

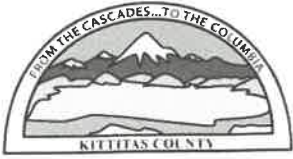
KITTITAS County Washington

Parcel: 604735 Situs: 1000 MTN RIVER TRAILS RD CLE ELUM



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Property Report for Parcel#: 604735

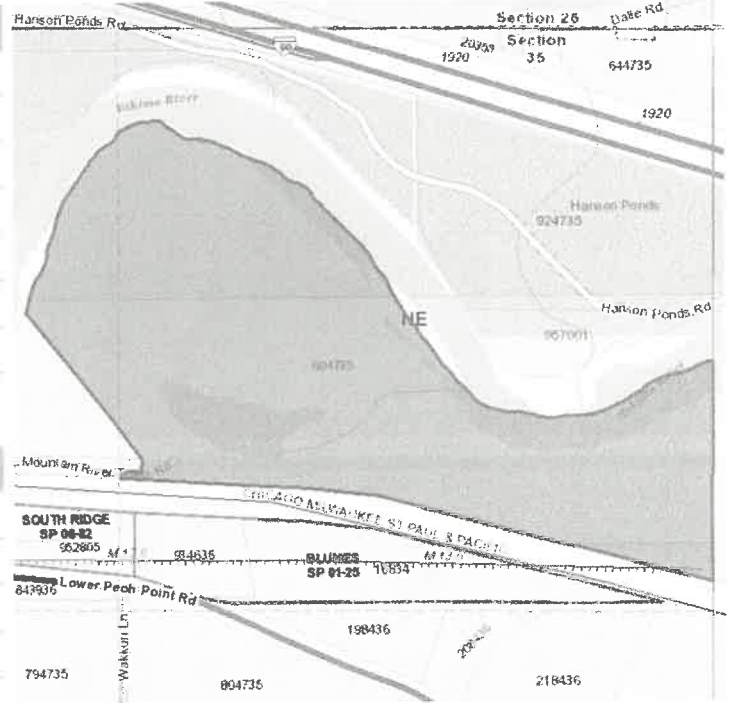
Saturday, November 15, 2025

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Parcel Information

Address:	1000 MTN RIVER TRAILS RD CLE ELUM
Tax Parcel ID:	604735
Map Number:	20-15-35010-0003
Recorded Area:	64.84 a
Owner Name:	MOUNTAIN RIVER TRAILS
Name Cont:	CAMPING ASSOCIATION
Mailing Address:	PO BOX 367
City/State/Zip:	CLE ELUM WA 98922



Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	UPPER YAKIMA RIPARIAN AREA
Roof Hazard:	LOW_HAZARD RATING
Roof Class:	CLASS C
Seismic Category:	D1
Shore Line:	Aquatic, Rural Conservancy
Wetland Code:	PFOA, PFOC, PSSC, PUBHx, R3UBH, R4SBC, R5UBH
DNR Water Type:	N/A
FIRM Zone:	100 YEAR, 500 YEAR
FEMA Flood Map:	53037C0683D, 53037C0691D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	1914
ISO:	0.059
PG:	113, Engineering is required

Administrative Information

Zone and Allowed Uses:	Agriculture 5, Forest and Range
Land Use Category:	Rural Working, Allowed Use
Commissioner District:	0
Voter Precinct:	
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, KittitasCnty (Clennon), KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), New Suncadia (Tillman Creek), NGR, Reecer Creek, Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services



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

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Parcel

Parcel#: 604735 Owner Name: MOUNTAIN RIVER TRAILS
 DOR Code: 75 - Recreational - Resorts & Group Camps Address1: CAMPING ASSOCIATION
 Situs: 1000 MTN RIVER TRAILS RD CLE ELUM Address2: PO BOX 367
 Map Number: 20-15-35010-0003 City, State: CLE ELUM WA
 Status: Zip: 98922
 Description: ACRES 64.84; TRACTS 1 & 2 & PTN OF 3; SEC 35, TWP 20, RGE 15
 Comment: 1-IMP-JLW-3/02: CITY WATER TO LODGE, RESTROOMS, & SPIGOTS. 1) 11/97, 466 CAMPSITES, NO POWER, NO ELECTRICITY, WATER, NO CONSTRUCTION ALLOWED. ABOUT 50% FLOODWAY AND 50% 100 YEAR FLOOD PLAIN.

