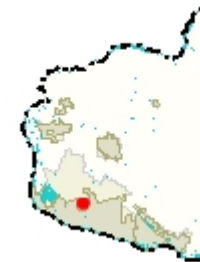




Parcel 157147000



Legend

Park Type

- Unknown
- Neighborhood Park
- Community Park
- Regional Park
- State Park
- Undefined Park
- Pocket Park
- Signature Park
- School Park
- Urban Open Space; Urban Natural
- Regional Open Space
- Trails and Greenspace
- Waterfront park
- Water/Drainage Utility
- Special Facility
- Easements
- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

2 Acres

1: 4,514



752.3 0 376.17 752.3 Feet

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Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Property Fact Sheet for Account 157147000

February 11, 2021

General Information

Property Account	157147000
Site Address	4902 NE 51ST ST, VANCOUVER, WA 98661
Owner	OUELLETTE DEANNA LYNN ETAL
Mail Address	4902 NE 51ST ST VANCOUVER WA , 98661
Land Use	SFR UNIT NOT SHARING STRUCTURE WITH OTHER USES
Property Status	Active
Tax Status	Regular
1st Line Legal	#220 SUB-DIV OF NOLAN EST 2.00A
Area (approx.)	87,120 sq. ft. / 2 acres

Assessment (2020 Values for 2021 Taxes)

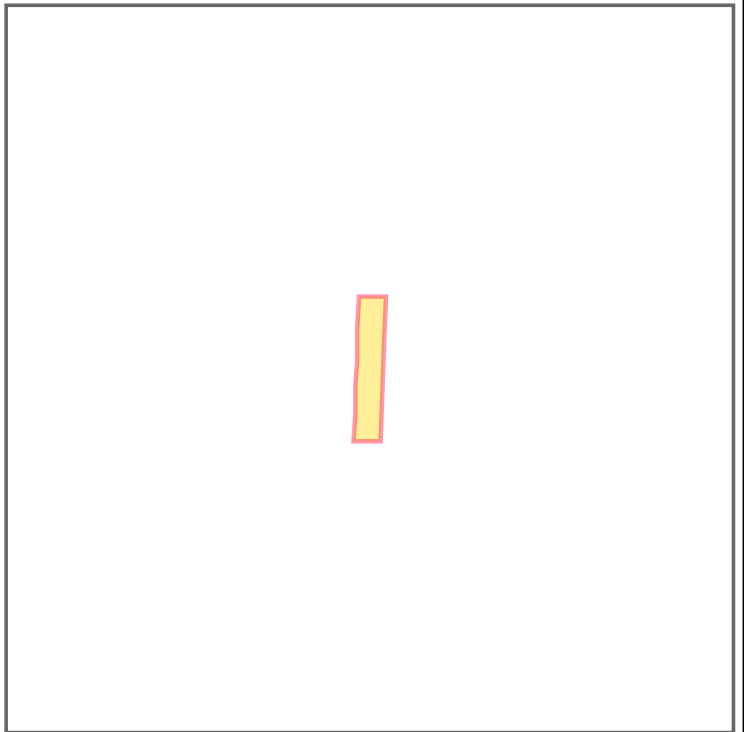
Land Value	\$289,039.00
Building Value	\$238,135.00
Total Property Value	\$527,174.00
Total Taxable Value	\$527,174.00

Most Recent Sale

Sale Date	10/03/2018
Document Type	D-SWD
Sale Number	5554768
Sale Amount	\$411,000.00

Administrative

Zoning Designation	Single Family Residential (R1-5)
Zoning Overlay(s)	none
Comprehensive Plan	Urban Low Density Residential
Comp. Plan Overlay(s)	none
Census Tract	411.10
Jurisdiction	Clark County
Fire District	FD 5
Park District	District 7
School District	Vancouver
Elementary	Truman
Middle School	Gaiser
High School	Fort Vancouver
Sewer District	Vancouver
Water District	Vancouver
Neighborhood	East Minnehaha
Section-Township-Range	NE 1/4,S13,T2N,R1E
Urban Growth Area	Vancouver
C-Tran Benefit Area	Yes
School Impact Fee	Vancouver
Transportation Impact Fee	Orchards
Transportation Analysis Zone	199
Waste Connections	Monday
Garbage Collection Day	
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Intermix	No

**Wetlands and Soil Types**

Wetland Class	PEMC
Wetland Inventory	Presence
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIB Hydric / OdB
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0386D
Watershed	Burnt Bridge Creek
Sub Watershed	Lower Burnt Bridge Creek

Geological Hazards

Slope Stability	
Geological Hazard	Slopes > 15%
NEHRP Class	D
Liquefaction	Low to Moderate Very Low to Low

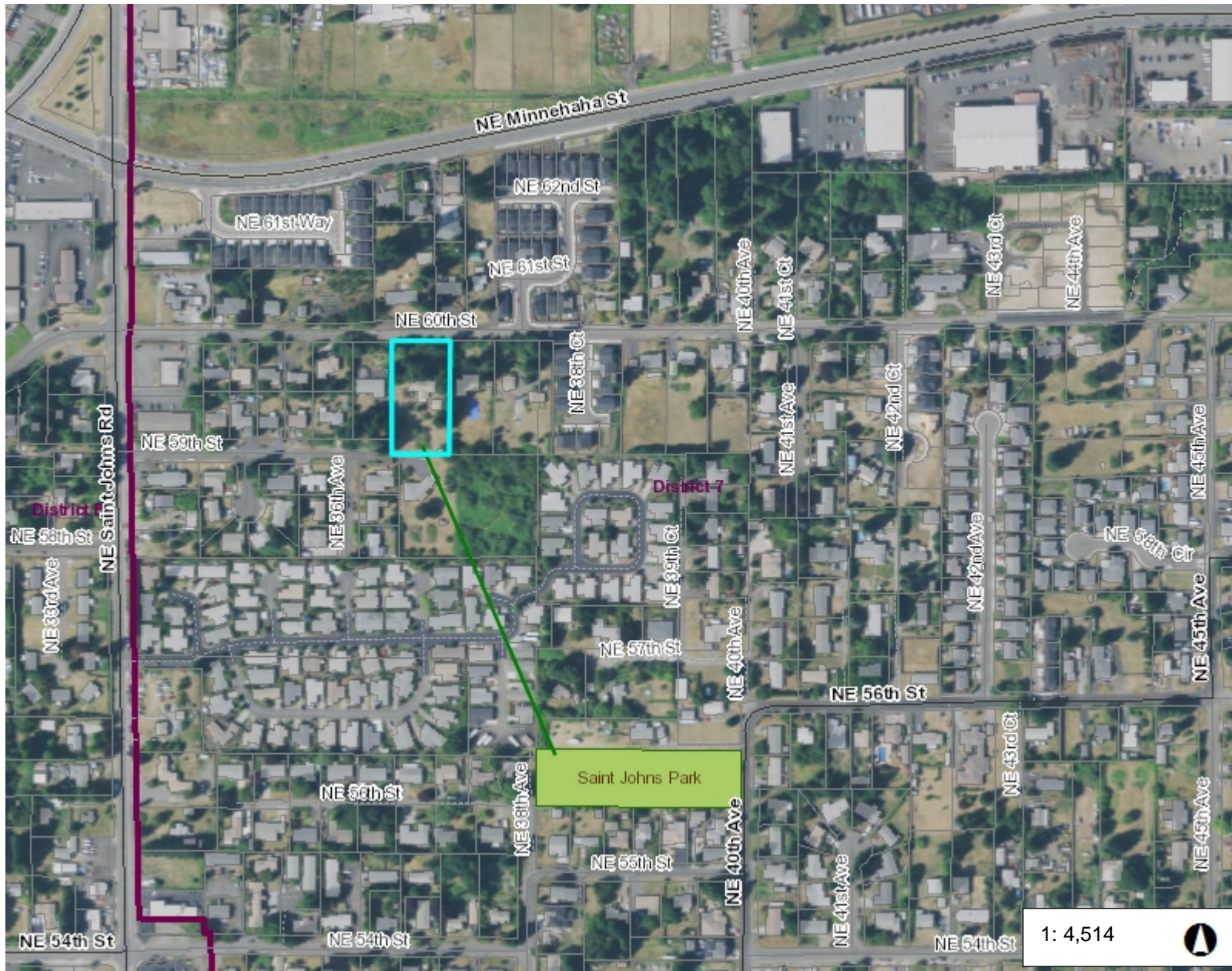
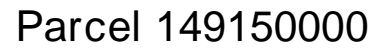
Forest Practice Moratorium

