

CLARK COUNTY SOIL TYPE & DESCRIPTION

AG CODE CLASS	SOIL NAME GROUP	SOILCLASS SYMBOL	RATE PER \$ACRE	FOREST CODE	FOREST \$RATE/AC	SLOPE	PAGE	SOIL DESCRIPTION
(N1N2) PIT	Larchmount cobbly silt	LaG PIT		8 8	1 1	30%-75%	page 21	Steep, well drained. Timber & Recreation
T1	Semiahmoo muck	Sr	\$416.70	8	1	<2%	page 41	Extensively drained & kept in highly productive character. Formerly lakes & marshes. Peppermint. Truck crops, Hay & pasture.
T1	Semiahmoo muck	Su	\$416.70	8	1		page 41	Extensively drained & kept in highly productive character. Formerly lakes & marshes. Peppermint. Truck crops, Hay & pasture.
T1	Tiish silt loam	ThA	\$416.70	8	1	0%-3%	page 43	Extensively drained & kept in highly productive character. Formerly lakes & marshes. Peppermint. Truck crops, Hay & pasture.
T2	Semiahmoo muck	Sr	\$370.40	8	1	<2%	page 41	Poorly drained. Formerly lakes & marshes. Production of Hay & Grain.
T2	Semiahmoo muck	Su	\$370.40	8	1		page 41	Poorly drained. Formerly lakes & marshes. Production of Hay & Grain.
T2	Tiish silt loam	ThA	\$370.40	8	1	0%-3%	page 43	Poorly drained. Formerly lakes & marshes. Production of Hay & Grain.
T3	Cloquato silt loam	CtA	\$416.70	72	22	0%-3%	page 10	Low Terraces & flood plain along streams. Truck crops, Hay & pasture. Row crops.
T3	Hillsboro loam	HIA	\$416.70	22	199	0%-3%	page 18	Well drained on terraces. Most productive soil. Hay & pasture. Rotation crops. Cane & f tree fruits.
T3	Hillsboro loam	HIB	\$416.70	22	199	3%-8%	page 18	Well drained on terraces. Most productive soil. Hay & pasture. Rotation crops. Cane & f tree fruits.
T3	Hillsboro silt loam	HoA	\$416.70	22	199	0%-3%	page 19	Well drained on terraces. Most productive soil. Hay & pasture. Rotation crops. Cane & f tree fruits.
T3	Hillsboro silt loam	HoB	\$416.70	22	199	3%-8%	page 17	Well drained on terraces. Most productive soil. Hay & pasture. Rotation crops. Cane & f tree fruits.
T4	Hillsboro loam	HIC	\$370.40	22	199	8%-15%	page 18	Well drained on terraces. Most productive soil. Hay & pasture. Rotation crops. Cane & f tree fruits.
T4	Hillsboro silt loam	HoC	\$370.40	22	199	8%-15%	page 19	Well drained on terraces. Most productive soil. Hay & pasture. Rotation crops. Cane & f tree fruits.
T4	Newberg silt loam	NbA	\$370.40	72	22	0%-3%	page 28	Along the Columbia River. Truck crops. Row crops. Hay & pasture.
T4	Sauvie silt loam	SmA	\$370.40	72	22	0%-3%	page 40	On broad tops of natural levees along Columbia River. Truck crops. Row crops. Hay & pasture.
T5	Cinebar silt loam,	CnB	\$324.10	22	199	3%-8%	page 8	Well drained. Highest producing timber soil. Douglas-fir. Hay & pasture. Cane. Tree fruits.
T5	Cinebar stony silt loam	CrG	\$324.10	22	199	30%-70%	page 9	Steep & stony. Well drained. Timber. Douglas-fir.
T5	Hesson clay loam	HcB	\$324.10	22	199	0%-8%	page 15	High terraces along mountain slopes. Hay & pasture. Row crops. Grasses.
T5	Hillsboro loam	HID	\$324.10	22	199	15%-20%	page 18	Along drainageways & streams. Grasses & legumes.
T5	Hillsboro silt loam	HoD	\$324.10	22	199	15%-20%	page 19	Along drainageways & streams. Grasses & legumes.
T5	Newberg silt loam	NbB	\$324.10	72	22	3%-8%	page 29	Slopes on natural levees & bottom lands along Columbia River. Truck crops. Row crops. Hay & pasture.
T5	Olympic clay loam	OIB	\$324.10	22	199	3%-8%	page 33	On ridgetops & benches. Row crops & rotation crops.
T5	Sauvie loam	SmB	\$324.10	72	72	3%-8%	page 40	Slopes on natural levees & bottom lands along Columbia River. Truck crops. Row crops. Hay & pasture.
T6	Dollar loam	DoB	\$277.80	32	156	0%-5%	page 12	Deposits of old Columbia River alluvium. Crops or pasture.
T6	Gee silt loam	GeB	\$277.80	22	199	0%-8%	page 13	Deposits of old Columbia River alluvium. Crops or pasture.
T6	Gee silt loam	GeD	\$277.80	22	199	8%-20%	page 14	Deposits of old Columbia River alluvium. Crops or pasture.
T6	Hesson clay loam	HcD	\$277.80	22	199	8%-20%	page 16	Deep, well drained fine textured soil. Hay & pasture.
T6	Hockinson loam	HIA	\$277.80	32	156	0%-3%	page 20	Poorly drained & slowly permeable. Hay & pasture.
T6	Hockinson loam	HuB	\$277.80	22	199	0%-8%	page 20	Moderately well drained. Hay & pasture & grain.
T6	Kinney cobbly silt loam	KnF	\$277.80	32	156	30%-60%	page 21	Mountain slopes. Well drained. Timber & recreation.
T6	Mcbee silt loam	McB	\$277.80	22	199	0%-5%	page 25	Moderately well drained. Hay & pasture(clover,grass)
T6	Mcbee silty clay loam	MeA	\$277.80	22	199	0%-3%	page 24	Bottom lands along Salmon Ck,Lockwood Ck.& Little Washougal Rv. Requires drainage before cultivation.
T6	Olequa silt loam	OeD	\$277.80	22	199	3%-20%	page 30	Well drained & moderately slowly permeable. Hay & pasture. Legumes & grasses.
T6	Olequa silty clay loam,heavy v	OhD	\$277.80	32	156	3%-20%	page 31	On ridgetops & benches. Poorly drained & moderately slow permeability. Hay & pasture (clover & grasses)
T6	Powell silt loam	PoB	\$277.80	32	156	0%-8%	page 35	On ridgetops & benches & gentle sloping. Moderately well drained. Hay & pasture. Corn for silage.
T6	Puyallup fine sandy loam	PuA	\$277.80	72	22	0%-3%	page 36	Low terraces along Lewis Rv. & the East Fork Lewis Rv. Hay & pasture. Truck crops w/sprinkler system.
T6	Salkum silty clay loam	SaC	\$277.80	22	199	3%-15%	page 37	Well drained & slowly permeable. Small grain, grass, clover & timber.

