



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

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

Parcel

Parcel#: 960499 Owner Name: MCNEAL, PETER B & JANICE O
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: KOKANEE LP, CLE ELUM Address2: 1911 SE CAMPUS DR #696
 Map Number: 20-15-18053-0035 City, State: FEDERAL WAY WA
 Status: Zip: 98023-6473
 Description: ACRES .38; RIVER RIDGE, SUNCADIA PH 2 DIV 3, LOT 35; SEC 18, TWP 20, RGE 15
 Comment: CREATE RIVER RIDGE, SUNCADIA PH 2 DIV 3 FROM PARENT PARCELS 951852, 14055, 14057, 342834, 372834, 951840; 17 FOR 18

2020 Market Value

2020 Taxable Value

2020 Assessment Data

Land:	\$160,500	Land:	\$160,500	District:	40 - COR SD404 F06 H02 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$160,500	Total	\$160,500	Total Acres:	0.38000

Ownership

Owner's Name	Ownership %
MCNEAL, PETER B & JANICE O	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
10/21/19	2019-2184	1	2019-2184	NEW SUNCADIA LLC	MCNEAL, PETER B & JANICE O	\$185,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2020	MCNEAL, PETER B & JANICE O	\$160,500	\$0		\$160,500	\$0	\$160,500
2019	MCNEAL, PETER B & JANICE O	\$158,900	\$0		\$158,900	\$0	\$158,900
2018	NEW SUNCADIA LLC	\$38,750	\$0		\$38,750	\$0	\$38,750

[View Taxes](#)

Parcel Comments

Date	Comment
04/03/18	CREATE RIVER RIDGE, SUNCADIA PH 2 DIV 3 FROM PARENT PARCELS 951852, 14055, 14057, 342834, 372834, 951840; 17 FOR 18

Property Images

No images found.

1.0.7206.25246

Data current as of: 1/23/2020 4:34 PM

TX_RollYear_Search: 2020



Property Report for Parcel#: 960499

Friday, January 24, 2020

Parcel Information

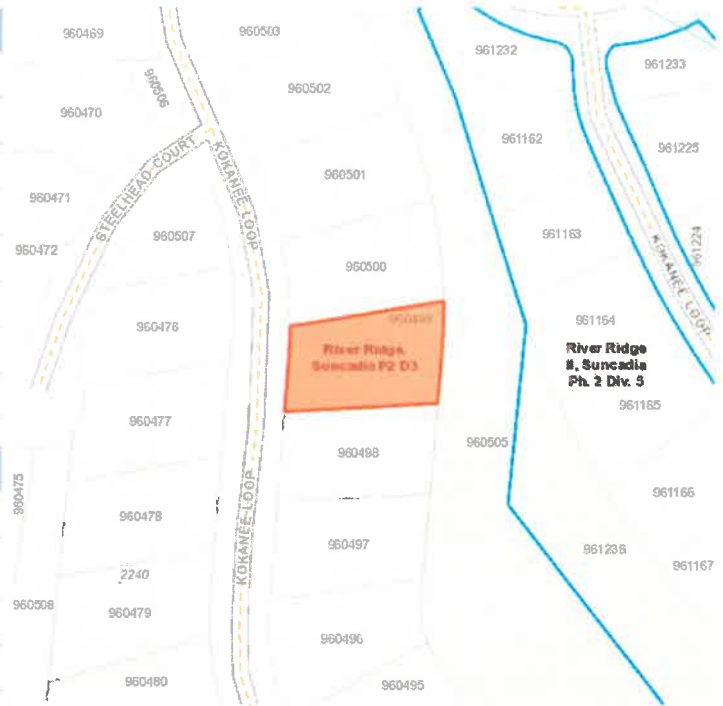
Address:	KOKANEE LP, CLE ELUM
Tax Parcel ID:	960499
Map Number:	20-15-18053-0035
Recorded Area:	0.38 a
Owner Name	MCNEAL, PETER B & JANICE O
Name Cont:	
Mailing Address:	1911 SE CAMPUS DR #696
City/State/Zip:	FEDERAL WAY WA 98023-6473

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	DOMERIE FLATS ELK WINTER CONCENTRATION AREA
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	ZONE C
FEMA Flood Map:	5300950233B
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2244
ISO:	0.062
PG:	139, Engineering is required

Domestic Water Information

Groundwater Permit Required?	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



Administrative Information

Zone and Allowed Uses:	Master Planned Resort
Land Use Category:	Rural Recreation
Commisioner District:	
Voter Precinct:	Ronald
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald), 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

Sub Basin Watershed:

Cle Elum River