

EXHIBIT X8
THE RANCH AT ROSLYN RIDGE
DESCRIPTION OF SURROUNDING PROPERTIES

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The following pages identify each of the adjacent properties that are not owned by the applicant. The applicant has written a brief description of each property and has included a COMPAS property report and assessor information. This information was downloaded from the Kittitas County TaxSifter website and presumed to be the most accurate information available at the time of this application.

**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 13509**

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This is an undeveloped and heavily forested parcel of land being 18.22 acres that borders the proposed Ranch at Roslyn Ridge. Patrick's Mine Road, which will be the secondary access to the proposed Ranch at Roslyn Ridge and will have minimal traffic as shown in the traffic report attached hereto as Exhibit X9, runs across its northwestern corner. Kittitas County Records show this property under Rural Recreation Zoning. This property is owned by R&R Heights Land Company and is currently Designated Forest Land under a special taxing district. There may be development in the future but there are currently no plans to start development. This parcel is approximately 290 feet north of the secondary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has heavy forest and vegetation throughout the property and around its borders with vacant land to the north and east and residential homes to the south and west.

Noise and Light Discussion: As this parcel is south of and lower in elevation than the proposed guest ranch, is undeveloped and heavily forested, and has a sizeable setback from State Route 903, there will be very few to no effects that the property would face in regard to noise and light pollution.

Traffic Discussion: Patrick's Mine Road is a county road with minimal traffic flow, has a LOS A, and will not be the primary entrance to The Ranch. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 13509

Tuesday, September 5, 2023

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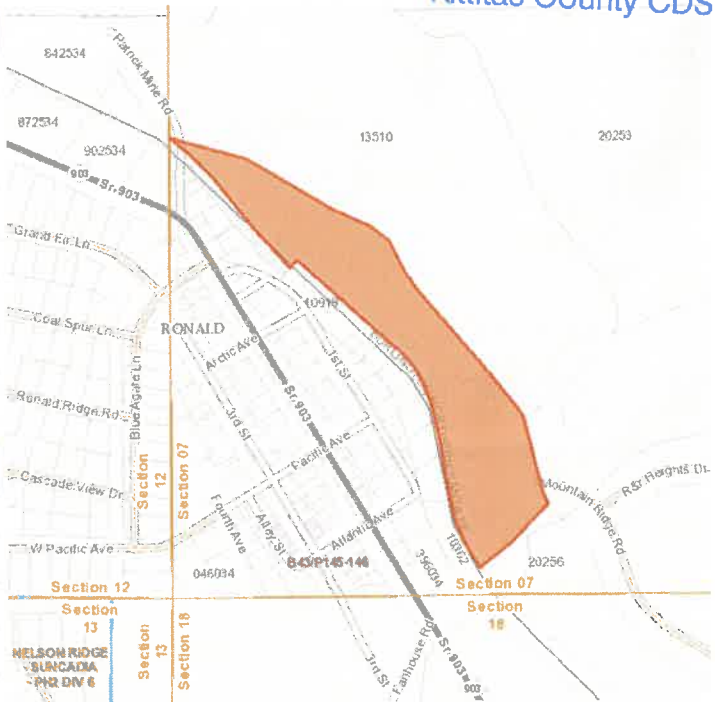
Kittitas County CDS

Parcel Information

Address:
Tax Parcel ID: [13509](#)
Map Number: 20-15-07000-0001
Recorded Area: 18.22 a
Owner Name: R & R HEIGHTS LAND CO INC
Name Cont:
Mailing Address: PO BOX 687
City/State/Zip: ROSLYN WA 98941

Critical Areas Information

Contains > 30% Slope: No
PHS Site Name: N/A
Roof Hazard: HIGH_EXTREEME HAZARD RATING
Roof Class: CLASS A
Seismic Category: D1
Shore Line: N/A
Wetland Code: R4SBC
DNR Water Type: Type 4 Seasonal (N), Type 9 (U)
FIRM Zone:
FEMA Flood Map: 53037C0657D
Coalmine Shaft: Yes
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2502
ISO: 0.062
PG: 155, <a href='http://www.co.kittitas.wa.us/boc/co
untycode/title14.aspx#14.04.020'
target='_blank'>Engineering is
required



Administrative Information

Zone and Allowed Uses: [Rural Recreation](#), [Residential 2](#),
LAMIRDS Type 1
Land Use Category: [Rural Recreation](#), [Allowed Use](#), [Allowed
Use](#), LAMIRD
Commissioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 2
School District: Cle Elum-Roslyn School District
Irrigation District: N/A
Weed District:
Fire District: Fire District 6 (Ronald)
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