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T6	Sara silt loam	SIB	\$277.80	32	156	0%-8%	page 38	Top of ridges. Moderately well drained. Hay & pasture & grain & row crops.
T6	Sauvie silt loam, sandy substr	SnA	\$277.80	72	22	0%-3%	page 41	Moderately well drained. Bottom lands along Columbia River. Truck crops, row crops, hay & pasture.
T6	Sauvie silty clay loam	SpB	\$277.80	73	21	0%-8%	page 39	Tops of natural levees @ bot. lands along Col. Rv.. Poorly drained. Truck crops, row crops, hay & pasture.
T7	Bear Prairie silt loam	BpB	\$222.20	12	239	0%-8%	page 7	Well drained, moderately permeable, occurs on high terraces. Used for timber.
T7	Bear Prairie silt loam	BpC	\$222.20	12	239	8%-15%	page 8	Runoff is medium. Used for timber. Douglas fir, grand fir & red alder.
T7	Cinebar silt loam	CnD	\$222.20	22	199	8%-20%	page 8	Well drained, moderately permeable & easily tilled. Timber. Douglas fir. Hay & pasture. Rotation crops.
T7	Cinebar silt loam	CnE	\$222.20	22	199	20%-30%	page 8	Runoff is medium. Erosion moderate to severe when surface is bare. Timber. Douglas fir. Pasture grasses
T7	Cinebar silt loam	CnG	\$222.20	44	90	30%-70%	page 8	Runoff is rapid. Timber. Douglas fir.
T7	Cinebar silt loam	CnG	\$222.20	43	118	30%-70%	page 9	Runoff is rapid. Timber. Douglas fir.
T7	Cinebar stoney silt loam	CrE	\$222.20	23	191	3%-30%	page 9	Stony & well drained. Timber. Douglas fir.
T7	Cinebar stoney silt loam	CrG	\$222.20	34	118	30%-70%	page 9	Steep & stony. Timber. Douglas fir.
T7	Cispus gravelly sandy loam	CsF	\$222.20	23	191	20%-45%	page 9	Mountain side slopes. Excessively drained. Recreation, wildlife habitat & forestry.
T7	Cove silty clay loam	CvA	\$222.20	8	1	0%-3%	page10	Poorly drained. In concave drainageways & flat lakebeds. Water tolerant grasses & legumes.
T7	Cove silty clay loam	CwA	\$222.20	8	1	0%-3%	page 11	Low wet basins & depressions. Poorly drained. Hay & pasture. Poor crop production unless drained.
T7	Fill Land	Fn	\$222.20	8	1		page 13	Filled artificially with earth, trash or both. No clearly defined soil characteristics.
T7	Gee silt loam	GeE	\$222.20	22	199	20%-30%	page 14	Surface runoff is medium to rapid. Woodland
T7	Gumboot silt loam	GuB	\$222.20	73	21	0%-8%	page 15	Occurs in drainageways. Poorly drained & easily tilled. Timber. (Alder, hemlock & redcedar).
T7	Hesson clay loam	HcE	\$222.20	22	199	20%-30%	page 16	Medium surface runoff. Little cultivation. Timber. Cleared areas are hay & pasture.
T7	Hesson clay loam	HcF	\$222.20	23	191	30%-55%	page 17	Too steep for cultivation. Suited for timber.
T7	Hesson gravelly clay loam	HgB	\$222.20	22	199	0%-8%	page 16	Medium surface runoff. Hay & pasture. Strawberries, tree fruit, cane fruit, corn & small grain. Grasses.
T7	Hesson gravelly clay loam	HgD	\$222.20	22	199	8%-20%	page 17	Medium surface runoff. Used less intensively than Hesson clay loam 0-8%.
T7	Hesson very stoney silty clay	HhE	\$222.20	23	191	3%-30%	page 17	Slow to rapid surface runoff. Suited for timber.
T7	Hillsboro loam	HIE	\$222.20	22	199	20%-30%	page 19	On edges of drainageways & streams. Medium to rapid surface runoff. Timber & Pasture.
T7	Hillsboro loam	HIF	\$222.20	23	191	30%-50%	page 19	Rapid to very rapid runoff. Suited for timber.
T7	Hillsboro silt loam	HoE	\$222.20	22	199	20%-30%	page 19	Located along Salmon Ck., Whipple Ck. & major drainageways. Grasses & legumes.
T7	Hillsboro silt loam	HoG	\$222.20	23	191	30%-65%	page 19	Rapid to very rapid runoff. Suited for timber. Douglas fir.
T7	Hillsboro Bouldery silt loam	HsB	\$222.20	74	21	3%-8%	page 19	Too bouldery to cultivate. Boulders range in weight from few hundred pounds to several tons.
T7	Hillsboro Bouldery silt loam	HsB	\$222.20	33	155	3%-8%	page 19	Too bouldery to cultivate. Boulders range in weight from few hundred pounds to several tons.
T7	Hillsboro Bouldery silt loam	HsB	\$222.20	33	155	3%-8%	page 19	Too bouldery to cultivate. Boulders range in weight from few hundred pounds to several tons.
T7	Hockinson-Dollar loams	HvA	\$222.20	32	156	0%-35	page 20	Hockinson is poorly drained. Dollar is moderately well drained. Hay, pasture & grain. Truck crops.
T7	Kinney silt loam	KeC	\$222.20	32	156	3%-15%	page 20	Surface runoff is slow to medium. Suited for timber. Small areas can be pasture.
T7	Kinney silt loam	KeE	\$222.20	32	156	15%-30%	page 21	Surface runoff is medium to rapid. Suited for timber & recreation.
T7	Kinney silt loam	KeE	\$222.20	32	156	15%-30%	page 21	Surface runoff is medium to rapid. Suited for timber & recreation.
T7	Kinney silt loam	KeF	\$222.20	33	155	30%-50%	page21	Very steep slopes. Well drained & moderately permeable. Used for timber & recreation.
T7	Kinney silt loam	KeF	\$222.20	32	156	30%-50%	page21	Very steep slopes. Well drained & moderately permeable. Used for timber & recreation.
T7	Kinney cobbly silt loam	KnF	\$222.20	32	156	30%-60%	page 21	Surface area is cobbly. Steep. Suitable for timber & recreation.
T7	Kinney cobbly silt loam	KnF	\$222.20	33	155	30%-60%	page 21	Surface area is cobbly. Steep. Suitable for timber & recreation.
T7	Larchmount cobbly silt loam	LaE	\$222.20	32	156	15%-30%	page22	Well drained & moderately permeable. Suitable for timber & recreation.
T7	Larchmount cobbly silt loam	LaG	\$222.20	33	155	30%-75%	page 21	Very steep at elevations above 2,500 ft. Well drained. Suitable for timber & recreation.
T7	Larchmount very stony silt lo	LcG	\$222.20	72	22	30%-75%	page 22	Very stony. Used for timber & recreation.
T7	Lauren loam	LeB	\$222.20	32	156	0%-8%	page 23	Excessively drained. Hay, pasture & small grain. Clover & grasses. Used for Subdivision Dev.
T7	Lauren gravelly loam	LgB	\$222.20	32	156	0%-8%	page 22	terraces. Excessively drained & easily tilled. Hay, pasture & small grain. clover & grasses. Subd.Dev.
T7	Lauren gravelly loam	LgF	\$222.20	33	155	20%-45%	page 23	Medium to rapid runoff. Suitable for timber. Cleared areas used for pasture.
T7	Lauren very gravelly loam	LiB	\$222.20	32	156	0%-8%	page 23	Excessively drained. Hay, pasture & small grain. Clover & grasses. Used for suburban Dev.
T7	Lauren gravelly loam, cement	LrC	\$222.20	42	119	3%-15%	page 24	Occurs on ridgetops & bench areas on high terraces. Moderately well drained. Hardwoods & Evergreens.
T7	Lauren gravelly loam, cement	LrF	\$222.20	8	1	20%-55%	page 24	On terraces & terrace fronts. Woodland & some pasture.
T7	McBee silt loam, coarse variat	MIA	\$222.20	22	199	0%-3%	page 25	Occurs in drainageways & depressions. Poorly drained. Grasses. Hay & pasture if drained.
T7	Minniece silty clay loam	MnA	\$222.20	8	1	0%-3%	page 26	Is in broad upland basins & upland drainageways. Poorly drained. Suited for permanent pasture.
T7	Minniece silty clay loam	MnD	\$222.20	8	1	3%-20%	page 26	Very wet. Wetness & slope severely limit farming. Pasture in some cases.

