



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

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

Parcel

Parcel#: 198335 **Owner Name:** EAST PEAK DEVELOPMENT LLC
DOR Code: 94 - Undeveloped - Open Space **Address1:**
Situs: XXXXX HYAK DR EAST, SNOQUALMIE PASS **Address2:** 3621 STONE WAY N UNIT E
Map Number: 22-11-15033-0001 **City, State:** SEATTLE WA
Status: **Zip:** 98103-8050
Description: ACRES 29.13, CD. 5515-B; PTN NW1/4 & PTN SW1/4 (PARCEL 2B, B41/P144-147); SEC 15, TWP 22, RGE 15
Comment: BLA WITH P# 188335, 18 FOR 19

2019 Market Value		2019 Taxable Value		2019 Assessment Data	
Land:	\$1,051,500	Land:	\$1,051,500	District:	14 - COR SD28 F51 F51B F8NB H02 SUD CO COF ST
Improvements:	\$110,380	Improvements:	\$110,380	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$1,161,880	Total	\$1,161,880	Total Acres:	29.13000

Ownership

Owner's Name	Ownership %
EAST PEAK DEVELOPMENT LLC	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
06/15/18	2018-1238	2	2018-1238	TEANAWAY RIDGE LLC	EAST PEAK DEVELOPMENT LLC	\$1,300,000
01/06/09	2009-7	2	2009-7	SCHULER, JAMES K. & ASSOC	TEANAWAY RIDGE LLC	\$50,000
04/01/98	5430	1	5430	SCHULER, JAMES K. & ASSOC	SCHULER, JAMES K. & ASSOC	\$0
04/01/98	5429	1	5429	SCHULER, JAMES K. & ASSOC	SCHULER, JAMES K. & ASSOC	\$0
04/01/97	3507	1	3507	SCHULER, JAMES K. & ASSOC	SCHULER, JAMES K. & ASSOC	\$0
03/01/97	3411	1	3411	SCHULER, JAMES K. & ASSOC	SCHULER, JAMES K. & ASSOC	\$0
06/01/92	3419600	13	3419600	PACIFIC WEST MTN. RESORT	SCHULER, JAMES K. & ASSOC	\$292,063

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2019	EAST PEAK DEVELOPMENT LLC	\$1,051,500	\$110,380	\$0	\$1,161,880	\$0	\$1,161,880
2018	EAST PEAK DEVELOPMENT LLC	\$1,027,920	\$80,660	\$0	\$1,108,580	\$0	\$1,108,580
2017	TEANAWAY RIDGE LLC	\$1,027,920	\$80,660	\$0	\$1,108,580	\$0	\$1,108,580
2016	TEANAWAY RIDGE LLC	\$1,027,920	\$80,660	\$0	\$1,108,580	\$0	\$1,108,580

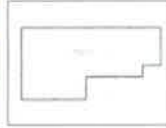
[View Taxes](#)

Parcel Comments

Date	Comment
07/06/18	BLA WITH P# 188335, 18 FOR 19
09/18/15	PUBLIC BENEFIT RATING SYSTEM PERCENT REDUCTION IN ASSESSED MARKET VALUE APPLIED; 15 FOR 16
04/20/09	NEW OSOS APPLICATION; ST YR 08 FOR 09 TAX YR
12/06/05	RM-6/5/98:SEG TO HYAK PLANNED UNIT DEV. DIV. NO. 1 PARCELS 22-11-1558-0001 THRU -0009 (2)RM-5/4/98:KITT. CO. ACQUIRED .05@ FROM SCHULER & SCHULER ACQUIRED .05@ FROM KITT. CO., NO CHG IN ACREAGE OR VALUE (1)RM-5/13/97:INCREASED ACREAGE .08 PER EXCHANGE

Property Images

Click on an image to enlarge it.





Property Report for Parcel#: 198335

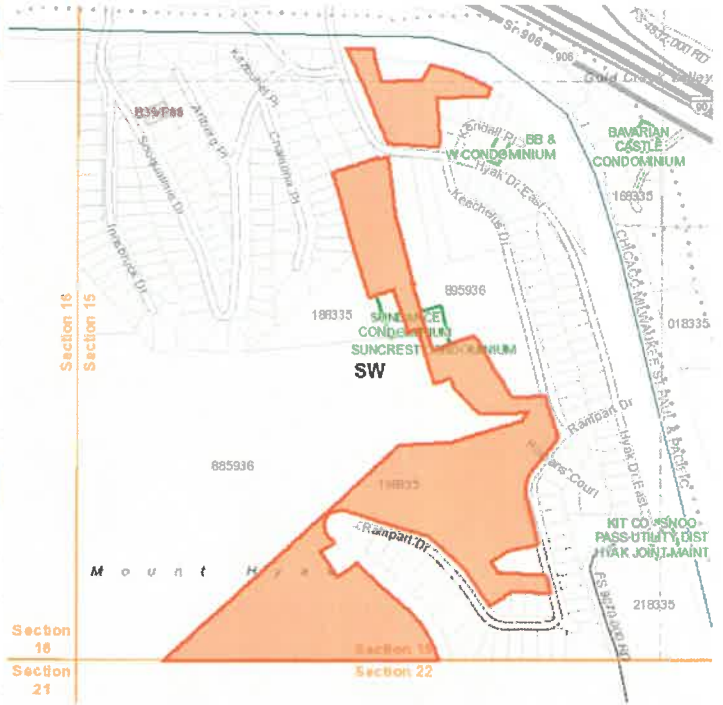
Friday, June 14, 2019

Parcel Information

Address:	XXXXXX HYAK DR EAST, SNOQUALMIE PASS
Tax Parcel ID:	198335
Map Number:	22-11-15033-0001
Recorded Area:	29.13 a
Owner Name	EAST PEAK DEVELOPMENT LLC
Name Cont:	
Mailing Address:	3621 STONE WAY N UNIT E
City/State/Zip:	SEATTLE WA 98103-8050

Critical Areas Information

Contains > 30% Slope:	Yes
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	Type 4
FIRM Zone:	ZONE C
FEMA Flood Map:	5300950125B
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	3174
ISO:	0.086
PG:	273, Engineering is required



Administrative Information

Zone and Allowed Uses:	Planned Unit Development , Commercial Forest , Residential , LAMIRDs Type 1
Land Use Category:	Commercial Forest , Allowed Use , Allowed Use , Rural Recreation , Allowed Use , LAMIRD
Commisioner District:	
Voter Precinct:	Hyak
Hospital District:	HOSPITAL DISTRICT 2
School District:	Easton School District
Irrigation District:	N/A
Weed District:	
Fire District:	Snoqualmie Pass Fire and Rescue, Areas outside Fire Districts
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:	Open Range
COE Gas Service Area:	No

Domestic Water Information

Groundwater Permit Required?	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, Burchak, Darlings, KittitasCnty(Clennon), KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, Reecer Creek

Sub Basin Watershed: | Kachess Yakima River