Groundwater Permit
Required? No, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia
(Tillman Creek), KittitasCnty(Clennon),
Reecer Creek, KittitasCnty(Roth), New
Suncadia(Big Creek), New Suncadia
(SwaukFirstCreeks), New Suncadia
(TeanawayRiver), Roan New Suncadia,
Swiftwater Ranch, Trailside, Western
Water Partners, Yakima Mitigation
Services, NGR

Sub Basin Watershed: Cle Elum River



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[PAYMENT CART\(0\)](#)

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

Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#:	13509	Owner Name:	R & R HEIGHTS LAND CO INC
DOR Code:	88 - Resource - Designated Forest Land	Address1:	
Situs:		Address2:	PO BOX 687
Map Number:	20-15-07000-0001	City, State:	ROSLYN WA
Status:		Zip:	98941
Description:	ACRES 18.22; CD. 6173-2; PTN SW1/4 (PARCEL 1, 835/P26-29); SEC 07, TWP 20, RGE 15		
Comment:	BLA TOO LARGE SEE ROUTING SLIP,(-.08 HBU ACRES PER SURVEY)(-.27 DFL ACRES PER SURVEY), 08 FOR 09		

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2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$1,040	Land:	\$1,040	District:	31 - COR SD404 H2 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$1,040	Total	\$1,040	Total Acres:	18.22000

Ownership

Owner's Name	Ownership %	Owner Type
R & R HEIGHTS LAND CO INC	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
12/14/04	2004-3070	16	2004-3070	#3 LLC	R & R HEIGHTS LAND CO INC	\$0
07/19/04	2004-1612	16	2004-1612	R & R HEIGHTS LAND CO INC	#3 LLC	\$0
01/10/03	16697	16	16697	SHOBERT, DORILEE	R & R HEIGHTS LAND CO INC	\$836,000
06/21/01	12770	16	12770	PLUM CREEK TIMBER CO L P	CLE ELUM'S SAPPHIRE SKIES LLC	\$740,520
06/21/01	12771	16	12771	CLE ELUM'S SAPPHIRE SKIES LLC	SHOBERT, DORILEE	\$756,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	R & R HEIGHTS LAND CO INC	\$1,040	\$0		\$0	\$1,040	\$0
2023	R & R HEIGHTS LAND CO INC	\$1,010	\$0		\$0	\$1,010	\$0
2022	R & R HEIGHTS LAND CO INC	\$1,010	\$0		\$0	\$1,010	\$0
2021	R & R HEIGHTS LAND CO INC	\$1,010	\$0		\$0	\$1,010	\$0
2020	R & R HEIGHTS LAND CO INC	\$990	\$0		\$0	\$990	\$0

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Parcel Comments

Date	Comment
12/23/08	BLA TOO LARGE SEE ROUTING SLIP,(-.08 HBU ACRES PER SURVEY)(-.27 DFL ACRES PER SURVEY), 08 FOR 09
12/06/05	CG-10/15/04: BLA/SEG WITH PARCELS 20-15-07000-0002/-0003/-0005 THRU -00017, 03 FOR 04, 04 FOR 05.(2)RM-3/22/01: BLA WITH 20-15-07000-0004 (ORIG 493.10@ - NEW 351.24@), THIS PARCEL WAS ORIG 26.65@ (-.01@ PER SURV) FOR 01 TAX. (1)RM-7/31/98:SEG FROM 20-

Property Images

No Images found.

**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 13510**

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Kittitas County CDS

This is an undeveloped and heavily forested parcel of land being 44.51 acres that borders the proposed Ranch at Roslyn Ridge. Patrick's Mine Road, which will be the secondary access to the proposed Ranch at Roslyn Ridge and will have minimal traffic as shown in the traffic report attached hereto as Exhibit X9, runs across its southwestern corner. Kittitas County Records show this property under Rural Recreation Zoning. This property is owned by R&R Heights Land Company and is currently Designated Forest Land under a special taxing district. There may be development in the future but there are currently no plans to start development. This parcel is approximately 335 feet north of the secondary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has heavy forest and vegetation throughout the property and around its borders, is surrounded by vacant land and is in close proximity to a home by its southwest corner.

Noise and Light Discussion: As this parcel is east of the proposed guest ranch and separated by a canyon that falls in between the two properties, is undeveloped and heavily forested, and has a sizeable setback from State Route 903, there will be very few to no effects that the property would face in regard to noise and light pollution.

Traffic Discussion: Patrick's Mine Road is a county road with minimal traffic flow, has a LOS A, and will not be the primary entrance to The Ranch. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.