Land

Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
Com LT	Lots	423.00000000			
zFirePatrol	Fire Acres	64.84000000			
zSPAS AC	Acres	64.84000000			

Comm / Ag / Utility - Clubhouse

Clubhouse - Comm / Ag / Utility

Total Area	Year Built	Remodel Year	Quality	Condition
4228.0000	1972		2.0 - Average	3.0 - Average

Components

Building Data

Section	Section 01
Class of Construction	D - Wood or Steel Framed Exterior Walls
Height	9
Stories in Section	1
Stories in Building	1
Perimeter	256
Shape	3 - Irregular
Section	Basement
Class of Construction	C - Masonry Bearing Walls
Height	8
Stories in Section	1
Stories in Building	1
Perimeter	168
Shape	2 - Rectangular or Slightly Irregular

Basement Type	Finished Basement
Fireproof	Yes

Occupancy

Occupancy Name	Area
Clubhouse	2788.0000
Clubhouse	1440.0000

Comm / Ag / Utility - Clubhouse

Misc Improvements

Improvement	Year In	Size
RC - CvDeck - Front	1972	Units-Sq Ft* - 492.00
DECK - Deck - Back/Sides	1972	Units-Sq Ft* - 1080.00

Comm / Ag / Utility - Restroom Bldg #1

Restroom Building - Comm / Ag / Utility

Total Area	Year Built	Remodel Year	Quality	Condition
252.0000	1999		1.0 - Low	3.0 - Average

Components

Code	Description	Units	Percent
812	Concrete Block	0	100%

Building Data

Section	Section 01
Class of Construction	C - Masonry Bearing Walls
Height	8
Stories in Section	1
Stories in Building	1
Perimeter	66
Shape	2 - Rectangular or Slightly Irregular

Occupancy

Occupancy Name	Area
Restroom Building	252.0000

Comm / Ag / Utility - Restroom Bldg #2

Restroom Building - Comm / Ag / Utility

Total Area	Year Built	Remodel Year	Quality	Condition
144.0000	1972		1.0 - Low	3.0 - Average

Components

Code	Description	Units	Percent
812	Concrete Block	0	100%

Building Data

Section	Section 03
Class of Construction	C - Masonry Bearing Walls
Height	8
Stories in Section	1
Stories in Building	1
Perimeter	48
Shape	1 - Square

Occupancy

Occupancy Name	Area
Restroom Building	144.0000

Comm / Ag / Utility - Restroom Bldg #3

Restroom Building - Comm / Ag / Utility

Total Area	Year Built	Remodel Year	Quality	Condition
144.0000	1972		1.0 - Low	3.0 - Average

Components

Building Data

Section	Section 07
Class of Construction	D - Wood or Steel Framed Exterior Walls
Height	8
Stories in Section	1
Stories in Building	1
Perimeter	48
Shape	1 - Square

Occupancy

Occupancy Name	Area
Restroom Building	144.0000

Comm / Ag / Utility - Restroom Bldg #4

Restroom Building - Comm / Ag / Utility

Total Area	Year Built	Remodel Year	Quality	Condition
456.0000	1972		1.0 - Low	3.0 - Average

Components

Building Data

Section	Section 02
Class of Construction	D - Wood or Steel Framed Exterior Walls
Height	8
Stories in Section	1
Stories in Building	1
Perimeter	86
Shape	2 - Rectangular or Slightly Irregular

Occupancy

Occupancy Name	Area
Restroom Building	456.0000

Comm / Ag / Utility - Restroom Bldg #5

Restroom Building - Comm / Ag / Utility

Total Area	Year Built	Remodel Year	Quality	Condition
456.0000	1972		1.0 - Low	3.0 - Average

Components

Building Data

Section	Section 04
Class of Construction	D - Wood or Steel Framed Exterior Walls
Height	8
Stories in Section	1
Stories in Building	1
Perimeter	86
Shape	2 - Rectangular or Slightly Irregular

Occupancy

Occupancy Name	Area
Restroom Building	456.0000

Comm / Ag / Utility - Restroom Bldg #6

Restroom Building - Comm / Ag / Utility

Total Area	Year Built	Remodel Year	Quality	Condition
456.0000	1972		1.0 - Low	3.0 - Average

