



# Property Development Profile

## Subject Parcels:

Union Ridge  
Ridgefield, Washington  
Clark County

## Prepared For:

Mark Childs  
Capacity Commercial  
805 SW BROADWAY, STE 700  
Portland, OR 97205

**Prepared by:**  
**First American Title Insurance Company**

818 Stewart St. #800  
Seattle, WA 98101  
TEL 206.615.3266  
cs.commercial@firstam.com  
<http://www.firstam.com/ncs/>



*First American Title*



Thursday, July 31, 2014

Thank you for requesting this Property Development Profile from First American Title Insurance Company of Oregon. We pride ourselves on providing public data in a professional manner to help you present a comprehensive report on your subject property.

You will find included in this Property Development Profile the following information. Please note that we do our best to provide this information for every property, but at times it is not available. This is especially true for sparsely populated areas.

- 1) ☐ **Site Data** – This shows various property characteristics such as assessed/market values, parcel and building size, land use, and improvement type.
- 2) ☐ **Ownership** – The most recent vesting deed can be found here. If a parcel is owned by a commercial entity, there may be additional information identifying the principal.
- 3) ☐ **Aerial**
- 4) ☐ **Location** – You can find parcel maps with lot dimensions and maps showing relation of the site to the greater community in this section.
- 5) ☐ **Zoning** – A definition of the specific zoning code can be found here, often along with a zoning map of the area.
- 6) ☐ **Transit** – When possible, information about public transit accessibility will be provided.
- 7) ☐ **Natural Features** – This section may include information about soil, floodplains, and topography.
- 8) ☐ **Utilities** - If the parcel is served by a public water or sewer district, basic sketches or contacts to the appropriate authorities are listed.
- 9) ☐ **Demographics** – Based on Census 2010, this information reflects the demographic characteristics of the population surrounding your site.

Please do not hesitate to contact us regarding any of the information included in this Property Development Profile. Though this is reliable data assembled by First American Title, it is provided by third parties and is not guaranteed.

818 Stewart St. #800  
Seattle, WA 98101  
TEL 206.615.3266  
[cs.commercial@firstam.com](mailto:cs.commercial@firstam.com)  
<http://www.firstam.com/ncs/>

**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

**OWNERSHIP INFORMATION**

<i>Parcel Number</i>	: 213976 000	<i>Bldg #</i>	:	<i>of</i>			
<i>Reference Parcel #</i>	: T4R1ES21Q1	<i>R</i>	: 1E	<i>T</i>	: 4N	<i>S</i>	: 21
<i>Owner</i>	: Scgraf LLC					<i>Q</i>	: NE
<i>CoOwner</i>	:						
<i>Site Address</i>	: 5694 Pioneer St Ridgefield 98642						
<i>Mail Address</i>	: 2 N Cascade Ave #1280 Colorado Springs Co 80903						
<i>Owner Telephone</i>	:						

**SALES AND LOAN INFORMATION**

<i>Transferred</i>	: 11/12/2003	<i>Loan Amount</i>	: \$1,346,982
<i>Document Number</i>	: 3752179	<i>Loan Type</i>	: Conventional
<i>Sale Price</i>	: \$575,000	<i>Lender</i>	: Bank Midwest
<i>Deed Type</i>	: Warranty	<i>Interest Rate</i>	: Fixed
<i>% Owned</i>	: 100	<i>Vesting Type</i>	: Corporation

**ASSESSMENT AND TAX INFORMATION**

<i>Market Land</i>	: \$644,300	<i>Exempt Type</i>	:
<i>Market Structure</i>	:	<i>% Improved</i>	:
<i>Market Total</i>	: \$644,300	<i>2014 Taxes</i>	: \$7,284.99
<i>Taxable Value</i>	: \$644,300	<i>Levy Code</i>	: 122000
<i>Excise Tax Number</i>	: 531396	<i>Millage Rate</i>	: 11.78615
<i>Geocode</i>	: 411211332001	<i>ExemptMillageRt</i>	: 7.61882

**PROPERTY DESCRIPTION**

<i>Census</i>	: <i>Tract</i> : 403.01	<i>Block</i>	: 1
<i>Map Page &amp; Grid</i>	: 416 F6		
<i>Neighborhood Code</i>	: 7920		
<i>Land Use</i>	: 0991 Vacant,Unused/Vacant Land,No Impr		
<i>Zoning Code</i>	: Xz		
<i>Subdivision/Plat</i>	:		
<i>Legal Description</i>	: #27 SEC 21 T4N R1EWM 5.12A SWQ OF		
	: SWQ OF NEQ SEC 21-4-1E EXC W 225 FT		
	: EXC E 70 FT EXC CO RDS EXC THT P...		
<i>School District</i>	: Ridgefield		
<i>Building Name</i>	:		
<i>Improvement Type</i>	:		

**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

Parcel Number : 213976 000

Bldg # : of

**PROPERTY CHARACTERISTICS**

<i>Bedrooms</i> :	<i>1stFloorSF</i> :	<i>Lot Acres</i> : 5.12
<i>Bath Full</i> :	<i>2ndFloorSF</i> :	<i>Lot SF</i> : 223,027
<i>Bath 3/4</i> :	<i>AbovGrndSF</i> :	<i>Lot Dimen</i> :
<i>Bath 1/2</i> :	<i>BsmtFin SF</i> :	<i>Qlty Class</i> :
<i>Bath 1/4</i> :	<i>BsmtUnfnSF</i> :	<i>Stories</i> :
<i>Fixtures</i> :	<i>BsmtTotlSF</i> :	<i>Ceiling</i> :
<i>Pool</i> :	<i>Bsmt Type</i> :	<i>Roof Matl</i> :
<i>Patio/Deck</i> :	<i>BuildingSF</i> :	<i>Roof Struct</i> :
<i>Patio/Dck Sf</i> :	<i>1st Grg Typ</i> :	<i>Frame</i> :
<i>Flooring</i> :	<i>1st Grg SF</i> :	<i>Foundation</i> :
<i>Floor Cover</i> :	<i>2nd Grg Typ</i> :	<i>Wall Matl</i> :
<i>Air Cond</i> :	<i>2nd Grg SF</i> :	<i>Bldg Style</i> :
<i>Heat Type</i> :	<i>3rd Grg Typ</i> :	<i>Bldg Cond</i> :
<i>Heat Fuel</i> :	<i>3rd Grg SF</i> :	<i>EffYearBlt</i> :
<i>Sprinkler</i> :	<i>Carport SF</i> :	<i>Year Built</i> :
<i>Rough-Ins</i> :	<i>Totl Grg SF</i> :	<i>AvailWater</i> : Private
	<i>BsmtGrgSpc</i> :	<i>WaterSourc</i> : Public
	<i>Elevator</i> :	<i>AvailSewer</i> : Septic
		<i>Sewer Used</i> : Septic
 <u><b>FIREPLACE</b></u>		
<i>1FlrSglFlu</i> :		
<i>1FlrDblFlu</i> :	<u><b>VIEW QUALITY</b></u>	
<i>2FlrSglFlu</i> :	<i>AirprtView</i> :	<u><b>OTHER</b></u>
<i>2FlrDblFlu</i> :	<i>City View</i> :	<i>Waterfront</i> : No
<i>Ttl Fireplces</i> :	<i>CrkMMView</i> :	<i>WtrfrntFtg</i> :
<i>WoodStove</i> :	<i>Lake View</i> :	<i>Imp Acre</i> :
	<i>MountnView</i> :	<i>Unimp Acre</i> :
	<i>River View</i> :	<i>Topography</i> : Low
	<i>TerritView</i> :	<i>St Access</i> : No Thru Stree
		<i>RdFrontFtg</i> : 310
<u><b>PORCH</b></u>	<u><b>SECONDARY BUILDING</b></u>	<i>PavingMatl</i> : Blacktop
<i>Porch 1 Typ</i> :	<i>2ndBldgTyp</i> :	<i>Corner Lot</i> : No
<i>Porch 1Flr</i> :	<i>2ndBldgCnd</i> :	<i>Curb/Guttr</i> :
<i>Porch 1 SF</i> :	<i>2ndBldg SF</i> :	
<i>Porch 2 Typ</i> :		
<i>Porch 2 Flr</i> :		
<i>Porch 2 SF</i> :		






## Land Records

Property Info Center  
GIS MapsOnline  
Subdivision Browser  
Quarter Sections  
Auditor Records  
Parcel Alteration Forms



## Clark County Property Information

## Account Summary

**Property Identification Number:** 213976000 [MapsOnline](#)   
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** 5694 PIONEER ST, RIDGEFIELD, 98642 ([Situs Addresses](#))  
**Abbreviated Legal Description:** #27 SEC 21 T4N R1EW 5.12A

## Demographics

Socioeconomic Data  
Census 2010 Profiles

## GIS Programs

[Index of Atlas Maps](#)  
[GIS Metadata](#)  
[GIS Training](#)  
[Annexation Tracker](#)

## Storefront

- Digital Data
- Applications
- Publications
- Printed Maps
- Custom Maps
- Photography
- Developer's Packet

## Reports

## Vacant Lands

## Contacts

Staff List  
Office Location

Account	Building	Environmental	Taxes	Auditor Docs	Documents	Permits	Sales Search
<b>Property Owner</b> SCGRAF LLC				<b>Owner Mailing Address</b> SCHUCK WILLIAM D 2 N CASCADE AVE STE 1280 COLORADO SPRINGS CO , 80903 US		<b>Property Location Address</b> 5694 PIONEER ST, RIDGEFIELD, 98642 <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>	
<b>Administrative Data</b> <a href="#">Info...</a>				<b>Land Data</b>		<b>Assessment Data</b> <a href="#">Info...</a>	
Zoning Designation <a href="#">Codes...</a> IND				<a href="#">Clark County Road Atlas</a> page 34		<b>2013 Values for 2014 Taxes</b>	
Zoning Overlay(s) none				Approximate Area <a href="#">Info...</a> 223,027 sq. ft.		Market Value as of January 1, 2013	
Comprehensive Plan GC ML				5.12 acres		Land Value \$644,300.00	
Comp. Plan Overlay(s) none				Subdivision no data		Building Value \$0.00	
Census Tract 403.01				Survey <a href="#">043143</a>		Total Property \$644,300.00	
Jurisdiction Ridgefield				<b>Sales History</b>		<b>Taxable Value</b>	
Fire District Clark Co Fire				Sale Date 11/30/2010		Total \$644,300.00	
Park District District 0				Document Type D-WARR		<b>2012 Values for 2013 Taxes</b>	
School District Ridgefield				Excise Number 659199		Market Value as of January 1, 2012	
Elementary Union Ridge				Document Number		Land Value \$644,300.00	
Middle School View Ridge				Sale Amount \$275,000.00		Building Value \$0.00	
High School Ridgefield				Sale Date 11/30/2010		Total Property \$644,300.00	
Sewer District Clark Regional				Document Type D-QCD		<b>Taxable Value</b>	
Water District Ridgefield				Excise Number 659303		Total \$644,300.00	
Neighborhood Ridgefield Junction				Document Number		<b>2014 Uncertified Values</b>	
Section-Township-Range NE				Sale Amount \$0.00		Market Value	
1/4,S21,T4N,R1E				Sale Date 11/07/2003		Land Value \$644,300.00	
image: <a href="#">.TIF</a> or <a href="#">.PDF</a>				Document Type DEED		Building Value \$0.00	
Urban Growth Area Ridgefield				Excise Number 531396		Total Property \$644,300.00	
C-Tran Benefit Area Yes				Document Number		<b>Taxable Value</b>	
School Impact Fee Ridgefield				Sale Amount \$575,000.00		Total \$644,300.00	
Transportation Impact Fee Ridgefield				Sale Date 08/06/1998		<b>General</b>	
Transportation Analysis Zone 471				Document Type CONT		Re-valuation Cycle 3	
Waste Connections Tuesday				Excise Number 434196		Assessor Neighborhood 7920	
Garbage Collection Day n/a				Document Number			
Last Street Sweeping 0				Sale Amount \$600,000.00			
CPU Lighting Utility District No				Sale Date 08/06/1998			
Burning Allowed No				Document Type D-CORR			
Wildland Urban Interface/Intermix No Mapping Indicators				Excise Number 437222			
				Document Number			
				Sale Amount \$0.00			

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360)

397-2391 , Email: [asrgis@clark.wa.gov](mailto:asrgis@clark.wa.gov)

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**Clark County, Geographic Information System (GIS): Bob Pool, Manager**

Street Address: [1300 Franklin Street](#), 2nd Floor, Vancouver, WA 98666-5000

Mailing Address: P.O. Box 5000, Vancouver, WA 98666-5000

Main phone: (360) 397-2002 | FAX: (360) 397-2046

**Storefront Hours:**

Mon, Tue, Thurs, Fri: 8:00 a.m. - 5:00 p.m.

Wed: 9:00 a.m. - 5:00 p.m.

Email: [themapstore@clark.wa.gov](mailto:themapstore@clark.wa.gov)

**Responsible Elected Official:** [Board of Clark County Commissioners](#)

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File Location: <http://gis.clark.wa.gov/gishome/Property/?action=account&account=213976000>

For questions or comments regarding the Clark County Web site: [Webmaster@clark.wa.gov](mailto:Webmaster@clark.wa.gov)

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**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

**OWNERSHIP INFORMATION**

<i>Parcel Number</i>	: 213978 000	<i>Bldg #</i>	: 1	<i>of</i>	1		
<i>Reference Parcel #</i>	: T4R1ES21Q1	<i>R</i>	: 1E	<i>T</i>	: 4N	<i>S</i>	: 21
<i>Owner</i>	: Scgraf LLC					<i>Q</i>	: NE
<i>CoOwner</i>	:						
<i>Site Address</i>	: 5601 N 10th St Ridgefield 98642						
<i>Mail Address</i>	: 2 N Cascade Ave #1280 Colorado Springs Co 80903						
<i>Owner Telephone</i>	:						

**SALES AND LOAN INFORMATION**

<i>Transferred</i>	: 06/10/2003	<i>Loan Amount:</i>	
<i>Document Number</i>	: 3653651 Multi-Parcel	<i>Loan Type</i>	:
<i>Sale Price</i>	:	<i>Lender</i>	:
<i>Deed Type</i>	: Warranty	<i>Interest Rate</i>	:
<i>% Owned</i>	: 100	<i>Vesting Type</i>	: Corporation

**ASSESSMENT AND TAX INFORMATION**

<i>Market Land</i>	: \$4,286,700	<i>Exempt Type</i>	:
<i>Market Structure</i>	:	<i>% Improved</i>	:
<i>Market Total</i>	: \$4,286,700	<i>2014 Taxes</i>	: \$48,347.09
<i>Taxable Value</i>	: \$4,286,700	<i>Levy Code</i>	: 122000
<i>Excise Tax Number</i>	: 520495	<i>Millage Rate</i>	: 11.78615
<i>Geocode</i>	: 411211432001	<i>ExemptMillageRt</i>	: 7.61882

**PROPERTY DESCRIPTION**

<i>Census</i>	: <i>Tract</i> : 403.01	<i>Block</i>	: 1
<i>Map Page &amp; Grid</i>	: 416 E5		
<i>Neighborhood Code</i>	: 7920		
<i>Land Use</i>	: 0991 Vacant,Unused/Vacant Land,No Impr		
<i>Zoning Code</i>	: Ip		
<i>Subdivision/Plat</i>	:		
<i>Legal Description</i>	: #29 OF SEC 21 T4NR1EWM 44.1A NW 1/4		
	: OF NE 1/4 & N 1/2 OF SW 1/4 OF NE		
	: 1/4 SEC 21-4-1EWM EXC THAT PTN T...		
<i>School District</i>	: Ridgefield		
<i>Building Name</i>	: Conventional		
<i>Improvement Type</i>	: Residential		

**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

Parcel Number : 213978 000

Bldg # : 1 of 1

**PROPERTY CHARACTERISTICS**

Bedrooms : 4  
Bath Full : 1  
Bath 3/4 :  
Bath 1/2 : 1  
Bath 1/4 :  
Fixtures : 8  
Pool :  
Patio/Deck :  
Patio/Dck Sf :  
Flooring : Wood  
Floor Cover :  
Air Cond : No  
Heat Type : Forced  
Heat Fuel :  
Sprinkler :  
Rough-Ins :

**FIREPLACE**

1FlrSglFlu :  
1FlrDblFlu :  
2FlrSglFlu :  
2FlrDblFlu :  
Ttl Fireplces :  
WoodStove :

**PORCH**

Porch 1 Typ : Porch  
Porch 1Flr :  
Porch 1 SF : 80  
Porch 2 Typ : Porch  
Porch 2 Flr :  
Porch 2 SF : 128

1stFloorSF : 924  
2ndFloorSF : 600  
AbovGrndSF :  
BsmtFin SF :  
BsmtUnfnSF : 924  
BsmtTotlSF : 924  
Bsmt Type : Unfinished  
BuildingSF : 924  
1st Grg Typ :  
1st Grg SF :  
2nd Grg Typ :  
2nd Grg SF :  
3rd Grg Typ :  
3rd Grg SF :  
Carport SF :  
Totl Grg SF :  
BsmtGrgSpc :  
Elevator :

**VIEW QUALITY**

AirprtView :  
City View :  
CrkMMView :  
Lake View :  
MountnView :  
River View :  
TerritView :

**SECONDARY BUILDING**

2ndBldgTyp : Main Floor  
2ndBldgCnd : Fair  
2ndBldg SF : 924

Lot Acres : 44.10  
Lot SF : 1,920,996  
Lot Dimen : 1380 X 1380  
Qlty Class : Avg  
Stories : 2  
Ceiling :  
Roof Matl : Composition  
Roof Struct :  
Frame :  
Foundation :  
Wall Matl : Brick  
Bldg Style : 2 Story  
Bldg Cond : Fair  
EffYearBlt : 1940  
Year Built : 1920  
AvailWater : Private  
WaterSourc : Public  
AvailSewer : Septic  
Sewer Used : Septic

**OTHER**

Waterfront : No  
WtrfrntFtg :  
Imp Acre :  
Unimp Acre :  
Topography : Even  
St Access : No Thru Stree  
RdFrontFtg : 680  
PavingMatl : Unpaved  
Corner Lot : No  
Curb/Guttr :



## Land Records

[Property Info Center](#)  
[GIS MapsOnline](#)  
[Subdivision Browser](#)  
[Quarter Sections](#)  
[Auditor Records](#)  
[Parcel Alteration Forms](#)



## Clark County Property Information

## Account Summary

**Property Identification Number:** 213978000 [MapsOnline](#) 

**Property Type:** Real

**Property Status:** Active **Tax Status:** Regular

**Site Address:** 5601 N 10TH ST, RIDGEFIELD, 98642 ([Situs Addresses](#))

**Abbreviated Legal Description:** #29 OF SEC 21 T4NR1EWM 44.1A

## Demographics

Socioeconomic Data  
Census 2010 Profiles

## GIS Programs

- Index of Atlas Maps
- GIS Metadata
- GIS Training
- Annexation Tracker

## Storefront

Digital Data  
Applications  
Publications  
Printed Maps  
Custom Maps  
Photography  
Developer's Packet

## Reports

### Vacant Lands

## Contacts

Staff List  
Office Location

Account	Building	Environmental	Taxes	Auditor Docs	Documents	Permits	Sales Search
<b>Property Owner</b> SCGRAF LLC				<b>Owner Mailing Address</b> SCHUCK WILLIAM D 2 N CASCADE AVE STE 1280 COLORADO SPRINGS CO , 80903 US		<b>Property Location Address</b> 5601 N 10TH ST, RIDGEFIELD, 98642 <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>	
<b>Administrative Data</b> <a href="#">Info...</a>				<b>Land Data</b>		<b>Assessment Data</b> <a href="#">Info...</a>	
Zoning Designation <a href="#">Codes...</a> IND				<a href="#">Clark County Road Atlas</a> page 34		<b>2013 Values for 2014 Taxes</b>	
Zoning Overlay(s) none				Approximate Area <a href="#">Info...</a> 1,920,996 sq. ft.		Market Value as of January 1, 2013	
Comprehensive Plan ML						Land Value \$4,286,700.00	
Comp. Plan Overlay(s) none				44.1 acres		Building Value \$0.00	
Census Tract 403.01				Subdivision no data		Total Property \$4,286,700.00	
Jurisdiction Ridgefield				Survey <a href="#">041021</a>		Taxable Value	
Fire District Clark Co Fire				<b>Sales History</b>		Total \$4,286,700.00	
Park District District 0				Sale Date 05/08/2003		<b>2012 Values for 2013 Taxes</b>	
School District Ridgefield				Document Type DEED		Market Value as of January 1, 2012	
Elementary Union Ridge				Excise Number 520495		Land Value \$4,286,700.00	
Middle School View Ridge				Document Number		Building Value \$0.00	
High School Ridgefield				Sale Amount \$0.00		Total Property \$4,286,700.00	
Sewer District Clark Regional						Taxable Value	
Water District Ridgefield				Sale Date 04/30/2001		Total \$4,286,700.00	
Neighborhood Ridgefield Junction				Document Type D-QCD		Land Value \$4,286,700.00	
Section-Township-Range NE 1/4,S21,T4N,R1E				Excise Number 479339		Building Value \$0.00	
image: <a href="#">.TIF</a> or <a href="#">.PDF</a>				Document Number		Total Property \$4,286,700.00	
Urban Growth Area Ridgefield				Sale Amount \$0.00		Taxable Value	
C-Tran Benefit Area Yes				Sale Date 04/27/2001		Total \$4,286,700.00	
School Impact Fee Ridgefield				Document Type D-QCD		<b>2014 Uncertified Values</b>	
Transportation Impact Fee Ridgefield				Excise Number 479340		Market Value	
Transportation Analysis Zone 471				Document Number		Land Value \$4,286,700.00	
Waste Connections Tuesday				Sale Amount \$0.00		Building Value \$0.00	
Garbage Collection Day n/a				Sale Date 04/26/2001		Total Property \$4,286,700.00	
Last Street Sweeping 0				Document Type D-QCD		Taxable Value	
CPU Lighting Utility District 0				Excise Number 479341		Total \$4,286,700.00	
Burning Allowed No				Document Number		Re-valuation Cycle 3	
Wildland Urban Interface/Intermix No Mapping Indicators				Sale Amount \$0.00		Assessor Neighborhood 7920	
				Sale Date 03/02/1998			
				Document Type PACD			
				Excise Number 426239			
				Document Number			
				Sale Amount \$0.00			
				Sale Date 12/15/1997			
				Document Type DEED			
				Excise Number 422512			
				Document Number			
				Sale Amount \$134,900.00			

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360)



397-2391 , Email: [asrqis@clark.wa.gov](mailto:asrqis@clark.wa.gov)

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Disclaimer

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RCW 42.56.070(9) prohibits releasing and/or using lists of individuals gathered from this site for commercial purposes.

**Clark County, Geographic information System (GIS): Bob Pool, Manager**

Street Address: [1300 Franklin Street](#), 2nd Floor, Vancouver, WA 98666-5000

Mailing Address: P.O. Box 5000, Vancouver, WA 98666-5000

Main phone: (360) 397-2002 | FAX: (360) 397-2046

Storefront Hours:

Mon, Tue, Thurs, Fri: 8:00 a.m. - 5:00 p.m.

Wed: 9:00 a.m. - 5:00 p.m.

Email: [themapstore@clark.wa.gov](mailto:themapstore@clark.wa.gov)

**Responsible Elected Official: [Board of Clark County Commissioners](#)**

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File Location: <http://gis.clark.wa.gov/gishome/Property/?action=account&account=213978000>

For questions or comments regarding the Clark County Web site: [Webmaster@clark.wa.gov](mailto:Webmaster@clark.wa.gov)

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**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

**OWNERSHIP INFORMATION**

<i>Parcel Number</i>	: 214215 000	<i>Bldg #</i>	: 1	<i>of</i>	1		
<i>Reference Parcel #</i>	: T4R1ES22Q3	<i>R</i>	: 1E	<i>T</i>	: 4N	<i>S</i>	: 22
<i>Owner</i>	: Ridgefield Junction LLC					<i>Q</i>	: SW
<i>CoOwner</i>	:						
<i>Site Address</i>	: 6547 S 5th St Ridgefield 98642						
<i>Mail Address</i>	: 2 N Cascade Ave #1280 Colorado Springs Co 80903						
<i>Owner Telephone</i>	:						

**SALES AND LOAN INFORMATION**

<i>Transferred</i>	: 06/14/2005	<i>Loan Amount:</i>	
<i>Document Number</i>	: Multi-Parcel	<i>Loan Type</i>	:
<i>Sale Price</i>	: \$660,000	<i>Lender</i>	:
<i>Deed Type</i>	: Warranty	<i>Interest Rate</i>	:
<i>% Owned</i>	: 27	<i>Vesting Type</i>	:

**ASSESSMENT AND TAX INFORMATION**

<i>Market Land</i>	: \$3,640,700	<i>Exempt Type</i>	:
<i>Market Structure</i>	:	<i>% Improved</i>	:
<i>Market Total</i>	: \$3,640,700	<i>2014 Taxes</i>	: \$41,089.32
<i>Taxable Value</i>	: \$3,640,700	<i>Levy Code</i>	: 122000
<i>Excise Tax Number</i>	: 568442	<i>Millage Rate</i>	: 11.78615
<i>Geocode</i>	: 411223324001	<i>ExemptMillageRt</i>	: 7.61882

**PROPERTY DESCRIPTION**

<i>Census</i>	: <i>Tract</i> : 403.02	<i>Block</i>	: 3
<i>Map Page &amp; Grid</i>	: 416 G7		
<i>Neighborhood Code</i>	: 7920		
<i>Land Use</i>	: 0991 Vacant,Unused/Vacant Land,No Impr		
<i>Zoning Code</i>	: 71		
<i>Subdivision/Plat</i>	:		
<i>Legal Description</i>	: #30 OF SEC 22 T4NR1EWM 38.01A A		
	: PARCEL OF LAND LOCATED IN A PORTION		
	: OFTHE SOUTHWEST QUARTER OFTHE SO...		
<i>School District</i>	: Ridgefield		
<i>Building Name</i>	: Conventional		
<i>Improvement Type</i>	: Residential		

**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

Parcel Number : 214215 000

Bldg # : 1 of 1

**PROPERTY CHARACTERISTICS**

Bedrooms : 2  
Bath Full : 1  
Bath 3/4 :  
Bath 1/2 :  
Bath 1/4 :  
Fixtures : 7  
Pool :  
Patio/Deck :  
Patio/Dck Sf :  
Flooring : Wood  
Floor Cover :  
Air Cond : No  
Heat Type : Forced  
Heat Fuel :  
Sprinkler :  
Rough-Ins :

**FIREPLACE**

1FlrSglFlu :  
1FlrDblFlu :  
2FlrSglFlu :  
2FlrDblFlu :  
Ttl Fireplces :  
WoodStove :

**PORCH**

Porch 1 Typ : Porch  
Porch 1Flr :  
Porch 1 SF : 132  
Porch 2 Typ : Porch  
Porch 2 Flr :  
Porch 2 SF : 321

1stFloorSF : 966  
2ndFloorSF : 400  
AbovGrndSF :  
BsmtFin SF :  
BsmtUnfnSF :  
BsmtTotlSF :  
Bsmt Type :  
BuildingSF :  
1st Grg Typ :  
1st Grg SF :  
2nd Grg Typ :  
2nd Grg SF :  
3rd Grg Typ :  
3rd Grg SF :  
Carport SF :  
Totl Grg SF :  
BsmtGrgSpc :  
Elevator :

**VIEW QUALITY**

AirprtView :  
City View :  
CrkMMView :  
Lake View :  
MountnView :  
River View :  
TerritView :

**SECONDARY BUILDING**

2ndBldgTyp : Main Floor  
2ndBldgCnd : Fair  
2ndBldg SF : 966

Lot Acres : 38.01  
Lot SF : 1,655,716  
Lot Dimen :  
Qlty Class : Avg  
Stories : 1.5  
Ceiling :  
Roof Matl : Composition  
Roof Struct :  
Frame :  
Foundation :  
Wall Matl : Siding  
Bldg Style : 1.5 Fin  
Bldg Cond : Fair  
EffYearBlt : 1960  
Year Built : 1950  
AvailWater : None  
WaterSourc : Public  
AvailSewer : None  
Sewer Used : Septic

**OTHER**

Waterfront : No  
WtrfrntFtg :  
Imp Acre :  
Unimp Acre :  
Topography : Even  
St Access : No Thru Stree  
RdFrontFtg :  
PavingMatl : Unpaved  
Corner Lot : Yes  
Curb/Guttr :


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[GIS MapsOnline](#)  
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## Clark County Property Information

### Account Summary

**Property Identification Number:** 214215000 [MapsOnline](#)   
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** 6547 S 5TH ST, RIDGEFIELD, 98642 ([Situs Addresses](#))  
**Abbreviated Legal Description:** #30 OF SEC 22 T4NR1EWM 38.01A

**Demographics**

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**Contacts**

[Staff List](#)  
[Office Location](#)

Account	Building	Environmental	Taxes	Auditor Docs	Documents	Permits	Sales Search
<b>Property Owner</b> RIDGEFIELD JUNCTION LLC				<b>Owner Mailing Address</b> 2 N CASCADE AVE #1280 COLORADO SPRINGS CO , 80903 US		<b>Property Location Address</b> 6547 S 5TH ST, RIDGEFIELD, 98642 <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>	
<b>Administrative Data</b> <a href="#">Info...</a>				<b>Land Data</b>		<b>Assessment Data</b> <a href="#">Info...</a>	
Zoning Designation <a href="#">Codes...</a> IND Zoning Overlay(s) none Comprehensive Plan ML Comp. Plan Overlay(s) none Census Tract 403.02 Jurisdiction Ridgefield Fire District Clark Co Fire Park District District 0 School District Ridgefield Elementary South Ridge Middle School View Ridge High School Ridgefield Sewer District Clark Regional Water District Ridgefield Neighborhood Ridgefield Junction Section-Township-Range SW 1/4,S22,T4N,R1E image: <a href="#">.TIF</a> or <a href="#">.PDF</a> Urban Growth Area Ridgefield C-Tran Benefit Area Yes School Impact Fee Ridgefield Transportation Impact Fee Ridgefield Transportation Analysis Zone 466 Waste Connections Tuesday Garbage Collection Day Last Street Sweeping n/a CPU Lighting Utility District 0 Burning Allowed No Wildland Urban Interface/Intermix No Mapping Indicators				Clark County Road Atlas page 35 Approximate Area <a href="#">Info...</a> 1,655,716 sq. ft. 38.01 acres Subdivision no data Survey <a href="#">059062</a> <a href="#">051034</a> <a href="#">056109</a>		<b>2013 Values for 2014 Taxes</b> Market Value as of January 1, 2013 Land Value \$3,640,700.00 Building Value \$0.00 Total Property \$3,640,700.00 Taxable Value Total \$3,640,700.00	
				<b>Sales History</b>		<b>2012 Values for 2013 Taxes</b> Market Value as of January 1, 2012 Land Value \$3,640,700.00 Building Value \$0.00 Total Property \$3,640,700.00 Taxable Value Total \$3,640,700.00	
				Sale Date 06/18/2008 Document Type BLA Excise Number 626703 Document Number 4469238 Sale Amount \$0.00			
				Sale Date 06/13/2005 Document Type DEED Excise Number 568442 Document Number Sale Amount \$660,000.00		<b>2014 Uncertified Values</b> Market Value Land Value \$3,640,700.00 Building Value \$0.00 Total Property \$3,640,700.00 Taxable Value Total \$3,640,700.00	
				Sale Date 06/11/2004 Document Type DEED Excise Number 543880 Document Number Sale Amount \$600,000.00			
				Sale Date 05/08/2003 Document Type DEED Excise Number 519959 Document Number Sale Amount \$2,089,000.00		<b>General</b> Re-valuation Cycle 3 Assessor Neighborhood 7920	

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360) 397-2391 , Email: [asrgis@clark.wa.gov](mailto:asrgis@clark.wa.gov)

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**Clark County, Geographic information System (GIS): Bob Pool, Manager**

Street Address: [1300 Franklin Street](#), 2nd Floor, Vancouver, WA 98666-5000

Mailing Address: P.O. Box 5000, Vancouver, WA 98666-5000

Main phone: (360) 397-2002 | FAX: (360) 397-2046

**Storefront Hours:**

Mon, Tue, Thurs, Fri: 8:00 a.m. - 5:00 p.m.

