



Lake Wenatchee & Leavenworth

2026 Assessment Year for 2027 Taxes

From the office of Chelan County Assessor, Wes Cornelius

Market Sales Analysis Summary

Every year, the Chelan County Assessor's Office statistically updates all taxable real property in the county using adjustments derived from analysis of recent comparable market sales in accordance with Washington State Law. The sales analysis dictates the statistical adjustments in different classifications of properties by type and location. If assessed values are significantly different from sale prices, we will apply a market adjustment factor to that neighborhood of properties in order to bring the assessed value closer to sales prices.

The **STATS** report includes all qualified “arms-length” sales used to determine market adjustments for each neighborhood. These sales typically involve warranty deeds or real estate contracts occurring within the 12-month analysis period. The **DOR** report includes sales from May 1 through April 30, which aligns with the criteria used by the Washington State Department of Revenue to review our work. The **MH** report includes mobile home sales, which are analyzed separately because they often sell differently from stick-built homes.

Neighborhood Code	Neighborhood Description	STATS Ratio	# of STATS Sales*	DOR Ratio	# of DOR Sales*	MH Ratio	# of MH Sales*	Y2Y** Difference
3BLTP	Cycle 3 Blewett Pass	85.67%	22	78.73%	2	75.41%	12	13.03%
3CASR	Cycle 3 Cascade Remote	N/A***		N/A***		N/A***		N/A***
3CHMS	Cycle 3 Chumstick	89.10%	20	86.87%	6	70.67%	21	0.27%
3ICET	Cycle 3 Icicle/Tumwater	80.92%	5	87.00%	3	N/A***		7.22%
3LUNC	Cycle 3 Leavenworth Unincorporated	92.09%	37	87.18%	17	90.03%	12	4.92%
3LVWC	Cycle 3 Leavenworth City	90.00%	59	85.80%	23	N/A***		4.96%
3PASS	Cycle 3 Stevens Pass	85.27%	36	77.38%	13	82.07%	5	13.47%
3PDRN	Cycle 3 Peshastin/Dryden	88.81%	29	88.09%	15	98.26%	14	2.19%
3LAKP	Cycle 3 Lake Wenatchee/Plain	82.94%	103	84.28%	47	84.69%	46	5.10%

*We only include sales involving a warranty deed or a real estate contract that occurred during the twelve months in our sales analysis (WAC 458-53-080(1)). The 2026 assessed value for taxes payable in 2027 is as of January 1, 2026, and is based on sales predominantly from 2025. Sales or transfers of real property involving instruments other than a warranty deed or real estate contract are not considered in the analysis. For a complete list of sales exempted, please refer to WAC 458-53-080(2).

**Year-to-year difference (Y2Y) is comparing the 2026 assessed value to the 2025 assessed value.

***No market adjustments for 2026-2027; not enough sales data.

Neighborhood Map

