



Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 959874 Owner Name: FRPP PHASE I LLC
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: UNKNOWN, Address2: 116 1/2 S WASHINGTON ST
 Map Number: 20-15-25073-0001 City, State: SEATTLE WA
 Status: Zip: 98104-3479
 Description: ACRES 5.00; PLAT OF PONDEROSA PINES, LOT 1; SEC 25, TWP 20, RGE 15
 Comment: CREATED NEW PLAT FROM PARENT PARCEL #19157, 16 FOR 17

2020 Market Value		2020 Taxable Value		2020 Assessment Data	
Land:	\$90,000	Land:	\$90,000	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$90,000	Total	\$90,000	Total Acres:	5.00000

Ownership

Owner's Name	Ownership %
FRPP PHASE I LLC	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
06/11/19	2019-1056	13	2019-1056	CASCADIA SNOWCAP LP	FRPP PHASE I LLC	\$900,000
12/05/18	2018-2632	13	2018-2632	COOPER PASS LLC	CASCADIA SNOWCAP LP	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2020	FRPP PHASE I LLC	\$90,000	\$0		\$90,000	\$0	\$90,000
2019	FRPP PHASE I LLC	\$70,000	\$0		\$70,000	\$0	\$70,000
2018	CASCADIA SNOWCAP LP	\$70,000	\$0		\$70,000	\$0	\$70,000
2017	COOPER PASS LLC	\$28,740	\$0		\$28,740	\$0	\$28,740
2016	COOPER PASS LLC	\$28,740	\$0		\$28,740	\$0	\$28,740

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Parcel Comments

Date

07/25/16

Comment

CREATED NEW PLAT FROM PARENT PARCEL #19157, 16 FOR 17

Property Images

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Parcel

Parcel#: 959875 Owner Name: FRPP PHASE I LLC
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: UNKNOWN, Address2: 116 1/2 S WASHINGTON ST
 Map Number: 20-15-25073-0002 City, State: SEATTLE WA
 Status: Zip: 98104-3479
 Description: ACRES 5.00; PLAT OF PONDEROSA PINES, LOT 2; SEC 25, TWP 20, RGE 15
 Comment: CREATED NEW PLAT FROM PARENT PARCEL #19157, 16 FOR 17

2020 Market Value		2020 Taxable Value		2020 Assessment Data	
Land:	\$90,000	Land:	\$90,000	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$90,000	Total	\$90,000	Total Acres:	5.00000

Ownership

Owner's Name	Ownership %
FRPP PHASE I LLC	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
06/11/19	2019-1056	13	2019-1056	CASCADIA SNOWCAP LP	FRPP PHASE I LLC	\$900,000
12/05/18	2018-2632	13	2018-2632	COOPER PASS LLC	CASCADIA SNOWCAP LP	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2020	FRPP PHASE I LLC	\$90,000	\$0	\$0	\$90,000	\$0	\$90,000
2019	FRPP PHASE I LLC	\$70,000	\$0	\$0	\$70,000	\$0	\$70,000
2018	CASCADIA SNOWCAP LP	\$70,000	\$0	\$0	\$70,000	\$0	\$70,000
2017	COOPER PASS LLC	\$28,740	\$0	\$0	\$28,740	\$0	\$28,740
2016	COOPER PASS LLC	\$28,740	\$0	\$0	\$28,740	\$0	\$28,740

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Parcel Comments

Date

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Comment

CREATED NEW PLAT FROM PARENT PARCEL #19157, 16 FOR 17

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Parcel

Parcel#: 959876 Owner Name: FRPP PHASE I LLC
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: UNKNOWN, Address2: 116 1/2 S WASHINGTON ST
 Map Number: 20-15-25073-0003 City, State: SEATTLE WA
 Status: Zip: 98104-3479
 Description: ACRES 5.00; PLAT OF PONDEROSA PINES, LOT 3; SEC 25, TWP 20, RGE 15
 Comment: CREATED NEW PLAT FROM PARENT PARCEL #19157, 16 FOR 17