Wed: 9:00 a.m. - 5:00 p.m.

Email: [themapstore@clark.wa.gov](mailto:themapstore@clark.wa.gov)

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File Location: <http://gis.clark.wa.gov/gishome/Property/?action=account&account=214215000>

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**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

**OWNERSHIP INFORMATION**

<i>Parcel Number</i>	: 215337 000	<i>Bldg #</i>	: 1	<i>of</i>	1		
<i>Reference Parcel #</i>	: T4R1ES27Q4	<i>R</i>	: 1E	<i>T</i>	: 4N	<i>S</i>	: 27
<i>Owner</i>	: Ridgefield Junction LLC						
<i>CoOwner</i>	:						
<i>Site Address</i>	: 6737 S 11th Cir Ridgefield 98642						
<i>Mail Address</i>	: 2 N Cascade Ave #1280 Colorado Springs Co 80903						
<i>Owner Telephone</i>	:						

**SALES AND LOAN INFORMATION**

<i>Transferred</i>	: 06/14/2005	<i>Loan Amount:</i>	
<i>Document Number</i>	: Multi-Parcel	<i>Loan Type</i>	:
<i>Sale Price</i>	: \$660,000	<i>Lender</i>	:
<i>Deed Type</i>	: Warranty	<i>Interest Rate</i>	:
<i>% Owned</i>	: 27	<i>Vesting Type</i>	:

**ASSESSMENT AND TAX INFORMATION**

<i>Market Land</i>	: \$1,149,800	<i>Exempt Type</i>	:
<i>Market Structure</i>	:	<i>% Improved</i>	:
<i>Market Total</i>	: \$1,149,800	<i>2014 Taxes</i>	: \$12,983.67
<i>Taxable Value</i>	: \$1,149,800	<i>Levy Code</i>	: 122000
<i>Excise Tax Number</i>	: 568442	<i>Millage Rate</i>	: 11.78615
<i>Geocode</i>	: 411274414001	<i>ExemptMillageRt</i>	: 7.61882

**PROPERTY DESCRIPTION**

<i>Census</i>	: <i>Tract</i> : 403.02	<i>Block</i>	: 3
<i>Map Page &amp; Grid</i>	: 446 F1		
<i>Neighborhood Code</i>	: 7920		
<i>Land Use</i>	: 0991 Vacant,Unused/Vacant Land,No Impr		
<i>Zoning Code</i>	: Ip		
<i>Subdivision/Plat</i>	:		
<i>Legal Description</i>	: #4 OF SEC 27 T4NR1EWM 12.01A A		
	: PARCEL OF LAND LOCATED IN A PORTION		
	: OF THE NORTHWEST QUARTER OFTHE N...		
<i>School District</i>	: Ridgefield		
<i>Building Name</i>	:		
<i>Improvement Type</i>	:		

**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

Parcel Number : 215337 000

Bldg # : 1 of 1

**PROPERTY CHARACTERISTICS**

<i>Bedrooms</i> :	<i>1stFloorSF</i> :	<i>Lot Acres</i> : 12.01
<i>Bath Full</i> :	<i>2ndFloorSF</i> :	<i>Lot SF</i> : 523,156
<i>Bath 3/4</i> :	<i>AbovGrndSF</i> :	<i>Lot Dimen</i> :
<i>Bath 1/2</i> :	<i>BsmtFin SF</i> :	<i>Qlty Class</i> :
<i>Bath 1/4</i> :	<i>BsmtUnfnSF</i> :	<i>Stories</i> :
<i>Fixtures</i> :	<i>BsmtTotlSF</i> :	<i>Ceiling</i> :
<i>Pool</i> :	<i>Bsmt Type</i> :	<i>Roof Matl</i> :
<i>Patio/Deck</i> :	<i>BuildingSF</i> :	<i>Roof Struct</i> :
<i>Patio/Dck Sf</i> :	<i>1st Grg Typ</i> :	<i>Frame</i> :
<i>Flooring</i> :	<i>1st Grg SF</i> :	<i>Foundation</i> :
<i>Floor Cover</i> :	<i>2nd Grg Typ</i> :	<i>Wall Matl</i> :
<i>Air Cond</i> :	<i>2nd Grg SF</i> :	<i>Bldg Style</i> :
<i>Heat Type</i> :	<i>3rd Grg Typ</i> :	<i>Bldg Cond</i> :
<i>Heat Fuel</i> :	<i>3rd Grg SF</i> :	<i>EffYearBlt</i> :
<i>Sprinkler</i> :	<i>Carport SF</i> :	<i>Year Built</i> :
<i>Rough-Ins</i> :	<i>Totl Grg SF</i> :	<i>AvailWater</i> : Private
	<i>BsmtGrgSpc</i> :	<i>WaterSourc</i> : Public
	<i>Elevator</i> :	<i>AvailSewer</i> : Septic
		<i>Sewer Used</i> : Septic
<u><b>FIREPLACE</b></u>	<u><b>VIEW QUALITY</b></u>	<u><b>OTHER</b></u>
<i>1FlrSglFlu</i> :	<i>AirprtView</i> :	<i>Waterfront</i> : No
<i>1FlrDblFlu</i> :	<i>City View</i> :	<i>WtrfrntFtg</i> :
<i>2FlrSglFlu</i> :	<i>CrkMMView</i> :	<i>Imp Acre</i> :
<i>2FlrDblFlu</i> :	<i>Lake View</i> :	<i>Unimp Acre</i> :
<i>Ttl Fireplces</i> :	<i>MountnView</i> :	<i>Topography</i> : Even
<i>WoodStove</i> :	<i>River View</i> :	<i>St Access</i> : No Thru Stree
<u><b>PORCH</b></u>	<i>TerritView</i> :	<i>RdFrontFtg</i> : 980
<i>Porch 1 Typ</i> :		<i>PavingMatl</i> :
<i>Porch 1Flr</i> :	<u><b>SECONDARY BUILDING</b></u>	<i>Corner Lot</i> : No
<i>Porch 1 SF</i> :	<i>2ndBldgTyp</i> : Shed	<i>Curb/Guttr</i> :
<i>Porch 2 Typ</i> :	<i>2ndBldgCnd</i> : Badly Worn	
<i>Porch 2 Flr</i> :	<i>2ndBldg SF</i> : 740	
<i>Porch 2 SF</i> :		



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Custom Maps  
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Developer's Packet

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### Vacant Lands

## Contacts

Staff List  
Office Location

## Clark County Property Information

## Account Summary

**Property Identification Number:** 215337000 [MapsOnline](#) 

**Property Type:** Real**Property Status:** Active **Tax Status:** Regular

**Site Address:** 6737 S 11TH CIR, RIDGEFIELD, 98642 ([Situs Addresses](#))

**Abbreviated Legal Description:** #4 OF SEC 27 T4NR1EWM 12.01A

Account	Building	Environmental	Taxes	Auditor Docs	Permits	Sales Search
<b>Property Owner</b> RIDGEFIELD JUNCTION LLC				<b>Owner Mailing Address</b> 2 N CASCADE AVE #1280 COLORADO SPRINGS CO , 80903 US		<b>Property Location Address</b> 6737 S 11TH CIR, RIDGEFIELD, 98642 <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>
<b>Administrative Data</b> <a href="#">Info...</a>				<b>Land Data</b>		<b>Assessment Data</b> <a href="#">Info...</a>
Zoning Designation <a href="#">Codes...</a> IND				<a href="#">Clark County Road Atlas</a> page 35		<b>2013 Values for 2014 Taxes</b>
Zoning Overlay(s) none				Approximate Area <a href="#">Info...</a> 523,156 sq. ft.		Market Value as of January 1, 2013
Comprehensive Plan ML				12.01 acres		Land Value \$1,149,800.00
Comp. Plan Overlay(s) none				Subdivision no data		Building Value \$0.00
Census Tract 403.02				Survey <a href="#">059062</a>		Total Property \$1,149,800.00
Jurisdiction Ridgefield				<b>Sales History</b>		Taxable Value
Fire District Clark Co Fire				Sale Date 06/18/2008		Total \$1,149,800.00
Park District District 0				Document Type BLA		<b>2012 Values for 2013 Taxes</b>
School District Ridgefield				Excise Number 626703		Market Value as of January 1, 2012
Elementary South Ridge				Document Number 4469238		Land Value \$1,149,800.00
Middle School View Ridge				Sale Amount \$0.00		Building Value \$0.00
High School Ridgefield				Sale Date 06/13/2005		Total Property \$1,149,800.00
Sewer District Clark Regional				Document Type DEED		Taxable Value
Water District Ridgefield				Excise Number 568442		Total \$1,149,800.00
Neighborhood Ridgefield Junction				Document Number		<b>2014 Uncertified Values</b>
Section-Township-Range NW				Sale Amount \$660,000.00		Market Value
1/4,S27,T4N,R1E				Sale Date 06/11/2004		Land Value \$1,149,800.00
image: <a href="#">.TIF</a> or <a href="#">.PDF</a>				Document Type DEED		Building Value \$0.00
Urban Growth Area Ridgefield				Excise Number 543880		Total Property \$1,149,800.00
C-Tran Benefit Area Yes				Document Number		Taxable Value
School Impact Fee Ridgefield				Sale Amount \$600,000.00		Total \$1,149,800.00
Transportation Impact Fee Ridgefield				Sale Date 05/27/2003		<b>General</b>
Transportation Analysis Zone 466				Document Type DEED		Re-valuation Cycle 3
Waste Connections Tuesday				Excise Number 519993		Assessor Neighborhood 7920
Garbage Collection Day n/a				Document Number		
Last Street Sweeping 0				Sale Amount \$750,000.00		
CPU Lighting Utility District No				Sale Date 12/27/1977		
Burning Allowed No Mapping Indicators				Document Type PACD		
Wildland Urban Interface/Intermix				Excise Number 408982		
				Document Number		
				Sale Amount \$0.00		

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360) 397-2391 , Email: [asrgis@clark.wa.gov](mailto:asrgis@clark.wa.gov)

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**Clark County, Geographic information System (GIS): Bob Pool, Manager**

Street Address: [1300 Franklin Street](#), 2nd Floor, Vancouver, WA 98666-5000

Mailing Address: P.O. Box 5000, Vancouver, WA 98666-5000

Main phone: (360) 397-2002 | FAX: (360) 397-2046

## Storefront Hours:

Mon, Tue, Thurs, Fri: 8:00 a.m. - 5:00 p.m.

Wed: 9:00 a.m. - 5:00 p.m.

Email: [themapstore@clark.wa.gov](mailto:themapstore@clark.wa.gov)

**Responsible Elected Official: [Board of Clark County Commissioners](#)**

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File Location: <http://gis.clark.wa.gov/gishome/Property/?action=account&account=215337000>

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**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

**OWNERSHIP INFORMATION**

<i>Parcel Number</i>	: 215384 000	<i>Bldg #</i>	:	<i>of</i>	
<i>Reference Parcel #</i>	: T4R1ES27Q4	<i>R</i>	: 1E	<i>T</i>	: 4N
<i>Owner</i>	: Pioneer Estates LLC	<i>S</i>	: 27	<i>Q</i>	: NW
<i>CoOwner</i>	:				
<i>Site Address</i>	: 405 NE 259th St Ridgefield 98642				
<i>Mail Address</i>	: 2 N Cascade Ave #1280 Colorado Springs Co 80903				
<i>Owner Telephone</i>	:				

**SALES AND LOAN INFORMATION**

<i>Transferred</i>	: 10/24/2006	<i>Loan Amount:</i>	
<i>Document Number</i>	: 4239089	<i>Loan Type</i>	:
<i>Sale Price</i>	:	<i>Lender</i>	:
<i>Deed Type</i>	: Warranty	<i>Interest Rate</i>	:
<i>% Owned</i>	: 100	<i>Vesting Type</i>	: Corporation

**ASSESSMENT AND TAX INFORMATION**

<i>Market Land</i>	: \$2,208,600	<i>Exempt Type</i>	:
<i>Market Structure</i>	:	<i>% Improved</i>	:
<i>Market Total</i>	: \$2,208,600	<i>2014 Taxes</i>	: \$24,919.92
<i>Taxable Value</i>	: \$2,208,600	<i>Levy Code</i>	: 122000
<i>Excise Tax Number</i>	: 600377	<i>Millage Rate</i>	: 11.78615
<i>Geocode</i>	: 411274144001	<i>ExemptMillageRt</i>	: 7.61882

**PROPERTY DESCRIPTION**

<i>Census</i>	: <i>Tract</i> : 404.03	<i>Block</i>	: 1
<i>Map Page &amp; Grid</i>	: 446 H1		
<i>Neighborhood Code</i>	: 7920		
<i>Land Use</i>	: 0991 Vacant,Unused/Vacant Land,No Impr		
<i>Zoning Code</i>	: Ip		
<i>Subdivision/Plat</i>	:		
<i>Legal Description</i>	: #54 OF SEC 27 T4NR1EWM 16.04A A		
	: PARCEL OF LAND LOCATED IN A PORTION		
	: OF THE NORTHWEST QUARTER AND NOR...		
<i>School District</i>	: Ridgefield		
<i>Building Name</i>	:		
<i>Improvement Type</i>	:		



**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

Parcel Number : 215384 000

Bldg # : of

**PROPERTY CHARACTERISTICS**

<i>Bedrooms</i> :	<i>1stFloorSF</i> :	<i>Lot Acres</i> : 16.04
<i>Bath Full</i> :	<i>2ndFloorSF</i> :	<i>Lot SF</i> : 698,702
<i>Bath 3/4</i> :	<i>AbovGrndSF</i> :	<i>Lot Dimen</i> :
<i>Bath 1/2</i> :	<i>BsmtFin SF</i> :	<i>Qlty Class</i> :
<i>Bath 1/4</i> :	<i>BsmtUnfnSF</i> :	<i>Stories</i> :
<i>Fixtures</i> :	<i>BsmtTotlSF</i> :	<i>Ceiling</i> :
<i>Pool</i> :	<i>Bsmt Type</i> :	<i>Roof Matl</i> :
<i>Patio/Deck</i> :	<i>BuildingSF</i> :	<i>Roof Struct</i> :
<i>Patio/Dck Sf</i> :	<i>1st Grg Typ</i> :	<i>Frame</i> :
<i>Flooring</i> :	<i>1st Grg SF</i> :	<i>Foundation</i> :
<i>Floor Cover</i> :	<i>2nd Grg Typ</i> :	<i>Wall Matl</i> :
<i>Air Cond</i> :	<i>2nd Grg SF</i> :	<i>Bldg Style</i> :
<i>Heat Type</i> :	<i>3rd Grg Typ</i> :	<i>Bldg Cond</i> :
<i>Heat Fuel</i> :	<i>3rd Grg SF</i> :	<i>EffYearBlt</i> :
<i>Sprinkler</i> :	<i>Carport SF</i> :	<i>Year Built</i> :
<i>Rough-Ins</i> :	<i>Totl Grg SF</i> :	<i>AvailWater</i> : Private
	<i>BsmtGrgSpc</i> :	<i>WaterSourc</i> : None
	<i>Elevator</i> :	<i>AvailSewer</i> : Septic
		<i>Sewer Used</i> : None
<u><b>FIREPLACE</b></u>	<u><b>VIEW QUALITY</b></u>	<u><b>OTHER</b></u>
<i>1FlrSglFlu</i> :	<i>AirprtView</i> :	<i>Waterfront</i> : No
<i>1FlrDblFlu</i> :	<i>City View</i> :	<i>WtrfrntFtg</i> :
<i>2FlrSglFlu</i> :	<i>CrkMMView</i> :	<i>Imp Acre</i> :
<i>2FlrDblFlu</i> :	<i>Lake View</i> :	<i>Unimp Acre</i> :
<i>Ttl Fireplces</i> :	<i>MountnView</i> :	<i>Topography</i> : Even
<i>WoodStove</i> :	<i>River View</i> :	<i>St Access</i> : No Thru Stree
<u><b>PORCH</b></u>	<i>TerritView</i> :	<i>RdFrontFtg</i> :
<i>Porch 1 Typ</i> :	<u><b>SECONDARY BUILDING</b></u>	<i>PavingMatl</i> :
<i>Porch 1Flr</i> :	<i>2ndBldgTyp</i> :	<i>Corner Lot</i> : No
<i>Porch 1 SF</i> :	<i>2ndBldgCnd</i> :	<i>Curb/Guttr</i> :
<i>Porch 2 Typ</i> :	<i>2ndBldg SF</i> :	
<i>Porch 2 Flr</i> :		
<i>Porch 2 SF</i> :		



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## Clark County Property Information

### Account Summary

**Property Identification Number:** 215384000 [MapsOnline](#)  
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** 405 NE 259TH ST, RIDGEFIELD, 98642 ([Situs Addresses](#))  
**Abbreviated Legal Description:** #54 OF SEC 27 T4NR1EWM 16.04A

Account	Building	Environmental	Taxes	Auditor Docs	Documents	Permits	Sales Search
<b>Property Owner</b> PIONEER ESTATES LLC				<b>Owner Mailing Address</b> 2 N CASCADE AVE STE 1280 COLORADO SPRINGS CO , 80903 US		<b>Property Location Address</b> 405 NE 259TH ST, RIDGEFIELD, 98642 <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>	
<b>Administrative Data</b> <a href="#">Info...</a>				<b>Land Data</b>		<b>Assessment Data</b> <a href="#">Info...</a>	
Zoning Designation <a href="#">Codes...</a> IND Zoning Overlay(s) none Comprehensive Plan ML Comp. Plan Overlay(s) none Census Tract 403.02 Jurisdiction Ridgefield Fire District Clark Co Fire Park District District 0 School District Ridgefield Elementary South Ridge Middle School View Ridge High School Ridgefield Sewer District Clark Regional Water District Ridgefield Neighborhood Ridgefield Junction Section-Township-Range SW 1/4,S22,T4N,R1E image: <a href="#">.TIF</a> or <a href="#">.PDF</a> Section-Township-Range NW 1/4,S27,T4N,R1E image: <a href="#">.TIF</a> or <a href="#">.PDF</a> Urban Growth Area Ridgefield C-Tran Benefit Area Yes School Impact Fee Ridgefield Transportation Impact Fee Ridgefield Transportation Analysis Zone 466 Waste Connections Tuesday Garbage Collection Day Last Street Sweeping n/a CPU Lighting Utility District 0 Burning Allowed No Wildland Urban Interface/Intermix No Mapping Indicators				<a href="#">Clark County Road Atlas</a> page 35 Approximate Area <a href="#">Info...</a> 698,702 sq. ft. 16.04 acres Subdivision no data Survey <a href="#">059062</a> <a href="#">047094</a> <a href="#">051034</a> <a href="#">056109</a> <b>Sales History</b> Sale Date 06/18/2008 Document Type BLA Excise Number 626703 Document Number 4469238 Sale Amount \$0.00 Sale Date 09/26/2006 Document Type D-QCD Excise Number 600377 Document Number Sale Amount \$0.00 Sale Date 06/06/2006 Document Type DEED Excise Number 592617 Document Number Sale Amount \$1,764,180.00 Sale Date 11/29/2000 Document Type DEED Excise Number 472490 Document Number Sale Amount \$471,372.00 Sale Date 11/16/2000 Document Type D-QCD Excise Number 471986 Document Number Sale Amount \$0.00		<b>2013 Values for 2014 Taxes</b> Market Value as of January 1, 2013 Land Value \$2,208,600.00 Building Value \$0.00 Total Property \$2,208,600.00 <b>Taxable Value</b> Total \$2,208,600.00 <b>2012 Values for 2013 Taxes</b> Market Value as of January 1, 2012 Land Value \$2,208,600.00 Building Value \$0.00 Total Property \$2,208,600.00 <b>Taxable Value</b> Total \$2,208,600.00 <b>2014 Uncertified Values</b> Market Value Land Value \$2,208,600.00 Building Value \$0.00 Total Property \$2,208,600.00 <b>Taxable Value</b> Total \$2,208,600.00 <b>General</b> Re-valuation Cycle 3 Assessor Neighborhood 7920	

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360)

397-2391 , Email: [asrgis@clark.wa.gov](mailto:asrgis@clark.wa.gov)

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Mailing Address: P.O. Box 5000, Vancouver, WA 98666-5000

Main phone: (360) 397-2002 | FAX: (360) 397-2046

Storefront Hours:

Mon, Tue, Thurs, Fri: 8:00 a.m. - 5:00 p.m.

Wed: 9:00 a.m. - 5:00 p.m.

Email: [themapstore@clark.wa.gov](mailto:themapstore@clark.wa.gov)

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File Location: <http://gis.clark.wa.gov/gishome/Property/?action=account&account=215384000>

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**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

**OWNERSHIP INFORMATION**

<i>Parcel Number</i>	: 215443 004	<i>Bldg #</i>	:	<i>of</i>	
<i>Reference Parcel #</i>	: T4R1ES27Q4	<i>R</i>	: 1E	<i>T</i>	: 4N
<i>Owner</i>	: Pioneer Estates LLC	<i>S</i>	: 27	<i>Q</i>	: NW
<i>CoOwner</i>	:				
<i>Site Address</i>	: *no Site Address*				
<i>Mail Address</i>	: 2 N Cascade Ave #1280 Colorado Springs Co 80903				
<i>Owner Telephone</i>	:				

**SALES AND LOAN INFORMATION**

<i>Transferred</i>	: 09/26/2006	<i>Loan Amount:</i>	
<i>Document Number</i>	: Multi-Parcel	<i>Loan Type</i>	:
<i>Sale Price</i>	:	<i>Lender</i>	:
<i>Deed Type</i>	:	<i>Interest Rate</i>	:
<i>% Owned</i>	:	<i>Vesting Type</i>	:

**ASSESSMENT AND TAX INFORMATION**

<i>Market Land</i>	: \$893,100	<i>Exempt Type</i>	:
<i>Market Structure</i>	:	<i>% Improved</i>	:
<i>Market Total</i>	: \$893,100	<i>2014 Taxes</i>	: \$10,071.90
<i>Taxable Value</i>	: \$893,100	<i>Levy Code</i>	: 122000
<i>Excise Tax Number</i>	: 600377	<i>Millage Rate</i>	: 11.78615
<i>Geocode</i>	: 411274131002	<i>ExemptMillageRt</i>	: 7.61882

**PROPERTY DESCRIPTION**

<i>Census</i>	: <i>Tract</i> : 403.02	<i>Block</i> : 3
<i>Map Page &amp; Grid</i>	:	
<i>Neighborhood Code</i>	: 7920	
<i>Land Use</i>	: 0991 Vacant,Unused/Vacant Land,No Impr	
<i>Zoning Code</i>	: Ip	
<i>Subdivision/Plat</i>	: Union Ridge Ph1a	
<i>Legal Description</i>	: UNION RIDGE PH 1A LOT 9 6.7A SUB	
	: 2008	
	:	
<i>School District</i>	: Ridgefield	
<i>Building Name</i>	:	
<i>Improvement Type</i>	:	

**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

Parcel Number : 215443 004

Bldg # : of

**PROPERTY CHARACTERISTICS**

<i>Bedrooms</i> :	<i>1stFloorSF</i> :	<i>Lot Acres</i> : 6.70
<i>Bath Full</i> :	<i>2ndFloorSF</i> :	<i>Lot SF</i> : 291,852
<i>Bath 3/4</i> :	<i>AbovGrndSF</i> :	<i>Lot Dimen</i> :
<i>Bath 1/2</i> :	<i>BsmtFin SF</i> :	<i>Qlty Class</i> :
<i>Bath 1/4</i> :	<i>BsmtUnfnSF</i> :	<i>Stories</i> :
<i>Fixtures</i> :	<i>BsmtTotlSF</i> :	<i>Ceiling</i> :
<i>Pool</i> :	<i>Bsmt Type</i> :	<i>Roof Matl</i> :
<i>Patio/Deck</i> :	<i>BuildingSF</i> :	<i>Roof Struct</i> :
<i>Patio/Dck Sf</i> :	<i>1st Grg Typ</i> :	<i>Frame</i> :
<i>Flooring</i> :	<i>1st Grg SF</i> :	<i>Foundation</i> :
<i>Floor Cover</i> :	<i>2nd Grg Typ</i> :	<i>Wall Matl</i> :
<i>Air Cond</i> :	<i>2nd Grg SF</i> :	<i>Bldg Style</i> :
<i>Heat Type</i> :	<i>3rd Grg Typ</i> :	<i>Bldg Cond</i> :
<i>Heat Fuel</i> :	<i>3rd Grg SF</i> :	<i>EffYearBlt</i> :
<i>Sprinkler</i> :	<i>Carport SF</i> :	<i>Year Built</i> :
<i>Rough-Ins</i> :	<i>Totl Grg SF</i> :	<i>AvailWater</i> : Pvt\pub
	<i>BsmtGrgSpc</i> :	<i>WaterSourc</i> : None
	<i>Elevator</i> :	<i>AvailSewer</i> : Pub\sep
		<i>Sewer Used</i> : None
<u><b>FIREPLACE</b></u>	<u><b>VIEW QUALITY</b></u>	<u><b>OTHER</b></u>
<i>1FlrSglFlu</i> :	<i>AirprtView</i> : Sub-Std	<i>Waterfront</i> : No
<i>1FlrDblFlu</i> :	<i>City View</i> : Sub-Std	<i>WtrfrntFtg</i> :
<i>2FlrSglFlu</i> :	<i>CrkMMView</i> :	<i>Imp Acre</i> :
<i>2FlrDblFlu</i> :	<i>Lake View</i> : Sub-Std	<i>Unimp Acre</i> :
<i>Ttl Fireplces</i> :	<i>MountnView</i> : Sub-Std	<i>Topography</i> : High
<i>WoodStove</i> :	<i>River View</i> : Sub-Std	<i>St Access</i> : Thru Street
	<i>TerritView</i> : Sub-Std	<i>RdFrontFtg</i> :
<u><b>PORCH</b></u>	<u><b>SECONDARY BUILDING</b></u>	<i>PavingMatl</i> :
<i>Porch 1 Typ</i> :	<i>2ndBldgTyp</i> :	<i>Corner Lot</i> : No
<i>Porch 1Flr</i> :	<i>2ndBldgCnd</i> :	<i>Curb/Guttr</i> :
<i>Porch 1 SF</i> :	<i>2ndBldg SF</i> :	
<i>Porch 2 Typ</i> :		
<i>Porch 2 Flr</i> :		
<i>Porch 2 SF</i> :		





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## Clark County Property Information

### Account Summary

**Property Identification Number:** 215443004 [MapsOnline](#)  
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** ([Situs Addresses](#))  
**Abbreviated Legal Description:** UNION RIDGE PH 1A LOT 9 6.7A SUB 2008

<a href="#">Account</a>	<a href="#">Building</a>	<a href="#">Environmental</a>	<a href="#">Taxes</a>	<a href="#">Auditor Docs</a>	<a href="#">Documents</a>	<a href="#">Permits</a>	<a href="#">Sales Search</a>
<b>Property Owner</b> PIONEER ESTATES LLC				<b>Owner Mailing Address</b> 2 N CASCADE AVE STE 1280 COLORADO SPRINGS CO , 80903 US		<b>Property Location Address</b> <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>	
<b>Administrative Data</b> <a href="#">Info...</a>				<b>Land Data</b>		<b>Assessment Data</b> <a href="#">Info...</a>	
Zoning Designation <a href="#">Codes...</a> IND Zoning Overlay(s) none Comprehensive Plan ML Comp. Plan Overlay(s) none Census Tract 403.02 Jurisdiction Ridgefield Fire District Clark Co Fire Park District District 0 School District Ridgefield Elementary South Ridge Middle School View Ridge High School Ridgefield Sewer District Clark Regional Water District Ridgefield Neighborhood Ridgefield Junction Section-Township-Range NW 1/4,S27,T4N,R1E image: <a href="#">.TIF</a> or <a href="#">.PDF</a> Urban Growth Area Ridgefield C-Tran Benefit Area Yes School Impact Fee Ridgefield Transportation Impact Fee Ridgefield Transportation Analysis Zone 466 Waste Connections Tuesday Garbage Collection Day Last Street Sweeping n/a CPU Lighting Utility District 0 Burning Allowed No Wildland Urban Interface/Intermix No Mapping Indicators				<a href="#">Clark County Road Atlas</a> page 35 Approximate Area <a href="#">Info...</a> 291,852 sq. ft. 6.7 acres Subdivision <a href="#">UNION RIDGE PH1A</a> Survey <a href="#">047094</a>		<b>2013 Values for 2014 Taxes</b> Market Value as of January 1, 2013 Land Value \$893,100.00 Building Value \$0.00 Total Property \$893,100.00 <b>Taxable Value</b> Total \$893,100.00 <b>2012 Values for 2013 Taxes</b> Market Value as of January 1, 2012 Land Value \$893,100.00 Building Value \$0.00 Total Property \$893,100.00 <b>Taxable Value</b> Total \$893,100.00 <b>2014 Uncertified Values</b> Market Value Land Value \$893,100.00 Building Value \$0.00 Total Property \$893,100.00 <b>Taxable Value</b> Total \$893,100.00	
				<b>Sales History</b>			
				Sale Date 09/26/2006 Document Type D-QCD Excise Number 600377 Document Number Sale Amount \$0.00			
						<b>General</b>	
						Re-valuation Cycle 3 Assessor Neighborhood 7920	

