

Single Family Residence

RESIDENTIAL

# 242 ROCKY RIVER RD

ELLENSBURG, WA 98926

**\$330,407** TopHap Estimate · \$221 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**3**

BEDS

**2**

BATHS

**1,492 ft<sup>2</sup>**

LIVING AREA

**2.85 ac**

LOT SIZE

**2013**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$330K**

\$306K low

\$354K high

Last Sale

\$345,000 · Sep 16, 2020

Est. Owner Equity

\$20,407

Loan-to-Value

94%

## TAX & ASSESSMENT

Property Tax

\$3,313 (2025)

Assessed Value

\$448,190

Previous Assessed

\$463,090

Assessor Market Value

\$448,190

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | A-Frame                 |
| County        | Kittitas                |
| Lot (acres)   | 2.85                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 126 ft²

Porch · 68 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 67<br>FLOOD | 78<br>WILDFIRE | 39<br>HEAT | 42<br>STORM | 31<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Sep 15, 2020 | Financing | Warranty Deed |           |        | \$310K |
| Apr 15, 2019 | Resale    | Warranty Deed | \$320,000 | \$214  | \$283K |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>93</b><br>CRIME INDEX | <b>116</b><br>AIR POLLUTION | <b>36,627</b><br>POPULATION | <b>\$70K</b><br>MEDIAN IN-COME | <b>44°F</b><br>AVG TEMP | <b>53%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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