

Single Family Residence

RESIDENTIAL

240 ROCKY RIVER RD

ELLENSBURG, WA 98926

\$620,000 TopHap Estimate · \$416 / ft² · confidence 90 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,492 ft²

LIVING AREA

1.83 ac

LOT SIZE

2013

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$620K

\$558K low

\$682K high

Last Sale

\$215,000 · Feb 18, 2026

Est. Owner Equity

\$405,000

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax

\$293 (2024)

Assessed Value

\$448,630

Assessor Market Value

\$448,630

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	KITTITAS
Lot (acres)	1.83
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Garage	Garage, Attached
Pool	No

Deck · 384 ft²

Porch · 68 ft²

CLIMATE RISK

71 FLOOD	78 WILDFIRE	39 HEAT	42 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 10, 2026	Financing	Mortgage			\$215K
Feb 2, 2026	Resale	Warranty Deed	\$254,815	\$171	\$215K
Feb 18, 2026	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thorp Elementary & Jr Sr High School	Elementary	KG–12	1.3 mi

District: Thorp 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 98926

93 CRIME INDEX	116 AIR POLLUTION	36,627 POPULATION	\$70K MEDIAN IN-COME	44°F AVG TEMP	53% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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