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360) 397-2391, Email: [asrgis@clark.wa.gov](mailto:asrgis@clark.wa.gov)

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File Location: <http://gis.clark.wa.gov/gishome/Property/?action=account&account=215443004>

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**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

**OWNERSHIP INFORMATION**

<i>Parcel Number</i>	: 215443 006	<i>Bldg #</i>	:	<i>of</i>	
<i>Reference Parcel #</i>	: T4R1ES27Q4	<i>R</i>	: 1E	<i>T</i>	: 4N
<i>Owner</i>	: Pioneer Estates LLC	<i>S</i>	: 27	<i>Q</i>	: NW
<i>CoOwner</i>	:				
<i>Site Address</i>	: *no Site Address*				
<i>Mail Address</i>	: 2 N Cascade Ave #1280 Colorado Springs Co 80903				
<i>Owner Telephone</i>	:				

**SALES AND LOAN INFORMATION**

<i>Transferred</i>	: 09/26/2006	<i>Loan Amount:</i>	
<i>Document Number</i>	: Multi-Parcel	<i>Loan Type</i>	:
<i>Sale Price</i>	:	<i>Lender</i>	:
<i>Deed Type</i>	:	<i>Interest Rate</i>	:
<i>% Owned</i>	:	<i>Vesting Type</i>	:

**ASSESSMENT AND TAX INFORMATION**

<i>Market Land</i>	: \$815,400	<i>Exempt Type</i>	:
<i>Market Structure</i>	:	<i>% Improved</i>	:
<i>Market Total</i>	: \$815,400	<i>2014 Taxes</i>	: \$9,195.95
<i>Taxable Value</i>	: \$815,400	<i>Levy Code</i>	: 122000
<i>Excise Tax Number</i>	: 600377	<i>Millage Rate</i>	: 11.78615
<i>Geocode</i>	: 411274134001	<i>ExemptMillageRt</i>	: 7.61882

**PROPERTY DESCRIPTION**

<i>Census</i>	: <i>Tract</i> : 403.02	<i>Block</i> : 3
<i>Map Page &amp; Grid</i>	:	
<i>Neighborhood Code</i>	: 7920	
<i>Land Use</i>	: 0991 Vacant,Unused/Vacant Land,No Impr	
<i>Zoning Code</i>	: Ip	
<i>Subdivision/Plat</i>	: Union Ridge Ph1a	
<i>Legal Description</i>	: UNION RIDGE PH 1A LOT 10 6.5A SUB	
	: 2008	
	:	
<i>School District</i>	: Ridgefield	
<i>Building Name</i>	:	
<i>Improvement Type</i>	:	

**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

Parcel Number : 215443 006

Bldg # : of

**PROPERTY CHARACTERISTICS**

<i>Bedrooms</i> :	<i>1stFloorSF</i> :	<i>Lot Acres</i> : 6.50
<i>Bath Full</i> :	<i>2ndFloorSF</i> :	<i>Lot SF</i> : 283,140
<i>Bath 3/4</i> :	<i>AbovGrndSF</i> :	<i>Lot Dimen</i> :
<i>Bath 1/2</i> :	<i>BsmtFin SF</i> :	<i>Qlty Class</i> :
<i>Bath 1/4</i> :	<i>BsmtUnfnSF</i> :	<i>Stories</i> :
<i>Fixtures</i> :	<i>BsmtTotlSF</i> :	<i>Ceiling</i> :
<i>Pool</i> :	<i>Bsmt Type</i> :	<i>Roof Matl</i> :
<i>Patio/Deck</i> :	<i>BuildingSF</i> :	<i>Roof Struct</i> :
<i>Patio/Dck Sf</i> :	<i>1st Grg Typ</i> :	<i>Frame</i> :
<i>Flooring</i> :	<i>1st Grg SF</i> :	<i>Foundation</i> :
<i>Floor Cover</i> :	<i>2nd Grg Typ</i> :	<i>Wall Matl</i> :
<i>Air Cond</i> :	<i>2nd Grg SF</i> :	<i>Bldg Style</i> :
<i>Heat Type</i> :	<i>3rd Grg Typ</i> :	<i>Bldg Cond</i> :
<i>Heat Fuel</i> :	<i>3rd Grg SF</i> :	<i>EffYearBlt</i> :
<i>Sprinkler</i> :	<i>Carport SF</i> :	<i>Year Built</i> :
<i>Rough-Ins</i> :	<i>Totl Grg SF</i> :	<i>AvailWater</i> : Pvt\pub
	<i>BsmtGrgSpc</i> :	<i>WaterSourc</i> : None
	<i>Elevator</i> :	<i>AvailSewer</i> : Pub\sep
		<i>Sewer Used</i> : None
<u><b>FIREPLACE</b></u>	<u><b>VIEW QUALITY</b></u>	<u><b>OTHER</b></u>
<i>1FlrSglFlu</i> :	<i>AirprtView</i> : Sub-Std	<i>Waterfront</i> : No
<i>1FlrDblFlu</i> :	<i>City View</i> : Sub-Std	<i>WtrfrntFtg</i> :
<i>2FlrSglFlu</i> :	<i>CrkMMView</i> :	<i>Imp Acre</i> :
<i>2FlrDblFlu</i> :	<i>Lake View</i> : Sub-Std	<i>Unimp Acre</i> :
<i>Ttl Fireplces</i> :	<i>MountnView</i> : Sub-Std	<i>Topography</i> : Even
<i>WoodStove</i> :	<i>River View</i> : Sub-Std	<i>St Access</i> : Thru Street
	<i>TerritView</i> : Sub-Std	<i>RdFrontFtg</i> :
<u><b>PORCH</b></u>	<u><b>SECONDARY BUILDING</b></u>	<i>PavingMatl</i> :
<i>Porch 1 Typ</i> :	<i>2ndBldgTyp</i> :	<i>Corner Lot</i> : No
<i>Porch 1Flr</i> :	<i>2ndBldgCnd</i> :	<i>Curb/Guttr</i> :
<i>Porch 1 SF</i> :	<i>2ndBldg SF</i> :	
<i>Porch 2 Typ</i> :		
<i>Porch 2 Flr</i> :		
<i>Porch 2 SF</i> :		



### Land Records

[Property Info Center](#)  
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[Auditor Records](#)  
[Parcel Alteration Forms](#)



## Clark County Property Information

### Account Summary

**Property Identification Number:** 215443006 [MapsOnline](#)   
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** ([Situs Addresses](#))  
**Abbreviated Legal Description:** UNION RIDGE PH 1A LOT 10 6.5A SUB 2008

### Demographics

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### GIS Programs

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[Vacant Lands](#)

### Contacts

[Staff List](#)  
[Office Location](#)

<a href="#">Account</a>	<a href="#">Building</a>	<a href="#">Environmental</a>	<a href="#">Taxes</a>	<a href="#">Auditor Docs</a>	<a href="#">Documents</a>	<a href="#">Permits</a>	<a href="#">Sales Search</a>
<b>Property Owner</b> PIONEER ESTATES LLC				<b>Owner Mailing Address</b> 2 N CASCADE AVE STE 1280 COLORADO SPRINGS CO , 80903 US		<b>Property Location Address</b> <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>	
<b>Administrative Data</b> <a href="#">Info...</a>				<b>Land Data</b>		<b>Assessment Data</b> <a href="#">Info...</a>	
Zoning Designation <a href="#">Codes...</a> IND Zoning Overlay(s) none Comprehensive Plan ML Comp. Plan Overlay(s) none Census Tract 403.02 Jurisdiction Ridgefield Fire District Clark Co Fire Park District District 0 School District Ridgefield Elementary South Ridge Middle School View Ridge High School Ridgefield Sewer District Clark Regional Water District Ridgefield Neighborhood Ridgefield Junction Section-Township-Range NW 1/4,S27,T4N,R1E image: <a href="#">.TIF</a> or <a href="#">.PDF</a> Urban Growth Area Ridgefield C-Tran Benefit Area Yes School Impact Fee Ridgefield Transportation Impact Fee Ridgefield Transportation Analysis Zone 466 Waste Connections Tuesday Garbage Collection Day Last Street Sweeping n/a CPU Lighting Utility District 0 Burning Allowed No Wildland Urban Interface/Intermix No Mapping Indicators				<a href="#">Clark County Road Atlas</a> page 35 Approximate Area <a href="#">Info...</a> 283,140 sq. ft. 6.5 acres Subdivision <a href="#">UNION RIDGE PH1A 047094</a> Survey		<b>2013 Values for 2014 Taxes</b> Market Value as of January 1, 2013 Land Value \$815,400.00 Building Value \$0.00 Total Property \$815,400.00 Taxable Value Total \$815,400.00 <b>2012 Values for 2013 Taxes</b> Market Value as of January 1, 2012 Land Value \$815,400.00 Building Value \$0.00 Total Property \$815,400.00 Taxable Value Total \$815,400.00 <b>2014 Uncertified Values</b> Market Value Land Value \$815,400.00 Building Value \$0.00 Total Property \$815,400.00 Taxable Value Total \$815,400.00 <b>General</b> Re-valuation Cycle 3 Assessor Neighborhood 7920	

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360) 397-2391 , Email: [asrgis@clark.wa.gov](mailto:asrgis@clark.wa.gov)

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**Clark County, Geographic information System (GIS): Bob Pool, Manager**

Street Address: [1300 Franklin Street](#), 2nd Floor, Vancouver, WA 98666-5000

Mailing Address: P.O. Box 5000, Vancouver, WA 98666-5000

Main phone: (360) 397-2002 | FAX: (360) 397-2046

**Storefront Hours:**

Mon, Tue, Thurs, Fri: 8:00 a.m. - 5:00 p.m.

Wed: 9:00 a.m. - 5:00 p.m.

Email: [themapstore@clark.wa.gov](mailto:themapstore@clark.wa.gov)

**Responsible Elected Official: [Board of Clark County Commissioners](#)**

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File Location: <http://gis.clark.wa.gov/gishome/Property/?action=account&account=215443006>

For questions or comments regarding the Clark County Web site: [Webmaster@clark.wa.gov](mailto:Webmaster@clark.wa.gov)

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**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

**OWNERSHIP INFORMATION**

<i>Parcel Number</i>	: 215444 003	<i>Bldg #</i>	:	<i>of</i>	
<i>Reference Parcel #</i>	: T4R1ES22Q3	<i>R</i>	: 1E	<i>T</i>	: 4N
<i>Owner</i>	: Pioneer Estates LLC	<i>S</i>	: 22	<i>Q</i>	: SW
<i>CoOwner</i>	:				
<i>Site Address</i>	: *no Site Address*				
<i>Mail Address</i>	: 2 N Cascade Ave #1280 Colorado Springs Co 80903				
<i>Owner Telephone</i>	:				

**SALES AND LOAN INFORMATION**

<i>Transferred</i>	:	<i>Loan Amount:</i>
<i>Document Number</i>	:	<i>Loan Type</i>
<i>Sale Price</i>	:	<i>Lender</i>
<i>Deed Type</i>	:	<i>Interest Rate</i>
<i>% Owned</i>	:	<i>Vesting Type</i>

**ASSESSMENT AND TAX INFORMATION**

<i>Market Land</i>	: \$517,800	<i>Exempt Type</i>	:
<i>Market Structure</i>	:	<i>% Improved</i>	:
<i>Market Total</i>	: \$517,800	<i>2014 Taxes</i>	: \$5,841.03
<i>Taxable Value</i>	: \$517,800	<i>Levy Code</i>	: 122000
<i>Excise Tax Number</i>	:	<i>Millage Rate</i>	: 11.78615
<i>Geocode</i>	: 411223241001	<i>ExemptMillageRt</i>	: 7.61882

**PROPERTY DESCRIPTION**

<i>Census</i>	: <i>Tract</i>	: 403.02	<i>Block</i>	: 3
<i>Map Page &amp; Grid</i>	:			
<i>Neighborhood Code</i>	: 7920			
<i>Land Use</i>	: 0991 Vacant,Unused/Vacant Land,No Impr			
<i>Zoning Code</i>	: Ip			
<i>Subdivision/Plat</i>	: Union Ridge Ph 2			
<i>Legal Description</i>	: LOT 1B SP3-824 2.54A			
	:			
	:			
<i>School District</i>	: Ridgefield			
<i>Building Name</i>	:			
<i>Improvement Type</i>	:			

**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

Parcel Number : 215444 003

Bldg # : of

**PROPERTY CHARACTERISTICS**

<i>Bedrooms</i> :	<i>1stFloorSF</i> :	<i>Lot Acres</i> : 2.54
<i>Bath Full</i> :	<i>2ndFloorSF</i> :	<i>Lot SF</i> : 110,642
<i>Bath 3/4</i> :	<i>AbovGrndSF</i> :	<i>Lot Dimen</i> :
<i>Bath 1/2</i> :	<i>BsmtFin SF</i> :	<i>Qlty Class</i> :
<i>Bath 1/4</i> :	<i>BsmtUnfnSF</i> :	<i>Stories</i> :
<i>Fixtures</i> :	<i>BsmtTotlSF</i> :	<i>Ceiling</i> :
<i>Pool</i> :	<i>Bsmt Type</i> :	<i>Roof Matl</i> :
<i>Patio/Deck</i> :	<i>BuildingSF</i> :	<i>Roof Struct</i> :
<i>Patio/Dck Sf</i> :	<i>1st Grg Typ</i> :	<i>Frame</i> :
<i>Flooring</i> :	<i>1st Grg SF</i> :	<i>Foundation</i> :
<i>Floor Cover</i> :	<i>2nd Grg Typ</i> :	<i>Wall Matl</i> :
<i>Air Cond</i> :	<i>2nd Grg SF</i> :	<i>Bldg Style</i> :
<i>Heat Type</i> :	<i>3rd Grg Typ</i> :	<i>Bldg Cond</i> :
<i>Heat Fuel</i> :	<i>3rd Grg SF</i> :	<i>EffYearBlt</i> :
<i>Sprinkler</i> :	<i>Carport SF</i> :	<i>Year Built</i> :
<i>Rough-Ins</i> :	<i>Totl Grg SF</i> :	<i>AvailWater</i> : Pvt\pub
	<i>BsmtGrgSpc</i> :	<i>WaterSourc</i> : Pvt\pub
	<i>Elevator</i> :	<i>AvailSewer</i> : Pub\sep
		<i>Sewer Used</i> : Pub\sep
 <u><b>FIREPLACE</b></u>		
<i>1FlrSglFlu</i> :		
<i>1FlrDblFlu</i> :	<u><b>VIEW QUALITY</b></u>	
<i>2FlrSglFlu</i> :	<i>AirprtView</i> : Sub-Std	<u><b>OTHER</b></u>
<i>2FlrDblFlu</i> :	<i>City View</i> : Sub-Std	<i>Waterfront</i> : No
<i>Ttl Fireplces</i> :	<i>CrkMMView</i> :	<i>WtrfrntFtg</i> :
<i>WoodStove</i> :	<i>Lake View</i> : Sub-Std	<i>Imp Acre</i> :
	<i>MountnView</i> : Sub-Std	<i>Unimp Acre</i> :
	<i>River View</i> : Sub-Std	<i>Topography</i> :
	<i>TerritView</i> : Sub-Std	<i>St Access</i> :
 <u><b>PORCH</b></u>		<i>RdFrontFtg</i> :
<i>Porch 1 Typ</i> :		<i>PavingMatl</i> :
<i>Porch 1Flr</i> :	<u><b>SECONDARY BUILDING</b></u>	<i>Corner Lot</i> :
<i>Porch 1 SF</i> :	<i>2ndBldgTyp</i> :	<i>Curb/Guttr</i> :
<i>Porch 2 Typ</i> :	<i>2ndBldgCnd</i> :	
<i>Porch 2 Flr</i> :	<i>2ndBldg SF</i> :	
<i>Porch 2 SF</i> :		





### Land Records

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## Clark County Property Information

### Account Summary

**Property Identification Number:** 215444003 [MapsOnline](#)   
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** ([Situs Addresses](#))  
**Abbreviated Legal Description:** LOT 1B SP3-824 2.54A

### Demographics

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<a href="#">Account</a>	<a href="#">Building</a>	<a href="#">Environmental</a>	<a href="#">Taxes</a>	<a href="#">Auditor Docs</a>	<a href="#">Documents</a>	<a href="#">Permits</a>	<a href="#">Sales Search</a>
<b>Property Owner</b> PIONEER ESTATES LLC				<b>Owner Mailing Address</b> 2 N CASCADE AVE STE 1280 COLORADO SPRINGS CO , 80903 US		<b>Property Location Address</b> <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>	
<b>Administrative Data</b> <a href="#">Info...</a>				<b>Land Data</b>		<b>Assessment Data</b> <a href="#">Info...</a>	
Zoning Designation <a href="#">Codes...</a> IND Zoning Overlay(s) none Comprehensive Plan ML Comp. Plan Overlay(s) none Census Tract 403.02 Jurisdiction Ridgefield Fire District Clark Co Fire Park District District 0 School District Ridgefield Elementary South Ridge Middle School View Ridge High School Ridgefield Sewer District Clark Regional Water District Ridgefield Neighborhood Ridgefield Junction Section-Township-Range SW 1/4,S22,T4N,R1E image: <a href="#">.TIF</a> or <a href="#">.PDF</a> Urban Growth Area Ridgefield C-Tran Benefit Area Yes School Impact Fee Ridgefield Transportation Impact Fee Ridgefield Transportation Analysis Zone 466 Waste Connections Tuesday Garbage Collection Day Last Street Sweeping n/a CPU Lighting Utility District 0 Burning Allowed No Wildland Urban Interface/Intermix No Mapping Indicators				<a href="#">Clark County Road Atlas</a> page 35 Approximate Area <a href="#">Info...</a> 110,642 sq. ft. 2.54 acres Subdivision <a href="#">UNION RIDGE PH2 LOT1 SHORT PLAT 3-824 UNION RIDGE PH 2</a> Survey <a href="#">051034</a> <a href="#">056109</a> <a href="#">054048</a> <a href="#">054041</a>		<b>2013 Values for 2014 Taxes</b> Market Value as of January 1, 2013 Land Value \$517,800.00 Building Value \$0.00 Total Property \$517,800.00 Taxable Value Total \$517,800.00 <b>2012 Values for 2013 Taxes</b> Market Value as of January 1, 2012 Land Value \$517,800.00 Building Value \$0.00 Total Property \$517,800.00 Taxable Value Total \$517,800.00 <b>2014 Uncertified Values</b> Market Value Land Value \$517,800.00 Building Value \$0.00 Total Property \$517,800.00 Taxable Value Total \$517,800.00 <b>General</b> Re-valuation Cycle 3 Assessor Neighborhood 7920	

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360) 397-2391 , Email: [asrgis@clark.wa.gov](mailto:asrgis@clark.wa.gov)

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**Clark County, Geographic information System (GIS): Bob Pool, Manager**

Street Address: [1300 Franklin Street](#), 2nd Floor, Vancouver, WA 98666-5000

Mailing Address: P.O. Box 5000, Vancouver, WA 98666-5000

Main phone: (360) 397-2002 | FAX: (360) 397-2046

**Storefront Hours:**

Mon, Tue, Thurs, Fri: 8:00 a.m. - 5:00 p.m.

Wed: 9:00 a.m. - 5:00 p.m.

Email: [themapstore@clark.wa.gov](mailto:themapstore@clark.wa.gov)

**Responsible Elected Official: [Board of Clark County Commissioners](#)**

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File Location: <http://gis.clark.wa.gov/gishome/Property/?action=account&account=215444003>

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**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

**OWNERSHIP INFORMATION**

<i>Parcel Number</i>	: 215444 004	<i>Bldg #</i>	:	<i>of</i>			
<i>Reference Parcel #</i>	: T4R1ES22Q3	<i>R</i>	: 1E	<i>T</i>	: 4N	<i>S</i>	: 22
<i>Owner</i>	: Pioneer Estates LLC	<i>Q</i>					: SW
<i>CoOwner</i>	:						
<i>Site Address</i>	: *no Site Address*						
<i>Mail Address</i>	: 2 N Cascade Ave #1280 Colorado Springs Co 80903						
<i>Owner Telephone</i>	:						

**SALES AND LOAN INFORMATION**

<i>Transferred</i>	: 03/24/2009	<i>Loan Amount</i>	: \$7,000,000
<i>Document Number</i>	: 4542853	<i>Loan Type</i>	: Line of Credit
<i>Sale Price</i>	:	<i>Lender</i>	: Regents Bk
<i>Deed Type</i>	: In Lieu of Forc	<i>Interest Rate</i>	: Adjustable
<i>% Owned</i>	: 100	<i>Vesting Type</i>	: Corporation

**ASSESSMENT AND TAX INFORMATION**

<i>Market Land</i>	: \$728,300	<i>Exempt Type</i>	:
<i>Market Structure</i>	:	<i>% Improved</i>	:
<i>Market Total</i>	: \$728,300	<i>2014 Taxes</i>	: \$8,214.05
<i>Taxable Value</i>	: \$728,300	<i>Levy Code</i>	: 122000
<i>Excise Tax Number</i>	: 635810	<i>Millage Rate</i>	: 11.78615
<i>Geocode</i>	: 411223242002	<i>ExemptMillageRt</i>	: 7.61882

**PROPERTY DESCRIPTION**

<i>Census</i>	: <i>Tract</i>	: 403.02	<i>Block</i>	: 3
<i>Map Page &amp; Grid</i>	:			
<i>Neighborhood Code</i>	: 7920			
<i>Land Use</i>	: 0991 Vacant,Unused/Vacant Land,No Impr			
<i>Zoning Code</i>	: Ip			
<i>Subdivision/Plat</i>	: Union Ridge Ph 2			
<i>Legal Description</i>	: UNION RIDGE PH 2 LOT 2 SUB 2008			
	:			
	:			
<i>School District</i>	: Ridgefield			
<i>Building Name</i>	:			
<i>Improvement Type</i>	:			

**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

Parcel Number : 215444 004

Bldg # : of

**PROPERTY CHARACTERISTICS**

<i>Bedrooms</i> :	<i>1stFloorSF</i> :	<i>Lot Acres</i> : 3.87
<i>Bath Full</i> :	<i>2ndFloorSF</i> :	<i>Lot SF</i> : 168,577
<i>Bath 3/4</i> :	<i>AbovGrndSF</i> :	<i>Lot Dimen</i> : 620 X 272
<i>Bath 1/2</i> :	<i>BsmtFin SF</i> :	<i>Qlty Class</i> :
<i>Bath 1/4</i> :	<i>BsmtUnfnSF</i> :	<i>Stories</i> :
<i>Fixtures</i> :	<i>BsmtTotlSF</i> :	<i>Ceiling</i> :
<i>Pool</i> :	<i>Bsmt Type</i> :	<i>Roof Matl</i> :
<i>Patio/Deck</i> :	<i>BuildingSF</i> :	<i>Roof Struct</i> :
<i>Patio/Dck Sf</i> :	<i>1st Grg Typ</i> :	<i>Frame</i> :
<i>Flooring</i> :	<i>1st Grg SF</i> :	<i>Foundation</i> :
<i>Floor Cover</i> :	<i>2nd Grg Typ</i> :	<i>Wall Matl</i> :
<i>Air Cond</i> :	<i>2nd Grg SF</i> :	<i>Bldg Style</i> :
<i>Heat Type</i> :	<i>3rd Grg Typ</i> :	<i>Bldg Cond</i> :
<i>Heat Fuel</i> :	<i>3rd Grg SF</i> :	<i>EffYearBlt</i> :
<i>Sprinkler</i> :	<i>Carport SF</i> :	<i>Year Built</i> :
<i>Rough-Ins</i> :	<i>Totl Grg SF</i> :	<i>AvailWater</i> : Pvt/pub
	<i>BsmtGrgSpc</i> :	<i>WaterSourc</i> : None
	<i>Elevator</i> :	<i>AvailSewer</i> : Septic
		<i>Sewer Used</i> : None

**FIREPLACE**

*1FlrSglFlu* :  
*1FlrDblFlu* :  
*2FlrSglFlu* :  
*2FlrDblFlu* :  
*Ttl Fireplces* :  
*WoodStove* :

**PORCH**

*Porch 1 Typ* :  
*Porch 1Flr* :  
*Porch 1 SF* :  
*Porch 2 Typ* :  
*Porch 2 Flr* :  
*Porch 2 SF* :

**VIEW QUALITY**

*AirprtView* : Sub-Std  
*City View* : Sub-Std  
*CrkMMView* :  
*Lake View* : Sub-Std  
*MountnView* : Sub-Std  
*River View* : Sub-Std  
*TerritView* : Sub-Std

**SECONDARY BUILDING**

*2ndBldgTyp* :  
*2ndBldgCnd* :  
*2ndBldg SF* :

**OTHER**

*Waterfront* : No  
*WtrfrntFtg* :  
*Imp Acre* :  
*Unimp Acre* :  
*Topography* : Even  
*St Access* : Thru Street  
*RdFrontFtg* :  
*PavingMatl* :  
*Corner Lot* : No  
*Curb/Guttr* :



### Land Records

[Property Info Center](#)  
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[Auditor Records](#)  
[Parcel Alteration Forms](#)



## Clark County Property Information

### Account Summary

**Property Identification Number:** 215444004 [MapsOnline](#)   
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** ([Situs Addresses](#))  
**Abbreviated Legal Description:** UNION RIDGE PH 2 LOT 2 SUB 2008

### Demographics

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### Contacts

[Staff List](#)  
[Office Location](#)

<a href="#">Account</a>	<a href="#">Building</a>	<a href="#">Environmental</a>	<a href="#">Taxes</a>	<a href="#">Auditor Docs</a>	<a href="#">Documents</a>	<a href="#">Permits</a>	<a href="#">Sales Search</a>
<b>Property Owner</b> PIONEER ESTATES LLC				<b>Owner Mailing Address</b> 2 N CASCADE AVE STE 1280 COLORADO SPRINGS CO , 80903 US		<b>Property Location Address</b> <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>	
<b>Administrative Data</b> <a href="#">Info...</a>				<b>Land Data</b>		<b>Assessment Data</b> <a href="#">Info...</a>	
Zoning Designation <a href="#">Codes...</a> IND Zoning Overlay(s) none Comprehensive Plan ML Comp. Plan Overlay(s) none Census Tract 403.02 Jurisdiction Ridgefield Fire District Clark Co Fire Park District District 0 School District Ridgefield Elementary South Ridge Middle School View Ridge High School Ridgefield Sewer District Clark Regional Water District Ridgefield Neighborhood Ridgefield Junction Section-Township-Range SW 1/4,S22,T4N,R1E image: <a href="#">.TIF</a> or <a href="#">.PDF</a> Urban Growth Area Ridgefield C-Tran Benefit Area Yes School Impact Fee Ridgefield Transportation Impact Fee Ridgefield Transportation Analysis Zone 466 Waste Connections Tuesday Garbage Collection Day Last Street Sweeping n/a CPU Lighting Utility District 0 Burning Allowed No Wildland Urban Interface/Intermix No Mapping Indicators				<a href="#">Clark County Road Atlas</a> page 35 Approximate Area <a href="#">Info...</a> 168,577 sq. ft. 3.87 acres Subdivision <a href="#">UNION RIDGE PH 2</a> Survey <a href="#">056109</a> <a href="#">051034</a> <a href="#">054041</a> <a href="#">054048</a>		<b>2013 Values for 2014 Taxes</b> Market Value as of January 1, 2013 Land Value \$728,300.00 Building Value \$0.00 Total Property \$728,300.00 Taxable Value Total \$728,300.00	
				<b>Sales History</b>		<b>2012 Values for 2013 Taxes</b> Market Value as of January 1, 2012 Land Value \$728,300.00 Building Value \$0.00 Total Property \$728,300.00 Taxable Value Total \$728,300.00	
				Sale Date 02/24/2009 Document Type D-LFOR Excise Number 635810 Document Number Sale Amount \$0.00		<b>2014 Uncertified Values</b> Market Value Land Value \$728,300.00 Building Value \$0.00 Total Property \$728,300.00 Taxable Value Total \$728,300.00	
				Sale Date 02/06/2008 Document Type EAS Excise Number 0 Document Number 4421286 Sale Amount \$0.00			
				Sale Date 03/13/2007 Document Type DEED Excise Number 607077 Document Number Sale Amount \$776,493.00			
						<b>General</b> Re-valuation Cycle 3 Assessor Neighborhood 7920	

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360) 397-2391 , Email: [asrgis@clark.wa.gov](mailto:asrgis@clark.wa.gov)

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**Clark County, Geographic information System (GIS): Bob Pool, Manager**

Street Address: [1300 Franklin Street](#), 2nd Floor, Vancouver, WA 98666-5000

Mailing Address: P.O. Box 5000, Vancouver, WA 98666-5000

Main phone: (360) 397-2002 | FAX: (360) 397-2046

**Storefront Hours:**

Mon, Tue, Thurs, Fri: 8:00 a.m. - 5:00 p.m.

Wed: 9:00 a.m. - 5:00 p.m.