none

Cultural Resources

Archaeological Probability	Low Low-Moderate Moderate Moderate-High
Archaeological Site Buffer	Yes
Historic Site	No Mapping Indicators

Habitat and Species Impacts: No Mapping Indicators



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.75 acres
Less than .20 miles from St. Johns Park

1: 4,514



Property Fact Sheet for Account 149150000

February 11, 2021

General Information

Property Account	149150000
Site Address	3707 NE 60TH ST, VANCOUVER, WA 98661
Owner	FOSTER GREGORY PAUL & FOSTER MARY A
Mail Address	17101 NE STONEY MEADOWS DR VANCOUVER WA , 98682 US
Land Use	UNUSED OR VACANT LAND - NO IMPROVEMENTS
Property Status	Active
Tax Status	Regular
1st Line Legal	#56 JOHN C DODD DLC .75 A
Area (approx.)	32,670 sq. ft. / 0.75 acres

Assessment (2020 Values for 2021 Taxes)

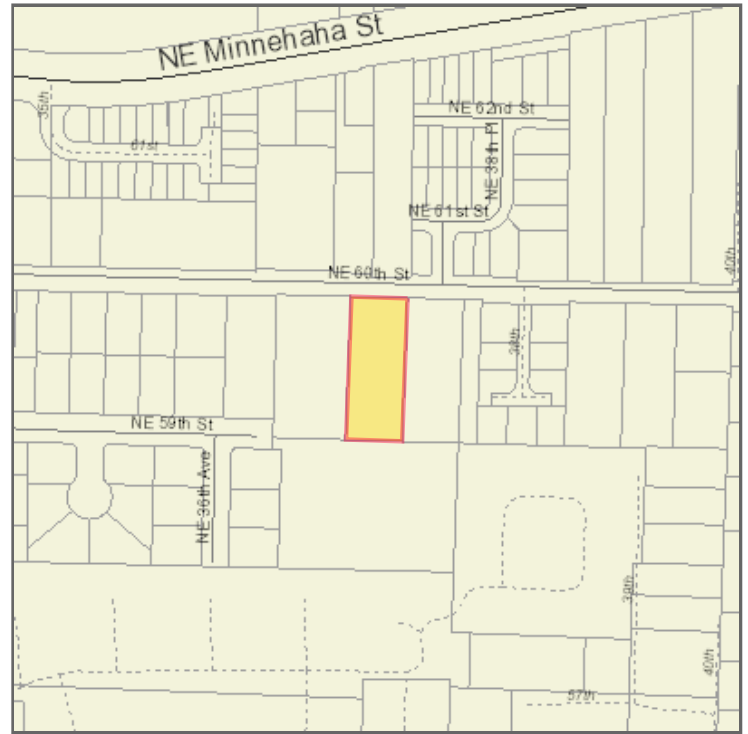
Land Value	\$165,072.00
Building Value	\$0.00
Total Property Value	\$165,072.00
Total Taxable Value	\$165,072.00

Most Recent Sale

Sale Date	11/05/2003
Document Type	DEED
Sale Number	0531742
Sale Amount	\$128,000.00

Administrative

Zoning Designation	Residential (R-18)
Zoning Overlay(s)	none
Comprehensive Plan	Urban Medium Density Residential
Comp. Plan Overlay(s)	none
Census Tract	411.05
Jurisdiction	Clark County
Fire District	FD 5
Park District	District 7
School District	Vancouver
Elementary	Minnehaha
Middle School	Jason Lee
High School	Hudsons Bay
Sewer District	Vancouver
Water District	Vancouver
Neighborhood	East Minnehaha
Section-Township-Range	SW 1/4,S12,T2N,R1E
Urban Growth Area	Vancouver
C-Tran Benefit Area	Yes
School Impact Fee	Vancouver
Transportation Impact Fee	Orchards
Transportation Analysis Zone	197
Waste Connections	Wednesday
Garbage Collection Day	
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Intermix	No

**Wetlands and Soil Types**

Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIC
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0367D
Watershed	Burnt Bridge Creek
Sub Watershed	Lower Burnt Bridge Creek

Geological Hazards

Slope Stability	
Geological Hazard	Slopes > 15%
NEHRP Class	D
Liquefaction	Very Low to Low

Forest Practice Moratorium

none

Cultural Resources

Archaeological Probability	Low Low-Moderate Moderate
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators

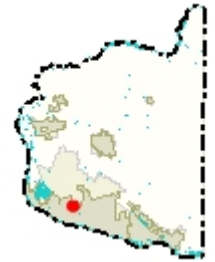
Habitat and Species Impacts:

No Mapping Indicators

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Parcel 149847000



Legend

All Roads

- Interstate
- State Route
- Arterial
- Forest Arterial
- Minor Collector
- Forest Collector
- Private or Other

Permits - Active Building

- Single Family and Duplex - New
- Multi-family Permit
- Mobile Home Placement Permit
- Residential Addition/Alteration
- Demolition Permit
- Preapplication Conference
- Commercial Building Permit
- Engineering Plan Review & Inspect

Permits - Active Land Develop

- Commercial, Industrial and Multifan
- Site Development Plan
- Land Use Fianl Planning Review
- Preliminary Information Request
- Land Use Project
- Preliminary Land Use

Notes:

2.09 Acres

752.3 0 376.17 752.3 Feet

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Property Fact Sheet for Account 149847000

February 10, 2021

General Information

Property Account	149847000
Site Address	
Owner	FILES LAWRENCE & FILES MARGARET
Mail Address	1221 SW 10TH AVE UNIT 508 PORTLAND OR , 97205 US
Land Use	PRIME DEVELOPABLE GROUND
Property Status	Active
Tax Status	Regular
1st Line Legal	#144 G. LABLANC HD CL 2.09 A
Area (approx.)	91,040 sq. ft. / 2.09 acres