AG CODE CLASS	SOIL NAME GROUP	SOILCLASS SYMBOL	RATE PER \$\$ACRE	FOREST CODE	FOREST \$\$RATE/AC	SLOPE	PAGE	SOIL DESCRIPTION
T7	Minniece silt loam, thin solum	MoA	\$222.20	8	1	0%-3%	page 26	In drainageways & concave depressions. Poorly drained. Native grasses, Grasses & clovers.
T7	Mossyrock silt loam	MsB	\$222.20	22	199	0%-5%	page 27	Moderately well drained. Easily tilled. Used for grasses, legumes & small grain. Douglas-fir & red alder.
T7		NC	\$222.20	0				
T7	Odne silt loam	OdB	\$222.20	73	21	0%-5%	page 29	Slowly drained & very slow permeability. Water tolerant grasses & legumes used for hay & pasture.
T7	Olequa silt loam	OeE	\$222.20	22	199	20%-30%	page 31	Too steep for cultivation. Suited for timber. Cleared areas used for pasture.
T7	Olequa silt loam	OeF	\$222.20	23	191	30%-60%	page 31	Too steep for cultivation. Suited for timber.
T7	Olequa silty clay loam, heavy	OhF	\$222.20	33	155	20%-45%	page 32	On side slopes along streams & drainageways. Suited for timber.
T7	Olympic clay loam	OIE	\$222.20	22	199	20%-30%	page 33	Steep. On valley slopes along drainageways. Suited for timber. Cleared areas used for pasture.
T7	Olympic clay loam	OIF	\$222.20	23	191	30%-60%	page 33	Steep sides of mountains & along drainageways. Used mainly for timber.
T7	Olympic clay loam	OIF	\$222.20	33	155	30%-60%	page 33	Steep sides of mountains & along drainageways. Used mainly for timber.
T7	Olympic stony clay loam	OmF	\$222.20	32	156	30%-60%	page 33	Steep side of mountains & along drainageways. Slope & stony surface limit timber use.
T7	Pilchuck fine sand	PhB	\$222.20	72	22	0%-8%	page 34	Along terraces & streams. Excessively drained. Limits to native grasses & cottonwood for pulp.
T7	Powell silt loam	PoD	\$222.20	32	156	8%-20%	page 35	On side slopes below ridges & foot slopes. Hay, pasture & grain. Some row crops, grain & grasses.
T7	Powell silt loam	PoE	\$222.20	32	156	20%-30%	page 35	On smooth side slopes. Timber or perennial pasture.
T7	Sara silt loam	SID	\$222.20	32	156	8%-20%	page 39	On edges of ridges & sidehills. Hay, pasture & grain. Some row crops on small acreage.
T7	Sara silt loam	SIF	\$222.20	33	155	30%-50%	page 39	Slopes that lead into drainageways. Timber.
T7	Sifton gravelly loam	SvA	\$222.20	32	156	0%-3%	page 42	Excessively drained. Drought resistant grasses for pasture.
T7	Vader silt loam	VaB	\$222.20	22	199	3%-8%	page 44	Lacamas lake area. Clover & grasses for hay & pasture. Row crops. Woodland & urban development.
T7	Vader silt loam	VaC	\$222.20	22	199	8%-15%	page 44	Along side slopes near edges of broad ridge tips. Clover & grasses for hay & pasture. Row crops.
T7	Vader silt loam	VaC	\$222.20	22	199	8%-15%	page 44	Along side slopes near edges of broad ridge tips. Clover & grasses for hay & pasture. Row crops.
T7	Washougal loam	WaA	\$222.20	32	156	0%-3%	page 45	Excessively drained. Used mainly for forestry, hay & pasture.
T7	Wind River sandy loam	WnB	\$222.20	22	199	0%-8%	page 45	Excessively drained & easily tilled. Used for residential developments. Few acres in cultivation.
T7	Wind River sandy loam	WnD	\$222.20	22	199	8%-20%	page 46	Excessively drained & easily tilled. Tree fruits, small grains & truck crops. Residential Dev or woodland
T7	Wind River gravelly loam	WrB	\$222.20	22	199	0%-8%	page 46	Cleared & is in cultivation or suburban development. Pasture, tree fruits & row crops.