2020 Market Value		2020 Taxable Value		2020 Assessment Data	
Land:	\$90,000	Land:	\$90,000	District:	43 - COR SD404 F07
Improvements:	\$0	Improvements:	\$0		H02 CO COF ST
Permanent Crop:	\$0	Permanent Crop:	\$0	Current Use/DFL:	No
Total	\$90,000	Total	\$90,000	Senior/Disability Exemption:	No
				Total Acres:	5.00000

Ownership

Owner's Name	Ownership %
FRPP PHASE I LLC	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
06/11/19	2019-1056	13	2019-1056	CASCADIA SNOWCAP LP	FRPP PHASE I LLC	\$900,000
12/05/18	2018-2632	13	2018-2632	COOPER PASS LLC	CASCADIA SNOWCAP LP	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2020	FRPP PHASE I LLC	\$90,000	\$0	\$0	\$90,000	\$0	\$90,000
2019	FRPP PHASE I LLC	\$70,000	\$0	\$0	\$70,000	\$0	\$70,000
2018	CASCADIA SNOWCAP LP	\$70,000	\$0	\$0	\$70,000	\$0	\$70,000
2017	COOPER PASS LLC	\$28,740	\$0	\$0	\$28,740	\$0	\$28,740
2016	COOPER PASS LLC	\$28,740	\$0	\$0	\$28,740	\$0	\$28,740

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Parcel Comments

Date

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CREATED NEW PLAT FROM PARENT PARCEL #19157, 16 FOR 17

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Parcel

Parcel#: 959877 Owner Name: FRPP PHASE I LLC
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: UNKNOWN, Address2: 116 1/2 S WASHINGTON ST
 Map Number: 20-15-25073-0004 City, State: SEATTLE WA
 Status: Zip: 98104-3479
 Description: ACRES 5.00; PLAT OF PONDEROSA PINES, LOT 4; SEC 25, TWP 20, RGE 15
 Comment: CREATED NEW PLAT FROM PARENT PARCEL #19157, 16 FOR 17

2020 Market Value

2020 Taxable Value

2020 Assessment Data

Land:	\$90,000	Land:	\$90,000	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$90,000	Total	\$90,000	Total Acres:	5.00000

Ownership

Owner's Name:	FRPP PHASE I LLC	Ownership %:	100 %
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Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
06/11/19	2019-1056	13	2019-1056	CASCADIA SNOWCAP LP	FRPP PHASE I LLC	\$900,000
12/05/18	2018-2632	13	2018-2632	COOPER PASS LLC	CASCADIA SNOWCAP LP	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2020	FRPP PHASE I LLC	\$90,000	\$0	\$0	\$90,000	\$0	\$90,000
2019	FRPP PHASE I LLC	\$70,000	\$0	\$0	\$70,000	\$0	\$70,000
2018	CASCADIA SNOWCAP LP	\$70,000	\$0	\$0	\$70,000	\$0	\$70,000
2017	COOPER PASS LLC	\$28,740	\$0	\$0	\$28,740	\$0	\$28,740
2016	COOPER PASS LLC	\$28,740	\$0	\$0	\$28,740	\$0	\$28,740

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Parcel Comments

Date

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Comment

CREATED NEW PLAT FROM PARENT PARCEL #19157, 16 FOR 17

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Parcel

Parcel#: 959880 Owner Name: FRPP PHASE I LLC
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: UNKNOWN, Address2: 116 1/2 S WASHINGTON ST
 Map Number: 20-15-25073-0007 City, State: SEATTLE WA
 Status: Zip: 98104-3479
 Description: ACRES 5.00; PLAT OF PONDEROSA PINES, LOT 7; SEC 25, TWP 20, RGE 15
 Comment: CREATED NEW PLAT FROM PARENT PARCEL #19157, 16 FOR 17

2020 Market Value

2020 Taxable Value

2020 Assessment Data

Land:	\$90,000	Land:	\$90,000	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$90,000	Total	\$90,000	Total Acres:	5.00000