Groundwater Permit Required?	No, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), 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. NGR

Sub Basin Watershed: Cle Elum River

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

Parcel

Parcel#:	13510	Owner Name:	R & R HEIGHTS LAND CO INC
DOR Code:	88 - Resource - Designated Forest Land	Address1:	
Situs:		Address2:	PO BOX 687
Map Number:	20-15-07000-0002	City, State:	ROSLYN WA
Status:		Zip:	98941
Description:	ACRES 44.51; CD. 6173-3; PTN W1/2 (PARCEL 2, B35/P26-29); SEC 07, TWP 20, RGE 15		
Comment:	FIRE DIST 6 ANNEX, RES #2010-109, CHANGE TD FROM 31 TO 40, 11 FOR 12		

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$850	Land:	\$850	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$850	Total	\$850	Total Acres:	44.51000

Ownership

Owner's Name	Ownership %	Owner Type
R & R HEIGHTS LAND CO INC	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
12/14/04	2004-3070	16	2004-3070	#3 LLC	R & R HEIGHTS LAND CO INC	\$0
07/19/04	2004-1612	16	2004-1612	R & R HEIGHTS LAND CO INC	#3 LLC	\$0
01/10/03	16697	16	16697	SHOBERT, DORILEE	R & R HEIGHTS LAND CO INC	\$836,000
06/21/01	12770	16	12770	PLUM CREEK TIMBER CO L P	CLE ELUM'S SAPPHIRE SKIES LLC	\$740,520
06/21/01	12771	16	12771	CLE ELUM'S SAPPHIRE SKIES LLC	SHOBERT, DORILEE	\$756,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	
2024	R & R HEIGHTS LAND CO INC	\$850	\$0		\$0	\$850	\$0	\$850
2023	R & R HEIGHTS LAND CO INC	\$800	\$0		\$0	\$800	\$0	\$800
2022	R & R HEIGHTS LAND CO INC	\$800	\$0		\$0	\$800	\$0	\$800
2021	R & R HEIGHTS LAND CO INC	\$800	\$0		\$0	\$800	\$0	\$800
2020	R & R HEIGHTS LAND CO INC	\$760	\$0		\$0	\$760	\$0	\$760

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Parcel Comments

Date	Comment
05/02/11	FIRE DIST 6 ANNEX, RES #2010-109, CHANGE TD FROM 31 TO 40, 11 FOR 12
12/23/08	BLA TOO LARGE SEE ROUTING SLIP, (-.08 HBU ACRES PER SURVEY)(-.27 DFL ACRES PER SURVEY), 08 FOR 09
12/06/05	CG-10/15/04: SEG/BLA WITH PARCELS 20-15-07000-0001/-0003/-0005 THRU -0017, 03 FOR 04.(1)RM-7/31/98:SEG FROM 20-15-0732-0001 CD. 6173 PER SEG FORM

Property Images

No Images found.

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**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 13511**



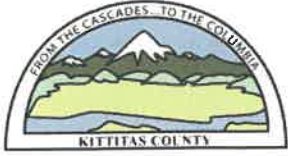
Kittitas County CDS

This is an undeveloped and heavily forested parcel of land being 27.50 acres that borders the proposed Ranch at Roslyn Ridge. Kittitas County Records show this property under Rural Recreation Zoning. This property is owned by R&R Heights Land Company and is currently Designated Forest Land under a special taxing district. There may be development in the future but there are currently no plans to start development. This parcel is approximately 1575 feet north of the secondary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has heavy forest and vegetation throughout the property and around its borders. It is entirely surrounded by vacant land and borders Commercial Forest zoning on its north and east perimeters.

Noise and Light Discussion: As this parcel is northeast of and at a higher elevation than the proposed guest ranch, is separated by a canyon that falls in between the two properties, is undeveloped and heavily forested, and has a sizeable setback from State Route 903, there will be very few effects that the property would face in regard to noise and light pollution.

Traffic Discussion: Patrick's Mine Road is a county road with minimal traffic flow, has a LOS A, and will not be the primary entrance to The Ranch. This road feeds into Mountain Ridge Road which runs through this parcel. This road is used less than Patrick's Mine Road and will not be used frequently enough after construction and operation to be considered as having any impact on the property. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 13511

Tuesday, September 5, 2023

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Parcel Information

Address:	
Tax Parcel ID:	13511
Map Number:	20-15-07000-0003
Recorded Area:	27.50 a
Owner Name	R & R HEIGHTS LAND CO INC
Name Cont:	
Mailing Address:	PO BOX 687
City/State/Zip:	ROSLYN WA 98941