T7	Yacolt loam	YaC	\$222.20	32	156	3%-15%	page 46	Well drained (slopes along streams) (uplands & mount. Terrain). Woodland & wildlife habitat. (hay & pasture)
T7(N1)	Cinebar silt loam	CnD	\$222.20	22	199	8%-20%	page 8	Well drained & easily tillable. Timber. Douglas-fir. Hay & pasture land. Rotation crops.
T7(N1)	Cinebar stony silt loam	CrG	\$222.20	22	199	30%-70%	page 9	Steep & stony. Rapid runoff. Too steep & stony for cultivation. Used for Douglas-fir.
T7(N1N2)	Cinebar silt loam	CnB	\$222.20	32	156	3%-8%	page 8	Most extensively cultivated of cinebar series. Hay & pasture. Row crops. Oats & barley.
T7(N1N2)	Cinebar stony silt loam	CrG	\$222.20	0		30%-70%	page 9	Steep & stony. Rapid runoff. Too steep & stony for cultivation. Used for Douglas-fir.
T7(N1N2)	Hillsboro silt loam	HoG	\$222.20	0		30%-65%	page 19	Rapid runoff. Suited for Douglas-fir.
T7(N1N2)	Larchmount very stony silt loa	LcG	\$222.20	74	21	30%-75%	page 22	Timber & recreation.
T7(N1N2)	Olympic clay loam	OIF	\$222.20	33	155	30%-75%	page 33	Steep side mountain slopes & drainageway slopes. Timber.
T7(N1N2)	Olympic stony clay loam	OmE	\$222.20	22	199	3%-30%	page 33	On ridgetops & slopes along drainageways. Stony surface. Timber & light grazing in clear areas.
T7(N1N2)	Olympic stony clay loam	OmF	\$222.20	23	191	30%-60%	page 33	Steep side mountain slopes & drainageway slopes. Timber.
T7(N1N2)	Olympic clay loam, shallow va	OpC	\$222.20	32	156	3%-15%	page 34	On remote mountainous terraces. Suited for timber.
T7(N1N2)	Olympic clay loam, shallow va	OpC	\$222.20	32	156	3%-15%	page 34	On remote mountainous terraces. Suited for timber.
T7(N1N2)	Olympic clay loam, shallow va	OpE	\$222.20	32	156	15%-30%	page 34	Mountainous terrain. Suited for timber.
T7(N1N2)	Olympic clay loam, shallow va	OpG	\$222.20	33	155	30%-65%	page 34	Mountainous terrain. Suited for timber.
T7(N1N2)	Olympic very stony clay loam	OrC	\$222.20	33	155	5%-15%	page 34	Mountainous terrain. Suited for timber.
T7(N1N2)	Pilchuck fine sand	PhB	\$222.20	8	1	0%-8%	page 34	On terraces along streams. Excessively drained. Limited to native grasses & cottonwood production(pulp).
T7(N1N2)	Riverwash (Sandy)	Ra	\$222.20	8	1		page 37	Sandy alluvium on streambanks. Supports little or no vegetation. Recreation.
T7(N1N2)	Washougal gravelly loam	WgB	\$222.20	32	156	0%-8%	page 44	Stream terraces along East Fork Lewis & Washougal Rivers. Excessively drained. Timber.
T7(N1N2)	Washougal gravelly loam	WgE	\$222.20	32	156	8%-30%	page 45	Terrace fronts along East Fork Lewis & Washougal Rivers. Timber
T7(N1N2)	Washougal stony loam	WhF	\$222.20	33	155	30%-60%	page 45	Terrace fronts. Stony surface & slope limit use to timber.
T7(N1N2)	Wind River sandy loam	WnG	\$222.20	23	191	30%-65%	page 46	Too steep for cultivation. Suited for timber.
T7(N1N2)	Wind River gravelly loam	WrF	\$222.20	23	191	12%-50%	page 46	Much acreage in suburban development. Some pasture.
T7(N1N2)	Yacolt loam	YaA	\$222.20	32	199	0%-3%	page 47	On broad undulating terraces along upland & mountain streams. Woodland & wildlife habitat.
T7(N1N2)	Yacolt loam	YaC	\$222.20	32	199	3%-15%	page 46	On broad undulating terraces along upland & mountain streams. Woodland & wildlife habitat.
T7(N1N2)	Yacolt stony loam	YcB	\$222.20	32	199	0%-5%	page 47	Stony surface. Forestry & unimproved pasture.