Assessment (2020 Values for 2021 Taxes)

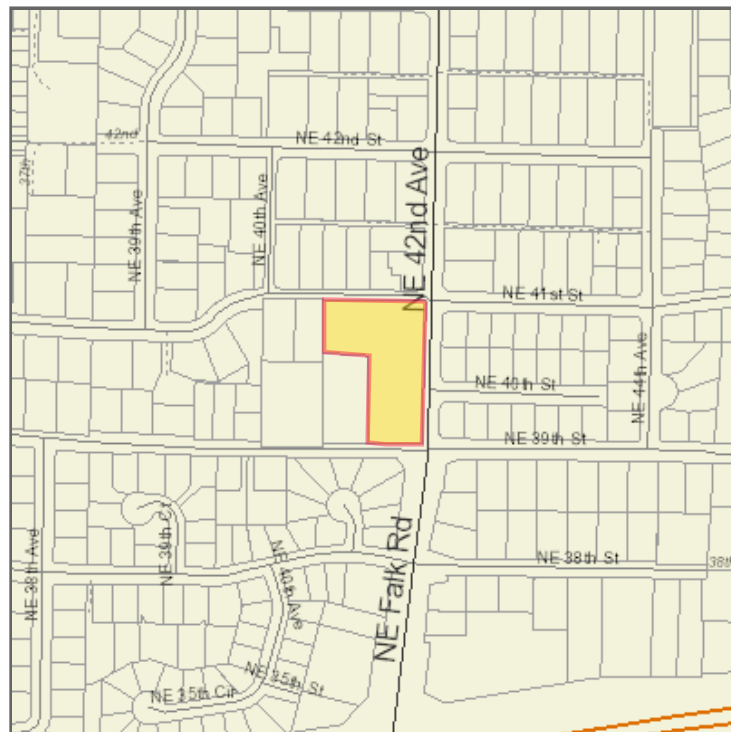
Land Value	\$569,145.00
Building Value	\$0.00
Total Property Value	\$569,145.00
Total Taxable Value	\$569,145.00

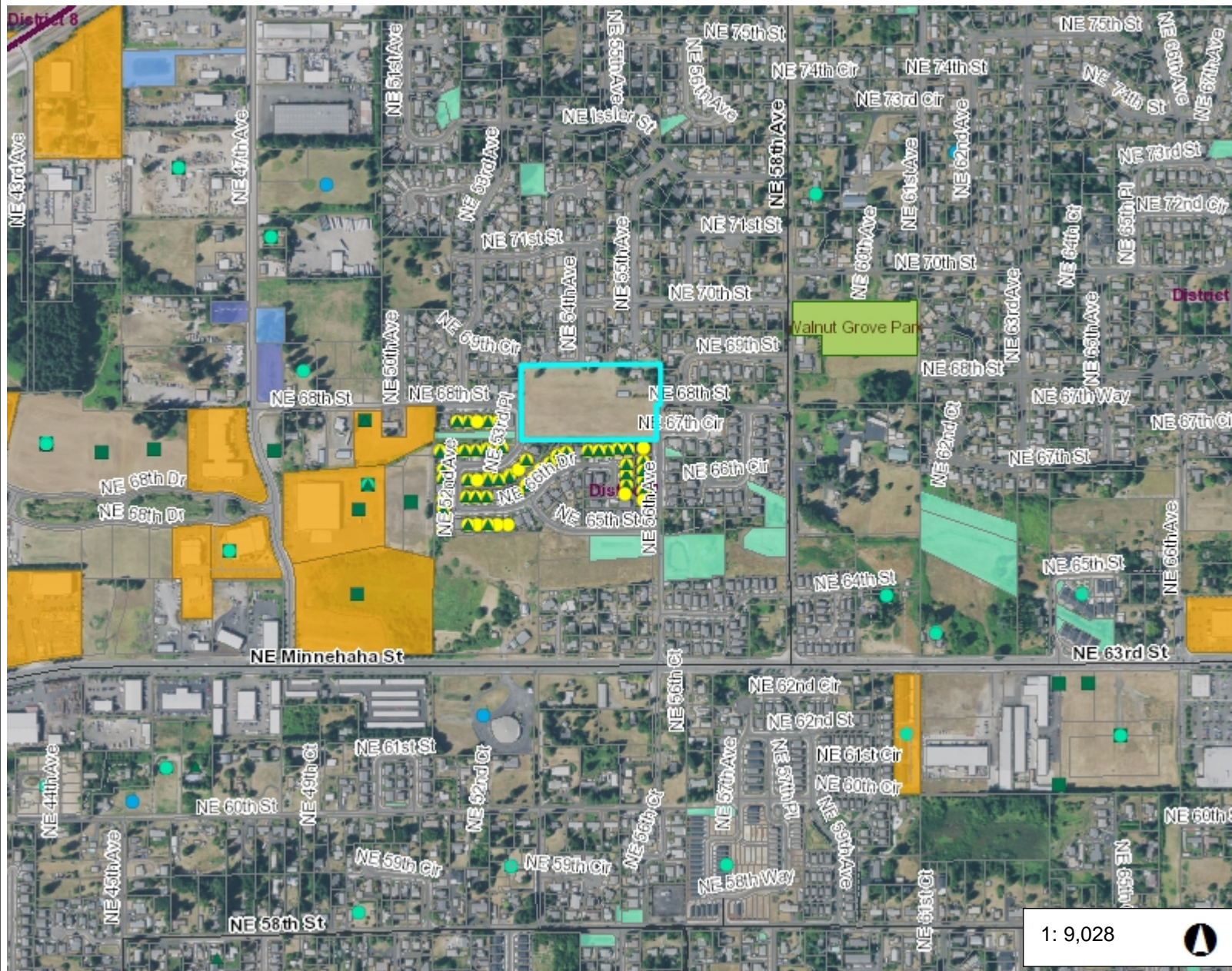
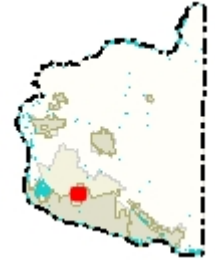
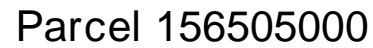
Most Recent Sale

Sale Date	05/05/2014
Document Type	BLA
Sale Number	708865
Sale Amount	\$0.00

Administrative

Zoning Designation	Single Family Residential (R1-6)
Zoning Overlay(s)	none
Comprehensive Plan	Urban Low Density Residential
Comp. Plan Overlay(s)	none
Census Tract	411.10
Jurisdiction	Clark County
Fire District	FD 5
Park District	District 7
School District	Vancouver
Elementary	Truman
Middle School	Gaiser
High School	Fort Vancouver
Sewer District	Vancouver
Water District	Vancouver
Neighborhood	Truman
Section-Township-Range	SE 1/4,S13,T2N,R1E
Urban Growth Area	Vancouver
C-Tran Benefit Area	Yes
School Impact Fee	Vancouver
Transportation Impact Fee	Orchards
Transportation Analysis Zone	186
Waste Connections	
Garbage Collection Day	Monday
Last Street Sweeping	4/17/2020
CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Intermix	No