Email: [themapstore@clark.wa.gov](mailto:themapstore@clark.wa.gov)

**Responsible Elected Official: [Board of Clark County Commissioners](#)**

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File Location: <http://gis.clark.wa.gov/gishome/Property/?action=account&account=215444004>

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**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

**OWNERSHIP INFORMATION**

<i>Parcel Number</i>	: 215444 012	<i>Bldg #</i>	:	<i>of</i>	
<i>Reference Parcel #</i>	: T4R1ES27Q4	<i>R</i>	: 1E	<i>T</i>	: 4N
<i>Owner</i>	: Pioneer Estates LLC	<i>S</i>	: 27	<i>Q</i>	: NE
<i>CoOwner</i>	:				
<i>Site Address</i>	: *no Site Address*				
<i>Mail Address</i>	: 2 N Cascade Ave #1280 Colorado Springs Co 80903				
<i>Owner Telephone</i>	:				

**SALES AND LOAN INFORMATION**

<i>Transferred</i>	:	<i>Loan Amount:</i>
<i>Document Number</i>	:	<i>Loan Type</i>
<i>Sale Price</i>	:	<i>Lender</i>
<i>Deed Type</i>	:	<i>Interest Rate</i>
<i>% Owned</i>	:	<i>Vesting Type</i>

**ASSESSMENT AND TAX INFORMATION**

<i>Market Land</i>	: \$574,400	<i>Exempt Type</i>	:
<i>Market Structure</i>	:	<i>% Improved</i>	:
<i>Market Total</i>	: \$574,400	<i>2014 Taxes</i>	: \$6,479.08
<i>Taxable Value</i>	: \$574,400	<i>Levy Code</i>	: 122000
<i>Excise Tax Number</i>	:	<i>Millage Rate</i>	: 11.78615
<i>Geocode</i>	: 411274111001	<i>ExemptMillageRt</i>	: 7.61882

**PROPERTY DESCRIPTION**

<i>Census</i>	: <i>Tract</i> : 403.02	<i>Block</i> : 3
<i>Map Page &amp; Grid</i>	:	
<i>Neighborhood Code</i>	: 7920	
<i>Land Use</i>	: 0991 Vacant,Unused/Vacant Land,No Impr	
<i>Zoning Code</i>	: Ip	
<i>Subdivision/Plat</i>	: Union Ridge Ph 2	
<i>Legal Description</i>	: UNION RIDGE PH 2 LOT 6 SUB 2008	
	:	
	:	
<i>School District</i>	: Ridgefield	
<i>Building Name</i>	:	
<i>Improvement Type</i>	:	

**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

Parcel Number : 215444 012

Bldg # : of

**PROPERTY CHARACTERISTICS**

<i>Bedrooms</i> :	<i>1stFloorSF</i> :	<i>Lot Acres</i> : 3.33
<i>Bath Full</i> :	<i>2ndFloorSF</i> :	<i>Lot SF</i> : 145,055
<i>Bath 3/4</i> :	<i>AbovGrndSF</i> :	<i>Lot Dimen</i> : 1028 X 141
<i>Bath 1/2</i> :	<i>BsmtFin SF</i> :	<i>Qlty Class</i> :
<i>Bath 1/4</i> :	<i>BsmtUnfnSF</i> :	<i>Stories</i> :
<i>Fixtures</i> :	<i>BsmtTotlSF</i> :	<i>Ceiling</i> :
<i>Pool</i> :	<i>Bsmt Type</i> :	<i>Roof Matl</i> :
<i>Patio/Deck</i> :	<i>BuildingSF</i> :	<i>Roof Struct</i> :
<i>Patio/Dck Sf</i> :	<i>1st Grg Typ</i> :	<i>Frame</i> :
<i>Flooring</i> :	<i>1st Grg SF</i> :	<i>Foundation</i> :
<i>Floor Cover</i> :	<i>2nd Grg Typ</i> :	<i>Wall Matl</i> :
<i>Air Cond</i> :	<i>2nd Grg SF</i> :	<i>Bldg Style</i> :
<i>Heat Type</i> :	<i>3rd Grg Typ</i> :	<i>Bldg Cond</i> :
<i>Heat Fuel</i> :	<i>3rd Grg SF</i> :	<i>EffYearBlt</i> :
<i>Sprinkler</i> :	<i>Carport SF</i> :	<i>Year Built</i> :
<i>Rough-Ins</i> :	<i>Totl Grg SF</i> :	<i>AvailWater</i> : Pvt\pub
	<i>BsmtGrgSpc</i> :	<i>WaterSourc</i> : None
	<i>Elevator</i> :	<i>AvailSewer</i> : Pub\sep
		<i>Sewer Used</i> : None
<u><b>FIREPLACE</b></u>	<u><b>VIEW QUALITY</b></u>	<u><b>OTHER</b></u>
<i>1FlrSglFlu</i> :	<i>AirprtView</i> : Sub-Std	<i>Waterfront</i> : No
<i>1FlrDblFlu</i> :	<i>City View</i> : Sub-Std	<i>WtrfrntFtg</i> :
<i>2FlrSglFlu</i> :	<i>CrkMMView</i> :	<i>Imp Acre</i> :
<i>2FlrDblFlu</i> :	<i>Lake View</i> : Sub-Std	<i>Unimp Acre</i> :
<i>Ttl Fireplces</i> :	<i>MountnView</i> : Sub-Std	<i>Topography</i> : Even
<i>WoodStove</i> :	<i>River View</i> : Sub-Std	<i>St Access</i> : Thru Street
	<i>TerritView</i> : Sub-Std	<i>RdFrontFtg</i> :
<u><b>PORCH</b></u>	<u><b>SECONDARY BUILDING</b></u>	<i>PavingMatl</i> :
<i>Porch 1 Typ</i> :	<i>2ndBldgTyp</i> :	<i>Corner Lot</i> : Yes
<i>Porch 1Flr</i> :	<i>2ndBldgCnd</i> :	<i>Curb/Guttr</i> :
<i>Porch 1 SF</i> :	<i>2ndBldg SF</i> :	
<i>Porch 2 Typ</i> :		
<i>Porch 2 Flr</i> :		
<i>Porch 2 SF</i> :		





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[Subdivision Browser](#)  
[Quarter Sections](#)  
[Auditor Records](#)  
[Parcel Alteration Forms](#)



## Clark County Property Information

## Account Summary

**Property Identification Number:** 215444012 [MapsOnline](#)   
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** ([Situs Addresses](#))  
**Abbreviated Legal Description:** UNION RIDGE PH 2 LOT 6 SUB 2008

## Demographics

Socioeconomic Data  
Census 2010 Profiles

## GIS Programs

- [Index of Atlas Maps](#)
- [GIS Metadata](#)
- [GIS Training](#)
- [Annexation Tracker](#)

## Storefront

Digital Data  
Applications  
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Custom Maps  
Photography  
Developer's Packet

## Reports

## Vacant Lands

## Contacts

Staff List  
Office Location

Account	Building	Environmental	Taxes	Auditor Docs	Documents	Permits	Sales Search
Property Owner PIONEER ESTATES LLC				Owner Mailing Address 2 N CASCADE AVE STE 1280 COLORADO SPRINGS CO , 80903 US		Property Location Address  <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>	
Administrative Data <a href="#">Info...</a>				Land Data		Assessment Data <a href="#">Info...</a>	
Zoning Designation <a href="#">Codes...</a> IND				Clark County Road Atlas page 35		2013 Values for 2014 Taxes	
Zoning Overlay(s) none				Approximate Area <a href="#">Info...</a> 145,055 sq. ft.		Market Value as of January 1, 2013	
Comprehensive Plan ML				3.33 acres		Land Value \$574,400.00	
Comp. Plan Overlay(s) none				Subdivision <a href="#">UNION RIDGE PH 2</a>		Building Value \$0.00	
Census Tract 403.02				Survey <a href="#">047094</a> <a href="#">051034</a> <a href="#">056109</a>		Total Property \$574,400.00	
Jurisdiction Ridgefield				Sales History		Taxable Value	
Fire District Clark Co Fire				Sale Date		Total \$574,400.00	
Park District District 0				Document Type		2012 Values for 2013 Taxes	
School District Ridgefield				Excise Number		Market Value as of January 1, 2012	
Elementary South Ridge				Document Number		Land Value \$574,400.00	
Middle School View Ridge				Sale Amount		Building Value \$0.00	
High School Ridgefield						Total Property \$574,400.00	
Sewer District Clark Regional						Taxable Value	
Water District Ridgefield						Total \$574,400.00	
Neighborhood Ridgefield Junction						2014 Uncertified Values	
Section-Township-Range SW 1/4,S22,T4N,R1E image: <a href="#">.TIF</a> or <a href="#">.PDF</a>						Market Value	
Section-Township-Range NE 1/4,S27,T4N,R1E image: <a href="#">.TIF</a> or <a href="#">.PDF</a>						Land Value \$574,400.00	
Section-Township-Range NW 1/4,S27,T4N,R1E image: <a href="#">.TIF</a> or <a href="#">.PDF</a>						Building Value \$0.00	
Urban Growth Area Ridgefield						Total Property \$574,400.00	
C-Tran Benefit Area Yes						Taxable Value	
School Impact Fee Ridgefield						Total \$574,400.00	
Transportation Impact Fee Ridgefield							
Transportation Analysis Zone 466						General	
Waste Connections Tuesday						Re-valuation Cycle 3	
Garbage Collection Day						Assessor Neighborhood 7920	
Last Street Sweeping n/a							
CPU Lighting Utility District 0							
Burning Allowed No							
Wildland Urban Interface/Intermix No Mapping Indicators							

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File Location: <http://gis.clark.wa.gov/gishome/Property/?action=account&account=215444012>

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**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

**OWNERSHIP INFORMATION**

<i>Parcel Number</i>	: 601891 000	<i>Bldg #</i>	: 1	<i>of</i>	1		
<i>Reference Parcel #</i>	: T4R1ES22Q3	<i>R</i>	: 1E	<i>T</i>	: 4N	<i>S</i>	: 22
<i>Owner</i>	: Ridgefield Junction LLC					<i>Q</i>	: SW
<i>CoOwner</i>	:						
<i>Site Address</i>	: 6547 S 5th St Ridgefield 98642						
<i>Mail Address</i>	: 2 N Cascade Ave #1280 Colorado Springs Co 80903						
<i>Owner Telephone</i>	:						

**SALES AND LOAN INFORMATION**

<i>Transferred</i>	: 08/04/2006	<i>Loan Amount:</i>	
<i>Document Number</i>	:	<i>Loan Type</i>	:
<i>Sale Price</i>	:	<i>Lender</i>	:
<i>Deed Type</i>	:	<i>Interest Rate</i>	:
<i>% Owned</i>	:	<i>Vesting Type</i>	:

**ASSESSMENT AND TAX INFORMATION**

<i>Market Land</i>	:	<i>Exempt Type</i>	:
<i>Market Structure</i>	: \$2,700	<i>% Improved</i>	: 100
<i>Market Total</i>	: \$2,700	<i>2014 Taxes</i>	: \$30.42
<i>Taxable Value</i>	: \$2,700	<i>Levy Code</i>	: 122000
<i>Excise Tax Number</i>	:	<i>Millage Rate</i>	: 11.78615
<i>Geocode</i>	: 411223324001	<i>ExemptMillageRt</i>	: 7.61882

**PROPERTY DESCRIPTION**

<i>Census</i>	: <i>Tract</i> : 403.02	<i>Block</i> : 3
<i>Map Page &amp; Grid</i>	: 416 G7	
<i>Neighborhood Code</i>	: 7920	
<i>Land Use</i>	: 0071 Res,Mobile Home,Non-Affixed	
<i>Zoning Code</i>	: Hc	
<i>Subdivision/Plat</i>	: Mobile Home Parks	
<i>Legal Description</i>	: Y M P H INVESTMENTS RDG	
	:	
	:	
<i>School District</i>	: Ridgefield	
<i>Building Name</i>	:	
<i>Improvement Type</i>	: Mbl Home	

**= METROSCAN PROPERTY PROFILE =**  
**Clark (WA)**

Parcel Number : 601891 000

Bldg # : 1 of 1

**PROPERTY CHARACTERISTICS**

Bedrooms : 3  
Bath Full : 1  
Bath 3/4 : 1  
Bath 1/2 :  
Bath 1/4 :  
Fixtures : 7  
Pool :  
Patio/Deck :  
Patio/Dck Sf :  
Flooring : Yes  
Floor Cover : Carpet  
Air Cond : No  
Heat Type : Heat Pump  
Heat Fuel :  
Sprinkler :  
Rough-Ins :

**FIREPLACE**

1FlrSglFlu :  
1FlrDblFlu :  
2FlrSglFlu :  
2FlrDblFlu :  
Ttl Fireplces :  
WoodStove :

**PORCH**

Porch 1 Typ :  
Porch 1Flr :  
Porch 1 SF :  
Porch 2 Typ :  
Porch 2 Flr :  
Porch 2 SF :

1stFloorSF : 1,248  
2ndFloorSF :  
AbovGrndSF : 1,248  
BsmtFin SF :  
BsmtUnfnSF :  
BsmtTotlSF :  
Bsmt Type :  
BuildingSF : 1,248  
1st Grg Typ :  
1st Grg SF :  
2nd Grg Typ :  
2nd Grg SF :  
3rd Grg Typ :  
3rd Grg SF :  
Carport SF :  
Totl Grg SF :  
BsmtGrgSpc :  
Elevator :

**VIEW QUALITY**

AirprtView : Sub-Std  
City View : Sub-Std  
CrkMMView :  
Lake View : Sub-Std  
MountnView : Sub-Std  
River View : Sub-Std  
TerritView : Sub-Std

**SECONDARY BUILDING**

2ndBldgTyp : Mobile Home  
2ndBldgCnd : Fair  
2ndBldg SF : 1,248

Lot Acres : 37.90  
Lot SF : 1,650,906  
Lot Dimen :  
Qlty Class : Avg  
Stories : 1  
Ceiling :  
Roof Matl : Alum  
Roof Struct :  
Frame :  
Foundation :  
Wall Matl : Plywood  
Bldg Style : Ranch  
Bldg Cond : Fair  
EffYearBlt : 1975  
Year Built : 1975  
AvailWater : None  
WaterSourc : None  
AvailSewer : None  
Sewer Used : None

**OTHER**

Waterfront : No  
WtrfrntFtg :  
Imp Acre :  
Unimp Acre :  
Topography : Even  
St Access : No Thru Stree  
RdFrontFtg :  
PavingMatl : Unpaved  
Corner Lot : No  
Curb/Guttr :



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[Subdivision Browser](#)  
[Quarter Sections](#)  
[Auditor Records](#)  
[Parcel Alteration Forms](#)



## Clark County Property Information

## Account Summary

**Property Identification Number:** 601891000 [MapsOnline](#)   
**Property Type:** Mobile Home  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** 6547 S 5TH ST, RIDGEFIELD, 98642 ([Situs Addresses](#))  
**Abbreviated Legal Description:**

## Demographics

Socioeconomic Data  
Census 2010 Profiles

## GIS Programs

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## Storefront

- Digital Data
- Applications
- Publications
- Printed Maps
- Custom Maps
- Photography
- Developer's Packet

## Reports

### Vacant Lands

## Contacts

Staff List  
Office Location

Account	Building	Environmental	Taxes	Auditor Docs	Documents	Permits	Sales Search
<b>Property Owner</b> RIDGEFIELD JUNCTION LLC				<b>Owner Mailing Address</b> 2 N CASCADE AVE #1280 COLORADO SPRINGS CO , 80903 US		<b>Property Location Address</b> 6547 S 5TH ST, RIDGEFIELD, 98642 <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>	
<b>Administrative Data</b> <a href="#">Info...</a>				<b>Land Data</b>		<b>Assessment Data</b> <a href="#">Info...</a>	
Zoning Designation <a href="#">Codes...</a> IND				<a href="#">Clark County Road Atlas</a> page 35		<b>2013 Values for 2014 Taxes</b>	
Zoning Overlay(s) none				Approximate Area <a href="#">Info...</a> 0 sq. ft.		Market Value as of January 1, 2013	
Comprehensive Plan ML				0 acres		Land Value \$0.00	
Comp. Plan Overlay(s) none				Subdivision no data		Building Value \$2,700.00	
Census Tract 403.02				Survey <a href="#">059062</a> <a href="#">051034</a> <a href="#">056109</a>		Total Property \$2,700.00	
Jurisdiction Ridgefield				<b>Septic Document Details</b>		Taxable Value	
Fire District Clark Co Fire						Total \$2,700.00	
Park District District 0						<b>2012 Values for 2013 Taxes</b>	
School District Ridgefield						Market Value as of January 1, 2012	
Elementary South Ridge						Land Value \$0.00	
Middle School View Ridge				Building Value \$2,700.00		Total Property \$2,700.00	
High School Ridgefield				As-Built: <a href="#">March 30, 1987</a> <a href="#">September 21, 1989</a>		Taxable Value	
Sewer District Clark Regional				Application Date October 11, 2005		Total \$2,700.00	
Water District Ridgefield				Last Inspected June 13, 2012		<b>2014 Uncertified Values</b>	
Neighborhood Ridgefield Junction				Permit: <a href="#">March 27, 1987</a> <a href="#">September 11, 1989</a>		Market Value	
Section-Township-Range SW 1/4,S22,T4N,R1E image: <a href="#">.TIF</a> or <a href="#">.PDF</a>				onlineRME Docs (external site) <a href="#">August 5, 2009</a> <a href="#">June 13, 2012</a>		Land Value \$0.00	
Urban Growth Area Ridgefield				Sales History		Building Value \$2,700.00	
C-Tran Benefit Area Yes				Sale Date 05/08/2003		Total Property \$2,700.00	
School Impact Fee Ridgefield				Document Type DEED		Taxable Value	
Transportation Impact Fee Ridgefield				Excise Number 999999999		Total \$2,700.00	
Transportation Analysis Zone 466				Document Number 0016606M		<b>General</b>	
Waste Connections Tuesday				Sale Amount \$5,000.00			
Garbage Collection Day							
Last Street Sweeping n/a							
CPU Lighting Utility District 0							
Burning Allowed No						Re-valuation Cycle 3	
Wildland Urban Interface/Intermix No Mapping Indicators						Assessor Neighborhood 7920	

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Wed: 9:00 a.m. - 5:00 p.m.

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File Location: <http://gis.clark.wa.gov/gishome/Property/?action=account&account=601891000>

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When Recorded Return to:  
SCGRAF, LLC  
2 North Cascade Avenue, Suite 1280  
Colorado Springs CO 80903

531396  
Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951  
\$ 10,235.00 has been paid  
Recp.# \_\_\_\_\_ Date 11/12/03  
Sec. 61, see Affd. No. \_\_\_\_\_  
Doug Lasher  
Clark County Treasurer  
BY \_\_\_\_\_ R.S. Deputy

Fidelity National Title Company

**STATUTORY WARRANTY DEED**

ORDER NO: V33367 MM

THE GRANTOR ROGER OVIATT and BECKY OVIATT, husband and wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

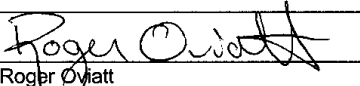
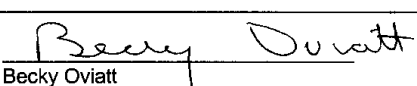
in hand paid, conveys and warrants to SCGRAF, LLC, a Limited Liability Company

the following described real estate, situated in the County of Clark, State of Washington:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal Description: Section 21 Township 4 Range 1 East  
Assessor's Tax Parcel No.(s): 213976-000

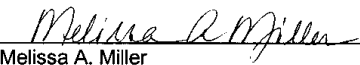
Dated: November 7, 2003

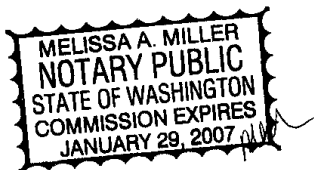
 Roger Oviatt	 Becky Oviatt
---	--

STATE OF WASHINGTON  
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that Roger Oviatt and Becky Oviatt the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: November 11<sup>th</sup>, 2003

  
Melissa A. Miller  
Notary Public in and for the State of Washington  
Residing at Battle Ground  
My appointment expires: January 29, 2007



Fidelity National Title Company

EXHIBIT 'A'

DESCRIPTION:

ORDER NO: V33367 MM

PARCEL I

A portion of land in the Southwest quarter of the Southwest quarter of the Northeast quarter of Section 21, Township 4 North Range 1 East of the Willamette Meridian, Clark County Washington, described as follows;

BEGINNING at the Southwest corner of said Southwest quarter; thence North 00°32'44" East to a point on the North line of a 60 foot right of way and a ½" inch iron rod with a plastic cap marked "Barbieri 6386"; thence along the North line of said right of way North 89°45'10" East 10.16 feet to a ½" iron rod with a plastic cap marked "Barbieri 6386"; thence continuing along the North line of said right of way North 89°11'40" East 214.90 feet to a ½" iron rod with a plastic cap marked "Barbieri 6386" and the TRUE POINT OF BEGINNING;

Thence continuing along the North line of said right of way North 89°11'40" East 201.30 feet to a ½" iron rod with a plastic cap marked "Barbieri 6386";

Thence continuing along the North line of said right of way North 00°30'54" West 30.64 feet;

Thence continuing along the North line of said right of way North 89°29'06" East to a ½" iron rod with a plastic cap marked "Barbieri 6386";

Thence North 00°47'29" East 599.70 feet to a ½" iron rod with a plastic cap marked "Barbieri 6386".

Thence South 89°40'19" West 358.49 feet to a ½" iron rod with a plastic cap marked "Barbieri 6386"

Thence South 00°32'44" West 632.48 feet to a point on the North line of said right of way and ½" iron rod with a plastic cap marked "Barbieri 6386" and the TRUE POINT OF BEGINNING.



SUBJECT TO:

1. Easement, including its terms, covenants and provisions as disclosed by instrument;  
Recorded: JUNE 29, 1929  
Auditor's File No.: C 75395 (Book 199, Page 105)  
In favor of: The Pacific Telephone and Telegraph Company, a California Corporation  
For: Erecting, operating and maintaining a line of poles and underground cables with the necessary appurtenances  
Affects: Blanket in nature
2. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highways constructed on lands condemned by proceedings under Clark County Superior Court  
Cause No.: SC 38229  
By: The State of Washington
3. Location of Encroachment by existing fence and trees abutting the Southeasterly portion of the property described herein; and delineated on map of ALTA/ASCAM Survey by MINISTER-GLAESER, Job No. 03-398 dated November 4, 1003.

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

Stephen W. Horenstein  
Miller Nash LLP  
500 East Broadway, Suite 400  
Post Office Box 694  
Vancouver, Washington 98666-0694

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951  
EXEMPT  
Affd. # 520495 Date 6-10-03  
For Details of tax paid see  
Affd. # \_\_\_\_\_  
Doug Lasher  
Clark County Treasurer  
By \_\_\_\_\_ Deputy

Grantor : GRAF LLC, a Washington limited liability company  
Grantee : SCGRAF LLC, a Washington limited liability company  
Abbreviated Legal : #29 & #95 SEC21 T4N R1E  
Assessor's Tax Parcel Nos. : 213978-000.0 & 214054-000  
Prior Excise Tax No. :  
Other Reference No(s). :

**WARRANTY DEED**

FROM: GRAF LLC, a Washington limited liability company ("Grantor")  
TO: SCGRAF LLC, a Washington limited liability company ("Grantee")

For good and valuable consideration, Grantor conveys and warrants to Grantee all of its right, title and interest in and to certain real property located in the County of Clark, State of Washington, more fully described as follows:

Parcel 1: The Northwest quarter of the Northeast quarter and the North half of the Southwest quarter of the Northeast quarter of Section 21, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, lying West of the Right of Way of Primary State Highway No. 1 (I-5). EXCEPT County Road.

Parcel 2: The East 70 feet of the following described tract:  
The Southwest quarter of the Southwest quarter of the Northeast quarter of Section 21, Township 4 North, Range 1 East of the Willamette Meridian, Clark County,  
EXCEPT the West 225 feet.  
EXCEPT any portion within NW 269th Street.  
EXCEPT that portion condemned by the State of Washington under Superior Court Cause No. SC 38229.

WARRANTY DEED - 1

(5/6/2003 9:09 AM)  
VANDOC5:50040699.4



3653651

Page: 2 of 2

05/10/2003 10:05A

MILLER NASH

D

20.00 Clark County, WA

SUBJECT TO: Easements, restrictions, reservations and provisions of record, if any.

GRAF LLC

May 8 2003  
Date

Roy E. Garrison  
Roy E. Garrison, Manager of GRAF LLC, Partner

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF CLARK         )

On this day personally appeared before me Roy E. Garrison, to me proven to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8 day of may, 2003.



[Signature]  
Notary Public for the State of Washington  
Residing at: Vancouver  
My Commission Expires: 12/15/03

WARRANTY DEED - 2

(5/6/2003 9:09 AM)  
VANDOC5:50040699.4



4002367

Page: 1 of 5  
06/14/2005 04:17F  
Clark County, WA

FIDELITY NATIONAL TITLE

D

73.00

## RETURN ADDRESS

**Ridgefield Junction, LLC**  
**2 N. Cascade, Suite 1280**  
**colorado Springs CO 80903**

568442

Real Estate Excise Tax

Ch. 11 Rev. Laws 1951

\$ 11,748.00 has been paid

Recp.# \_\_\_\_\_ Date 6/14/05

Sec. 61, see Affd. No. \_\_\_\_\_

Doug Lasher

Clark County Treasurer

By \_\_\_\_\_

Order Number: V48637MM Deputy

**Document Title(s):**  
**Statutory Warranty Deed**

**Reference Number(s) of related documents:**

\_\_\_\_\_

**Grantor(s):** (Last name, First name and Middle Initial)

**PF101, LLC**

**Grantee(s):** (Last name, First name and Middle Initial)

**Ridgefield Junction, LLC**

**Trustee:**

\_\_\_\_\_

**Legal Description:** (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)

**Section: 22&27 Township: 4 North Range: 1E**

**Assessor's Property Tax Parcel/Account Number:**

**214215-000**    215337-000

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**I am requesting an emergency nonstandard recording for an additional fee as**

**provided in RCW 36.18.010. I understand that the recording process may cover**

**up or otherwise obscure some part of the text of the original document.**

**Signature of Requesting Party**

When Recorded Return to:  
Ridgefield Junction, LLC  
2 N. Cascade, Suite 1280  
Colorado Springs CO 80903

Fidelity National Title Company of Washington, Inc.  
**STATUTORY WARRANTY DEED**

ORDER NO: V48637 MM

THE GRANTOR PF101, LLC, a Colorado limited liability company

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION A PORTION  
OF WHICH IS PAID TO AN ACCOMMODATOR PURSUANT TO AN IRC SECTION 1031 TAX  
DEFERRED EXCHANGE

in hand paid, conveys and warrants to

RIDGEFIELD JUNCTION, LLC, a Colorado limited liability company

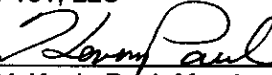
A 27.14% interest in the following described real estate, situated in the County of Clark, State of  
Washington:

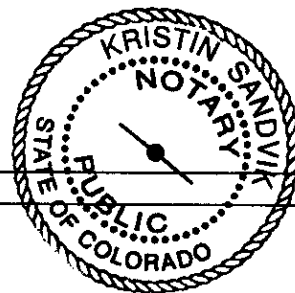
SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal Description: Section 22 & 27 Township 4 North Range 1 East  
Assessor's Tax Parcel No.(s): 214215-000; 215337-000

Dated: June 13, 2005

PF101, LLC

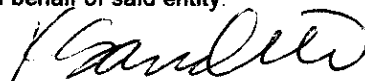
  
BY: Kevin Paul, Member



STATE OF COLORADO  
COUNTY OF *El Paso*

I certify that I know or have satisfactory evidence that Kevin Paul to me known to be the Member of PF101, LLC  
the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and  
voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he  
is/are authorized to execute the said instrument on behalf of said entity.

My Commission Expires  
10/27/2008





**4002367**

Page: 3 of 5

06/14/2005 04:17F

FIDELITY NATIONAL TITLE

D

73.00

Clark County, WA

**PARCEL I**

The Southwest quarter of the Southwest quarter of Section 22, Township 4 North, Range 1 East of the Willamette Meridian in Clark County, Washington.

EXCEPT that portion thereof conveyed to the State of Washington by instrument dated April 11, 1940, recorded May 8, 1940, under Auditor's File No. E 24214.

ALSO EXCEPT any portion lying within NE 264<sup>th</sup> Street and NW 11<sup>th</sup> Avenue.

**PARCEL II**

That portion of the North 37 rods of the Northwest quarter of the Northwest quarter of Section 27, Township 4 North, Range 1 East of the Willamette Meridian, in Clark County, Washington, lying Easterly of the East line of Primary State Highway No. 1.

EXCEPT any portion lying within NE Dolan Road.



**4002367**  
Page: 4 of 5  
06/14/2005 04:17F  
Clark County, WA

FIDELITY NATIONAL TITLE 0 73.00

**Fidelity National Title Company of Washington, Inc.**

**EXHIBIT 'A'**

**DESCRIPTION:**

**ORDER NO: V48637 MM**

**SUBJECT TO:**

1. General taxes for 2005, which have been paid;  
Amount: \$22,437.08  
Tax Account No.: 214215-000  
School District No.: 122000  
Affects: Parcel I
2. Special Assessment by Clark County, which has been paid in full for the  
Year: 2005  
For: Fire Patrol  
Amount: \$14.50  
Tax Account No.: 214215-000  
Affects: Parcel I
3. General taxes for 2005, which have been paid;  
Amount: \$1,799.51  
Tax Account No.: 214215-000  
School District No.: 122000  
Affects: Parcel II
4. Special Assessment by Clark County, which has been paid in full for the  
Year: 2005  
For: Fire Patrol  
Amount: \$14.50  
Tax Account No.: 214215-000  
Affects: Parcel II
5. Unpaid personal property taxes, if any, due on the mobile home located on said premises.  
Serial Tax No.: 601891-000  
Affects: Parcel I
6. Unpaid personal property taxes, if any, due on the mobile home located on said premises.  
Serial Tax No.: 602569-000  
Affects: Parcel II
7. Any mobile/manufactured home(s) that is or will be on the property.

Exhibit AContinued...

9. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways to be constructed on lands conveyed by Deed;  
Recorded: SEPTEMBER 8, 1953  
Auditor's File No.: Book 582, Page 589  
Records of: Clark County, Washington  
To: STATE OF WASHINGTON  
Affects: PARCEL I
10. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways to be constructed on lands conveyed by Deed;  
Recorded: OCTOBER 14, 1953  
Auditor's File No.: G 134891  
Records of: Clark County, Washington  
To: STATE OF WASHINGTON  
Affects: PARCEL II
11. Easement, including the terms, covenants and provisions thereof, as granted by instrument;  
Recorded: APRIL 8, 1954  
Auditor's File No.: G 144312 (Volume 594, Page 334)  
Records of: Clark County, Washington  
To: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY  
Purpose: perpetual right of way together with the right to cut, remove, and destroy such trees and brush as may be necessary in constructing, maintaining and protecting such lines from damage  
Affects: PARCEL II
12. Easement, including the terms, covenants and provisions thereof, as granted by instrument;  
Recorded: AUGUST 21, 1978  
Auditor's File No.: 7808210173  
Records of: Clark County, Washington  
To: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY  
Purpose: erecting or installing, maintaining and operating thereon or thereover pole lines and conductors for transmission of electric energy, including communication facilities; together with the right to cut, remove and destroy such trees and brush as may be necessary in constructing, maintaining and protecting such lines from damage.  
Affects: PARCEL II
13. Encroachments of existing fence line on North boundary line and of landscaping fabric on the South boundary line from abutting property on the South as delineated on map of survey prepared by Minister Glaeser dated May 22, 2003, Job No. 03-143.  
Affects: PARCEL II



4239089 D

RecFee - \$35.00 Pages: 4 - FIDELITY NATIONAL TITLE  
Clark County, WA 10/24/2006 11:10

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

LeAnne M. Bremer, Esq.  
Miller Nash LLP  
500 East Broadway, Suite 400  
Vancouver, WA 98660

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951  
EXEMPT

Affd. # 600377 Date 10/24/06  
For Details of tax paid see

Affd. # \_\_\_\_\_  
Doug Lasher  
Clark County Treasurer

By \_\_\_\_\_ Deputy

Grantors : Pioneer Estates L.L.C., Steven D. Belt and Quail Construction L.L.C.  
Grantees : Pioneer Estates L.L.C.  
Abbreviated Legal : #54 Section 27 T4N R1E W.M.  
Assessor's Tax Parcel Nos. : 215384-000  
Other Reference No(s). : None

STATUTORY WARRANTY DEED

W1487MM

Grantors, Pioneer Estates L.L.C., (as to an 87.11% interest), Steven D. Belt (as to a 7.466% interest), and Quail Construction L.L.C. (as to a 5.424% interest), as Tenants in Common, in order to partition real property they own together, convey and warrant to Grantee, Pioneer Estates L.L.C., all of their right, title and interest in the real estate situated in Clark County, Washington, more specifically described in Exhibit A attached hereto and made a part hereof.