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17(N2)	Rough Broken Land	Ro	\$222.20	8	1		page 37	Very steep terrace fronts & land. Valuable for wildlife habitat & water yield.
WAT		WAT	?	8	1			Water.
LEGEND								
Information taken from <i>Soil Survey of Clark County, Washington</i> , November 1972 edition. Rate per acre are calculated yearly. Base Rental Rate per acre is multiplied by a capitalization rate. The capitalization rate (WAC 458-30-262) is the interest rate plus the property tax component divided by 100. The interest rate & property tax component is provided by Department of Revenue, Olympia, WA.								
Forest Land values (WAC 458-40-540)Rate/AC come directly from the Department of Olympia, WA.								
The Forest Code represents Land Grade & Operability Class.								
Agricultural Class is Clark County Department of Assessment & GIS identification code for the soil class. Used to value current use accounts.								
Shrink-Swell soils are soils that swell when water is added & shrink when water is removed. They are typically high in clay and swelling minerals & have a drainage problem.								
SHRINK-SWELL POTENTIAL								
1 LOW								
2 MEDIUM								
3 HIGH								
4 WATER								
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Sign-In Sheet for
March 11, 2019

Clark County Farm Advisory Committee
Public Service Center- 1300 Franklin St. room 679, Vancouver, WA 98660
10:10 am - 11:50 am