Legend

All Roads

-  Interstate
-  State Route
-  Arterial
-  Forest Arterial
-  Minor Collector
-  Forest Collector
-  Private or Other

Permits - Active Building

- Single Family and Duplex - New
- Multi-family Permit
- ▲ Mobile Home Placement Permit
- Residential Addition/Alteration
- Demolition Permit
- Preapplication Conference
- ▲ Commercial Building Permit
- Engineering Plan Review & Inspect

Permits - Active Land Develop

- Commercial, Industrial and Multifamily
- Site Development Plan
- Land Use Final Planning Review
- Preliminary Information Request
- Land Use Project
- Preliminary Land Use

Notes:

6.05 acres
PIF Dist. 7

1,504.7	0	752.33	1,504.7 Feet
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Property Fact Sheet for Account 156505000

February 10, 2021

General Information

Property Account	156505000
Site Address	6720 NE 56TH AVE, VANCOUVER, WA 98661
Owner	LINDEMAN STEPHEN T
Mail Address	6720 NE 56TH AVE VANCOUVER WA , 98661
Land Use	SFR UNIT NOT SHARING STRUCTURE WITH OTHER USES
Property Status	Active
Tax Status	Regular
1st Line Legal	#86 M. HARTIGAN DLC 6.05
Area (approx.)	263,538 sq. ft. / 6.05 acres

Assessment (2020 Values for 2021 Taxes)

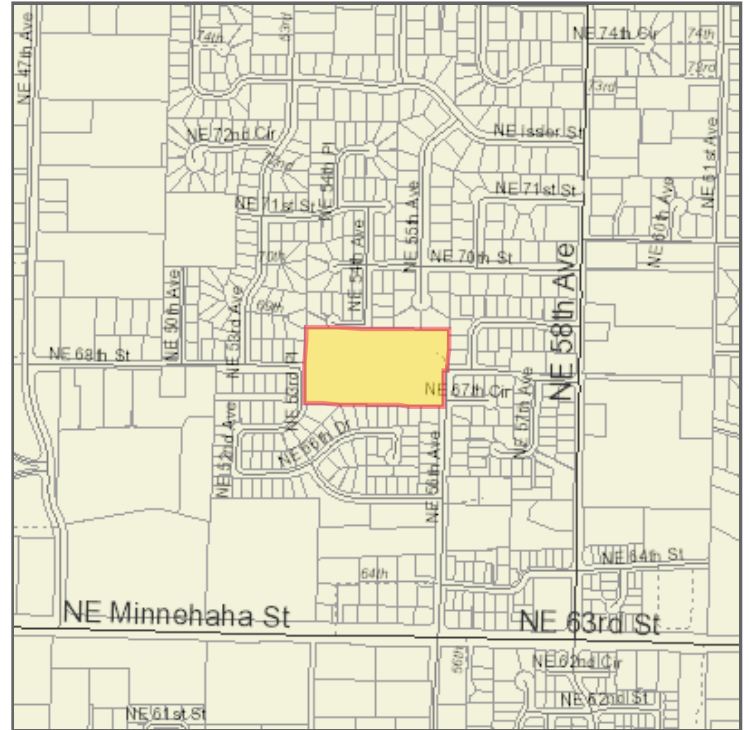
Land Value	\$1,259,982.00
Building Value	\$260,443.00
Total Property Value	\$1,520,425.00
Total Taxable Value	\$1,520,425.00

Most Recent Sale

Sale Date	11/13/2019
Document Type	D-PREP
Sale Number	812993
Sale Amount	\$0.00

Administrative

Zoning Designation	Single Family Residential (R1-6)
Zoning Overlay(s)	none
Comprehensive Plan	Urban Low Density Residential
Comp. Plan Overlay(s)	none
Census Tract	411.05
Jurisdiction	Clark County
Fire District	FD 5
Park District	District 7
School District	Vancouver
Elementary	Minnehaha
Middle School	Jason Lee
High School	Hudsons Bay
Sewer District	Vancouver
Water District	Vancouver
Neighborhood	Andresen/St.Johns
Section-Township-Range	NW 1/4,S07,T2N,R2E SW 1/4,S07,T2N,R2E
Urban Growth Area	Vancouver
C-Tran Benefit Area	Yes
School Impact Fee	Vancouver
Transportation Impact Fee	Orchards
Transportation Analysis Zone	211
Waste Connections	Wednesday
Garbage Collection Day	
Last Street Sweeping	7/7/2020
CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Intermix	No

**Wetlands and Soil Types**

Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIB Non-Hydric / HIC
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0386D
Watershed	Burnt Bridge Creek
Sub Watershed	Lower Burnt Bridge Creek

Geological Hazards

Slope Stability	
Geological Hazard	Slopes > 15%
NEHRP Class	D
Liquefaction	Low to Moderate Very Low to Low

Forest Practice Moratorium

none

Cultural Resources

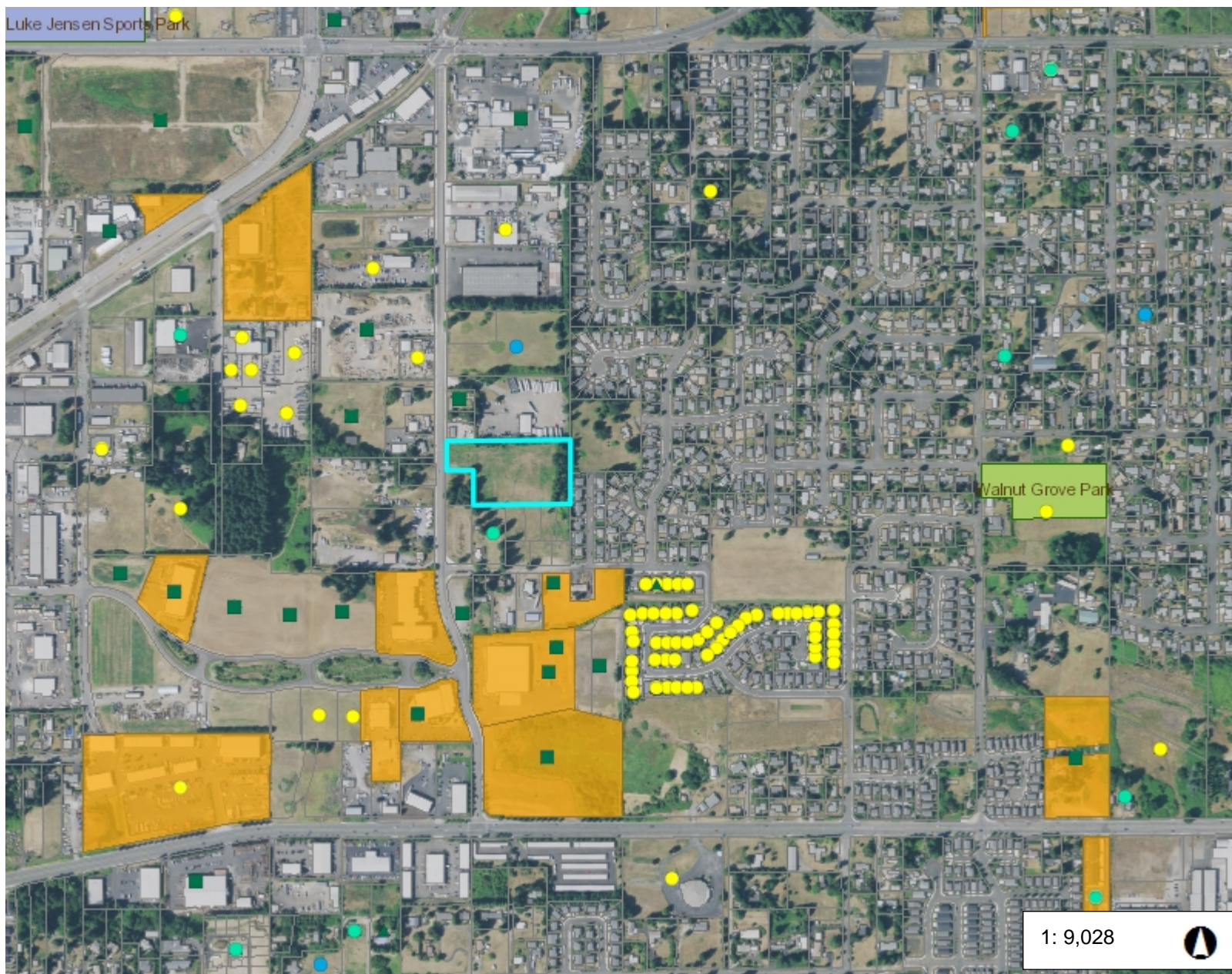
Archaeological Probability	Moderate Moderate-High
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators

