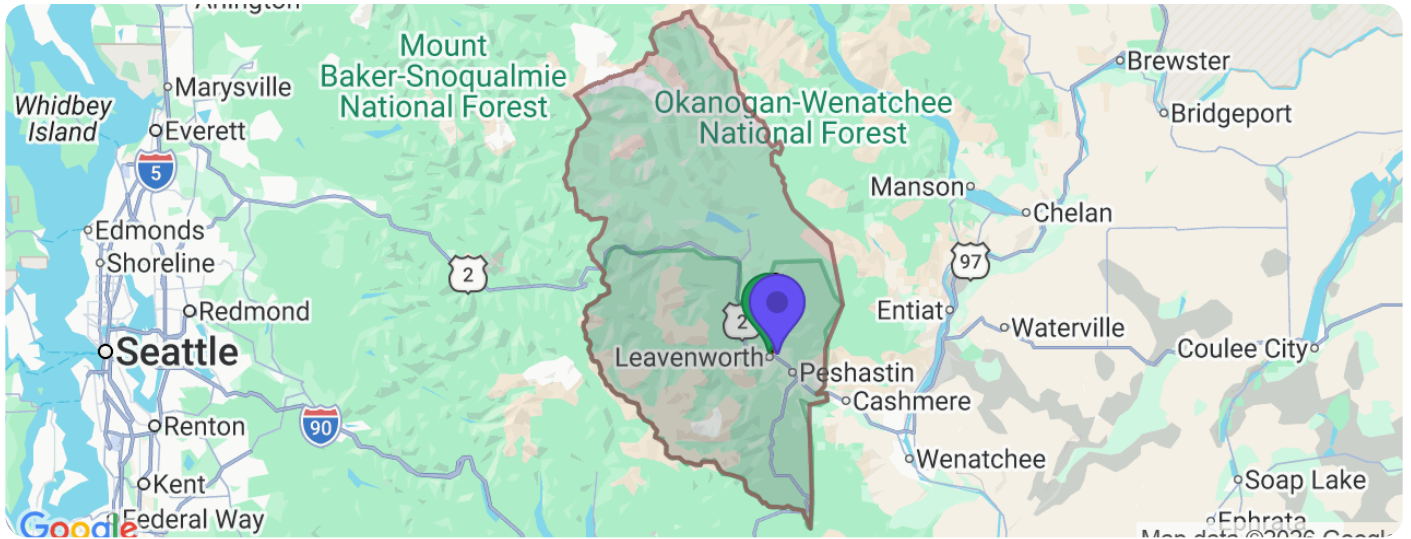
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 28, 2023	Financing	Intrafamily Transfer			\$302K
Jan 21, 2022	Financing	Intrafamily Transfer			
Aug 11, 2020	Quitclaim	Quit Claim Transfer			\$415K
Aug 13, 2020	Resale	Warranty Deed	\$540,000		
Aug 31, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cascade High School	High	9–12	0.5 mi
Icicle River Middle School	Middle	6–8	0.6 mi
Alpine Lakes Elementary School	Elementary	3–5	0.8 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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