



# Chelan & Manson

## 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
4CHER	Cycle 4 Chelan City	88.65%	156	90.78%	69	80.5%	14	1.08%
4CRNR	Cycle 4 Chelan Rural North	91.72%	28	92.54%	8	84.16%	2	11.51%
4CRSR	Cycle 4 Chelan Rural South	82.54%	8	80.25%	4	74.12%	4	5.19%
4CVNR	Cycle 4 Chelan Valley North	86.78%	20	87.81%	12	75.75%	2	11.81%
4CVSR	Cycle 4 Chelan Valley South	87.25%	79	94.63%	9	79.01%	8	-0.46%
4CWNR	Cycle 4 Chelan Water North	80.14%	25	78.73%	8	74.73%	1	11.74%
4CWSR	Cycle 4 Chelan Water South	78.57%	33	77.87%	16	N/A***		-14.61%
4MANR	Cycle 4 Manson	87.04%	118	90.20%	25	80.04%	23	-1.21%
4RIVR	Cycle 4 Columbia River	87.26%	23	92.71%	13	86.23%	9	6.17%
4STER	Cycle 4 Stehekin	84.58%	8	80.70%	2	N/A***		-1.43%

\*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