Habitat and Species Impacts: No Mapping Indicators

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99731000



Legend

Permits - Active Building

- Single Family and Duplex - New
- Multi-family Permit
- Mobile Home Placement Permit
- Residential Addition/Alteration
- Demolition Permit
- Preapplication Conference
- Commercial Building Permit
- Engineering Plan Review & Inspect

Permits - Active Land Develop

- Commercial, Industrial and Multifan
- Site Development Plan
- Land Use Fianl Planning Review
- Preliminary Information Request
- Land Use Project
- Preliminary Land Use
- Pre-Application Conference
- Preliminary Land Division
- Final Land Division
- Preliminary Site Plan Review
- Final Site Plan Review
- Planned Unit Development
- Conditional Use Application

Permits - Building

Notes:

4.2 Acres
PIF District 7

1,504.7 0 752.33 1,504.7 Feet

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Property Fact Sheet for Account 99731000

February 11, 2021

General Information

Property Account	99731000
Site Address	
Owner	BECKER DAVID R JR & BECKER CAROLYN ETAL
Mail Address	13511 SE RIVERCREST DR VANCOUVER WA , 98683 US
Land Use	UNUSED OR VACANT LAND - NO IMPROVEMENTS
Property Status	Active
Tax Status	Regular
1st Line Legal	BARG ACRES #2 OF 13 4.20A
Area (approx.)	182,952 sq. ft. / 4.2 acres

Assessment (2020 Values for 2021 Taxes)

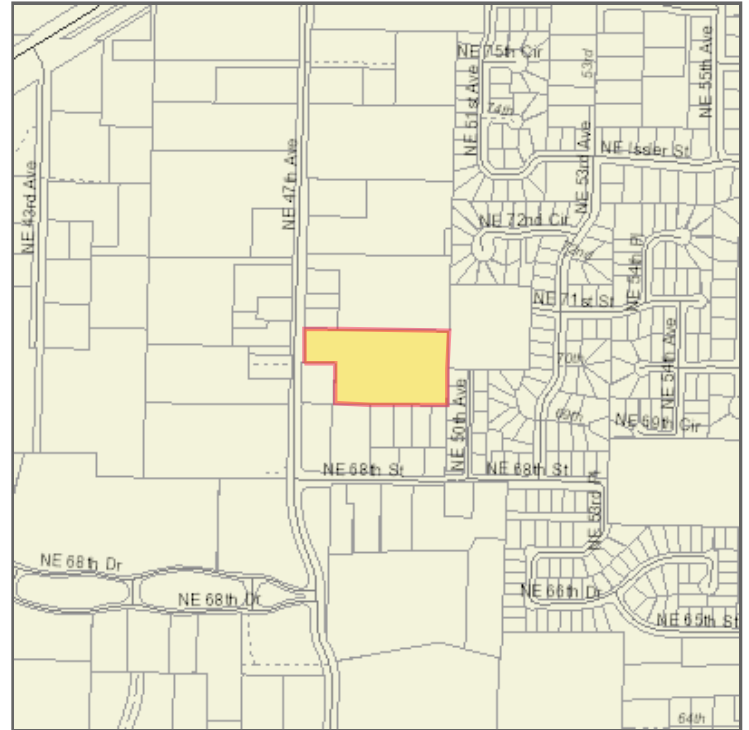
Land Value	\$731,800.00
Building Value	\$0.00
Total Property Value	\$731,800.00
Total Taxable Value	\$731,800.00

Most Recent Sale

Sale Date	01/10/1995
Document Type	CONT
Sale Number	377608
Sale Amount	\$135,000.00