DATED: 9/26, 2006.

Pioneer Estates, LLC

Quail Construction, L.L.C.

By: Schuck Pioneer Estates, LLLP, a  
Colorado Limited liability limited partnership  
or an Affiliate thereof

By: Schuck Colorado Ltd., its general partner

By: William D. Schuck

William D. Schuck, President

Date: 9/26/06

By: Jan Gired  
Title: Member

Steven D. Belt

\* SD Belt

This document is recorded as an accommodation by  
Fidelity National Title Insurance and maintains no  
responsibility as to the effect or provisions of this document.

STATE OF WASHINGTON )

: SS.

County of Clark )

I certify that Jon Gird appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Member of Quail Construction, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. DATED this 18 day of Oct, 2006.

Melissa A. Miller

NOTARY PUBLIC FOR WASHINGTON

My Commission Expires: 1/29/07

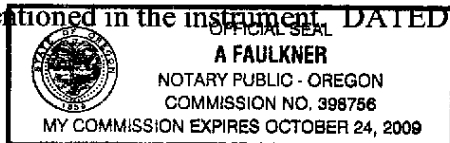
MELISSA A. MILLER  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
JANUARY 29, 2007 me

STATE OF WASHINGTON )

: SS.

County of Clark )

I certify that Steven D. Belt appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. DATED this 20<sup>th</sup> day of October, 2006.



Ma

NOTARY PUBLIC FOR WASHINGTON Oregon

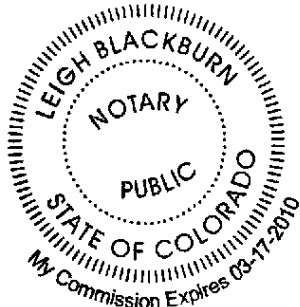
My Commission Expires: 10-24-2009

State of COLORADO )

: SS.

County of EL PASO )

On this 26<sup>th</sup> day of SEPTEMBER, 2006, before me personally appeared William D. Schuck, to me known to be the President of the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation. Dated: 9/26, 2006.



Leigh Blackburn

Notary Public for ~~Washington~~ Colorado

LEIGH BLACKBURN

(Printed or Stamped Name of Notary)

Residing at COLORADO SPRINGS, CO

My appointment expires: 3-17-2010

VANDOC5:50068881.1

09/25/06

**Fidelity National Title Insurance Company**

**EXHIBIT A**

**Description:**

**Order No.: V48553**

A tract of land in a portion of the Northwest quarter of the Northeast quarter and the Northeast quarter of the Northwest quarter of Section 27, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, more particularly described as follows:

Beginning at the Southwest corner of the Northeast quarter of the Northwest quarter of Section 27; Thence South 89°51'07" East, along the South line of the Northeast quarter of the Northwest quarter of said Section 27, for a distance of 1082.07 feet, to a point at the topographic break at the top of a ravine; thence along the said topographic break, the following courses and distances: Thence North 60°39'47" East, 60.67 feet; thence North 60°39'47" East, 48.41 feet; thence North 56°09'04" East, 70.71 feet; Thence North 24°20'45" East, 57.43 feet; thence North 03°01'41" East, 81.74 feet; thence North 02°32'54" East, 69.58 feet; thence North 04°52'34" East, 60.03 feet; thence North 06°45'01" East, 85.78 feet; thence North 05°06'05" West, 103.01 feet; thence North 15°51'49" East, 83.12 feet; thence North 42°49'22" East, 60.57 feet; thence North 42°42'48" East, 102.09 feet; thence North 34°28'22" East, 64.74 feet; thence North 48°13'25" East, 63.55 feet; thence North 38°47'18" East, 12.00 feet; thence North 64°41'09" West, 49.02 feet; thence North 75°22'22" West, 37.80 feet; thence South 89°01'28" West, 51.35 feet; thence North 87°07'47" West, 27.02 feet; thence North 66°18'22" West, 64.32 feet; thence North 52°57'05" West, 55.14 feet; thence North 46°36'05" West, 55.21 feet; thence North 60°41'50" West, 125.70 feet; thence North 61°11'41" West, 94.46 feet; thence North 48°04'12" West, 58.74 feet; thence North 15°19'35" West, 17.85 feet; thence North 60°58'07" East, 19.18 feet; thence South 80°57'52" East, 67.19 feet; thence South 83°33'12" East, 91.18 feet; thence South 57°09'04" East, 68.93 feet; thence South 71°06'42" East, 56.52 feet; thence South 35°29'56" East, 38.23 feet; thence South 47°07'09" East, 42.50 feet; thence South 73°24'50" East, 232.57 feet; thence South 65°50'50" East, 22.80 feet; thence North 23°49'09" East, 17.74 feet; thence North 05°48'23" West, 45.89 feet; thence North 03°39'15" East, 65.47 feet; thence North 11°36'32" East, 39.38 feet; thence North 30°04'56" East, 62.05 feet; thence North 53°01'34" East, 63.05 feet; thence North 56°56'25" East, 68.07 feet; thence North 69°22'15" East, 63.09 feet; thence North 86°01'33" East, 35.32 feet; thence South 16°14'23" East, 50.62 feet; thence South 01°30'14" West, 82.21 feet; thence South 54°22'19" West, 68.62 feet; thence South 29°10'43" West, 194.30 feet; thence South 25°33'26" West, 105.28 feet; thence South 31°20'55" West, 108.94 feet; thence South 35°11'21" West, 196.78 feet; thence South 44°09'18" West, 28.32 feet; thence South 09°05'12" East, 60.69 feet; thence South 13°58'31" East, 41.90 feet; thence South 20°58'51" West, 32.99 feet; thence South 09°33'54" East, 96.16 feet to an existing tree line; thence along the existing tree line the following courses and distances: Thence North 72°40'30" East, 57.42 feet; thence North 86°46'07" East, 103.86 feet; thence North 88°21'09" East, 151.49 feet; thence North 87°56'20" East, 231.40 feet; thence South 16°55'31" East, 102.57 feet; thence South 29°35'54" West, 125.04 feet; thence South 10°59'00" West, 153.39 feet; thence South 10°59'00" West, 9.25 feet to the South line of the Northwest quarter of the Northeast quarter of

Fidelity National Title Insurance Company

EXHIBIT A

ORDER NO: V48553  
Continued...

said Section 27; thence South 89°51'07" East, along the South line of the Northwest quarter of the Northeast quarter of said Section 27, for a distance of 721.79 feet to the Southeast corner thereof; thence North 00°17'22" East, along the East line of the Northwest quarter of the Northeast quarter of said Section 27, for a distance of 1324.84 feet, to the Northeast corner thereof; thence North 89°51'48" West, along the North line of said Section 27, for a distance of 2636.57 feet, to the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 27; thence South 00°11'48" West, along the West line of the Northeast quarter of the Northwest quarter of said Section 27, for a distance of 1324.31 feet to the POINT OF BEGINNING.

TOGETHER WITH an easement for ingress, egress over, under and across a strip of land in a portion of the Southwest quarter of the Southeast quarter of Section 22, and the Northwest quarter of the Northeast quarter of Section 27, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, being 20.00 foot in width, 10.00 foot left and right of a centerline more particularly described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Southeast quarter of said Section 22; thence South 89°50'43" East, along the North line of the Southwest quarter of the Southeast quarter of said Section 22, for a distance of 700.00 feet, to the True Point of Beginning; thence South 00°19'01" West, to and along the centerline of an existing gravel road, for a distance of 1220.00 feet; thence South 52°08'18" West, 292.98 feet to the terminus of said centerline description.

EXCEPT the following described real property in Clark County, Washington:

Lot 8, UNION RIDGE, Phase 1A, according to the plat thereof, in Volume 311 of plats, page 406, records of Clark County, Washington

4542853 D

RecFee - \$44.00 Pages: 3 - FIDELITY NATIONAL TITLE  
Clark County, WA 03/24/2009 11:01



**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

Miller Nash LLP  
500 East Broadway, Suite 400  
PO Box 694  
Vancouver, WA 98666-0694

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951

EXEMPT

Affd. # 635810 Date 3.24.09  
For details of tax paid see

Affd. # \_\_\_\_\_  
Doug Lasher  
Clark County Treasurer

By \_\_\_\_\_ Deputy

**Grantor** : Mark S. Ickert and Pamela F. Ickert, husband and wife, as to an undivided 80% interest; Kelly D. Shea and Julie R. Shea, husband and wife, as to an undivided 20% interest  
**Grantee** : Pioneer Estates, LLC  
**Abbreviated Legal** : Lot: 2 Subdivision: UNION RIDGE PHASE 2 Volume: 311 Page: 467  
**Assessor's Tax Parcel No.** : 215444-004  
**Prior Excise Tax No.** : 607077  
**Other Reference No.** : AFN # 4297862

V 74623

**DEED IN LIEU OF FORECLOSURE**

Mark S. Ickert and Pamela F. Ickert, husband and wife, as to an undivided 80% interest; Kelly D. Shea and Julie R. Shea, husband and wife, as to an undivided 20% interest, collectively Grantor, conveys and quit claims to Pioneer Estates, LLC, a Colorado Limited Liability Company, Grantee, any and all interest it may have (including any interest therein which Grantor may hereafter acquire) in the real property located in Clark County, Washington, legally described as follows:

Lot 2, UNION RIDGE PHASE 2, according to the plat thereof, recorded in Volume 311 of plats, page 467, records of Clark County, Washington.

Consideration for this deed consists of the transfer of the Grantor's interest in the subject property to Grantee in lieu of foreclosure of the Deed of Trust on the property which was executed by Grantor and recorded under Clark County Auditor's Number 4297862 on March 15, 2007, and the satisfaction of the Grantor's debts and obligations to the Grantee existing under the Deed of Trust and Promissory Note which it secured, to the extent provided in the Deed in Lieu of Foreclosure Agreement which is entered by and between the parties contemporaneously with this deed and the terms of which are incorporated herein by this reference.

VANDOCs:50122980.1

Neither Grantor nor Grantee intends that this conveyance constitute a merger of the Grantee's interest under the Deed of Trust with the fee title conveyed herein to the Grantee, and it is the intention of the parties that the real property shall remain subject to the lien of the referenced Deed of Trust.

Grantor further represents and warrants to Grantee that:

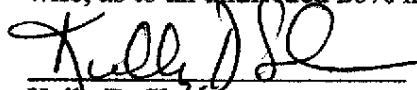
- This conveyance is not intended to hinder, delay or defraud any entity to which Grantor is or shall become indebted on or after the date of this conveyance;
- Grantor has received reasonably equivalent value by way of avoidance of foreclosure in exchange for this conveyance;
- Grantor is not insolvent on the date of this conveyance, and shall not become insolvent as a result of this conveyance; and
- Grantor does not intend to incur, and does not believe that it will incur, debts that would be beyond its ability to pay as they mature.

Neither Grantor nor Grantee intend this deed to be a mortgage, trust or security instrument of any kind.

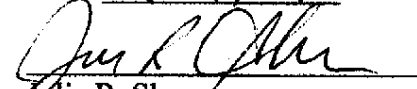
Grantor further agrees that this conveyance is not effective unless and until it is recorded by Grantee or Grantee's agent in the office of the Clark County, Washington Auditor.

DATED this 24<sup>th</sup> day of February, 2009.

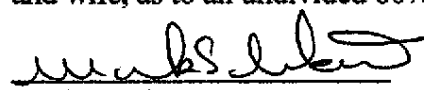
Kelly D. Shea and Julie R. Shea, husband and wife, as to an undivided 20% interest

  
Kelly D. Shea

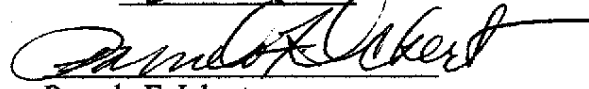
Date: 2-24-09

  
Julie R. Shea  
Date: Feb 24 2009

Mark S. Ickert and Pamela F. Ickert, husband and wife, as to an undivided 80% interest

  
Mark S. Ickert

Date: 2-24-09

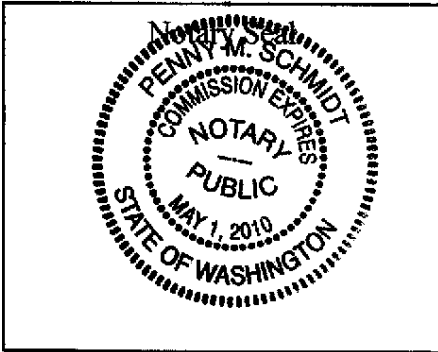
  
Pamela F. Ickert  
Date: 2-24-09

State of Washington )

County of Clark )

) ss.

I certify that I know or have satisfactory evidence that Mark S. Ickert and Pamela F. Ickert are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument. Dated: 2/24/2009, 2008.



Penny M. Schmidt  
Notary Public for Washington

Penny M. Schmidt  
Name of Notary

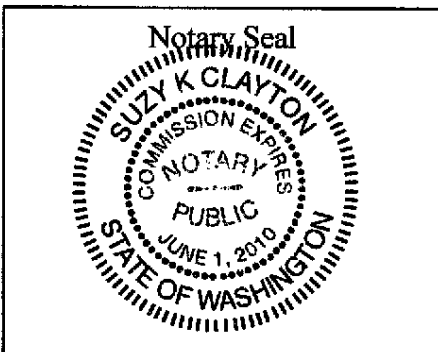
My appointment expires: May 1 2010

State of Washington )

County of Clark )

) ss.

I certify that I know or have satisfactory evidence that Kelly D. Shea and Julie R. Shea are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument. Dated: 2/24/08, 2008.



Suzy Clayton  
Notary Public for Washington

Suzy Clayton  
Name of Notary



My appointment expires: 6/1/10



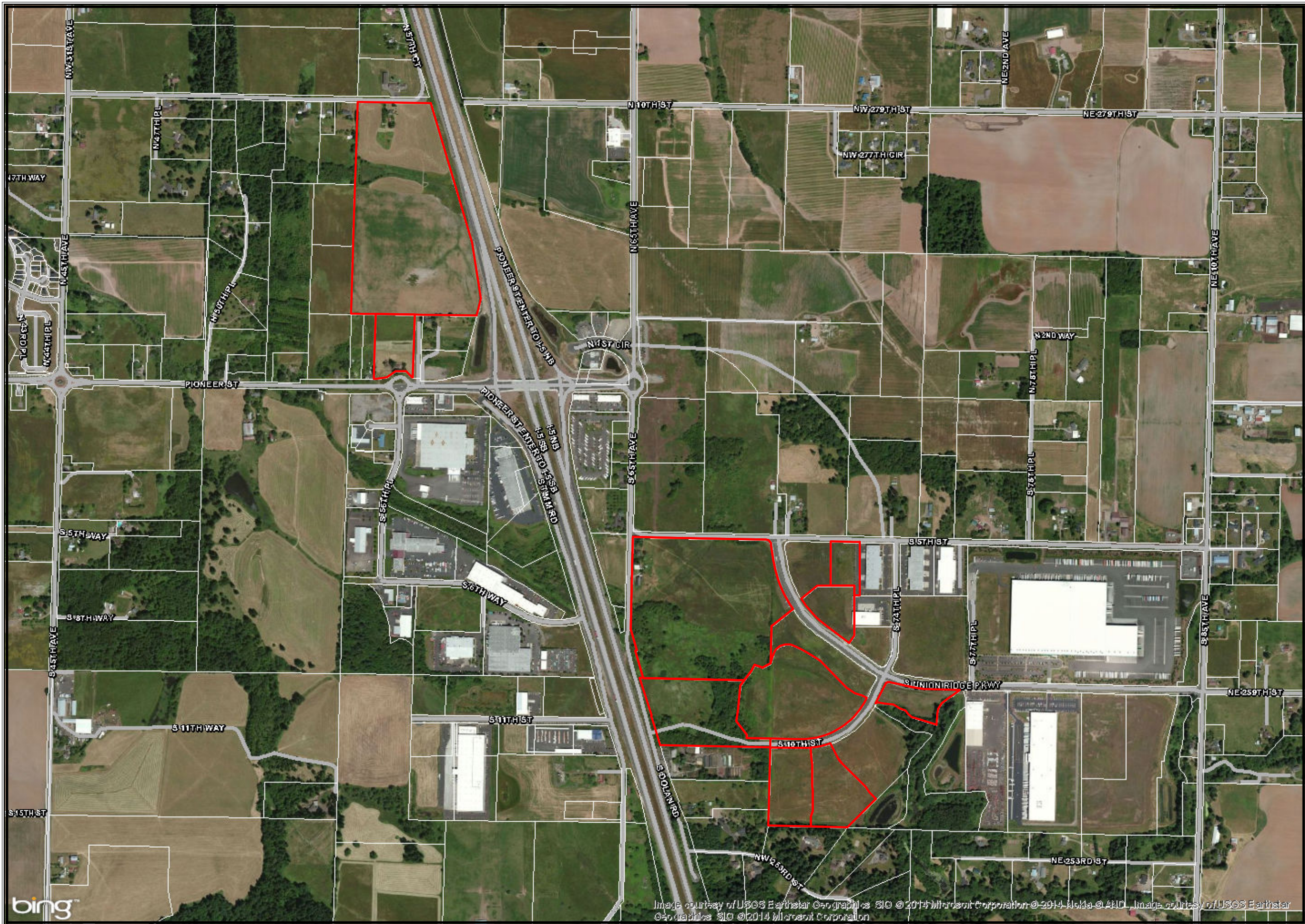


0 980

feet

	Taxlots
	Subject

This information is deemed reliable  
but is not guaranteed.







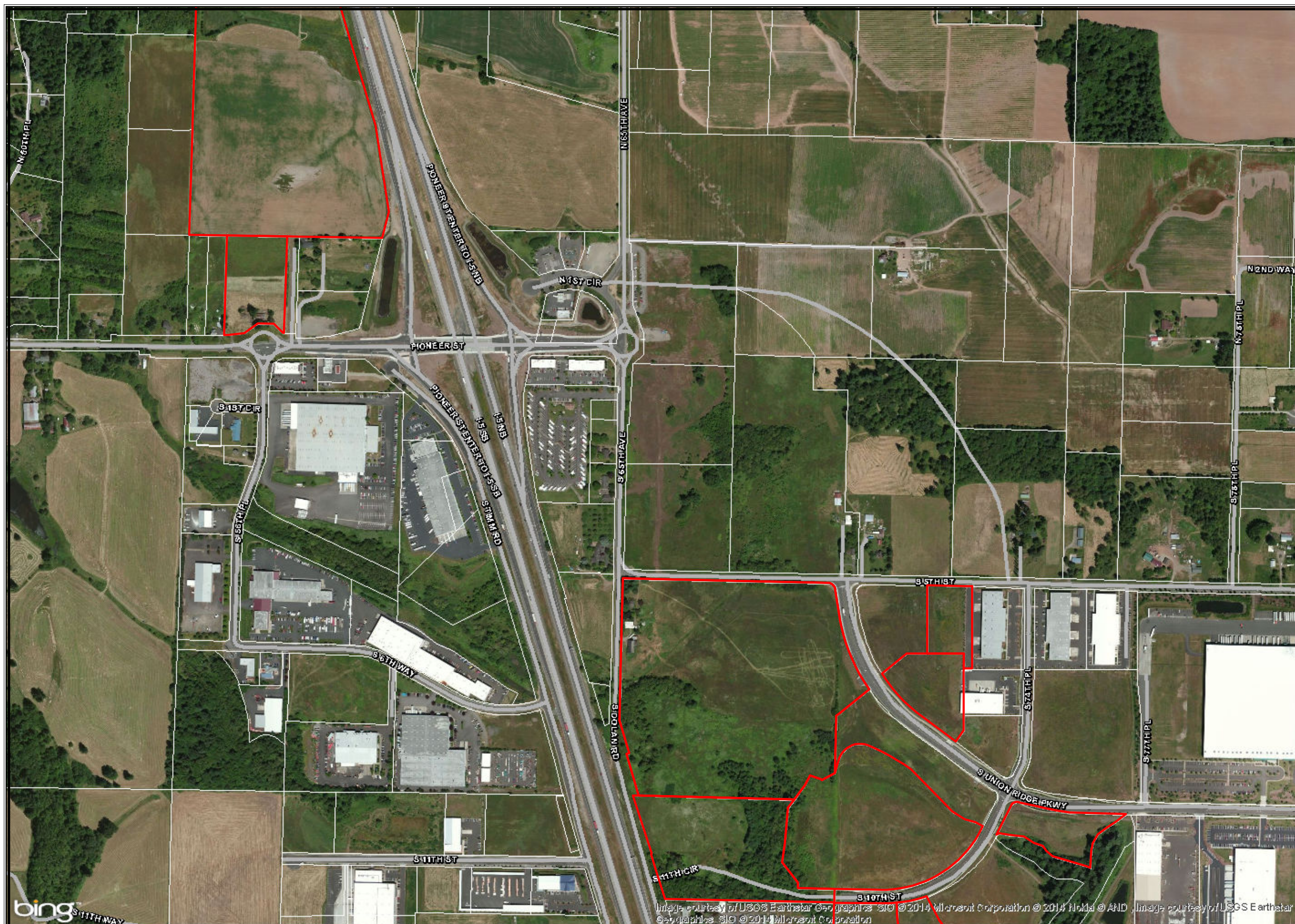
C

640

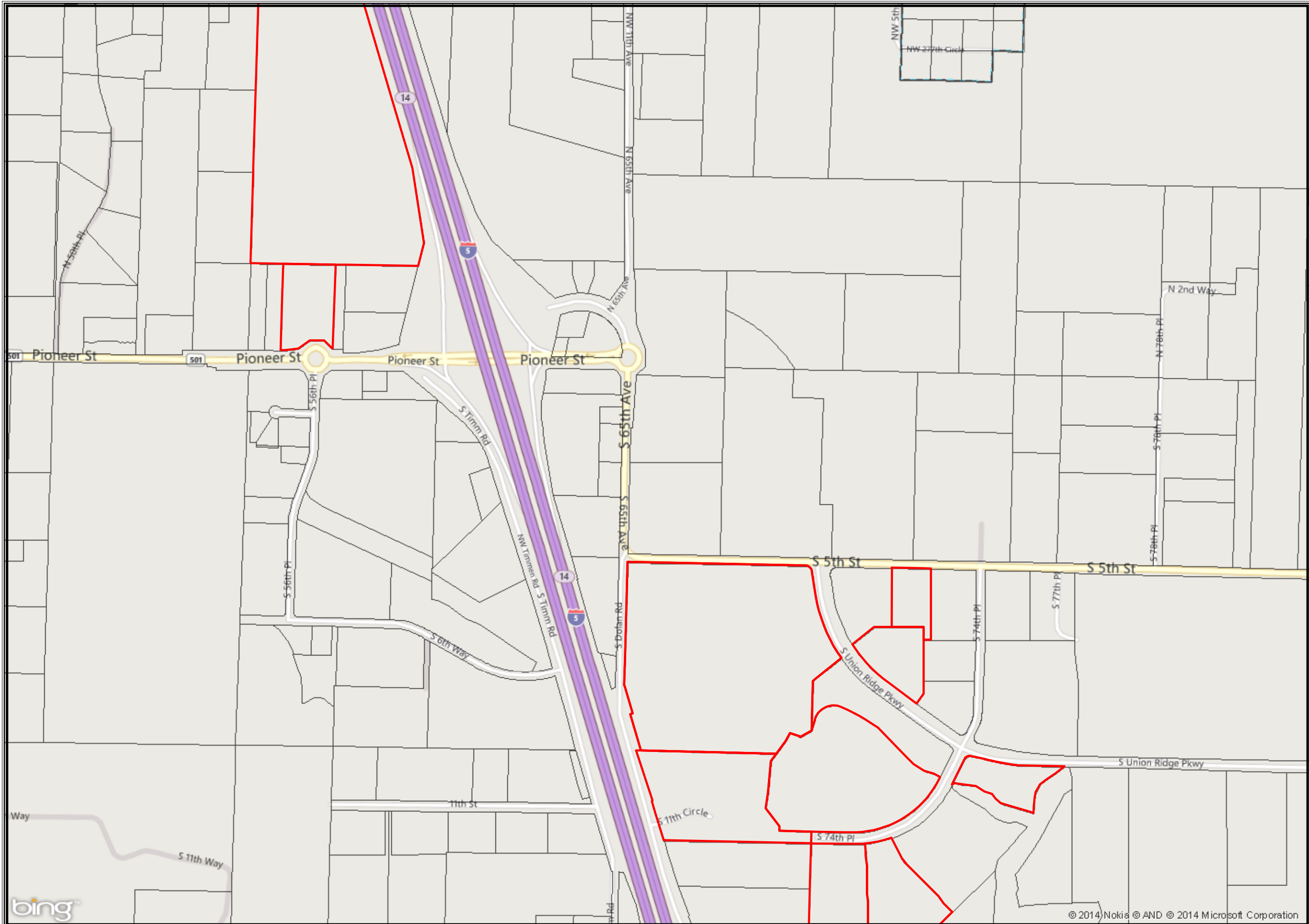
feet

- Taxlots
- Subject

This information is deemed reliable but is not guaranteed.







Prepared By:

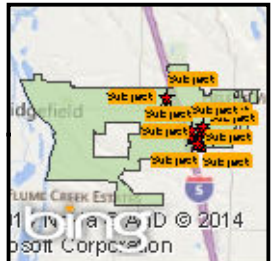


First American  
Title Insurance Company  
NATIONAL COMMERCIAL SERVICES

07/31/2014

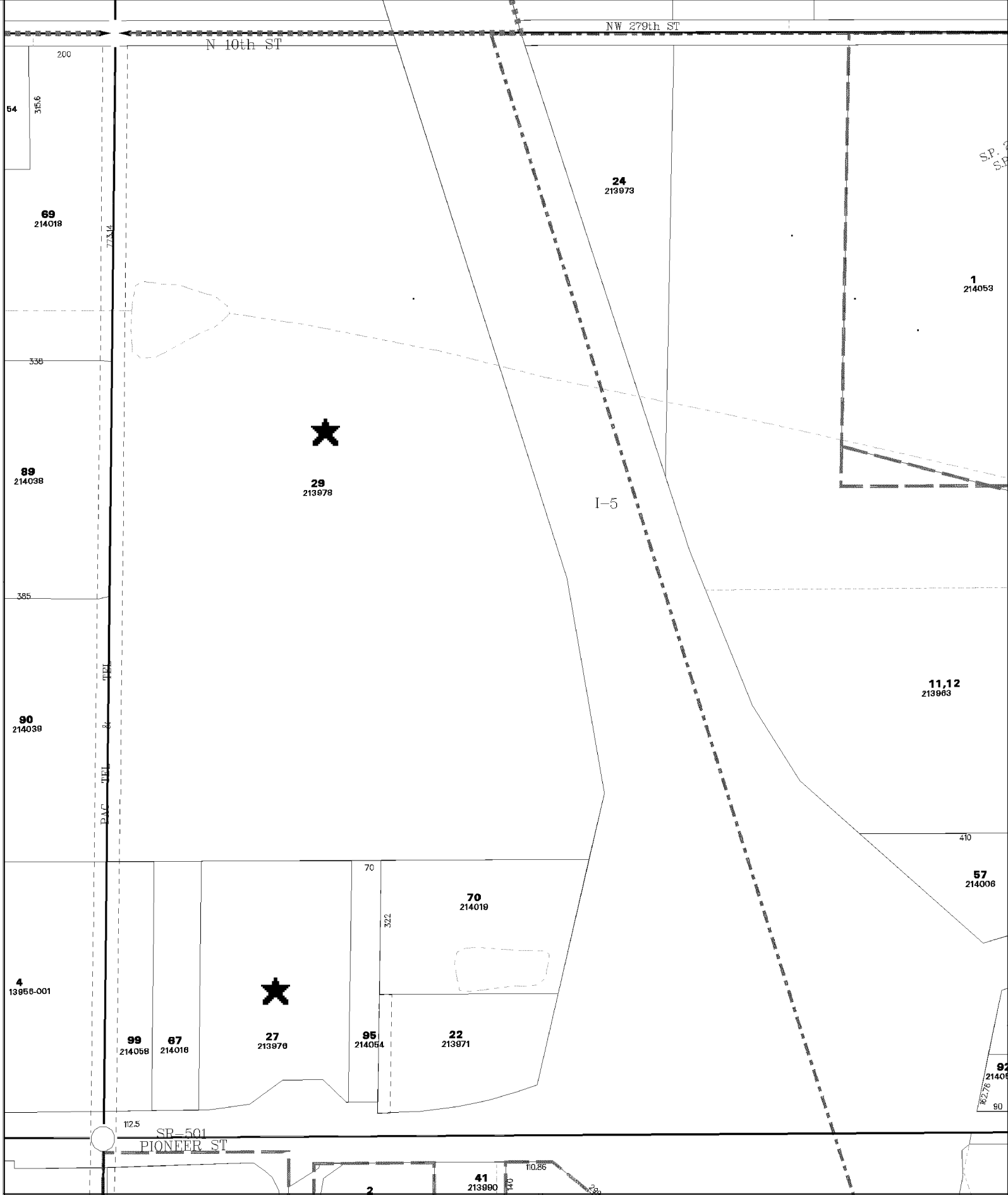


0 740  
feet



Community

- Taxlots
- Subject
- Parks
- Schools
- City Limits

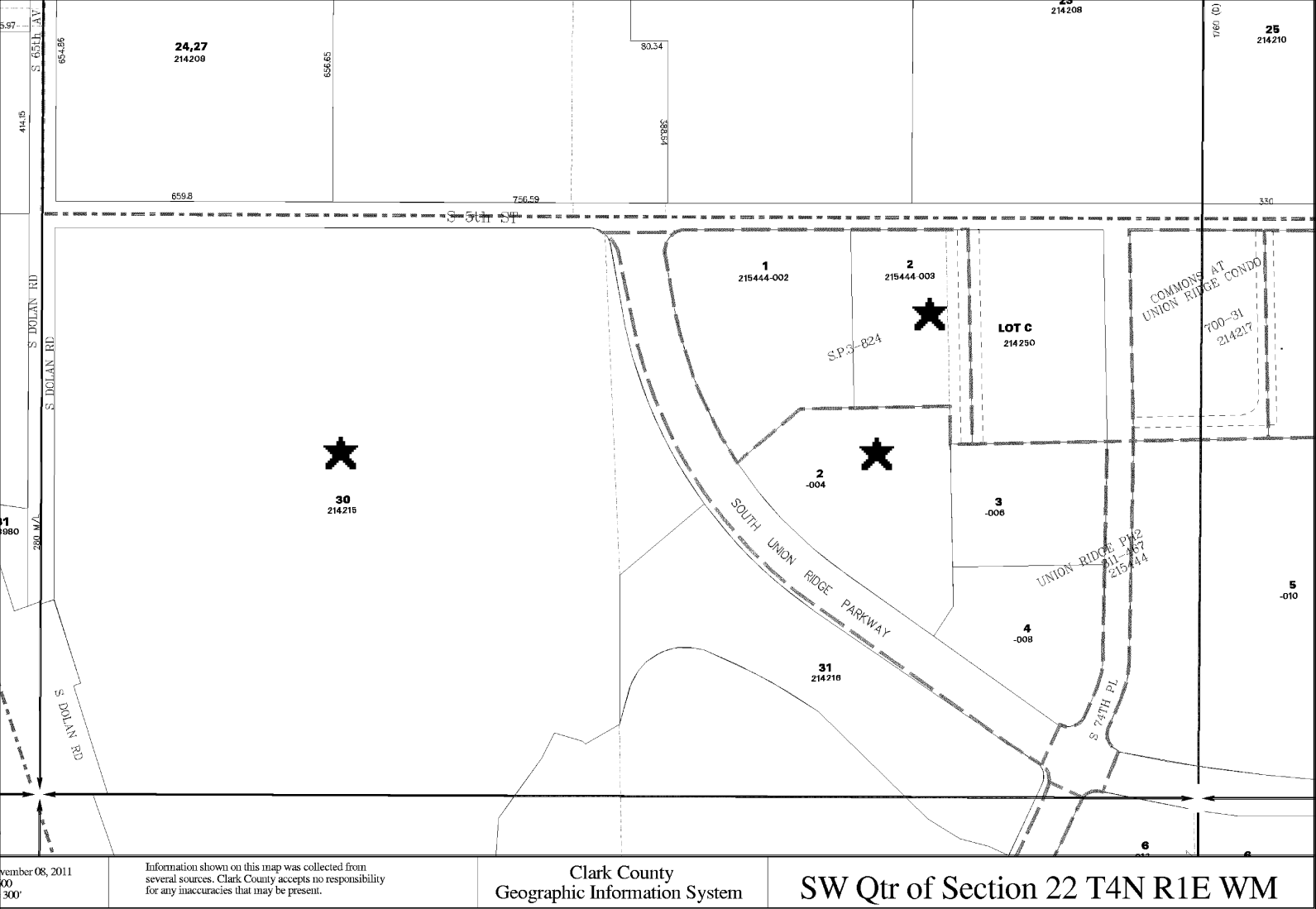


Printed: July 24, 12  
Scale- 1:3600  
1" = 300'