Ownership

Owner's Name	Ownership %
FRPP PHASE I LLC	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
06/11/19	2019-1056	13	2019-1056	CASCADIA SNOWCAP LP	FRPP PHASE I LLC	\$900,000
12/05/18	2018-2632	13	2018-2632	COOPER PASS LLC	CASCADIA SNOWCAP LP	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2020	FRPP PHASE I LLC	\$90,000	\$0	\$0	\$90,000	\$0	\$90,000
2019	FRPP PHASE I LLC	\$70,000	\$0	\$0	\$70,000	\$0	\$70,000
2018	CASCADIA SNOWCAP LP	\$70,000	\$0	\$0	\$70,000	\$0	\$70,000
2017	COOPER PASS LLC	\$28,740	\$0	\$0	\$28,740	\$0	\$28,740
2016	COOPER PASS LLC	\$28,740	\$0	\$0	\$28,740	\$0	\$28,740

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Parcel Comments

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Comment

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CREATED NEW PLAT FROM PARENT PARCEL #19157, 16 FOR 17

Property Images

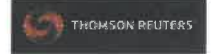
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Parcel

Parcel#: 959881 Owner Name: UKC HOLDINGS LLC
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: UNKNOWN, Address2: 116 1/2 S WASHINGTON ST
 Map Number: 20-15-25073-0008 City, State: SEATTLE WA
 Status: Zip: 98104-3479
 Description: ACRES 5.11; PLAT OF PONDEROSA PINES, LOT 8; SEC 25, TWP 20, RGE 15
 Comment: CREATED NEW PLAT FROM PARENT PARCEL #19157, 16 FOR 17

2020 Market Value

2020 Taxable Value

2020 Assessment Data

Land:	\$90,550	Land:	\$90,550	District:	43 - COR SD404 F07
Improvements:	\$0	Improvements:	\$0		H02 CO COF ST
Permanent Crop:	\$0	Permanent Crop:	\$0	Current Use/DFL:	No
Total	\$90,550	Total	\$90,550	Senior/Disability Exemption:	No
				Total Acres:	5.11000

Ownership

Owner's Name	Ownership %
UKC HOLDINGS LLC	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
06/11/19	2019-1057	11	2019-1057	CASCADIA SNOWCAP LP	UKC HOLDINGS LLC	\$350,000
12/05/18	2018-2632	13	2018-2632	COOPER PASS LLC	CASCADIA SNOWCAP LP	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr:	PermCrop Value	Total	Exempt	Taxable
2020	UKC HOLDINGS LLC	\$90,550	\$0		\$0	\$90,550	\$0
2019	UKC HOLDINGS LLC	\$70,550	\$0		\$0	\$70,550	\$0
2018	CASCADIA SNOWCAP LP	\$70,550	\$0		\$0	\$70,550	\$0
2017	COOPER PASS LLC	\$29,380	\$0		\$0	\$29,380	\$0
2016	COOPER PASS LLC	\$29,380	\$0		\$0	\$29,380	\$0

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Parcel Comments

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Parcel

Parcel#:	959882	Owner Name:	UKC HOLDINGS LLC
DOR Code:	91 - Undeveloped - Land	Address1:	
Situs:	UNKNOWN,	Address2:	116 1/2 S WASHINGTON ST
Map Number:	20-15-25073-0009	City, State:	SEATTLE WA
Status:		Zip:	98104-3479
Description:	ACRES 5.00; PLAT OF PONDEROSA PINES, LOT 9; SEC 25, TWP 20, RGE 15		
Comment:	CREATED NEW PLAT FROM PARENT PARCEL #19157, 16 FOR 17		

2020 Market Value

2020 Taxable Value

2020 Assessment Data

Land:	\$90,000	Land:	\$90,000	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$90,000	Total	\$90,000	Total Acres:	5.00000

Ownership

Owner's Name	Ownership %
UKC HOLDINGS LLC	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
06/11/19	2019-1057	11	2019-1057	CASCADIA SNOWCAP LP	UKC HOLDINGS LLC	\$350,000
12/05/18	2018-2632	13	2018-2632	COOPER PASS LLC	CASCADIA SNOWCAP LP	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2020	UKC HOLDINGS LLC	\$90,000	\$0		\$0	\$90,000	\$0
2019	UKC HOLDINGS LLC	\$70,000	\$0		\$0	\$70,000	\$0
2018	CASCADIA SNOWCAP LP	\$70,000	\$0		\$0	\$70,000	\$0
2017	COOPER PASS LLC	\$28,740	\$0		\$0	\$28,740	\$0
2016	COOPER PASS LLC	\$28,740	\$0		\$0	\$28,740	\$0