Components

Building Data

Section	Section 05
Class of Construction	D - Wood or Steel Framed Exterior Walls
Height	8
Stories in Section	1
Stories in Building	1
Perimeter	86
Shape	2 - Rectangular or Slightly Irregular

Occupancy

Occupancy Name	Area
Restroom Building	456.0000

Comm / Ag / Utility - Restroom Bldg #7

Restroom Building - Comm / Ag / Utility

Total Area	Year Built	Remodel Year	Quality	Condition
456.0000	1972		1.0 - Low	3.0 - Average

Components

Building Data

Section	Section 06
Class of Construction	D - Wood or Steel Framed Exterior Walls
Height	8
Stories in Section	1
Stories in Building	1
Perimeter	86
Shape	2 - Rectangular or Slightly Irregular

Occupancy

Occupancy Name	Area
Restroom Building	456.0000

Miscellaneous Improvements - Misc Structures

Misc Improvements

Improvement	Year In	Size
RC - Picnic Cvr 2 @ Horse Shoe pit 140 SF	2002	Units-Sq Ft* - 140.00
RC - Picnic Cvr 1 - Riverside 140 SF	2002	Units-Sq Ft* - 140.00
CPT - Carport 14' SW	2004	Units-Sq Ft* - 576.00
UTBD - Utility Bldg - 20x24X8	1972	Units-Sq Ft* - 480.00
UTSH - Utility Shed - 32x18x12	1985	Units-Sq Ft* - 576.00
STG - Storage Bldg-Cook House - 12x14	1972	Units-Sq Ft* - 168.00

Site Improvements

Misc Improvements

Improvement	Year In	Size
SEPTIC - Septic System - GRAVITY		Units - 1.00

SEPTIC - Septic System - GRAVITY	Units - 1.00
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SEPTIC - Septic System - GRAVITY	Units - 1.00
SEPTIC - Septic System - GRAVITY	Units - 1.00
SEPTIC - Septic System - GRAVITY	Units - 1.00
SEPTIC - Septic System - GRAVITY	Units - 1.00

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

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2026 Market Value

2026 Taxable Value

2026 Assessment Data

Land:	\$1,269,000	Land:	\$1,269,000	District:	43 - COR SD404 F7 H2 CO COF ST
Improvements:	\$820,310	Improvements:	\$820,310	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$2,089,310	Total	\$2,089,310	Total Acres:	64.84000

Ownership

Owner's Name	Ownership %	Owner Type
MOUNTAIN RIVER TRAILS	100 %	Owner

Sales History

No Sales History

Building Permits

Permit No.	Date	Description	Amount
2000-09010	9/6/2000	SNOW ROOF 612 SQFT	\$7,895.00
98-12017	12/9/1998	BATHROOM 253 SQFT	\$17,874.00
98-10034	10/7/1998	RAMP	\$2,152.00
96-05045	5/14/1996	REC KITCH 228 SQFT	\$11,878.00

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2026	MOUNTAIN RIVER TRAILS	\$1,269,000	\$820,310	\$0	\$2,089,310	\$0	\$2,089,310
2025	MOUNTAIN RIVER TRAILS	\$1,269,000	\$840,770	\$0	\$2,109,770	\$0	\$2,109,770
2024	MOUNTAIN RIVER TRAILS	\$1,269,000	\$839,340	\$0	\$2,108,340	\$0	\$2,108,340
2023	MOUNTAIN RIVER TRAILS	\$1,269,000	\$730,160	\$0	\$1,999,160	\$0	\$1,999,160
2022	MOUNTAIN RIVER TRAILS	\$1,269,000	\$666,080	\$0	\$1,935,080	\$0	\$1,935,080

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Parcel Comments

Date	Comment
12/06/05	1-IMP-JLW-3/02: CITY WATER TO LODGE, RESTROOMS, & SPIGOTS. 1) 11/97, 466 CAMPSITES, NO POWER, NO ELECTRICITY, WATER, NO CONSTRUCTION ALLOWED. ABOUT 50% FLOODWAY AND 50% 100 YEAR FLOOD PLAIN.

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