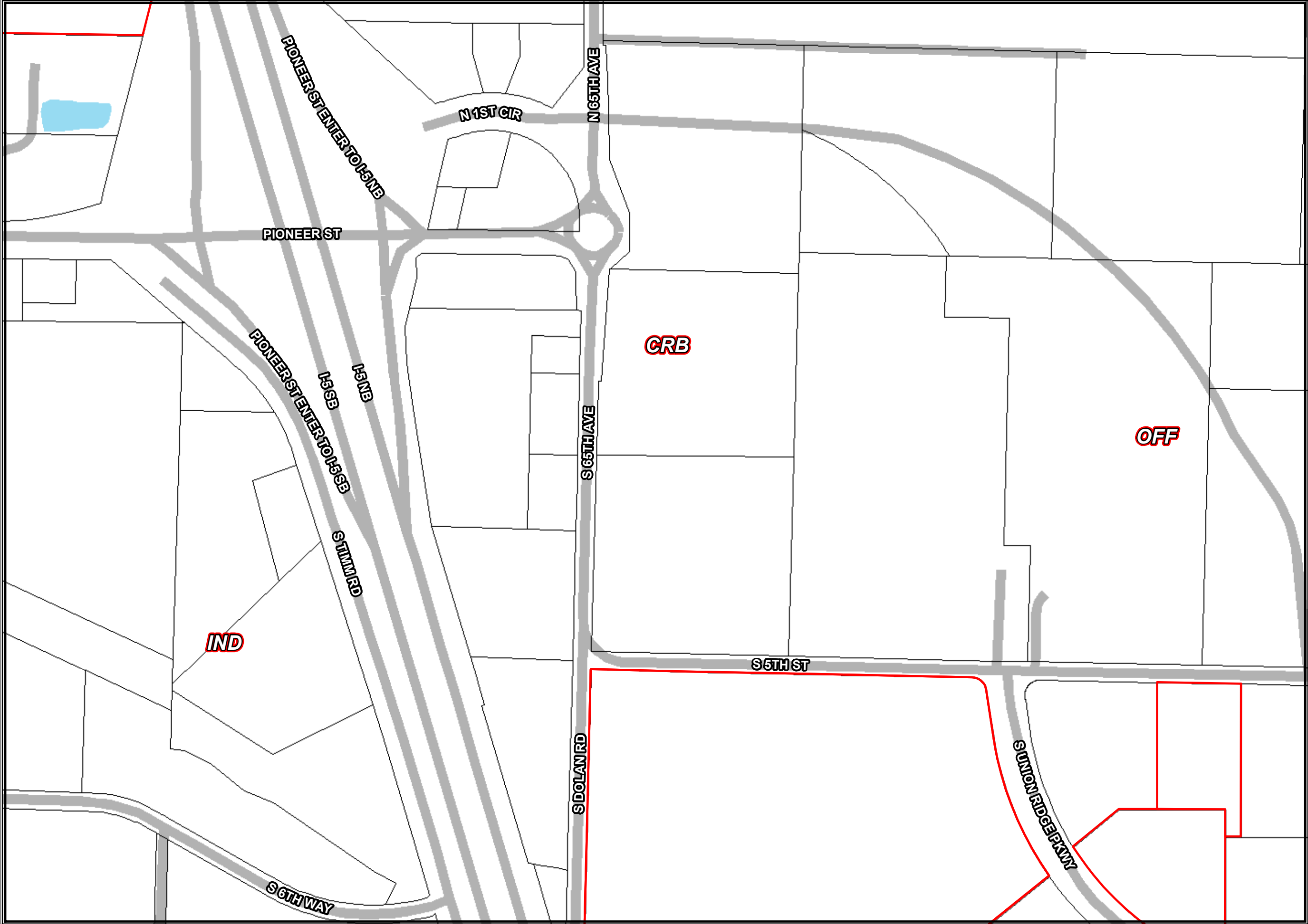
Information shown on this map was collected from  
several sources. Clark County accepts no responsibility  
for any inaccuracies that may be present.

Clark County  
Geographic Information System

NE Qtr of Sec



NW Qtr of Section 27 T4N R1E WM



Prepared By:



First American  
Title Insurance Company  
NATIONAL COMMERCIAL SERVICES

07/31/2014



0

340

feet

Zoning



Taxlots



Subject

This information is deemed reliable  
but is not guaranteed.

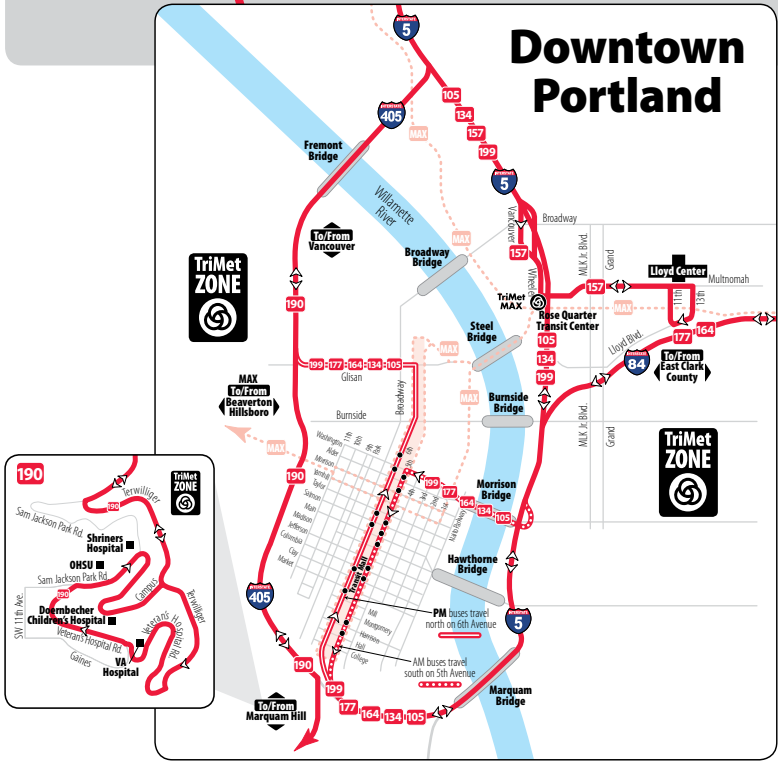
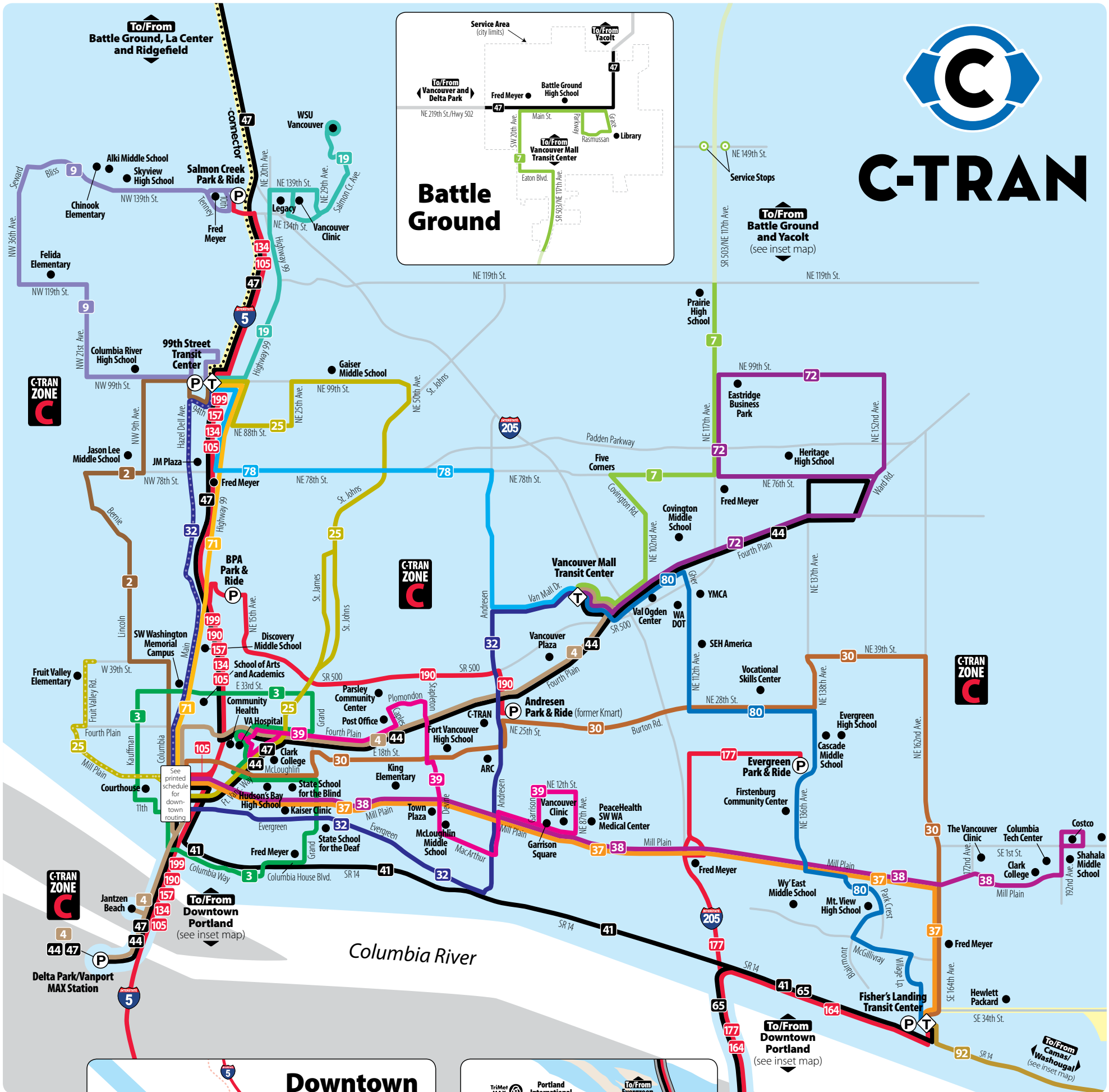
Halfway houses, Commercial recreation establishments, Expansion of existing contractor's plant and storage yard, Animal care centers, Extended stay hotels, Retail stores having a gross floor area of more than 30,000 square feet, Helicopter landing site and Electric power generator.

## Norwalk Zoning: Industrial

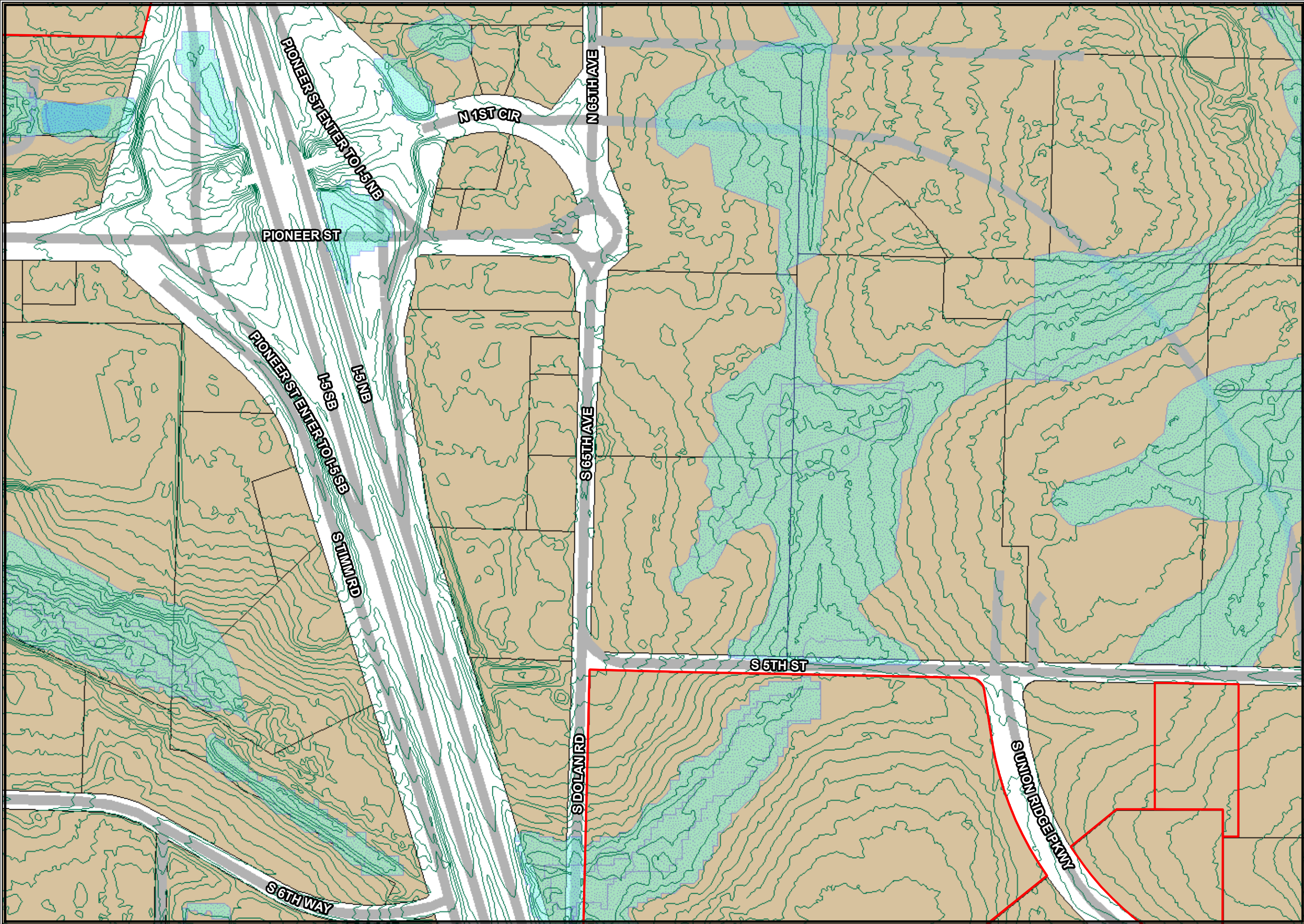
### Industrial Zone No. 1 (I1)

- Principle uses and structures in the Industrial Zone No. 1 shall be for the following uses and no others: Manufacture, processing or assembly of goods, Warehouse, storage and wholesale distribution facilities, Transportation and bus storage facilities, Building materials sale and storage yards, including contractor's storage yards, Offices including banks and financial institutions and contractor's office. All principal uses permitted in the Marine Commercial Zone, Retail stores and personal services, Printing establishments, Municipal sewage treatment facilities, Research and development facilities and All uses permitted in a C Residence Zone..
- Special Permit uses and structures include: Municipal utility plant or storage yard, Gasoline stations and sale and service of motor vehicles, Propane gas storage of more than 30,000 gallons or cubic feet of natural gas other than public utilities, Asphalt and concrete plants and recycling of operations and crushing/processing facilities, Motor vehicle storage and junkyards, Solid waste transfer stations, Commercial recreation facilities, Hotels, Adult day care centers, Helicopter landing sites and Animal care centers.









Prepared By:



First American  
Title Insurance Company  
NATIONAL COMMERCIAL SERVICES

07/31/2014



0 340

feet

**Natural Features**

- Taxlots
- Subject
- River
- Floodplain
- Wetland
- 20' Contours

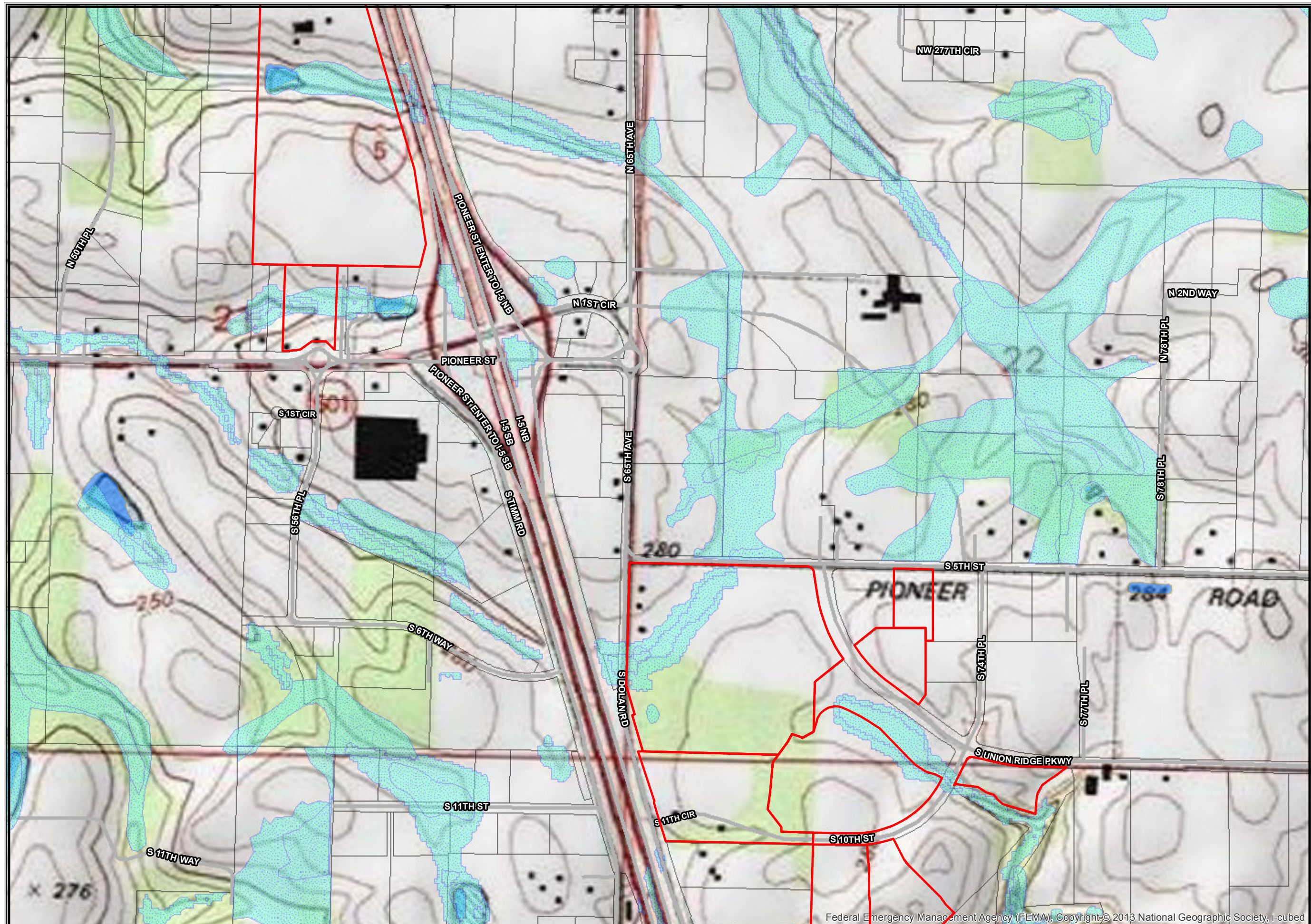
This information is deemed reliable  
but is not guaranteed.





0 740

feet



## Topography

-  Taxlots
-  Subject
-  River
-  Floodplain
-  Wetland



# TOPOGRAPHIC MAP SYMBOLS

VARIATIONS WILL BE FOUND ON OLDER MAPS

Primary highway, hard surface	
Secondary highway, hard surface	
Light-duty road, hard or improved surface	
Unimproved road	
Road under construction, alignment known	
Proposed road	
Dual highway, dividing strip 25 feet or less	
Dual highway, dividing strip exceeding 25 feet	
Trail	

Railroad: single track and multiple track	
Railroads in juxtaposition	
Narrow gage: single track and multiple track	
Railroad in street and carline	
Bridge: road and railroad	
Drawbridge: road and railroad	
Footbridge	
Tunnel: road and railroad	
Overpass and underpass	
Small masonry or concrete dam	
Dam with lock	
Dam with road	
Canal with lock	

Buildings (dwelling, place of employment, etc.)	
School, church, and cemetery	
Buildings (barn, warehouse, etc.)	
Power transmission line with located metal tower	
Telephone line, pipeline, etc. (labeled as to type)	
Wells other than water (labeled as to type)	
Tanks: oil, water, etc. (labeled only if water)	
Located or landmark object; windmill	
Open pit, mine, or quarry; prospect	
Shaft and tunnel entrance	

Horizontal and vertical control station:	
Tablet, spirit level elevation	BM Δ 5653
Other recoverable mark, spirit level elevation	Δ 5455
Horizontal control station: tablet, vertical angle elevation	
Any recoverable mark, vertical angle or checked elevation	Δ 3775
Vertical control station: tablet, spirit level elevation	
Other recoverable mark, spirit level elevation	X 954
Spot elevation	X 7369 X 7369
Water elevation	670 670

Boundaries: National	
State	
County, parish, municipio	
Civil township, precinct, town, barrio	
Incorporated city, village, town, hamlet	
Reservation, National or State	
Small park, cemetery, airport, etc.	
Land grant	

Township or range line, United States land survey	
Township or range line, approximate location	
Section line, United States land survey	
Section line, approximate location	
Township line, not United States land survey	
Section line, not United States land survey	
Found corner: section and closing	
Boundary monument: land grant and other	
Fence or field line	

Index contour	
Supplementary contour	
Fill	
Levee	
Mine dump	
Tailings	
Shifting sand or dunes	
Sand area	
Intermediate contour	
Depression contours	
Cut	
Levee with road	
Wash	
Tailings pond	
Intricate surface	
Gravel beach	

Perennial streams . . . . .		Intermittent streams . . . . .	
Elevated aqueduct . . . . .		Aqueduct tunnel . . . . .	
Water well and spring . . . . .		Glacier . . . . .	
Small rapids . . . . .		Small falls . . . . .	
Large rapids . . . . .		Large falls . . . . .	
Intermittent lake . . . . .		Dry lake bed . . . . .	
Foreshore flat . . . . .		Rock or coral reef . . . . .	
Sounding, depth curve . . . . .		Piling or dolphin . . . . .	
Exposed wreck . . . . .		Sunken wreck . . . . .	
Rock, bare or awash; dangerous to navigation . . . . .			

Marsh (swamp)	
Wooded marsh	
Woods or brushwood	
Vineyard	
Land subject to controlled inundation	
Submerged marsh	
Mangrove	
Orchard	
Scrub	
Urban area	

# Utilities

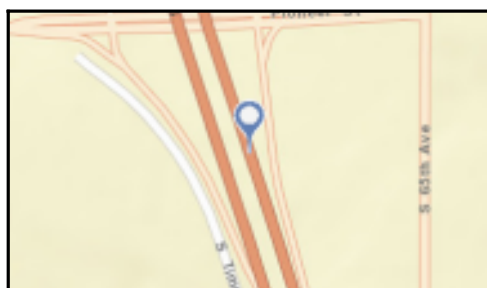
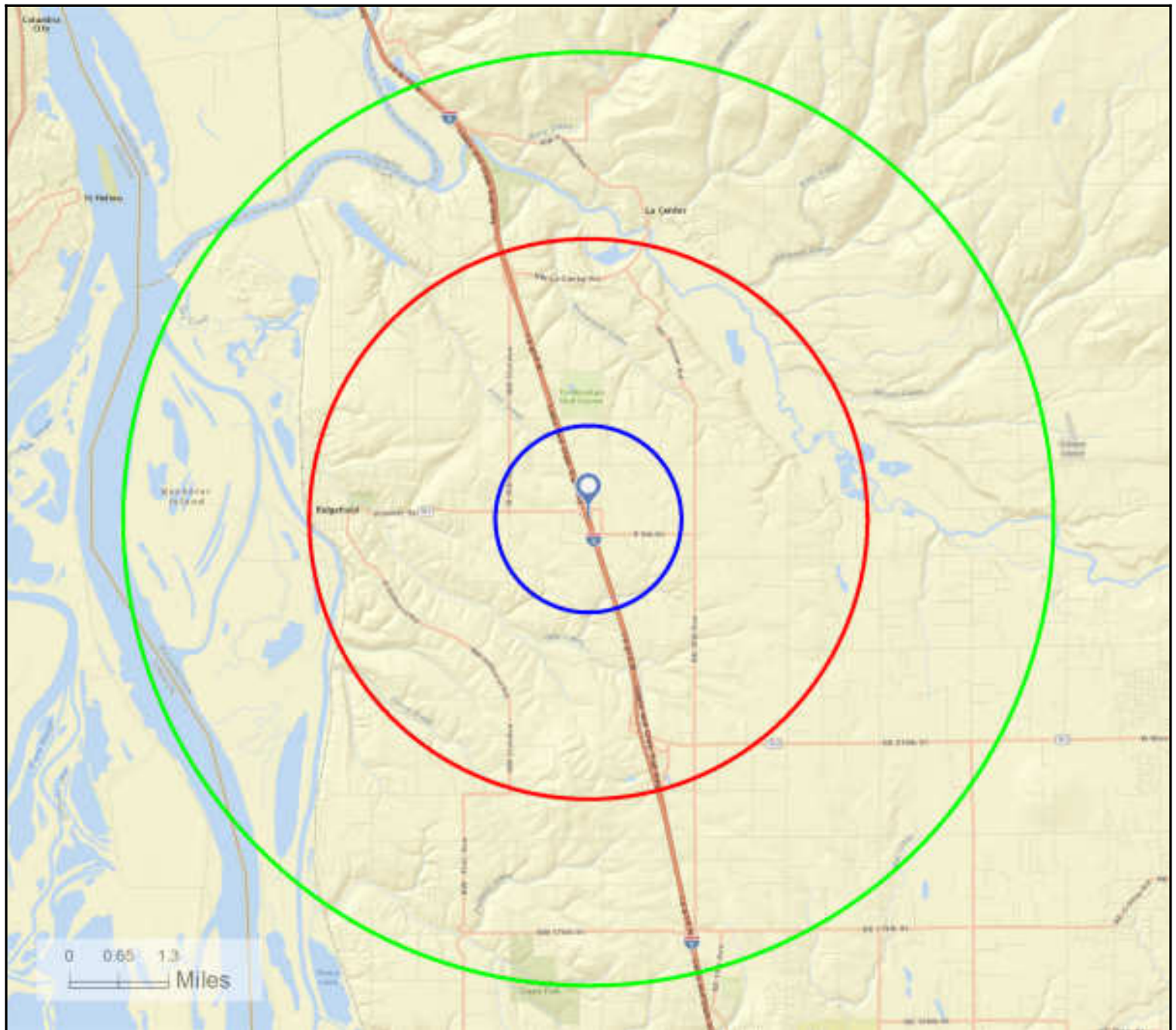
The utility information for this  
property  
is not available or is not specific  
to the parcel(s) being researched





Ridgefield  
 287 S Timm Rd, Ridgefield, Washington, 98642  
 Rings: 1, 3, 5 mile radii

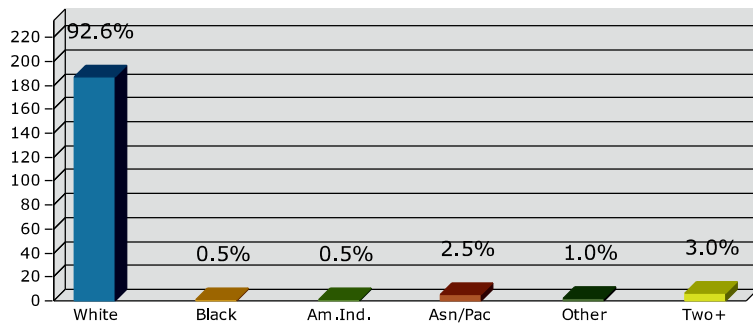
Latitude: 45.814460  
 Longitude: -122.6850



Ridgfield  
287 S Timm Rd, Ridgefield, Washington, 98642  
Ring: 1 mile radius

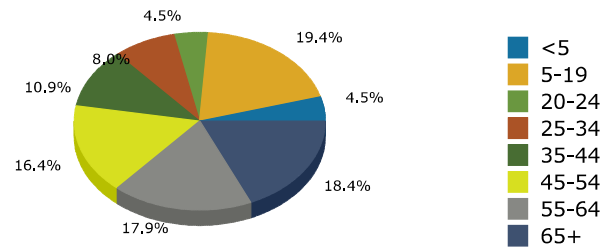
Latitude: 45.81446  
Longitude: -122.68507

2014 Population by Race

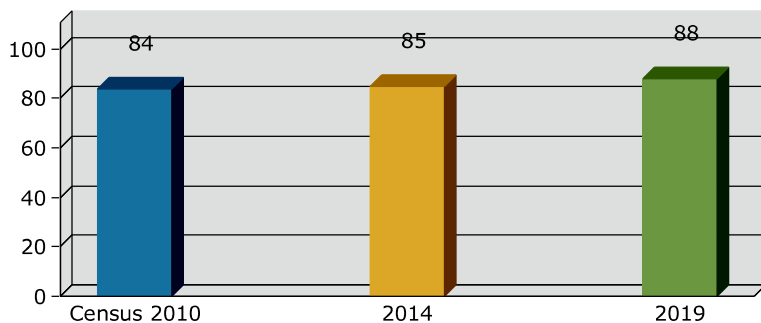


2014 Percent Hispanic Origin: 5.9%

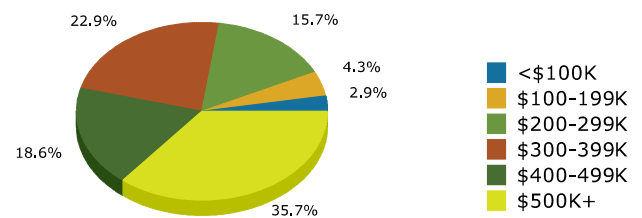
2014 Population by Age



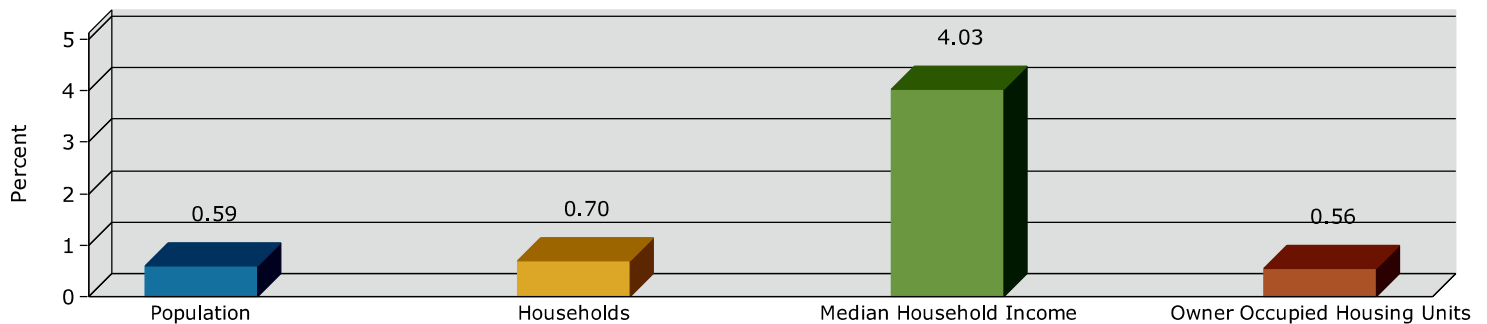
Households



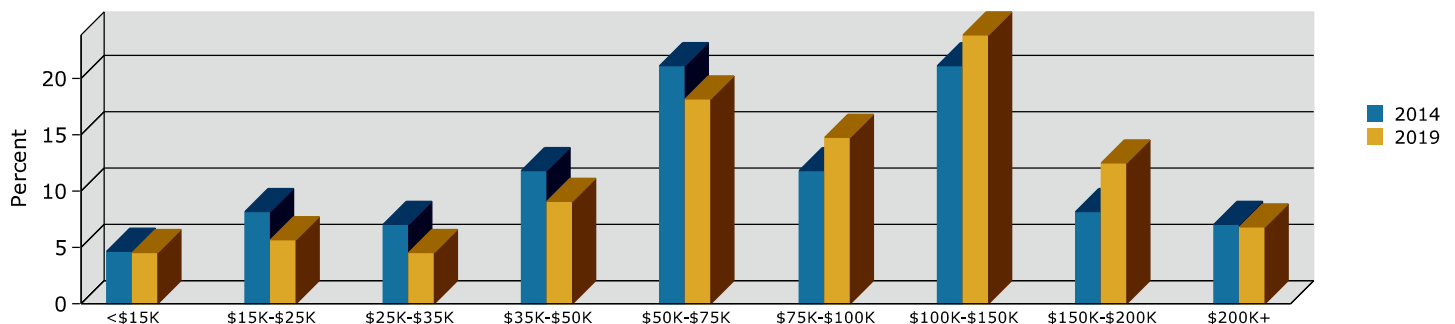
2014 Home Value



2014-2019 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2014 and 2019.