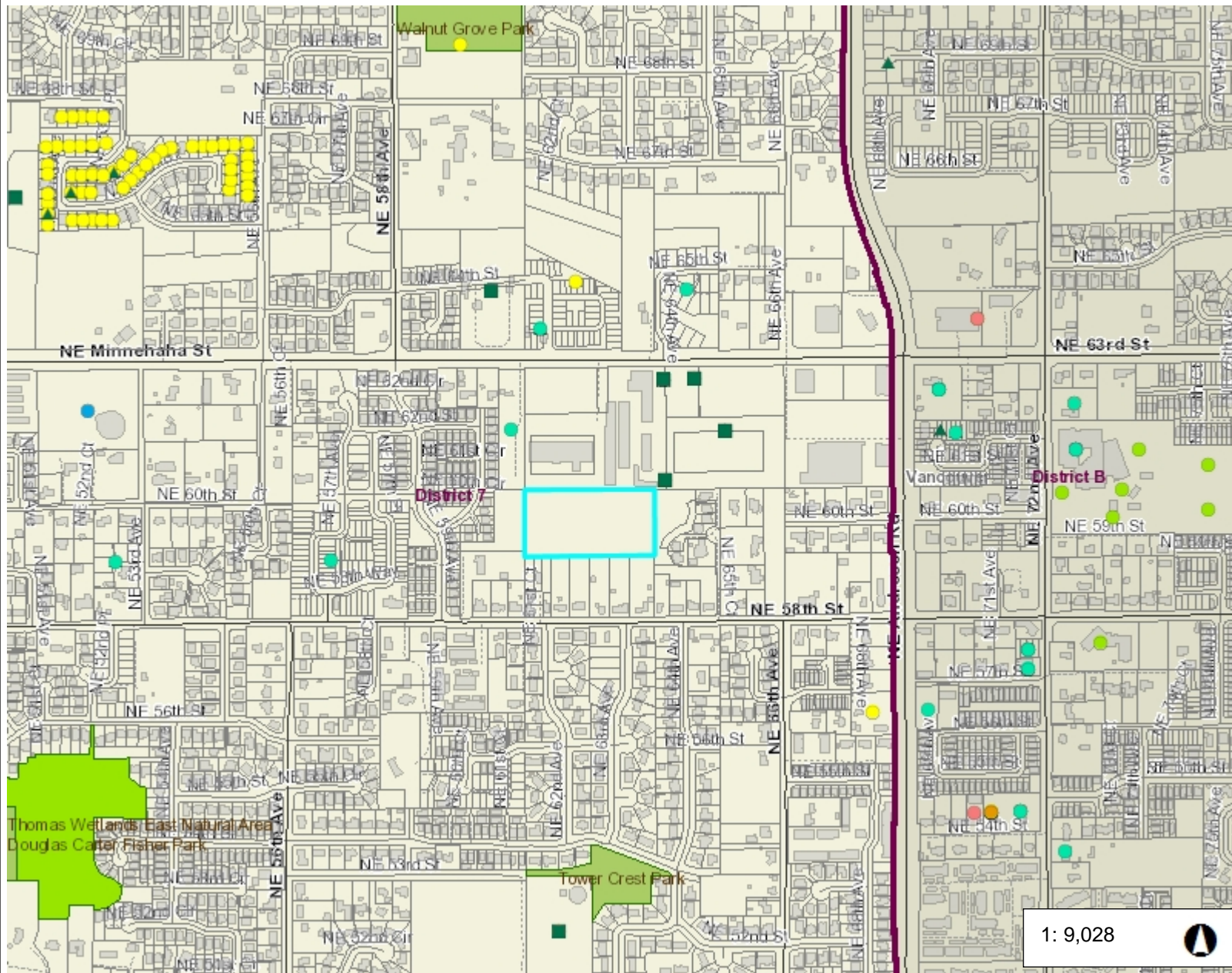
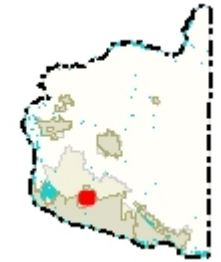
Administrative

Zoning Designation	Light Industrial (IL)
Zoning Overlay(s)	none
Comprehensive Plan	Industrial
Comp. Plan Overlay(s)	none
Census Tract	411.05
Jurisdiction	Clark County
Fire District	FD 5
Park District	District 7
School District	Vancouver
Elementary	Minnehaha
Middle School	Jason Lee
High School	Hudsons Bay
Sewer District	Vancouver
Water District	Vancouver
Neighborhood	Andresen/St.Johns
Section-Township-Range	NE 1/4,S12,T2N,R1E
Urban Growth Area	Vancouver
C-Tran Benefit Area	Yes
School Impact Fee	Vancouver
Transportation Impact Fee	Orchards
Transportation Analysis Zone	211
Waste Connections	Wednesday
Garbage Collection Day	
Last Street Sweeping	1/11/2021
CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Intermix	No





Parcel 156669000



Legend

Permits - Active Building

- Single Family and Duplex - New
- Multi-family Permit
- Mobile Home Placement Permit
- Residential Addition/Alteration
- Demolition Permit
- Preapplication Conference
- Commercial Building Permit
- Engineering Plan Review & Inspect

Permits - Active Land Develop

- Commercial, Industrial and Multifan
- Site Development Plan
- Land Use Fianl Planning Review
- Preliminary Information Request
- Land Use Project
- Preliminary Land Use
- Pre-Application Conference
- Preliminary Land Division
- Final Land Division
- Preliminary Site Plan Review
- Final Site Plan Review
- Planned Unit Development
- Conditional Use Application

Permits - Building

Notes:

5 Acres
PIF District 7

1: 9,028



1,504.7 0 752.33 1,504.7 Feet

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Property Fact Sheet for Account 156669000

March 11, 2021

General Information

Property Account	156669000
Site Address	
Owner	GRIMM JOSEPH D & GRIMM CAROLYN M TRUSTEES
Mail Address	GRIMM LIVING TRUST 6315 NE 63RD STREET VANCOUVER WA , 98661
Land Use	UNUSED LAND TIMBERED.
Property Status	Active
Tax Status	Regular
1st Line Legal	#16 OF SEC 7 T2NR2EWM 5A
Area (approx.)	217,800 sq. ft. / 5 acres

Assessment (2020 Values for 2021 Taxes)

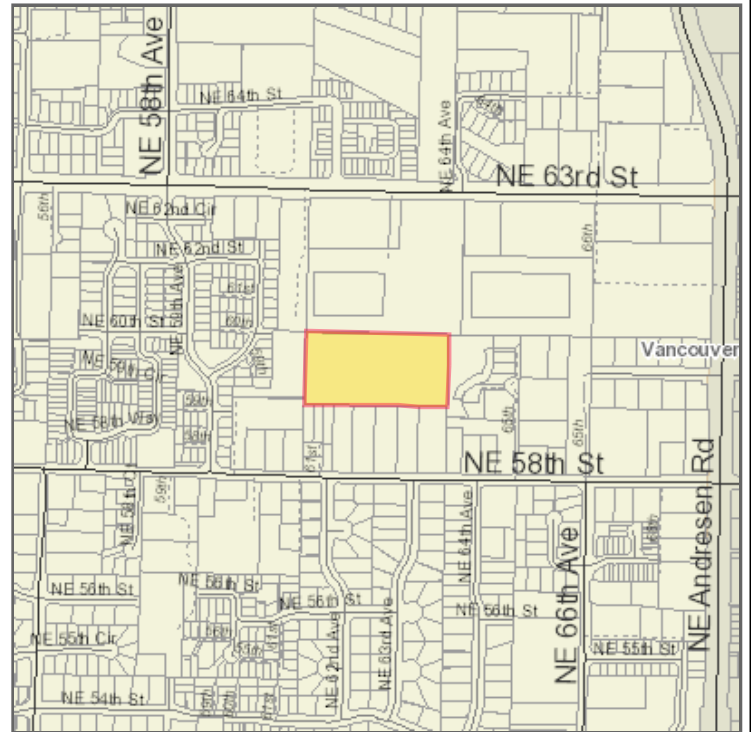
Land Value	\$68,443.00
Building Value	\$0.00
Total Property Value	\$68,443.00
Total Taxable Value	\$68,443.00

Most Recent Sale

Sale Date	11/11/2008
Document Type	D-SWD
Sale Number	650468
Sale Amount	\$0.00

Administrative

Zoning Designation	Single Family Residential (R1-6)
Zoning Overlay(s)	none
Comprehensive Plan	Urban Low Density Residential
Comp. Plan Overlay(s)	none
Census Tract	411.05
Jurisdiction	Clark County
Fire District	FD 5
Park District	District 7
School District	Vancouver
Elementary	Walnut Grove
Middle School	Gaiser
High School	Fort Vancouver
Sewer District	Vancouver
Water District	Vancouver
Neighborhood	East Minnehaha
Section-Township-Range	SE 1/4,S07,T2N,R2E
Urban Growth Area	Vancouver
C-Tran Benefit Area	Yes
School Impact Fee	Vancouver
Transportation Impact Fee	Orchards
Transportation Analysis Zone	201
Waste Connections	Monday
Garbage Collection Day	
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Intermix	No