	Name (Print)	Title	Company	Email
1	Maureen Wright	JLS Senior	Clark County	
2	Rebecca Binkley	Proo. Card.	"	
3	Sue Marshall		Barns Corner Farm	sue.marshall5@hotmail.com
4	Lisa Bayantet		Stone Hill Farm	GetMarketingMatters@gmail.com
5	Jason Lee		JP Ag Co	jlee@PNFarm.com
6	Dennis Schodt	Commercial Appraisal Manager	Clark Co.	
7	Roni Battan	AST manager	"	
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GLDIER FARM AND AGRICULTURE RENTAL SURVEY - RENT BY USE

# ACRES	ANNUAL RENT		PER MN	USE	SOIL		ANNUAL INCOME
	PER ACRE	TYPE					
40	73.50	\$6.25	BERRIES -RASPBERR	T6		\$3,000.00	
21.26	88.90	\$7.41	BERRIES -STRAWBERR	T3-6		\$1,890.01	
115	94.50	\$7.88	BERRIES -STRAWBERR	T3		\$10,867.50	
10	105.00	\$8.75	BERRIES	T3		\$1,050.00	
10	105.00	\$8.75	BERRIES	T3		\$1,050.00	
30	105.00	\$8.75	BERRIES -RASPBERR	T3		\$3,150.00	
37	136.50	\$11.38	BERRIES -STRAWBERR	T3-5-6		\$5,050.50	
16	157.50	\$13.13	BERRIES	T3		\$2,520.00	
23	157.50	\$13.13	BERRIES	T6		\$3,622.50	
8.4	157.50	\$13.13	BERRIES -RASPBERR	T3		\$1,323.00	
10	157.50	\$13.13	BERRIES -RASPBERR	T3		\$1,575.00	
30	315.00	\$26.25	BERRIES	T3-6		\$9,450.00	
55	315.00	\$26.25	BERRIES	T3		\$17,325.00	
36	315.00	\$26.25	BERRIES -STRAWBERR	T3		\$11,340.00	
35.38	105.00	\$6.75	CHRISTMAS TREES	T6-7		\$3,714.90	
65	61.50	\$5.13	CORN	T6-7		\$3,997.50	
88.8	78.75	\$6.56	DAIRY	T6-7-N2		\$6,993.00	
100	42.00	\$3.50	DUCK HUNTING CLUB	T6		\$4,200.00	
88	73.50	\$6.13	FLOWER BLUBS	T7		\$6,468.00	
218	17.33	\$1.44	HAY - PASTURE	T7		\$3,777.94	
35	18.90	\$1.58	HAY	N1-T6		\$661.50	
30	21.00	\$1.75	HAY	T6-N1		\$630.00	
40	21.00	\$1.75	HAY - TIMBER	N1-T7-FL		\$840.00	
84.32	21.00	\$1.75	HAY & TREES	T6		\$1,770.72	
10	26.25	\$2.19	HAY	T6		\$262.50	
40	26.25	\$2.19	HAY	T6		\$1,050.00	
135	34.65	\$2.89	HAY - PASTURE	T6		\$4,677.75	
300	35.00	\$2.92	HAY - PASTURE	T5-7		\$10,500.00	
40	36.75	\$3.06	HAY	T3		\$1,470.00	
50	42.00	\$3.50	HAY	T6		\$2,100.00	
45	46.66	\$3.89	HAY	T6-7		\$2,099.70	
50	47.25	\$3.94	HAY	T6		\$2,362.50	
100	52.50	\$4.38	HAY	T6		\$5,250.00	
54	75.60	\$6.30	HAY	T7		\$4,082.40	
21.88	81.60	\$6.80	HAY	T6		\$1,785.41	
9.5	105.00	\$8.75	HAY	T5-7-N2		\$997.50	
110	4.75	\$0.40	PASTURE	FL		\$522.50	
100	5.25	\$0.44	PASTURE	T6		\$525.00	
78.2	5.40	\$6.15	PASTURE	T6		\$4,835.00	
122	9.45	\$0.75	PASTURE	T7		\$1,098.00	
50	10.50	\$1.83	PASTURE	T6-7		\$1,098.00	
70	10.50	\$0.88	PASTURE - SILAGE	T6-7		\$735.00	
170	10.50	\$0.88	PASTURE	T7		\$808.50	
150	10.50	\$0.88	PASTURE	N2		\$1,575.00	
156	10.50	\$0.88	PASTURE -DAIRY	N2-T7-6		\$1,638.00	
73.34	12.60	\$1.05	PASTURE -DAIRY	N2-T5-6		\$924.08	
13.88	13.65	\$1.08	PASTURE	T5-6-7		\$180.44	
80	14.45	\$1.20	PASTURE	T6		\$1,156.00	
50	15.75	\$1.31	PASTURE	T6		\$787.50	
50	15.75	\$1.31	PASTURE	T5-6-7		\$787.50	
20	15.75	\$1.31	PASTURE - \$5 PER HEN	N2		\$315.00	
80	16.40	\$1.37	PASTURE	T5		\$1,312.00	
24.9	16.86	\$1.41	PASTURE	N2		\$419.81	
77.78	18.38	\$1.53	PASTURE	T5		\$1,429.60	
151.03	18.77	\$1.56	PASTURE	N2		\$2,834.83	
40	21.00	\$1.75	PASTURE	T7-N2		\$840.00	
59	22.05	\$1.84	PASTURE - \$7 PER HEN	N2-T7		\$1,300.95	
50.5	24.95	\$2.08	PASTURE	T6-7		\$1,259.98	
20	26.25	\$2.19	PASTURE	T6-7		\$525.00	
46	26.25	\$2.19	PASTURE	T6		\$1,207.50	
350	27.00	\$2.25	PASTURE	N1-T5		\$9,450.00	
107	31.50	\$2.63	PASTURE	T6-7		\$3,370.50	
125	33.60	\$2.80	PASTURE	N2		\$4,200.00	
69	36.82	\$3.07	PASTURE	T6		\$2,540.58	
20	47.25	\$3.94	PASTURE	N1-T6		\$945.00	
50	52.50	\$4.38	PASTURE	N1-T6		\$2,625.00	
165	76.37	\$6.36	LIVESTOCK - PASTURE	T6		\$12,601.05	
26	78.75	\$6.56	LIVESTOCK - PASTURE	T6		\$2,047.50	
85	81.53	\$6.79	PASTURE	T7-6-FL		\$6,930.05	
RENTED							
4828.17 H:\FARM CU RATES\2018 FARM RENTS.xls 28945.729.70							