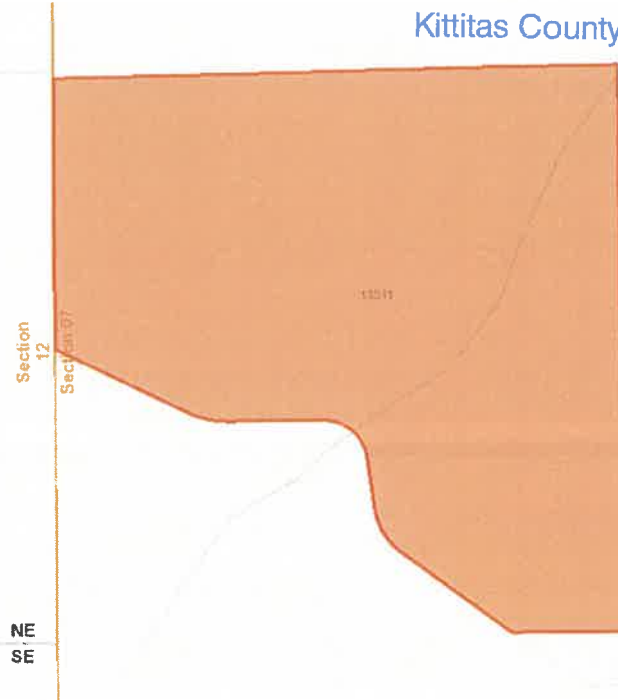
Critical Areas Information

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:	R4SBC, R5UBH
DNR Water Type:	Type 4 Seasonal (N)
FIRM Zone:	
FEMA Flood Map:	53037C0657D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2782
ISO:	0.063
PG:	175, Engineering is required

Domestic Water Information

Groundwater Permit Required?	No, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR

Kittitas County CDS



Administrative Information

Zone and Allowed Uses:	Commercial Forest , Rural Recreation
Land Use Category:	Commercial Forest, Allowed Use
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
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



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

Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#: 13511
DOR Code: 88 - Resource - Designated Forest Land
Situs:
Map Number: 20-15-07000-0003
Status:
Description: ACRES 27.50; CD. 6173-4; PTN NW1/4 (PARCEL 3, B35/P26-29); SEC 07, TWP 20, RGE 15
Comment: FIRE DIST 6 ANNEX, RES #2010-109, CHANGE TD FROM 31 TO 40, 11 FOR 12

Owner Name: R & R HEIGHTS LAND CO INC
Address1:
Address2: PO BOX 687
City, State: ROSLYN WA
Zip: 98941

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Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$2,010	Land:	\$2,010	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$2,010	Total	\$2,010	Total Acres:	27.50000

Ownership

Owner's Name	Ownership %	Owner Type
R & R HEIGHTS LAND CO INC	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
12/14/04	2004-3070	16	2004-3070	#3 LLC	R & R HEIGHTS LAND CO INC	\$0
07/19/04	2004-1612	16	2004-1612	R & R HEIGHTS LAND CO INC	#3 LLC	\$0
01/10/03	16697	16	16697	SHOBERT, DORILEE	R & R HEIGHTS LAND CO INC	\$836,000
06/21/01	12770	16	12770	PLUM CREEK TIMBER CO L P	CLE ELUM'S SAPPHIRE SKIES LLC	\$740,520
06/21/01	12771	16	12771	CLE ELUM'S SAPPHIRE SKIES LLC	SHOBERT, DORILEE	\$756,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	R & R HEIGHTS LAND CO INC	\$2,010	\$0	\$0	\$2,010	\$0	\$2,010
2023	R & R HEIGHTS LAND CO INC	\$1,950	\$0	\$0	\$1,950	\$0	\$1,950
2022	R & R HEIGHTS LAND CO INC	\$1,950	\$0	\$0	\$1,950	\$0	\$1,950
2021	R & R HEIGHTS LAND CO INC	\$1,950	\$0	\$0	\$1,950	\$0	\$1,950
2020	R & R HEIGHTS LAND CO INC	\$1,900	\$0	\$0	\$1,900	\$0	\$1,900

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Parcel Comments

Date	Comment
05/02/11	FIRE DIST 6 ANNEX, RES #2010-109, CHANGE TD FROM 31 TO 40, 11 FOR 12
12/23/08	BLA TOO LARGE SEE ROUTING SLIP, (-.08 HBU ACRES PER SURVEY) (-.27 DFL ACRES PER SURVEY), 08 FOR 09
12/06/05	CG-10/15/04: SEG/BLA WITH PARCELS 20-15-07000-0001/-0002/-0005 THRU -0017, 03 FOR 04.(1)RM-7/31/98:SEG FROM 20-15-0732-0001 CD. 6173 PER SEG FORM

Property Images

No Images found.

