



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

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



Kittitas County CDS

Parcel

| | | | |
|---------------------|---|---------------------|--------------------|
| Parcel#: | 950356 | Owner Name: | VAQUERO VALLEY LLC |
| DOR Code: | 83 - Resource - Agriculture Current Use | Address1: | % KELLY, KEVIN |
| Situs: | 1330 WATSON CUTOFF RD, CLE ELUM 98922 | Address2: | PO BOX 750 |
| Map Number: | 19-16-06010-0021 | City, State: | ROSLYN WA |
| Status: | | Zip: | 98941 |
| Description: | ACRES 31.02; PTN SE1/4 E1/2 (TRACT 4-A, B43/P106-107); SEC 06, TWP 19, RGE 16 | | |
| Comment: | BLA WITH PARCEL 186534, 20 FOR 21 | | |

| 2022 Market Value | | 2022 Taxable Value | | 2022 Assessment Data | |
|-------------------|-----------|--------------------|----------|------------------------------|-------------------|
| Land: | \$250,100 | Land: | \$22,090 | District: | 43 - COR SD404 F7 |
| Improvements: | \$12,490 | Improvements: | \$12,490 | | H2 CO COF ST |
| Permanent Crop: | \$0 | Permanent Crop: | \$0 | Current Use/DFL: | Yes |
| Total | \$262,590 | Total | \$34,580 | Senior/Disability Exemption: | No |
| | | | | Total Acres: | 31.02000 |

Ownership

| Owner's Name | Ownership % | Owner Type |
|--------------------|-------------|------------|
| VAQUERO VALLEY LLC | 100 % | Owner |

Sales History

| Sale Date | Sales Document | # Parcels | Excise # | Grantor | Grantee | Price |
|-----------|----------------|-----------|-----------|-----------------------|--------------------|---------|
| 01/20/21 | 2021-127 | 1 | 2021-127 | PINE VIEW ESTATES LLC | VAQUERO VALLEY LLC | \$0 |
| 06/15/11 | 2011-0883 | 1 | 2011-0883 | SUNCADIA LLC | VAQUERO VALLEY LLC | \$5,700 |
| 06/19/07 | 2007-1183 | 1 | 2007-1183 | WHITE TAIL, LLC & | VAQUERO VALLEY LLC | \$0 |
| 05/03/06 | 2006-1021 | 1 | 2006-1021 | KELLY, KEVIN ETUX & | VAQUERO VALLEY LLC | \$0 |

Building Permits

No Building Permits Available

Historical Valuation Info

| Year | Billed Owner | Land | Impr. | PermCrop Value | Total | Exempt | Taxable |
|------|--------------------|-----------|----------|----------------|-----------|--------|----------|
| 2022 | VAQUERO VALLEY LLC | \$250,100 | \$12,490 | \$0 | \$262,590 | \$0 | \$34,580 |
| 2021 | VAQUERO VALLEY LLC | \$242,600 | \$12,380 | \$0 | \$254,980 | \$0 | \$35,210 |
| 2020 | VAQUERO VALLEY LLC | \$161,050 | \$15,600 | \$0 | \$176,650 | \$0 | \$28,120 |
| 2019 | VAQUERO VALLEY LLC | \$139,550 | \$15,600 | \$0 | \$155,150 | \$0 | \$28,120 |
| 2018 | VAQUERO VALLEY LLC | \$139,550 | \$15,600 | \$0 | \$155,150 | \$0 | \$28,120 |

[View Taxes](#)

Parcel Comments

| Date | Comment |
|----------|--|
| 03/12/21 | BLA WITH PARCEL 186534, 20 FOR 21 |
| 06/20/07 | BLA W/19-16-06010-0020 & 19-16-06010-0019; 07 FOR 08 |
| 05/08/06 | SEG FROM P186534; (+1.92@ PER SURVEY); 06 FOR 07 |

Property Images

Click on an image to enlarge it.



1.0.7822.19249

Data current as of: 8/26/2021 4:24 PM

TX_RollYear_Search: 2022



Property Report for Parcel#: 950356

Friday, August 27, 2021

Parcel Information

Address: 1330 WATSON CUTOFF RD, CLE ELUM 98922
 Tax Parcel ID: [950356](#)
 Map Number: 19-16-06010-0021
 Recorded Area: 31.02 a
 Owner Name: VAQUERO VALLEY LLC
 Name Cont: % KELLY, KEVIN
 Mailing Address: PO BOX 750
 City/State/Zip: ROSLYN WA 98941



Critical Areas Information

Contains > 30% Slope: Yes
 PHS Site Name: WATSON ROAD UNOS
 Roof Hazard: HIGH_EXTREEME HAZARD RATING
 Roof Class: CLASS A
 Seismic Category: D1
 Shore Line: N/A
 Wetland Code: PUBHx
 DNR Water Type: Type 2, Type 4
 FIRM Zone: ZONE C
 FEMA Flood Map: 5300950263B, 5300950261B
 Coalmine Shaft: N/A
 Airport Zone: N/A
 BPA Right of Way: -1
 Max Elevation: 2089
 ISO: 0.056
 PG: 117, Engineering is required

Administrative Information

Zone and Allowed Uses: [Agriculture 5](#)
 Land Use Category: Rural Residential, [Allowed Use](#)
 Commisioner District:
 Voter Precinct: Peoh Point
 Hospital District: HOSPITAL DISTRICT 2
 School District: Cle Elum-Roslyn School District
 Irrigation District: KRD
 Weed District:
 Fire District: Fire District 7 (Cle Elum)
 Cemetery District: N/A
 Court District: Upper District Court
 PUD Comm District: District 2
 Parks and Rec District: District 1
 Wildland Urban Interface: [IR 1](#)
 Stock Restricted Area: Stock Restricted
 COE Gas Service Area: No

Domestic Water Information

Over the Counter Water: Yes, [Suitability Map](#)
 Qualifying Water Banks: Big Creek WR, Bourne, Burchak, KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services

Sub Basin Watershed: Kachess Yakima River