**Wetlands and Soil Types**

Wetland Class	PSS/EMC
Wetland Inventory	Presence
Flood Hazard Area	Floodway Fringe
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIB Hydric / Su
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0386D
Watershed	Burnt Bridge Creek
Sub Watershed	Lower Burnt Bridge Creek

Geological Hazards

Slope Stability	
Geological Hazard	
NEHRP Class	D PEAT
Liquefaction	Low to Moderate Peat

Forest Practice Moratorium

none

Cultural Resources

Archaeological Probability	Moderate-High
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators

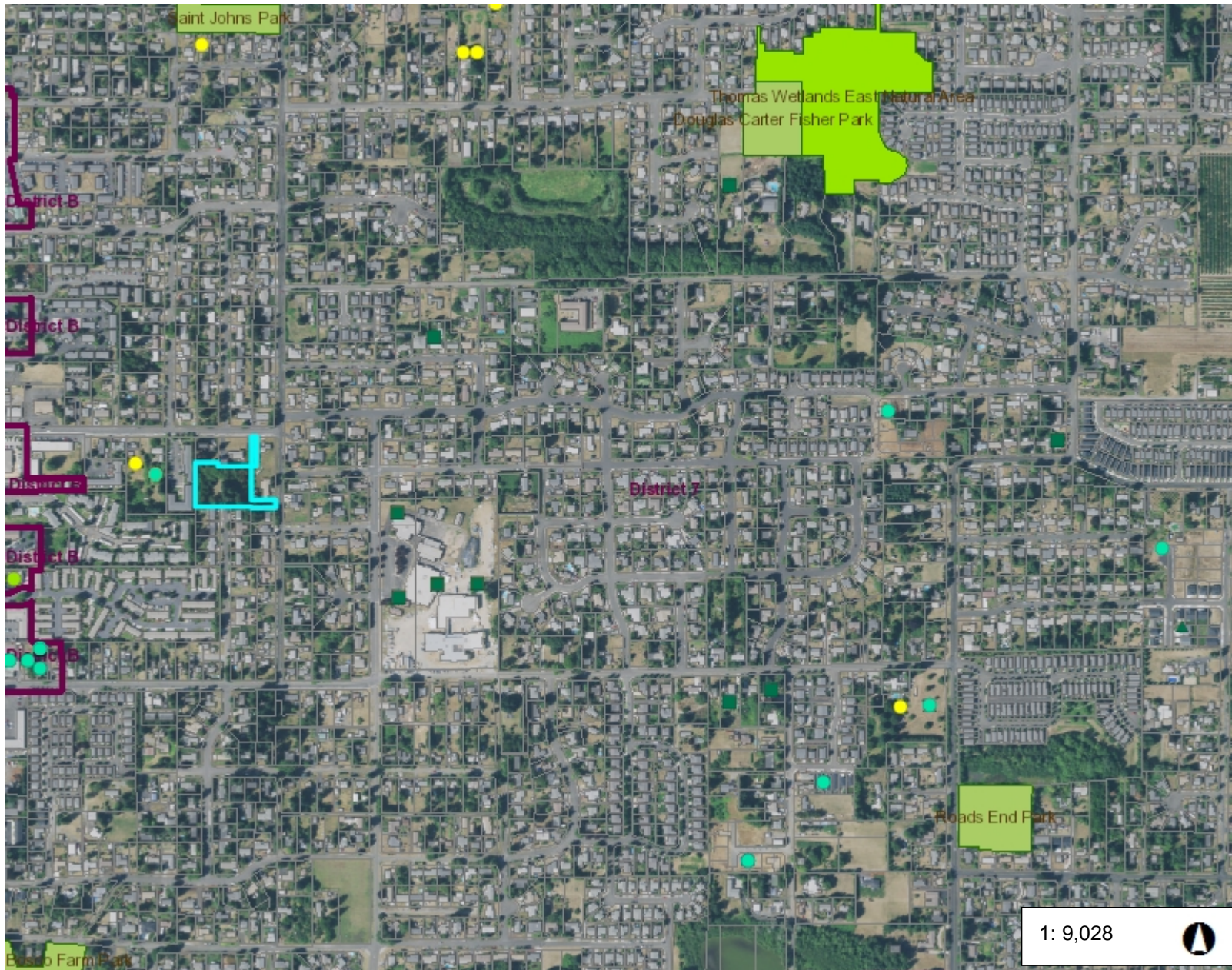
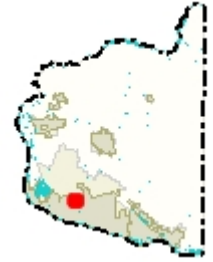
Habitat and Species Impacts:

Yes

Riparian Habitat Area: Floodway fringe



Parcel 149759000



Legend

Permits - Active Building

- Single Family and Duplex - New
- Multi-family Permit
- Mobile Home Placement Permit
- Residential Addition/Alteration
- Demolition Permit
- Preapplication Conference
- Commercial Building Permit
- Engineering Plan Review & Inspect

Permits - Active Land Develop

- Commercial, Industrial and Multifan
- Site Development Plan
- Land Use Fianl Planning Review
- Preliminary Information Request
- Land Use Project
- Preliminary Land Use
- Pre-Application Conference
- Preliminary Land Division
- Final Land Division
- Preliminary Site Plan Review
- Final Site Plan Review
- Planned Unit Development
- Conditional Use Application

Permits - Building

Notes:

1.56 Acres
PIF Dist. 7

1,504.7 0 752.33 1,504.7 Feet

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Property Fact Sheet for Account 149759000

March 11, 2021

General Information

Property Account	149759000
Site Address	3905 NE 49TH ST, VANCOUVER, WA 98661
Owner	ISAACSON JERRY A
Mail Address	13109 NE 93RD AVE VANCOUVER WA , 98662 US
Land Use	PRIME DEVELOPABLE GROUND
Property Status	Active
Tax Status	Regular
1st Line Legal	#53 GRATIEN LABLANC HD CL 1.56A
Area (approx.)	67,954 sq. ft. / 1.56 acres

Assessment (2020 Values for 2021 Taxes)