FARM AND AGRICULTURAL LAND

Ag Class Code	5-Year Ave Base Rent used for 2018	Indicated Base Rent Rate 2018	2017	Base Rent Rate 2016	Base Rent Rate 2015	Base Rent Rate 2014	Comment
T1	44.04	47.1	47.1	42	42	42	Peat soils, extensive drainage, highly productive.
T2	39.54	41.5	41.5	40.7	37	37	Peat type soils, not properly drained, usable less intensively.
T3	44.64	46.7	46.7	45.8	42	42	Generally uplands, prime agricultural, good drainage, level.
T4	37.42	39.3	39.3	38.5	35	35	Less desirable compared to 3, due to clay, topo, rock, drainage
T5	29.92	31.4	31.4	30.8	28	28	Progressively poorer soils for ag use compared to 4.
T6	23.52	24.7	24.7	24.2	22	22	" " "
T7	19.24	20.2	20.2	19.8	18	18	" " "
N1	8.56	9	9.0	8.8	8	8	Any of above but non-tilled. If grazed, N-1, if brush/timber put minimal timber value.
N2	3.06	3	3.0	3.3	3	3	Any of above but non-tilled. If grazed, N-1, if brush/timber put minimal timber value. N-2 use for swamps, non-tillable.

BASED ON INFORMATION FROM LOCAL FARM BOARD - RENTAL RATES HAVE REMAINED RELATIVELY FLAT THE LAST COUPLE OF YEARS WITH MINOR ADJUSTMENTS UP AS AG LAND BECOMES SCARCER, AND NOMINAL INFLATION FACTORS.

Procedure for Calculating Rate per Acre

An Interest Rate and Property Tax Component is taken from the Department of Revenue Expedited Adoption--Proposed Rulemaking (RCW 34.05.230) (See attached document). (WAC) 458-30-262 Agricultural land valuation--Interest rate--Property tax Component for the assessment year 2000 (in this example).

The Interest Rate is added to the Property Tax Component. The total is divided by 100. The result is the Capitalization Rate.

Interest Rate	9.43
Property Tax Component	<u>+1.34</u>
Total	10.77
 Total	 $\frac{10.77}{100} = .108$ (Capitalization Rate)

The Capitalization Rate (.108) is used to calculate the Rate per Acre.

To calculate the Rate per Acre, the Base Rent Rate (see attached Current Use Values) is divided by the Capitalization Rate (.108).

$$\text{Base Rent Rate for T7} \quad \frac{\$24.00}{.108} = \$222.20 \text{ (Rate per Acre)}$$

Survey
Example

«Name»
«Address»
«City», «State» «Zip»

Dear «Dear»:

Re: Farm and Agricultural Rented or Leased Property Questionnaire
Parcel #: «ParcelNbr», File #: «FileNbr»

The Department of Assessment & GIS is researching information pertaining to farmland rental or leased agreements.