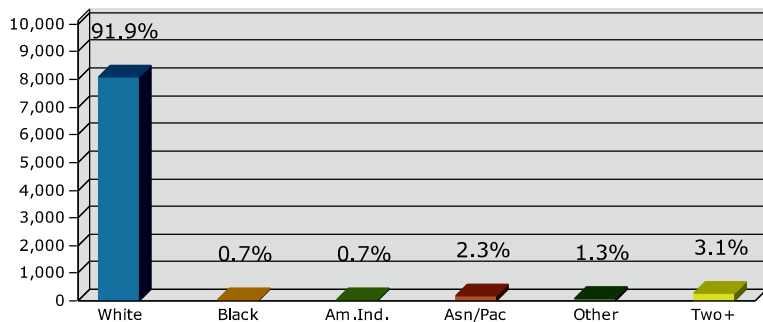


## Graphic Profile

Ridgfield  
287 S Timm Rd, Ridgfield, Washington, 98642  
Ring: 3 mile radius

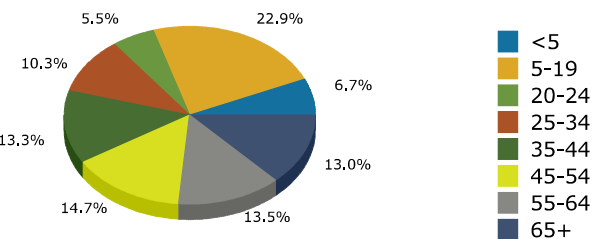
Latitude: 45.81446  
Longitude: -122.68507

2014 Population by Race

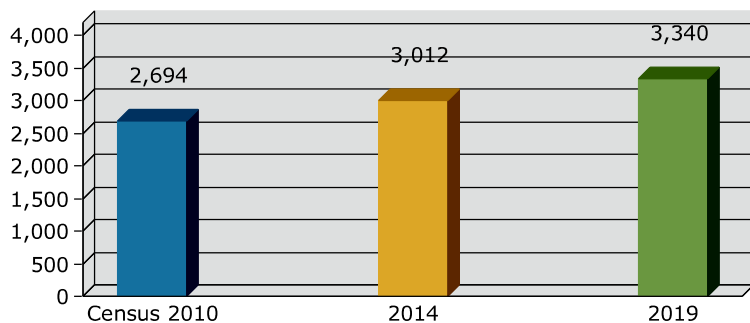


2014 Percent Hispanic Origin: 5.2%

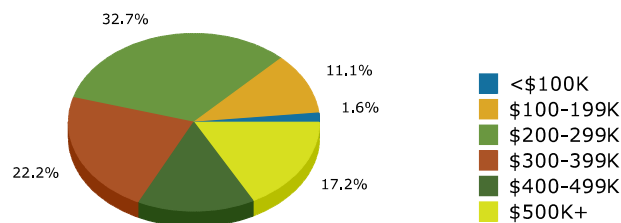
2014 Population by Age



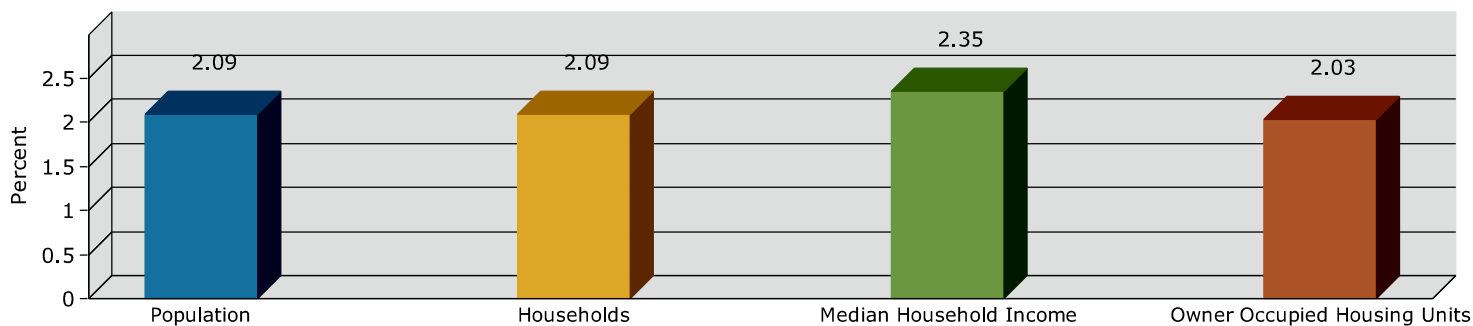
Households



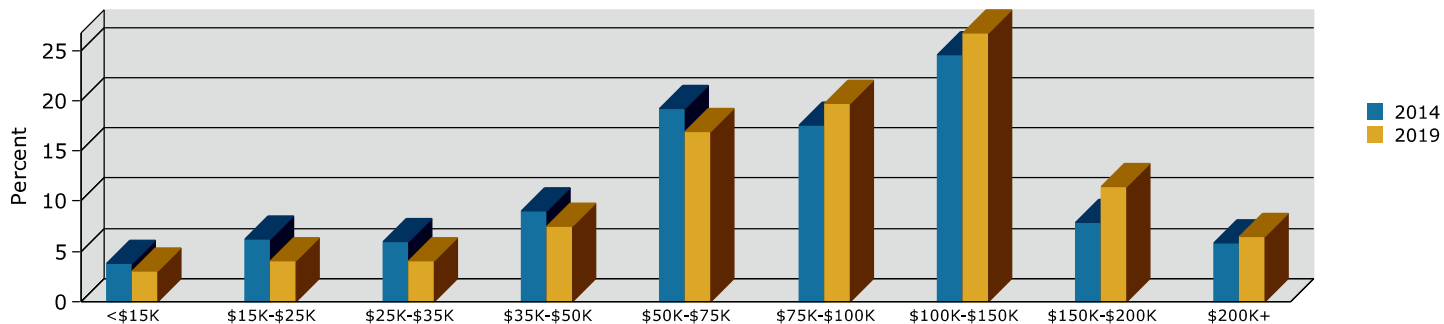
2014 Home Value



2014-2019 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2014 and 2019.

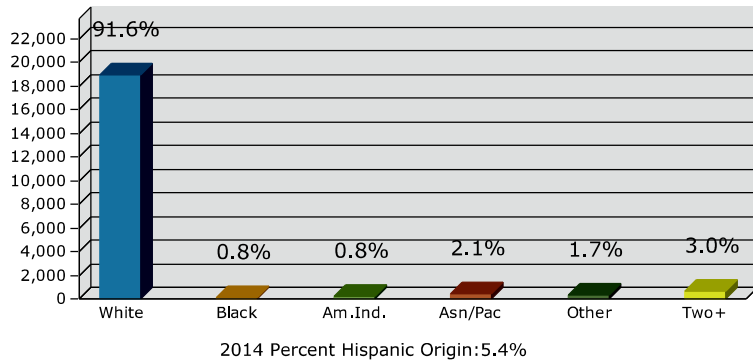


## Graphic Profile

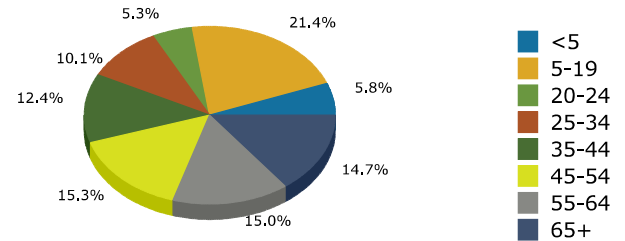
Ridgfield  
287 S Timm Rd, Ridgefield, Washington, 98642  
Ring: 5 mile radius

Latitude: 45.81446  
Longitude: -122.68507

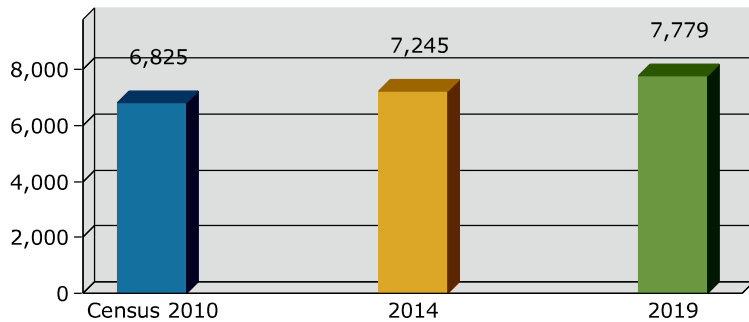
2014 Population by Race



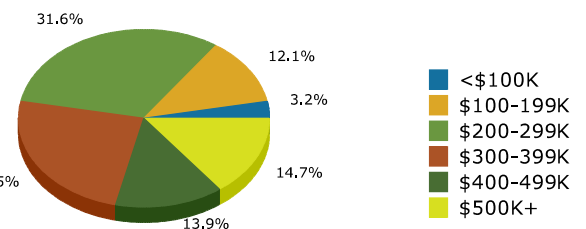
2014 Population by Age



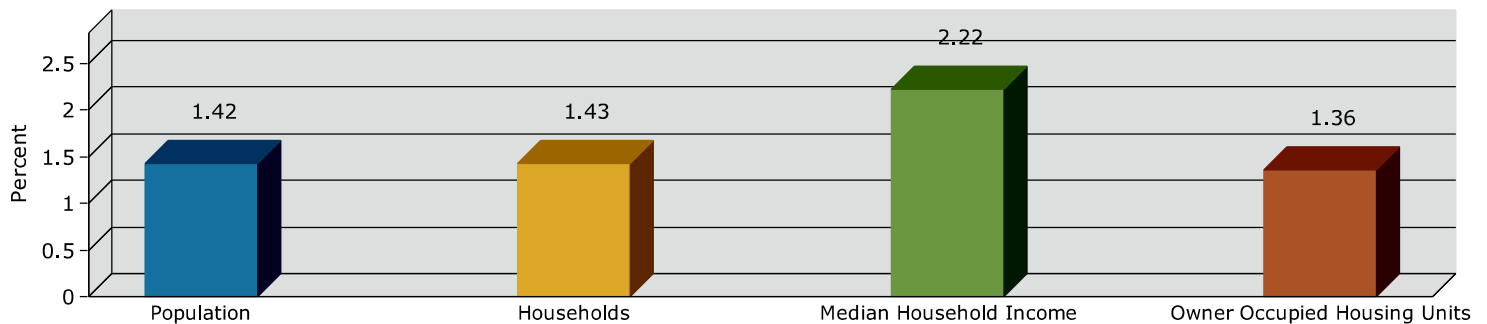
Households



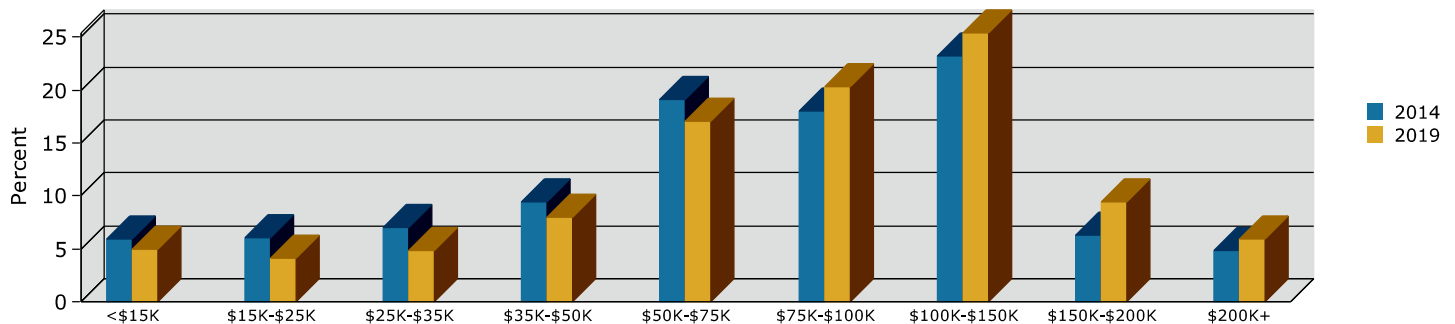
2014 Home Value



2014-2019 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2014 and 2019.

July 31, 2014





## Market Profile

Ridgfield  
287 S Timm Rd, Ridgefield, Washington, 98642  
Rings: 1, 3, 5 mile radii

Latitude: 45.81446  
Longitude: -122.68507

	1 mile	3 mile	5 mile
<b>Population Summary</b>			
2000 Total Population	183	5,337	14,950
2010 Total Population	199	7,868	19,495
2014 Total Population	202	8,810	20,712
2014 Group Quarters	1	13	19
2019 Total Population	208	9,772	22,220
2014-2019 Annual Rate	0.59%	2.09%	1.42%
<b>Household Summary</b>			
2000 Households	74	1,815	5,164
2000 Average Household Size	2.47	2.91	2.88
2010 Households	84	2,694	6,825
2010 Average Household Size	2.36	2.92	2.85
2014 Households	85	3,012	7,245
2014 Average Household Size	2.36	2.92	2.86
2019 Households	88	3,340	7,779
2019 Average Household Size	2.35	2.92	2.85
2014-2019 Annual Rate	0.70%	2.09%	1.43%
2010 Families	68	2,161	5,441
2010 Average Family Size	2.54	3.23	3.17
2014 Families	68	2,406	5,748
2014 Average Family Size	2.57	3.23	3.17
2019 Families	70	2,659	6,148
2019 Average Family Size	2.57	3.24	3.17
2014-2019 Annual Rate	0.58%	2.02%	1.35%
<b>Housing Unit Summary</b>			
2000 Housing Units	81	1,899	5,398
Owner Occupied Housing Units	74.1%	78.4%	80.4%
Renter Occupied Housing Units	16.0%	17.2%	15.3%
Vacant Housing Units	9.9%	4.4%	4.3%
2010 Housing Units	94	2,867	7,218
Owner Occupied Housing Units	75.5%	76.5%	77.4%
Renter Occupied Housing Units	13.8%	17.4%	17.1%
Vacant Housing Units	10.6%	6.0%	5.4%
2014 Housing Units	95	3,099	7,550
Owner Occupied Housing Units	74.7%	77.8%	77.2%
Renter Occupied Housing Units	14.7%	19.3%	18.7%
Vacant Housing Units	10.5%	2.8%	4.0%
2019 Housing Units	98	3,426	8,091
Owner Occupied Housing Units	74.5%	77.8%	77.1%
Renter Occupied Housing Units	15.3%	19.6%	19.0%
Vacant Housing Units	10.2%	2.5%	3.9%
<b>Median Household Income</b>			
2014	\$71,124	\$81,499	\$77,470
2019	\$86,646	\$91,539	\$86,458
<b>Median Home Value</b>			
2014	\$423,077	\$320,429	\$312,990
2019	\$506,579	\$411,527	\$395,907
<b>Per Capita Income</b>			
2014	\$33,081	\$33,678	\$32,364
2019	\$36,575	\$37,388	\$36,239
<b>Median Age</b>			
2010	45.3	37.9	40.4
2014	46.8	38.5	41.2
2019	47.5	38.7	41.6

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

July 31, 2014



## Market Profile

Ridgfield  
287 S Timm Rd, Ridgefield, Washington, 98642  
Rings: 1, 3, 5 mile radii

Latitude: 45.81446  
Longitude: -122.68507

	1 mile	3 mile	5 mile
<b>2014 Households by Income</b>			
Household Income Base	85	3,012	7,245
<\$15,000	4.7%	3.8%	6.0%
\$15,000 - \$24,999	8.2%	6.2%	6.1%
\$25,000 - \$34,999	7.1%	6.0%	7.0%
\$35,000 - \$49,999	11.8%	9.0%	9.4%
\$50,000 - \$74,999	21.2%	19.2%	19.1%
\$75,000 - \$99,999	11.8%	17.5%	18.1%
\$100,000 - \$149,999	21.2%	24.5%	23.2%
\$150,000 - \$199,999	8.2%	7.9%	6.3%
\$200,000+	7.1%	5.8%	4.9%
Average Household Income	\$96,535	\$98,054	\$92,004
<b>2019 Households by Income</b>			
Household Income Base	88	3,340	7,779
<\$15,000	4.5%	3.1%	4.9%
\$15,000 - \$24,999	5.7%	4.1%	4.1%
\$25,000 - \$34,999	4.5%	4.0%	4.9%
\$35,000 - \$49,999	9.1%	7.5%	8.0%
\$50,000 - \$74,999	18.2%	16.9%	17.1%
\$75,000 - \$99,999	14.8%	19.8%	20.3%
\$100,000 - \$149,999	23.9%	26.7%	25.4%
\$150,000 - \$199,999	12.5%	11.5%	9.4%
\$200,000+	6.8%	6.5%	5.9%
Average Household Income	\$104,988	\$108,885	\$102,966
<b>2014 Owner Occupied Housing Units by Value</b>			
Total	71	2,412	5,831
<\$50,000	1.4%	0.4%	1.6%
\$50,000 - \$99,999	1.4%	1.2%	1.6%
\$100,000 - \$149,999	1.4%	3.8%	3.7%
\$150,000 - \$199,999	2.8%	7.3%	8.4%
\$200,000 - \$249,999	7.0%	17.0%	15.4%
\$250,000 - \$299,999	8.5%	15.8%	16.2%
\$300,000 - \$399,999	22.5%	22.2%	24.5%
\$400,000 - \$499,999	18.3%	15.1%	13.9%
\$500,000 - \$749,999	19.7%	11.9%	10.8%
\$750,000 - \$999,999	8.5%	3.1%	2.3%
\$1,000,000 +	7.0%	2.2%	1.7%
Average Home Value	\$500,714	\$374,793	\$356,971
<b>2019 Owner Occupied Housing Units by Value</b>			
Total	73	2,667	6,238
<\$50,000	0.0%	0.2%	0.9%
\$50,000 - \$99,999	0.0%	0.6%	0.9%
\$100,000 - \$149,999	0.0%	1.3%	1.3%
\$150,000 - \$199,999	1.4%	3.3%	3.6%
\$200,000 - \$249,999	2.7%	8.7%	7.9%
\$250,000 - \$299,999	2.7%	9.9%	10.1%
\$300,000 - \$399,999	16.4%	23.0%	26.4%
\$400,000 - \$499,999	26.0%	26.0%	25.5%
\$500,000 - \$749,999	26.0%	20.1%	17.8%
\$750,000 - \$999,999	13.7%	4.3%	3.7%
\$1,000,000 +	11.0%	2.5%	1.9%
Average Home Value	\$610,274	\$447,573	\$429,023

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

July 31, 2014



## Market Profile

Ridgfield  
287 S Timm Rd, Ridgefield, Washington, 98642  
Rings: 1, 3, 5 mile radii

Latitude: 45.81446  
Longitude: -122.68507

	1 mile	3 mile	5 mile
<b>2010 Population by Age</b>			
Total	200	7,867	19,495
0 - 4	5.0%	6.9%	6.0%
5 - 9	6.5%	7.9%	7.3%
10 - 14	7.0%	8.9%	8.4%
15 - 24	11.5%	11.5%	11.6%
25 - 34	7.5%	11.1%	10.1%
35 - 44	12.0%	13.6%	13.3%
45 - 54	18.0%	15.8%	16.7%
55 - 64	16.5%	13.1%	14.1%
65 - 74	10.0%	7.0%	8.0%
75 - 84	4.0%	2.8%	3.1%
85 +	2.0%	1.5%	1.4%
18 +	77.0%	71.2%	73.5%
<b>2014 Population by Age</b>			
Total	201	8,811	20,712
0 - 4	4.5%	6.7%	5.8%
5 - 9	6.0%	7.4%	6.6%
10 - 14	7.0%	8.1%	7.6%
15 - 24	10.9%	12.9%	12.4%
25 - 34	8.0%	10.3%	10.1%
35 - 44	10.9%	13.3%	12.4%
45 - 54	16.4%	14.7%	15.3%
55 - 64	17.9%	13.5%	15.0%
65 - 74	11.9%	8.5%	9.6%
75 - 84	4.5%	3.2%	3.8%
85 +	2.0%	1.3%	1.3%
18 +	78.6%	73.2%	75.5%
<b>2019 Population by Age</b>			
Total	210	9,774	22,221
0 - 4	4.8%	7.0%	6.0%
5 - 9	6.2%	7.4%	6.5%
10 - 14	6.7%	8.0%	7.2%
15 - 24	10.5%	12.1%	11.6%
25 - 34	8.1%	10.6%	10.5%
35 - 44	10.0%	13.5%	12.5%
45 - 54	15.7%	13.4%	13.8%
55 - 64	18.1%	13.4%	15.1%
65 - 74	13.3%	9.7%	11.0%
75 - 84	4.8%	3.7%	4.5%
85 +	1.9%	1.2%	1.3%
18 +	78.1%	73.4%	76.2%
<b>2010 Population by Sex</b>			
Males	99	3,922	9,725
Females	100	3,946	9,770
<b>2014 Population by Sex</b>			
Males	101	4,391	10,322
Females	101	4,420	10,390
<b>2019 Population by Sex</b>			
Males	105	4,864	11,054
Females	103	4,908	11,166

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

July 31, 2014



## Market Profile

Ridgfield  
287 S Timm Rd, Ridgefield, Washington, 98642  
Rings: 1, 3, 5 mile radii

Latitude: 45.81446  
Longitude: -122.68507

	1 mile	3 mile	5 mile
<b>2010 Population by Race/Ethnicity</b>			
Total	199	7,867	19,495
White Alone	93.5%	92.8%	92.5%
Black Alone	0.5%	0.7%	0.7%
American Indian Alone	0.5%	0.7%	0.8%
Asian Alone	1.5%	1.9%	1.7%
Pacific Islander Alone	0.5%	0.2%	0.2%
Some Other Race Alone	1.0%	1.1%	1.5%
Two or More Races	2.5%	2.7%	2.7%
Hispanic Origin	5.0%	4.4%	4.6%
Diversity Index	20.9	21.1	22.0
<b>2014 Population by Race/Ethnicity</b>			
Total	202	8,811	20,712
White Alone	92.6%	91.9%	91.6%
Black Alone	0.5%	0.7%	0.8%
American Indian Alone	0.5%	0.7%	0.8%
Asian Alone	2.0%	2.1%	1.9%
Pacific Islander Alone	0.5%	0.2%	0.2%
Some Other Race Alone	1.0%	1.3%	1.7%
Two or More Races	3.0%	3.1%	3.0%
Hispanic Origin	5.9%	5.2%	5.4%
Diversity Index	23.8	23.9	24.7
<b>2019 Population by Race/Ethnicity</b>			
Total	209	9,770	22,220
White Alone	91.4%	90.8%	90.5%
Black Alone	0.5%	0.7%	0.8%
American Indian Alone	0.5%	0.8%	0.9%
Asian Alone	2.4%	2.4%	2.2%
Pacific Islander Alone	0.5%	0.3%	0.2%
Some Other Race Alone	1.4%	1.5%	2.1%
Two or More Races	3.3%	3.5%	3.4%
Hispanic Origin	6.7%	6.3%	6.6%
Diversity Index	26.2	27.4	28.2
<b>2010 Population by Relationship and Household Type</b>			
Total	199	7,868	19,495
In Households	99.5%	99.8%	99.9%
In Family Households	89.9%	90.9%	90.7%
Householder	28.1%	27.6%	28.0%
Spouse	25.1%	23.1%	23.6%
Child	30.7%	35.1%	33.8%
Other relative	2.5%	2.8%	3.0%
Nonrelative	3.0%	2.3%	2.4%
In Nonfamily Households	9.5%	8.9%	9.2%
In Group Quarters	0.5%	0.2%	0.1%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.5%	0.2%	0.1%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

July 31, 2014



## Market Profile

Ridgfield  
287 S Timm Rd, Ridgefield, Washington, 98642  
Rings: 1, 3, 5 mile radii

Latitude: 45.81446  
Longitude: -122.68507

	1 mile	3 mile	5 mile
<b>2014 Population 25+ by Educational Attainment</b>			
Total	145	5,712	13,985
Less than 9th Grade	6.2%	2.0%	2.4%
9th - 12th Grade, No Diploma	0.7%	3.8%	4.1%
High School Graduate	16.6%	17.7%	21.4%
GED/Alternative Credential	2.1%	3.4%	3.1%
Some College, No Degree	29.0%	26.5%	27.3%
Associate Degree	13.1%	13.6%	10.7%
Bachelor's Degree	26.9%	22.5%	20.4%
Graduate/Professional Degree	5.5%	10.5%	10.6%
<b>2014 Population 15+ by Marital Status</b>			
Total	166	6,853	16,562
Never Married	22.9%	19.7%	21.1%
Married	66.9%	67.5%	66.5%
Widowed	5.4%	5.0%	4.7%
Divorced	4.8%	7.8%	7.8%
<b>2014 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	96.4%	94.7%	95.0%
Civilian Unemployed	4.7%	5.4%	5.0%
<b>2014 Employed Population 16+ by Industry</b>			
Total	81	3,477	8,303
Agriculture/Mining	12.3%	2.5%	2.3%
Construction	1.2%	4.8%	5.9%
Manufacturing	14.8%	13.0%	11.8%
Wholesale Trade	4.9%	4.3%	3.5%
Retail Trade	2.5%	3.9%	7.9%
Transportation/Utilities	7.4%	10.6%	10.2%
Information	0.0%	0.3%	0.8%
Finance/Insurance/Real Estate	4.9%	4.7%	4.2%
Services	46.9%	49.2%	47.4%
Public Administration	3.7%	6.7%	6.2%
<b>2014 Employed Population 16+ by Occupation</b>			
Total	79	3,476	8,303
White Collar	50.6%	64.3%	62.0%
Management/Business/Financial	21.0%	19.4%	17.6%
Professional	13.6%	25.1%	22.2%
Sales	4.9%	8.4%	9.1%
Administrative Support	11.1%	11.4%	13.0%
Services	29.6%	15.2%	15.1%
Blue Collar	17.3%	20.4%	22.9%
Farming/Forestry/Fishing	6.2%	1.3%	1.3%
Construction/Extraction	0.0%	2.5%	3.8%
Installation/Maintenance/Repair	0.0%	1.7%	2.8%
Production	3.7%	6.3%	5.9%
Transportation/Material Moving	7.4%	8.6%	9.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

July 31, 2014



## Market Profile

Ridgfield  
287 S Timm Rd, Ridgefield, Washington, 98642  
Rings: 1, 3, 5 mile radii