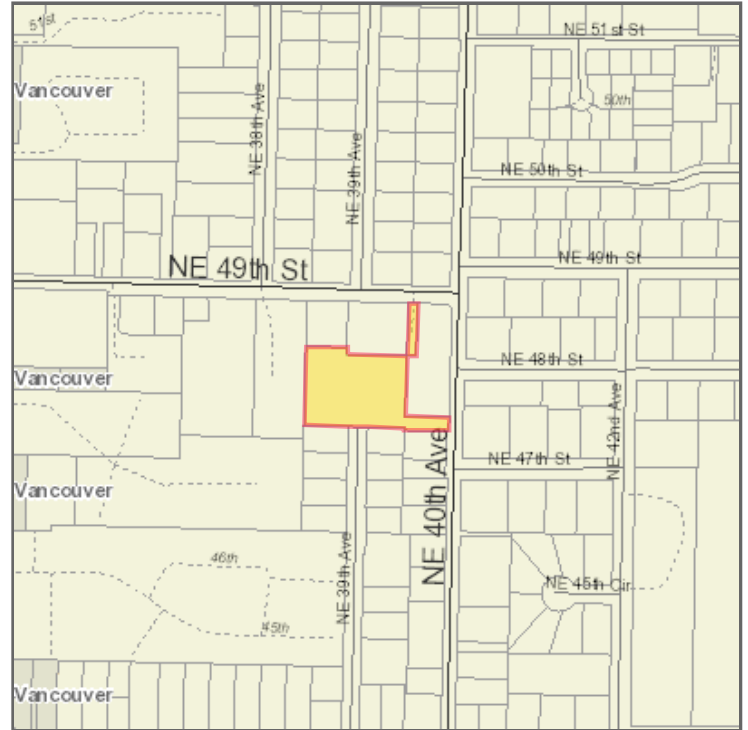
Land Value	\$448,828.00
Building Value	\$0.00
Total Property Value	\$448,828.00
Total Taxable Value	\$448,828.00

Most Recent Sale

Sale Date	01/01/1900
Document Type	D-SWD
Sale Number	5059672
Sale Amount	\$0.00

Administrative

Zoning Designation	Single Family Residential (R1-6)
Zoning Overlay(s)	none
Comprehensive Plan	Urban Low Density Residential
Comp. Plan Overlay(s)	none
Census Tract	411.10
Jurisdiction	Clark County
Fire District	FD 5
Park District	District 7
School District	Vancouver
Elementary	Truman
Middle School	Gaiser
High School	Fort Vancouver
Sewer District	Vancouver
Water District	Vancouver
Neighborhood	Truman
Section-Township-Range	SW 1/4,S13,T2N,R1E SE 1/4,S13,T2N,R1E
Urban Growth Area	Vancouver
C-Tran Benefit Area	Yes
School Impact Fee	Vancouver
Transportation Impact Fee	Orchards
Transportation Analysis Zone	196
Waste Connections	Monday
Garbage Collection Day	
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Intermix	No

**Wetlands and Soil Types**

Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIB
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0367D 53011C0369D
Watershed	Burnt Bridge Creek
Sub Watershed	Lower Burnt Bridge Creek

Geological Hazards

Slope Stability	
Geological Hazard	
NEHRP Class	D
Liquefaction	Very Low to Low

Forest Practice Moratorium

none

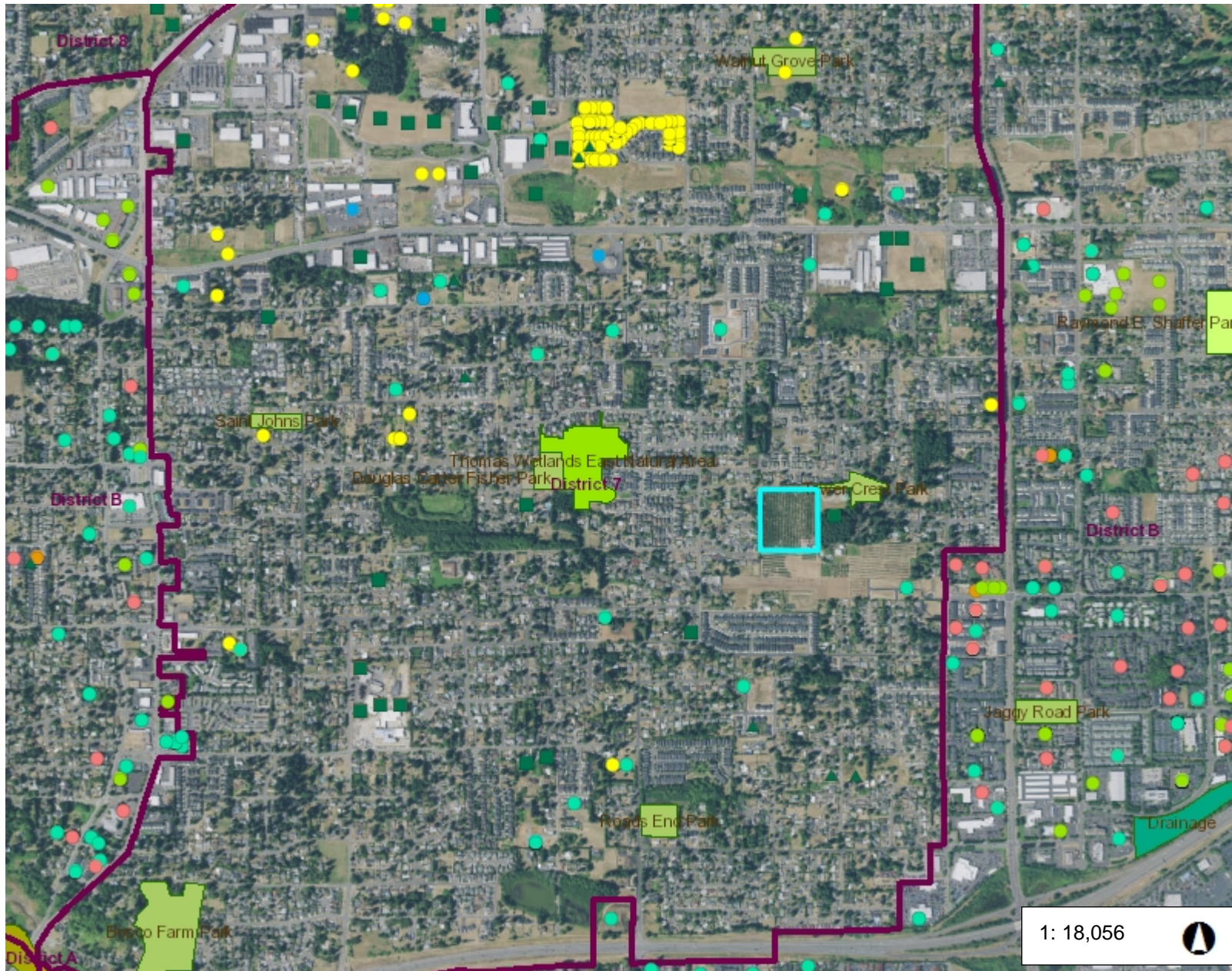
Cultural Resources

Archaeological Probability	Moderate-High High
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators

Habitat and Species Impacts: No Mapping Indicators



Parcel 160717000



Legend

Permits - Active Land Develop

- Commercial, Industrial and Multifan
- Site Development Plan
- Land Use Fianl Planning Review
- Preliminary Information Request
- Land Use Project
- Preliminary Land Use
- Pre-Application Conference
- Preliminary Land Division
- Final Land Division
- Preliminary Site Plan Review
- Final Site Plan Review
- Planned Unit Development
- Conditional Use Application

Park District

Park Type

- Unknown
- Neighborhood Park
- Community Park
- Regional Park
- State Park
- Undefined Park
- Pocket Park
- Signature Park

Notes:

8.19 acres
PIF Dist. 7

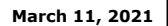
1: 18,056



3,009.3 0 1,504.67 3,009.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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