**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 189434**

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Kittitas County CDS

This is a parcel of land being 0.43 acres with the home sitting approximately 50 feet adjacent to and east of Patrick's Mine Road, which will be the secondary access to the proposed Ranch at Roslyn Ridge with minimal traffic as shown in the traffic report attached hereto as Exhibit X9, and approximately 125 feet from State Route 903, the main road that leads to both entrances. Kittitas County Records show this property zoned as Residential 2 and a LAMIRD Type 1. This parcel is directly east of the secondary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has heavy forest and vegetation throughout the property and around the borders it shares with the roads to the south and west and residential facilities to the north and east.

Noise and Light Discussion: This parcel is southeast of and lower in elevation than the proposed guest ranch, and the home itself is in the corner of the property that is furthest away from both roads. With this consideration and with its addition of a forest barrier and canopy as well as its sizeable natural forest barrier between State Route 903, there will be few to no effects that the property would face in regard to noise and light pollution.

Traffic Discussion: Patrick's Mine Road is a county road with minimal traffic flow, has a LOS A, and will not be the primary entrance to The Ranch. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. The traffic flow on State Route 903 will not likely have a sizeable increase and will therefore not greatly affect this parcel as well. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 189434

Tuesday, September 5, 2023

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Parcel Information

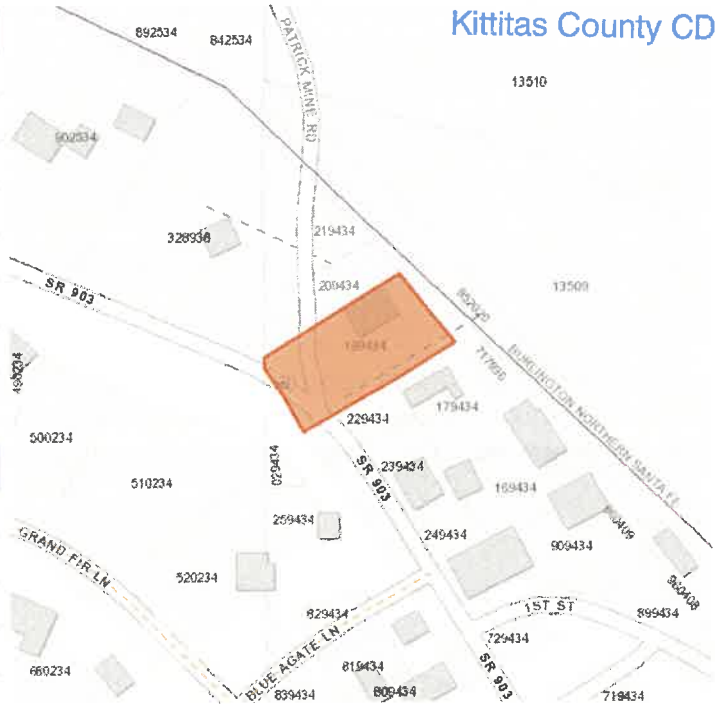
Address: 8461 SR 903 RONALD
Tax Parcel ID: 189434
Map Number: 20-15-07050-1305
Recorded Area: 0.43 a
Owner Name: JAWA, HITESH
Name Cont:
Mailing Address: 1530 25TH AVE NE
City/State/Zip: ISSAQUAH WA 98029-2623

Critical Areas Information

Contains > 30% Slope: No
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 9 (U)
FIRM Zone:
FEMA Flood Map: 53037C0657D
Coalmine Shaft: Yes
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2364
ISO: 0.063
PG: 149, Engineering is required

Domestic Water Information

Groundwater Permit Required? Yes, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR



Kittitas County CDS

Administrative Information

Zone and Allowed Uses: [Residential 2](#), LAMIRDS Type 1, [Residential](#)
Land Use Category: LAMIRD, [Allowed Use](#)
Commisioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 2
School District: Cle Elum-Roslyn School District
Irrigation District: N/A
Weed District:
Fire District: Fire District 6 (Ronald)
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



KITTITAS COUNTY WASHINGTON

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

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

Parcel

Parcel#:	189434	Owner Name:	JAWA, HITESH
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	8461 SR 903 RONALD	Address2:	1530 25TH AVE NE
Map Number:	20-15-07050-1305	City, State:	ISSAQUAH WA
Status:		Zip:	98029-2623
Description:	TWN. RONALD LOT 5 & 6; BLK 13; SEC. 07, TWP. 20, RGE. 15		
Comment:			