Latitude: 45.81446  
Longitude: -122.68507

	1 mile	3 mile	5 mile
<b>2010 Households by Type</b>			
Total	84	2,694	6,826
Households with 1 Person	14.3%	15.1%	15.7%
Households with 2+ People	85.7%	84.9%	84.3%
Family Households	81.0%	80.2%	79.7%
Husband-wife Families	71.4%	67.2%	67.0%
With Related Children	26.2%	31.3%	29.2%
Other Family (No Spouse Present)	9.5%	13.0%	12.7%
Other Family with Male Householder	4.8%	4.6%	4.7%
With Related Children	2.4%	3.3%	2.9%
Other Family with Female Householder	4.8%	8.4%	8.0%
With Related Children	2.4%	5.8%	5.0%
Nonfamily Households	4.8%	4.7%	4.6%
All Households with Children	32.1%	40.9%	37.6%
Multigenerational Households	3.6%	3.6%	4.2%
Unmarried Partner Households	6.0%	5.8%	5.5%
Male-female	4.8%	5.2%	5.0%
Same-sex	1.2%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	83	2,695	6,826
1 Person Household	14.5%	15.1%	15.7%
2 Person Household	42.2%	35.5%	37.3%
3 Person Household	15.7%	17.6%	17.0%
4 Person Household	13.3%	17.7%	16.7%
5 Person Household	8.4%	8.6%	7.8%
6 Person Household	3.6%	3.3%	3.3%
7 + Person Household	2.4%	2.2%	2.2%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	84	2,694	6,825
Owner Occupied	84.5%	81.4%	81.9%
Owned with a Mortgage/Loan	59.5%	63.6%	62.3%
Owned Free and Clear	25.0%	17.9%	19.6%
Renter Occupied	15.5%	18.6%	18.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

July 31, 2014



## 2010 Census Profile

Ridgefield  
287 S Timm Rd, Ridgefield, Washington, 98642  
Ring: 1 mile radius

Latitude: 45.81446  
Longitude: -122.68507

	2000	2010	2000-2010 Annual Rate
Population	183	199	0.84%
Households	74	84	1.28%
Housing Units	81	94	1.50%
<b>Population by Race</b>			
Total		199	100.0%
Population Reporting One Race		194	97.5%
White		186	93.5%
Black		1	0.5%
American Indian		1	0.5%
Asian		3	1.5%
Pacific Islander		1	0.5%
Some Other Race		2	1.0%
Population Reporting Two or More Races		5	2.5%
Total Hispanic Population		10	5.0%
<b>Population by Sex</b>			
Male		99	49.7%
Female		100	50.3%
<b>Population by Age</b>			
Total		200	100.0%
Age 0 - 4		10	5.0%
Age 5 - 9		13	6.5%
Age 10 - 14		14	7.0%
Age 15 - 19		14	7.0%
Age 20 - 24		9	4.5%
Age 25 - 29		6	3.0%
Age 30 - 34		9	4.5%
Age 35 - 39		12	6.0%
Age 40 - 44		12	6.0%
Age 45 - 49		16	8.0%
Age 50 - 54		20	10.0%
Age 55 - 59		16	8.0%
Age 60 - 64		17	8.5%
Age 65 - 69		12	6.0%
Age 70 - 74		8	4.0%
Age 75 - 79		6	3.0%
Age 80 - 84		2	1.0%
Age 85+		4	2.0%
Age 18+		154	77.4%
Age 65+		32	16.1%
<b>Median Age by Sex and Race/Hispanic Origin</b>			
Total Population		45.3	
Male		46.7	
Female		44.2	
White Alone		46.2	
Black Alone		0.0	
American Indian Alone		0.0	
Asian Alone		0.0	
Pacific Islander Alone		0.0	
Some Other Race Alone		0.0	
Two or More Races		12.5	
Hispanic Population		37.5	

**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



## 2010 Census Profile

Ridgfield  
287 S Timm Rd, Ridgfield, Washington, 98642  
Ring: 1 mile radius

Latitude: 45.81446  
Longitude: -122.68507

### Households by Type

Total	84	100.0%
Households with 1 Person	12	14.3%
Households with 2+ People	72	85.7%
Family Households	68	81.0%
Husband-wife Families	60	71.4%
With Own Children	20	23.8%
Other Family (No Spouse Present)	8	9.5%
With Own Children	4	4.8%
Nonfamily Households	4	4.8%
All Households with Children	27	32.1%
Multigenerational Households	3	3.6%
Unmarried Partner Households	5	6.0%
Male-female	4	4.8%
Same-sex	1	1.2%
Average Household Size	2.36	

### Family Households by Size

Total	67	100.0%
2 People	31	46.3%
3 People	13	19.4%
4 People	11	16.4%
5 People	7	10.4%
6 People	3	4.5%
7+ People	2	3.0%
Average Family Size	2.54	

### Nonfamily Households by Size

Total	16	100.0%
1 Person	12	75.0%
2 People	4	25.0%
3 People	0	0.0%
4 People	0	0.0%
5 People	0	0.0%
6 People	0	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.19	

### Population by Relationship and Household Type

Total	199	100.0%
In Households	198	99.5%
In Family Households	179	90.0%
Householder	56	28.1%
Spouse	50	25.1%
Child	61	30.7%
Other relative	5	2.5%
Nonrelative	6	3.0%
In Nonfamily Households	19	9.5%
In Group Quarters	1	0.5%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	1	0.5%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1.





## 2010 Census Profile

Ridgfield  
287 S Timm Rd, Ridgfield, Washington, 98642  
Ring: 1 mile radius

Latitude: 45.81446  
Longitude: -122.68507

### Family Households by Age of Householder

Total	67	100.0%
Householder Age 15 - 44	16	23.9%
Householder Age 45 - 54	19	28.4%
Householder Age 55 - 64	16	23.9%
Householder Age 65 - 74	10	14.9%
Householder Age 75+	6	9.0%

### Nonfamily Households by Age of Householder

Total	17	100.0%
Householder Age 15 - 44	4	23.5%
Householder Age 45 - 54	3	17.6%
Householder Age 55 - 64	4	23.5%
Householder Age 65 - 74	4	23.5%
Householder Age 75+	2	11.8%

### Households by Race of Householder

Total	84	100.0%
Householder is White Alone	80	95.2%
Householder is Black Alone	0	0.0%
Householder is American Indian Alone	1	1.2%
Householder is Asian Alone	1	1.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	1.2%
Householder is Two or More Races	1	1.2%
Households with Hispanic Householder	3	3.6%

### Husband-wife Families by Race of Householder

Total	59	100.0%
Householder is White Alone	57	96.6%
Householder is Black Alone	0	0.0%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	1	1.7%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	1	1.7%
Husband-wife Families with Hispanic Householder	2	3.3%

### Other Families (No Spouse) by Race of Householder

Total	8	100.0%
Householder is White Alone	7	87.5%
Householder is Black Alone	0	0.0%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	12.5%
Householder is Two or More Races	0	0.0%
Other Families with Hispanic Householder	1	12.5%

### Nonfamily Households by Race of Householder

Total	16	100.0%
Householder is White Alone	16	100.0%
Householder is Black Alone	0	0.0%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Nonfamily Households with Hispanic Householder	0	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



## 2010 Census Profile

Ridgfield  
287 S Timm Rd, Ridgfield, Washington, 98642  
Ring: 1 mile radius

Latitude: 45.81446  
Longitude: -122.68507

### Total Housing Units by Occupancy

Total	89	100.0%
Occupied Housing Units	84	94.4%
Vacant Housing Units		
For Rent	0	0.0%
Rented, not Occupied	0	0.0%
For Sale Only	1	1.1%
Sold, not Occupied	0	0.0%
For Seasonal/Recreational/Occasional Use	1	1.1%
For Migrant Workers	0	0.0%
Other Vacant	3	3.4%
Total Vacancy Rate	10.6%	

### Households by Tenure and Mortgage Status

Total	84	100.0%
Owner Occupied	71	84.5%
Owned with a Mortgage/Loan	50	59.5%
Owned Free and Clear	21	25.0%
Average Household Size	2.31	
Renter Occupied	13	15.5%
Average Household Size	2.62	

### Owner-occupied Housing Units by Race of Householder

Total	70	100.0%
Householder is White Alone	68	97.1%
Householder is Black Alone	0	0.0%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	1	1.4%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	1	1.4%
Owner-occupied Housing Units with Hispanic Householder	1	1.4%

### Renter-occupied Housing Units by Race of Householder

Total	13	100.0%
Householder is White Alone	12	92.3%
Householder is Black Alone	0	0.0%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	7.7%
Householder is Two or More Races	0	0.0%
Renter-occupied Housing Units with Hispanic Householder	2	15.4%

### Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.35
Householder is Black Alone	0.00
Householder is American Indian Alone	1.00
Householder is Asian Alone	3.00
Householder is Pacific Islander Alone	0.00
Householder is Some Other Race Alone	3.00
Householder is Two or More Races	2.00
Householder is Hispanic	3.00

Source: U.S. Census Bureau, Census 2010 Summary File 1.



## 2010 Census Profile

Ridgfield  
287 S Timm Rd, Ridgfield, Washington, 98642  
Ring: 3 mile radius

Latitude: 45.81446  
Longitude: -122.68507

	2000	2010	2000-2010 Annual Rate
Population	5,337	7,868	3.96%
Households	1,815	2,694	4.03%
Housing Units	1,899	2,867	4.21%
<b>Population by Race</b>			
Total		7,867	100.0%
Population Reporting One Race		7,651	97.3%
White		7,298	92.8%
Black		52	0.7%
American Indian		52	0.7%
Asian		148	1.9%
Pacific Islander		15	0.2%
Some Other Race		86	1.1%
Population Reporting Two or More Races		216	2.7%
Total Hispanic Population		345	4.4%
<b>Population by Sex</b>			
Male		3,922	49.8%
Female		3,946	50.2%
<b>Population by Age</b>			
Total		7,867	100.0%
Age 0 - 4		540	6.9%
Age 5 - 9		618	7.9%
Age 10 - 14		698	8.9%
Age 15 - 19		597	7.6%
Age 20 - 24		311	4.0%
Age 25 - 29		376	4.8%
Age 30 - 34		494	6.3%
Age 35 - 39		518	6.6%
Age 40 - 44		554	7.0%
Age 45 - 49		619	7.9%
Age 50 - 54		624	7.9%
Age 55 - 59		539	6.9%
Age 60 - 64		492	6.3%
Age 65 - 69		329	4.2%
Age 70 - 74		224	2.8%
Age 75 - 79		142	1.8%
Age 80 - 84		75	1.0%
Age 85+		118	1.5%
Age 18+		5,602	71.2%
Age 65+		888	11.3%
<b>Median Age by Sex and Race/Hispanic Origin</b>			
Total Population		37.9	
Male		37.4	
Female		38.3	
White Alone		38.7	
Black Alone		24.2	
American Indian Alone		35.6	
Asian Alone		37.2	
Pacific Islander Alone		35.0	
Some Other Race Alone		32.5	
Two or More Races		16.3	
Hispanic Population		21.0	

**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



## 2010 Census Profile

Ridgfield  
287 S Timm Rd, Ridgfield, Washington, 98642  
Ring: 3 mile radius

Latitude: 45.81446  
Longitude: -122.68507

### Households by Type

Total	2,694	100.0%
Households with 1 Person	407	15.1%
Households with 2+ People	2,287	84.9%
Family Households	2,161	80.2%
Husband-wife Families	1,811	67.2%
With Own Children	804	29.8%
Other Family (No Spouse Present)	350	13.0%
With Own Children	213	7.9%
Nonfamily Households	126	4.7%
All Households with Children	1,103	40.9%
Multigenerational Households	97	3.6%
Unmarried Partner Households	156	5.8%
Male-female	141	5.2%
Same-sex	15	0.6%
Average Household Size	2.92	

### Family Households by Size

Total	2,162	100.0%
2 People	849	39.3%
3 People	461	21.3%
4 People	476	22.0%
5 People	231	10.7%
6 People	88	4.1%
7+ People	57	2.6%
Average Family Size	3.23	

### Nonfamily Households by Size

Total	533	100.0%
1 Person	407	76.4%
2 People	107	20.1%
3 People	12	2.3%
4 People	2	0.4%
5 People	2	0.4%
6 People	1	0.2%
7+ People	2	0.4%
Average Nonfamily Size	1.31	

### Population by Relationship and Household Type

Total	7,868	100.0%
In Households	7,855	99.8%
In Family Households	7,155	90.9%
Householder	2,173	27.6%
Spouse	1,819	23.1%
Child	2,762	35.1%
Other relative	219	2.8%
Nonrelative	182	2.3%
In Nonfamily Households	700	8.9%
In Group Quarters	13	0.2%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	13	0.2%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



## 2010 Census Profile

Ridgfield  
287 S Timm Rd, Ridgfield, Washington, 98642  
Ring: 3 mile radius

Latitude: 45.81446  
Longitude: -122.68507

### Family Households by Age of Householder

Total	2,161	100.0%
Householder Age 15 - 44	814	37.7%
Householder Age 45 - 54	559	25.9%
Householder Age 55 - 64	437	20.2%
Householder Age 65 - 74	237	11.0%
Householder Age 75+	114	5.3%

### Nonfamily Households by Age of Householder

Total	533	100.0%
Householder Age 15 - 44	130	24.4%
Householder Age 45 - 54	101	18.9%
Householder Age 55 - 64	119	22.3%
Householder Age 65 - 74	91	17.1%
Householder Age 75+	92	17.3%

### Households by Race of Householder

Total	2,694	100.0%
Householder is White Alone	2,564	95.2%
Householder is Black Alone	13	0.5%
Householder is American Indian Alone	17	0.6%
Householder is Asian Alone	34	1.3%
Householder is Pacific Islander Alone	4	0.1%
Householder is Some Other Race Alone	22	0.8%
Householder is Two or More Races	40	1.5%
Households with Hispanic Householder	76	2.8%

### Husband-wife Families by Race of Householder

Total	1,811	100.0%
Householder is White Alone	1,725	95.3%
Householder is Black Alone	10	0.6%
Householder is American Indian Alone	10	0.6%
Householder is Asian Alone	26	1.4%
Householder is Pacific Islander Alone	4	0.2%
Householder is Some Other Race Alone	11	0.6%
Householder is Two or More Races	25	1.4%
Husband-wife Families with Hispanic Householder	44	2.4%

### Other Families (No Spouse) by Race of Householder

Total	350	100.0%
Householder is White Alone	325	92.9%
Householder is Black Alone	2	0.6%
Householder is American Indian Alone	5	1.4%
Householder is Asian Alone	3	0.9%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	10	2.9%
Householder is Two or More Races	5	1.4%
Other Families with Hispanic Householder	21	6.0%

### Nonfamily Households by Race of Householder

Total	533	100.0%
Householder is White Alone	514	96.4%
Householder is Black Alone	1	0.2%
Householder is American Indian Alone	2	0.4%
Householder is Asian Alone	5	0.9%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	0.2%
Householder is Two or More Races	10	1.9%
Nonfamily Households with Hispanic Householder	11	2.1%

**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



## 2010 Census Profile

Ridgfield  
287 S Timm Rd, Ridgfield, Washington, 98642  
Ring: 3 mile radius

Latitude: 45.81446  
Longitude: -122.68507

### Total Housing Units by Occupancy

Total	2,852	100.0%
Occupied Housing Units	2,694	94.5%
Vacant Housing Units		
For Rent	26	0.9%
Rented, not Occupied	1	0.0%
For Sale Only	38	1.3%
Sold, not Occupied	9	0.3%
For Seasonal/Recreational/Occasional Use	13	0.5%
For Migrant Workers	0	0.0%
Other Vacant	71	2.5%
Total Vacancy Rate	6.0%	

### Households by Tenure and Mortgage Status

Total	2,694	100.0%
Owner Occupied	2,194	81.4%
Owned with a Mortgage/Loan	1,713	63.6%
Owned Free and Clear	481	17.9%
Average Household Size	2.88	
Renter Occupied	500	18.6%
Average Household Size	3.08	

### Owner-occupied Housing Units by Race of Householder

Total	2,194	100.0%
Householder is White Alone	2,094	95.4%
Householder is Black Alone	9	0.4%
Householder is American Indian Alone	12	0.5%
Householder is Asian Alone	31	1.4%
Householder is Pacific Islander Alone	3	0.1%
Householder is Some Other Race Alone	14	0.6%
Householder is Two or More Races	31	1.4%
Owner-occupied Housing Units with Hispanic Householder	47	2.1%

### Renter-occupied Housing Units by Race of Householder

Total	501	100.0%
Householder is White Alone	470	93.8%
Householder is Black Alone	4	0.8%
Householder is American Indian Alone	6	1.2%
Householder is Asian Alone	3	0.6%
Householder is Pacific Islander Alone	1	0.2%
Householder is Some Other Race Alone	8	1.6%
Householder is Two or More Races	9	1.8%
Renter-occupied Housing Units with Hispanic Householder	29	5.8%

### Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.90
Householder is Black Alone	3.15
Householder is American Indian Alone	3.41
Householder is Asian Alone	3.29
Householder is Pacific Islander Alone	3.25
Householder is Some Other Race Alone	3.82
Householder is Two or More Races	3.03
Householder is Hispanic	3.58

Source: U.S. Census Bureau, Census 2010 Summary File 1.



## 2010 Census Profile

Ridgfield  
287 S Timm Rd, Ridgfield, Washington, 98642  
Ring: 5 mile radius

Latitude: 45.81446  
Longitude: -122.68507

	2000	2010	2000-2010 Annual Rate
Population	14,950	19,495	2.69%
Households	5,164	6,825	2.83%
Housing Units	5,398	7,218	2.95%
<b>Population by Race</b>			
Total		19,495	100.0%
Population Reporting One Race		18,972	97.3%
White		18,027	92.5%
Black		141	0.7%
American Indian		149	0.8%
Asian		332	1.7%
Pacific Islander		31	0.2%
Some Other Race		292	1.5%
Population Reporting Two or More Races		523	2.7%
Total Hispanic Population		904	4.6%
<b>Population by Sex</b>			
Male		9,725	49.9%
Female		9,770	50.1%
<b>Population by Age</b>			
Total		19,495	100.0%
Age 0 - 4		1,166	6.0%
Age 5 - 9		1,419	7.3%
Age 10 - 14		1,638	8.4%
Age 15 - 19		1,426	7.3%
Age 20 - 24		840	4.3%
Age 25 - 29		886	4.5%
Age 30 - 34		1,081	5.5%
Age 35 - 39		1,192	6.1%
Age 40 - 44		1,402	7.2%
Age 45 - 49		1,590	8.2%
Age 50 - 54		1,674	8.6%
Age 55 - 59		1,459	7.5%
Age 60 - 64		1,298	6.7%
Age 65 - 69		908	4.7%
Age 70 - 74		643	3.3%
Age 75 - 79		382	2.0%
Age 80 - 84		226	1.2%
Age 85+		264	1.4%
Age 18+		14,321	73.5%
Age 65+		2,423	12.4%
<b>Median Age by Sex and Race/Hispanic Origin</b>			
Total Population		40.4	
Male		40.0	
Female		40.7	
White Alone		41.2	
Black Alone		24.3	
American Indian Alone		37.0	
Asian Alone		39.7	
Pacific Islander Alone		32.5	
Some Other Race Alone		30.2	
Two or More Races		17.7	
Hispanic Population		23.9	

**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



## 2010 Census Profile

Ridgfield  
287 S Timm Rd, Ridgfield, Washington, 98642  
Ring: 5 mile radius

Latitude: 45.81446  
Longitude: -122.68507

### Households by Type

Total	6,826	100.0%
Households with 1 Person	1,074	15.7%
Households with 2+ People	5,752	84.3%
Family Households	5,441	79.7%
Husband-wife Families	4,571	67.0%
With Own Children	1,862	27.3%
Other Family (No Spouse Present)	869	12.7%
With Own Children	469	6.9%
Nonfamily Households	311	4.6%
All Households with Children	2,568	37.6%
Multigenerational Households	286	4.2%
Unmarried Partner Households	378	5.5%
Male-female	339	5.0%
Same-sex	39	0.6%
Average Household Size	2.85	

### Family Households by Size

Total	5,441	100.0%
2 People	2,283	42.0%
3 People	1,132	20.8%
4 People	1,128	20.7%
5 People	530	9.7%
6 People	221	4.1%
7+ People	147	2.7%
Average Family Size	3.17	

### Nonfamily Households by Size

Total	1,385	100.0%
1 Person	1,074	77.5%
2 People	263	19.0%
3 People	31	2.2%
4 People	10	0.7%
5 People	3	0.2%
6 People	2	0.1%
7+ People	2	0.1%
Average Nonfamily Size	1.29	

### Population by Relationship and Household Type

Total	19,495	100.0%
In Households	19,476	99.9%
In Family Households	17,688	90.7%
Householder	5,466	28.0%
Spouse	4,593	23.6%
Child	6,580	33.8%
Other relative	584	3.0%
Nonrelative	464	2.4%
In Nonfamily Households	1,787	9.2%
In Group Quarters	19	0.1%
Institutionalized Population	5	0.0%
Noninstitutionalized Population	14	0.1%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1.





## 2010 Census Profile

Ridgefield  
287 S Timm Rd, Ridgefield, Washington, 98642  
Ring: 5 mile radius

Latitude: 45.81446  
Longitude: -122.68507

### Family Households by Age of Householder

Total	5,441	100.0%
Householder Age 15 - 44	1,855	34.1%
Householder Age 45 - 54	1,413	26.0%
Householder Age 55 - 64	1,192	21.9%
Householder Age 65 - 74	670	12.3%
Householder Age 75+	311	5.7%

### Nonfamily Households by Age of Householder

Total	1,384	100.0%
Householder Age 15 - 44	312	22.5%
Householder Age 45 - 54	272	19.7%
Householder Age 55 - 64	323	23.3%
Householder Age 65 - 74	249	18.0%
Householder Age 75+	228	16.5%

### Households by Race of Householder

Total	6,825	100.0%
Householder is White Alone	6,452	94.5%
Householder is Black Alone	39	0.6%
Householder is American Indian Alone	55	0.8%
Householder is Asian Alone	86	1.3%
Householder is Pacific Islander Alone	7	0.1%
Householder is Some Other Race Alone	76	1.1%
Householder is Two or More Races	110	1.6%
Households with Hispanic Householder	209	3.1%

### Husband-wife Families by Race of Householder

Total	4,572	100.0%
Householder is White Alone	4,334	94.8%
Householder is Black Alone	30	0.7%
Householder is American Indian Alone	32	0.7%
Householder is Asian Alone	59	1.3%
Householder is Pacific Islander Alone	6	0.1%
Householder is Some Other Race Alone	41	0.9%
Householder is Two or More Races	70	1.5%
Husband-wife Families with Hispanic Householder	125	2.7%

### Other Families (No Spouse) by Race of Householder

Total	869	100.0%
Householder is White Alone	803	92.4%
Householder is Black Alone	6	0.7%
Householder is American Indian Alone	12	1.4%
Householder is Asian Alone	8	0.9%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	24	2.8%
Householder is Two or More Races	15	1.7%
Other Families with Hispanic Householder	52	6.0%

### Nonfamily Households by Race of Householder

Total	1,385	100.0%
Householder is White Alone	1,316	95.0%
Householder is Black Alone	4	0.3%
Householder is American Indian Alone	10	0.7%
Householder is Asian Alone	19	1.4%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	11	0.8%
Householder is Two or More Races	25	1.8%
Nonfamily Households with Hispanic Householder	32	2.3%

**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



## 2010 Census Profile

Ridgfield  
287 S Timm Rd, Ridgfield, Washington, 98642  
Ring: 5 mile radius

Latitude: 45.81446  
Longitude: -122.68507

### Total Housing Units by Occupancy

Total	7,213	100.0%
Occupied Housing Units	6,825	94.6%
Vacant Housing Units		
For Rent	51	0.7%
Rented, not Occupied	6	0.1%
For Sale Only	85	1.2%
Sold, not Occupied	26	0.4%
For Seasonal/Recreational/Occasional Use	34	0.5%
For Migrant Workers	1	0.0%
Other Vacant	185	2.6%
Total Vacancy Rate	5.4%	

### Households by Tenure and Mortgage Status

Total	6,825	100.0%
Owner Occupied	5,589	81.9%
Owned with a Mortgage/Loan	4,253	62.3%
Owned Free and Clear	1,336	19.6%
Average Household Size	2.83	
Renter Occupied	1,236	18.1%
Average Household Size	2.95	

### Owner-occupied Housing Units by Race of Householder

Total	5,589	100.0%
Householder is White Alone	5,317	95.1%
Householder is Black Alone	28	0.5%
Householder is American Indian Alone	40	0.7%
Householder is Asian Alone	75	1.3%
Householder is Pacific Islander Alone	5	0.1%
Householder is Some Other Race Alone	40	0.7%
Householder is Two or More Races	84	1.5%
Owner-occupied Housing Units with Hispanic Householder	129	2.3%

### Renter-occupied Housing Units by Race of Householder

Total	1,236	100.0%
Householder is White Alone	1,135	91.8%
Householder is Black Alone	11	0.9%
Householder is American Indian Alone	15	1.2%
Householder is Asian Alone	11	0.9%
Householder is Pacific Islander Alone	2	0.2%
Householder is Some Other Race Alone	36	2.9%
Householder is Two or More Races	26	2.1%
Renter-occupied Housing Units with Hispanic Householder	80	6.5%

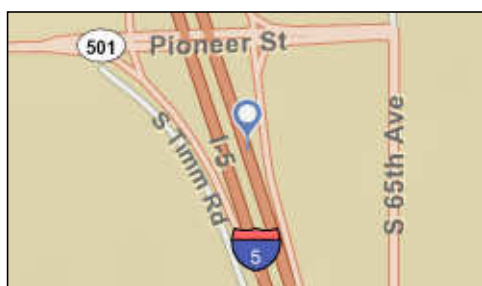
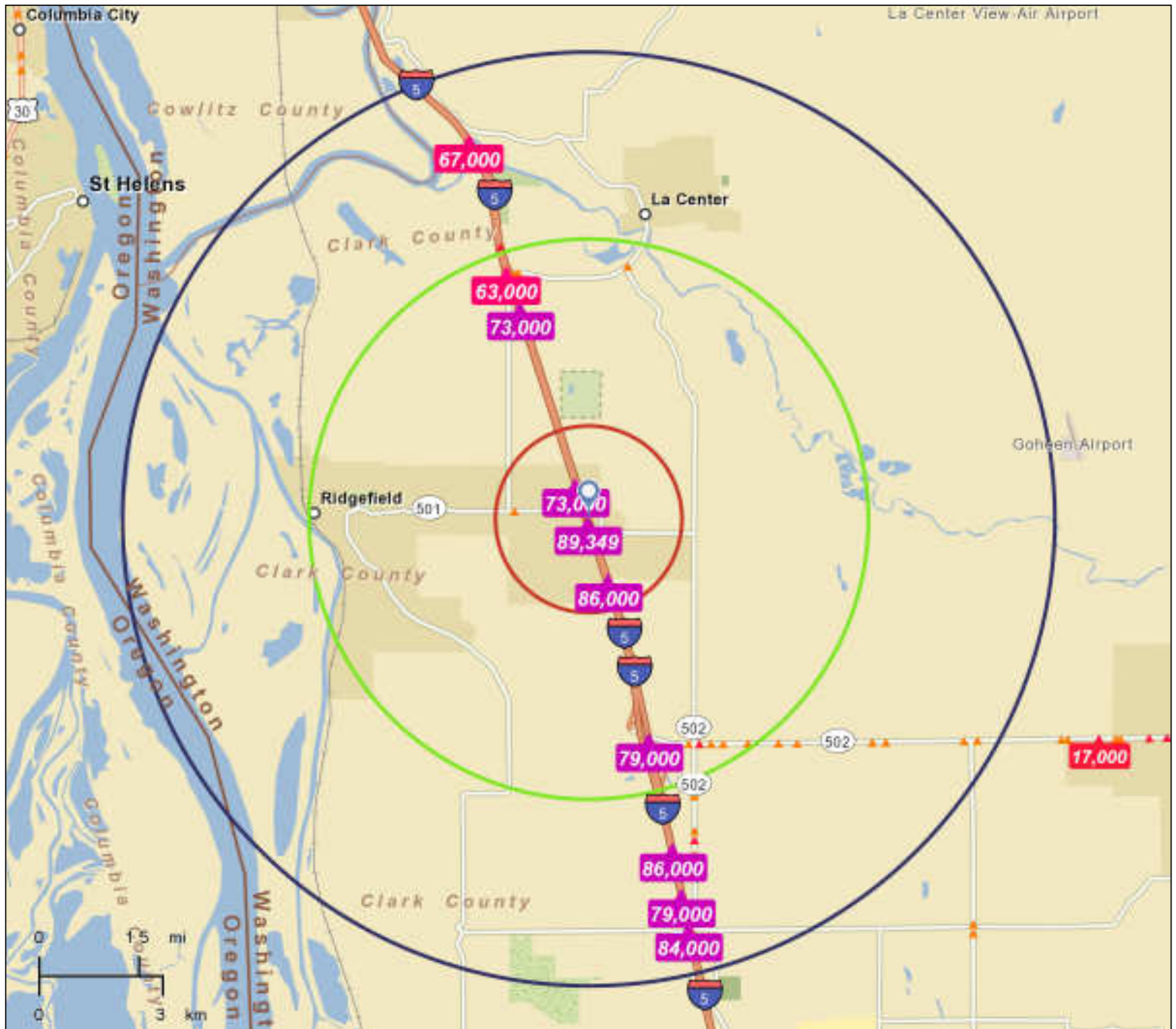
### Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.83
Householder is Black Alone	3.18
Householder is American Indian Alone	3.09
Householder is Asian Alone	3.10
Householder is Pacific Islander Alone	3.86
Householder is Some Other Race Alone	3.89
Householder is Two or More Races	3.04
Householder is Hispanic	3.66

Source: U.S. Census Bureau, Census 2010 Summary File 1.

Ridgefield  
287 S Timm Rd, Ridgefield, Washington, 98642  
Ring: 1, 3, 5 Miles

Latitude: 45.814455  
Longitude: -122.685074



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



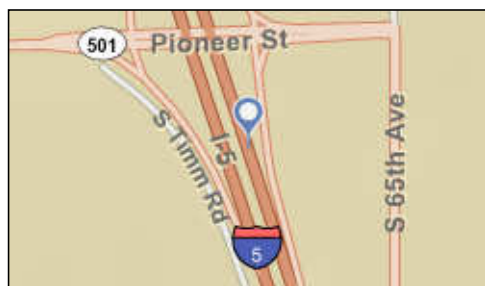
Source: ©2012 Market Planning Solutions, Inc.

July 31, 2014

Made with Esri Business Analyst



Latitude: 45.814455  
Longitude: -122.685074



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day

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