We are required by State law (WAC 458-30-255) to review and determine current use value for farm and agricultural land periodically. As an owner of approved Current Use Farm and Agricultural Land, we are requesting that you complete the enclosed questionnaire and return it to us by «Date».

Your information may be used in determining current use base rent rates. Base rent rates are used in the calculation of Clark County current use value for farmland.

All information will be confidential.

If you have any questions, please call the Current Use Department at (360) 397-2391.

Sincerely,

Assessor, Clark County

Special Assessment Appraiser

Special Assessment Appraiser

CJB/SP/mrp

Enclosure: Farm and Agricultural Rented or Leased Property Questionnaire

FARM AND AGRICULTURAL Rented or Leased Property Questionnaire

RCW 84.34

Parcel # «ParcelNbr»
File # «FileNbr»

Name: _____ Date: September 20, 2000
Address: «Address» Phone: «Phone»
City, State, Zip: «City» «State» «Zip»

Do you rent or lease acreage "to others" for farm and agricultural purposes?

☐ No If "No," please complete the questionnaire up to this point and return it to the Assessor at the above address.

☐ Yes If "Yes," please complete the entire questionnaire, filling in where appropriate to your situation, and return it to the Assessor at the above address. **A copy of the lease would be appreciated.**

Do you rent or lease acreage "from others" for farm and agricultural purposes?

☐ No If "No," please complete the questionnaire up to this point and return it to the Assessor at the above address.

☐ Yes If "Yes," please complete the entire questionnaire, filling in where appropriate to your situation, and return it to the Assessor at the above address. **A copy of the lease would be appreciated.**

All information received by the Assessor is to be used by this office in determining land values in compliance with the law (RCW 84.34). The data will be used in conjunction with other income information received without reference to names or location of the property. Names and location of property will be confidential and will not be available to anyone other than those charged with the above mentioned valuation procedure.

Is the property under net cash rental? ☐ Yes ☐ No

If "Yes," specify cash amount per acre: \$ _____ / Per acre

What is the starting and ending date of the lease? Start Date _____ End Date _____

Is this a Cash or Crop lease? ☐ Cash ☐ Crop (See page 2 of 3)

What is the cash amount paid to the property owner? \$ _____

What expenses must the property owner pay? _____

How many acres are under lease? _____ Acres

House or other building(s) included in the lease? ☐ Yes ☐ No

If "Yes," please describe _____

CROP LEASE
INCOME AND EXPENSE DATA

Income and Expense Data provided will be helpful in determining Base Rent Rates used to value Current Use Farm and Agricultural land.

INCOME				
Year	Type of Crop	Acres	Average Seasonal Yield Per Acre	Gross Income Per Acre
1				
2				
3				
4				
5				

Notes:

Typical EXPENSES				
Year	Type of Crop	Acres	Average Cost Per Acre	Net Income Per Acre
1				
2				
3				
4				
5				

Notes:

LOCATION OF PROPERTY

Use one of the following for the description of the property involved or attach your own map or legal description:

Assessor's Serial Number	Tax Lot Number	Section	Township	Range	Farmed Acres

Section: _____ Township: _____ Range: _____

	NW 1/4		NE 1/4
	SW 1/4		SE 1/4



Legal Description

WAC 458-30-345**Advisory committee.**

(1) **Introduction.** This section explains how the advisory committee mandated by RCW **84.34.145** is formed, the type of advice this committee may give the assessor, and the consequences of not forming this committee.

(2) **Formation.** The county legislative authority shall appoint a five-member advisory committee representing the active farming community to advise the assessor in implementing assessment guidelines as established by the department for open space, farm and agricultural, and timber land classified under the provisions of chapter **84.34** RCW, unless the county legislative authority finds insufficient interest by the farming community in the formation of such a committee.

(a) The committee shall elect officers and adopt operating procedures.

(b) All meetings and records shall be open to the public according to chapters **42.30** and **42.17** RCW.

(c) Upon appointment, each member of the advisory committee shall serve a one-year term.

(d) Members may be removed from the advisory committee by majority vote of the county legislative authority.

(3) **Type of advice.** The advisory committee shall not give advice regarding the valuation or assessment of specific parcels of land. However, it may supply the assessor with advice on typical crops, land quality, and net cash rental assessments to assist the assessor in determining appropriate values.

(4) **Failure to appoint advisory committee.** Failure of the county legislative authority to appoint an advisory committee shall not invalidate the listing of property on the assessment or the tax rolls.

[Statutory Authority: RCW **84.08.110**, **84.08.070**, **84.34.141** and **84.34.360**. WSR 95-21-002, § 458-30-345, filed 10/4/95, effective 11/4/95. Statutory Authority: RCW **84.08.010** and **84.08.070**. WSR 90-24-087, § 458-30-345, filed 12/5/90, effective 1/5/91. Statutory Authority: RCW **84.08.010**(2), **84.34.141** and chapter **84.34** RCW. WSR 88-23-062 (Order PT 88-12), § 458-30-345, filed 11/15/88.]