

Seasonal, Cabin, Vacation Residence

RESIDENTIAL

2217 RIFFLE DR

LEAVENWORTH, WA 98826



|                                       |                                 |                                                        |                                        |
|---------------------------------------|---------------------------------|--------------------------------------------------------|----------------------------------------|
| <div>3</div> <div>BEDS</div>          | <div>3</div> <div>BATHS</div>   | <div>1,400 ft<sup>2</sup></div> <div>LIVING AREA</div> | <div>1.84 ac</div> <div>LOT SIZE</div> |
| <div>2014</div> <div>YEAR BUILT</div> | <div>1</div> <div>STORIES</div> | <div>1</div> <div>PARKING</div>                        |                                        |

TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,446 (2025) |
| Assessed Value        | \$1,274,882     |
| Previous Assessed     | \$1,174,164     |
| Assessor Market Value | \$1,274,882     |

PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | Seasonal, Cabin, Vacation Residence |
| County        | Chelan                              |
| Lot (acres)   | 1.84                                |

|           |                     |
|-----------|---------------------|
| Roof      | Composition Shingle |
| Heating   | None                |
| Fireplace | Yes                 |
| Garage    | Garage, Attached    |

Patio · 724 ft²

## CLIMATE RISK

**51**  
FLOOD

**76**  
WILDFIRE

**38**  
HEAT

**86**  
STORM

**25**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| May 29, 2014 | Financing | Trustees Deed |           |        | \$450K |
| Apr 29, 2008 | Resale    | Warranty Deed | \$219,000 | \$156  | \$164K |

## 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   | 13.9 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**

|                           |                             |                            |                                    |                         |                        |
|---------------------------|-----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>160</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>8,556</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-<br>COME | <b>43°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|