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Parcel Comments

Date

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Comment

CREATED NEW PLAT FROM PARENT PARCEL #19157, 16 FOR 17

Property Images

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Parcel

Parcel#: 959883 Owner Name: UKC HOLDINGS LLC
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: UNKNOWN, Address2: 116 1/2 S WASHINGTON ST
 Map Number: 20-15-25073-0010 City, State: SEATTLE WA
 Status: Zip: 98104-3479
 Description: ACRES 5.00; PLAT OF PONDEROSA PINES, LOT 10; SEC 25, TWP 20, RGE 15
 Comment: CREATED NEW PLAT FROM PARENT PARCEL #19157, 16 FOR 17

2020 Market Value		2020 Taxable Value		2020 Assessment Data	
Land:	\$90,000	Land:	\$90,000	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$90,000	Total	\$90,000	Total Acres:	5.00000

Ownership

Owner's Name	Ownership %
UKC HOLDINGS LLC	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
06/11/19	2019-1057	11	2019-1057	CASCADIA SNOWCAP LP	UKC HOLDINGS LLC	\$350,000
12/05/18	2018-2632	13	2018-2632	COOPER PASS LLC	CASCADIA SNOWCAP LP	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2020	UKC HOLDINGS LLC	\$90,000	\$0	\$0	\$90,000	\$0	\$90,000
2019	UKC HOLDINGS LLC	\$70,000	\$0	\$0	\$70,000	\$0	\$70,000
2018	CASCADIA SNOWCAP LP	\$70,000	\$0	\$0	\$70,000	\$0	\$70,000
2017	COOPER PASS LLC	\$28,750	\$0	\$0	\$28,750	\$0	\$28,750
2016	COOPER PASS LLC	\$28,750	\$0	\$0	\$28,750	\$0	\$28,750

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Parcel Comments

Date

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Comment

CREATED NEW PLAT FROM PARENT PARCEL #19157, 16 FOR 17

Property Images

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Parcel

Parcel#: 959885 Owner Name: FRPP PHASE I LLC
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: UNKNOWN, Address2: 116 1/2 S WASHINGTON ST
 Map Number: 20-15-25073-0012 City, State: SEATTLE WA
 Status: Zip: 98104-3479
 Description: ACRES 5.00; PLAT OF PONDEROSA PINES, LOT 12; SEC 25, TWP 20, RGE 15
 Comment: CREATED NEW PLAT FROM PARENT PARCEL #19157, 16 FOR 17

2020 Market Value

2020 Taxable Value

2020 Assessment Data

Land:	\$90,000	Land:	\$90,000	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$90,000	Total	\$90,000	Total Acres:	5.00000

Ownership

Owner's Name	Ownership %
FRPP PHASE I LLC	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
06/11/19	2019-1056	13	2019-1056	CASCADIA SNOWCAP LP	FRPP PHASE I LLC	\$900,000
12/05/18	2018-2632	13	2018-2632	COOPER PASS LLC	CASCADIA SNOWCAP LP	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2020	FRPP PHASE I LLC	\$90,000	\$0	\$0	\$90,000	\$0	\$90,000
2019	FRPP PHASE I LLC	\$70,000	\$0	\$0	\$70,000	\$0	\$70,000
2018	CASCADIA SNOWCAP LP	\$70,000	\$0	\$0	\$70,000	\$0	\$70,000
2017	COOPER PASS LLC	\$28,750	\$0	\$0	\$28,750	\$0	\$28,750
2016	COOPER PASS LLC	\$28,750	\$0	\$0	\$28,750	\$0	\$28,750

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Parcel Comments

Date

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Comment

CREATED NEW PLAT FROM PARENT PARCEL #19157, 16 FOR 17

Property Images

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