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JUN 12 2026

Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$110,660	Land:	\$110,660	District:	13 - COR SD404 F6 H2 W2 CO COF ST
Improvements:	\$184,810	Improvements:	\$184,810	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$295,470	Total	\$295,470	Total Acres:	0.43000

Ownership

Owner's Name	Ownership %	Owner Type
JAWA, HITESH	50 %	Owner
MALHOTRA, ALPA	50 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/05/22	2022-1418	1	2022-1418	SHOVLAIN, SANDRA R	JAWA, HITESH	\$245,000
05/31/22	2022-1102	1	2022-1102	SHOVLAIN, SANDRA R	JAWA, HITESH	\$245,000
01/18/12	2012-0060	1	2012-0060	BOD, SANDRA R	SHOVLAIN, SANDRA R	\$0
12/03/10	UNREC-388	1	UNREC-388	WICKSTROM, CLAYTON W	SHOVLAIN, SANDRA R	\$0
02/16/95	39779	1	39779	BOD, SANDRA R.	BOD, SANDRA R.	\$0

Building Permits

Permit No.	Date	Description	Amount
2015-00330	6/1/2015	DEMO REMOVE MH FROM PROPERTY	
2002-11092	11/27/2002	MOVE TRLR	
2001-09103	9/26/2001	MFH 1848 SQFT	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	JAWA, HITESH	\$110,660	\$184,810	\$0	\$295,470	\$0	\$295,470
2023	JAWA, HITESH	\$97,670	\$149,320	\$0	\$246,990	\$0	\$246,990
2022	JAWA, HITESH	\$66,660	\$141,970	\$0	\$208,630	\$0	\$208,630
2021	SHOVLAIN, SANDRA R	\$66,660	\$125,430	\$0	\$192,090	\$0	\$192,090
2020	SHOVLAIN, SANDRA R	\$28,380	\$126,200	\$0	\$154,580	\$0	\$154,580

[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

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**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 209434**

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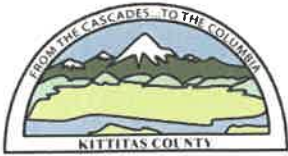
Kittitas County CDS

This is a parcel of land being 0.19 acres with the home sitting approximately 60 feet adjacent to and east of Patrick's Mine Road, which will be the secondary access to the proposed Ranch at Roslyn Ridge with minimal traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Residential 2 and a LAMIRD Type 1. This parcel is approximately 75 feet northeast of the secondary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has heavy forest and vegetation throughout the property and around its borders with vacant land to the east and neighboring homes to the north and south.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch, and the home itself is in the corner of the property that is furthest away from both roads. With this consideration and with its addition of a heavy forest barrier and canopy as well as its sizeable setback from State Route 903, there will be few to no effects that the property would face in regard to noise and light pollution.

Traffic Discussion: Patrick's Mine Road is a county road with minimal traffic flow, has a LOS A, and will not be the primary entrance to The Ranch. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 209434

Tuesday, September 5, 2023

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Kittitas County CDS

Parcel Information

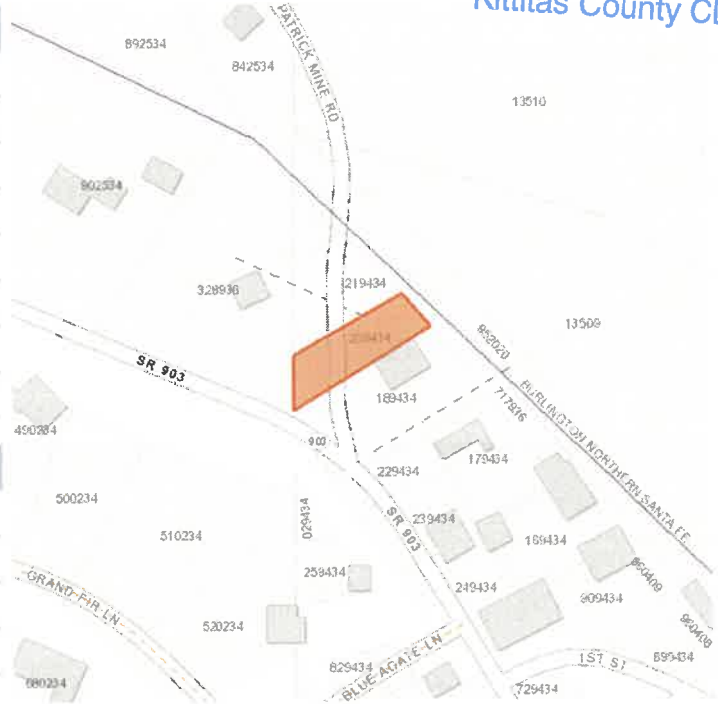
Address:	30 PATRICK MINE RD RONALD
Tax Parcel ID:	209434
Map Number:	20-15-07050-1307
Recorded Area:	8,087.00 sq ft
Owner Name:	PETERSON, SHANE
Name Cont:	
Mailing Address:	PO BOX 114
City/State/Zip:	RONALD WA 98940-0114

Critical Areas Information

Contains > 30% Slope:	No
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 9 (U)
FIRM Zone:	
FEMA Flood Map:	53037C0657D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2364
ISO:	0.063
PG:	149, Engineering is required

Domestic Water Information

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



Administrative Information

Zone and Allowed Uses:	Residential 2 , LAMIRDs Type 1, Residential
Land Use Category:	LAMIRD, Allowed Use
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
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



KITTITAS COUNTY WASHINGTON

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

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

Parcel

Parcel#: 209434
DOR Code: 11 - Residential - Single Family
Situa: 30 PATRICK MINE RD RONALD
Map Number: 20-15-07050-1307
Status:
Description: TOWN OF RONALD LOT 7; BLK. 13; SEC 7, TWP 20, RGE 15
Comment:

Owner Name: PETERSON, SHANE
Address1:
Address2: PO BOX 114
City, State: RONALD WA
Zip: 98940-0114

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Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$88,340	Land:	\$88,340	District:	13 - COR SD404 F6 H2 W2 CO COF ST
Improvements:	\$116,630	Improvements:	\$116,630	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$204,970	Total	\$204,970	Total Acres:	0.19000

Ownership

Owner's Name	Ownership %	Owner Type
PETERSON, SHANE	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
03/15/21	21-4-00025-19	1	21-4-0025-19	CARTER, SHERI RENEE	PETERSON, SHANE	\$0
03/23/16	2016-0468	1	2016-0468	FLYNN, ANDREW & JESSICA M	CARTER, SHERI RENEE	\$64,000
12/10/12	2012-1912	1	2012-1912	FLYNN, ANDREW	FLYNN, ANDREW & JESSICA M	\$0
11/03/04	2004-2762	1	2004-2762	CHASE, LORI	FLYNN, ANDREW	\$60,000
06/28/04	2004-1376	1	2004-1376	JOHNSON, RODNEY A.	CHASE, LORI	\$30,000
12/01/94	39634	1	39634	JOHNSON, JOAN M	JOHNSON, RODNEY A.	\$0
01/01/94	3745700	1	3745700	EVA SOPER	JOHNSON, JOAN M	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	PETERSON, SHANE	\$88,340	\$116,630	\$0	\$204,970	\$0	\$204,970
2023	PETERSON, SHANE	\$77,310	\$94,030	\$0	\$171,340	\$0	\$171,340
2022	CARTER, SHERI RENEE	\$50,220	\$104,130	\$0	\$154,350	\$0	\$154,350
2021	CARTER, SHERI RENEE	\$50,220	\$91,560	\$0	\$141,780	\$0	\$141,780
2020	CARTER, SHERI RENEE	\$20,470	\$94,550	\$0	\$115,020	\$0	\$115,020

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Parcel Comments

No Comments Available

Property Images

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**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 219434**

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Kittitas County CDS

This is a parcel of land being 0.26 acres with the home sitting approximately 30 feet adjacent to and east of Patrick's Mine Road, which will be the secondary access to the proposed Ranch at Roslyn Ridge with minimal traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as a LAMIRD Type 1. This parcel is approximately 125 feet northeast of the secondary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has heavy forest and vegetation throughout the property and around its borders with vacant land to the north and east with a neighboring home to the south.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch. With this consideration and with its addition of a heavy forest barrier and canopy as well as its sizeable setback from State Route 903, there will be few to no effects that the property would face in regard to noise and light pollution.

Traffic Discussion: Patrick's Mine Road is a county road with minimal traffic flow, has a LOS A, and will not be the primary entrance to The Ranch. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 219434

Monday, August 28, 2023

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Kittitas County CDS

Parcel Information

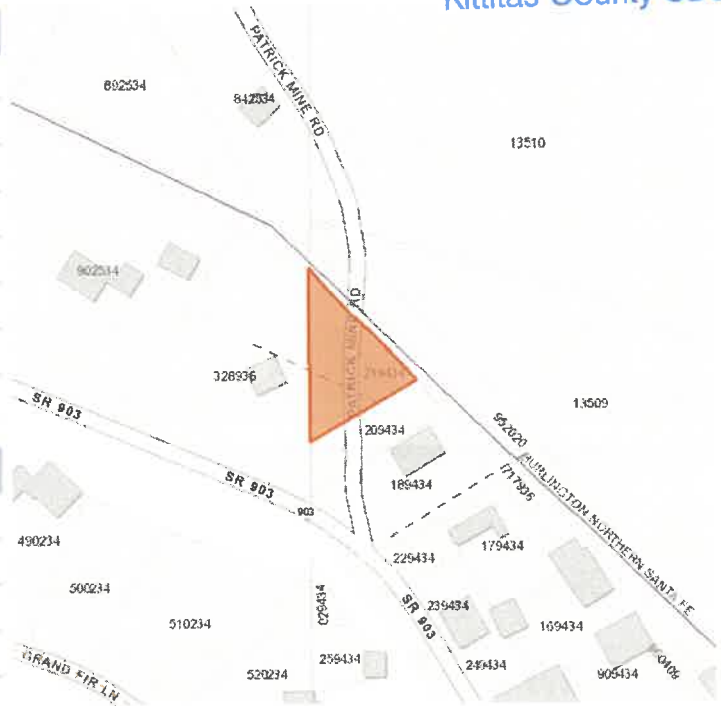
Address: 70 PATRICK MINE RD RONALD
Tax Parcel ID: [219434](#)
Map Number: 20-15-07050-1308
Recorded Area: 11,419.00 sq ft
Owner Name: LITZENBERG, MICHAEL
Name Cont:
Mailing Address: PO BOX 66
City/State/Zip: RONALD WA 98940-0066

Critical Areas Information

Contains > 30% Slope: No
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 9 (U)
FIRM Zone:
FEMA Flood Map: 53037C0657D
Coalmine Shaft: Yes
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2378
ISO: 0.063
PG: 150, Engineering is required

Domestic Water Information

Groundwater Permit Required? Yes, No, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR



Administrative Information

Zone and Allowed Uses: [Residential 2](#), LAMIRDS Type 1, [Residential](#)
Land Use Category: LAMIRD, [Allowed Use](#)
Commisioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 2
School District: Cle Elum-Roslyn School District
Irrigation District: N/A
Weed District:
Fire District: Fire District 6 (Ronald)
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



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

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

Parcel

Parcel#: 219434
DOR Code: 11 - Residential - Single Family
Situs: 70 PATRICK MINE RD RONALD
Map Number: 20-15-07050-1308
Status:
Description: TOWN OF RONALD LOT 8, BLOCK 13 SEC. 7; TWP. 20; RGE. 15;
Comment:

Owner Name: LITZENBERG, MICHAEL
Address1:
Address2: PO BOX 66
City, State: RONALD WA
Zip: 98940-0066

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Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$101,670	Land:	\$101,670	District:	13 - COR SD404 F6 H2 W2 CO COF ST
Improvements:	\$106,610	Improvements:	\$106,610	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	Yes
Total	\$208,280	Total	\$208,280	Total Acres:	0.26000

Ownership

Owner's Name	Ownership %	Owner Type
LITZENBERG, MICHAEL	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
04/01/98	5460	1	5460	LITZENBERG, ALEX JR. ETUX	LITZENBERG, MICHAEL	\$52,900

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	LITZENBERG, MICHAEL	\$101,670	\$106,610	\$0	\$208,280	\$49,220	\$0
2023	LITZENBERG, MICHAEL	\$88,970	\$86,980	\$0	\$175,950	\$49,220	\$0
2022	LITZENBERG, MICHAEL	\$58,550	\$80,350	\$0	\$138,900	\$49,220	\$0
2021	LITZENBERG, MICHAEL	\$58,550	\$71,650	\$0	\$130,200	\$49,220	\$0
2020	LITZENBERG, MICHAEL	\$23,140	\$74,500	\$0	\$97,640	\$49,220	\$0

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Parcel Comments

No Comments Available

Property Images

Click on an image to enlarge it.



**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 328936**



Kittitas County CDS

This is a parcel of land being 0.68 acres with the home sitting approximately 66 feet adjacent to and west of Patrick's Mine Road, which will be the secondary access to the proposed Ranch at Roslyn Ridge with minimal traffic as shown in the traffic report attached hereto as Exhibit X9, and approximately 57 feet from State Route 903, the main road that leads to both entrances. Kittitas County Records show this property zoned as Residential and a LAMIRD Type 1. This parcel is approximately 680 feet south of the secondary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has some vegetation throughout the property and around its borders with neighboring homes to the east and west and State Route 903 to the south.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch divided by heavy vegetation and forest found in between the guest ranch and this parcel. Although there is a limited amount of vegetation within the property itself, the parcel is surrounded by bordering properties that also contain heavy vegetation. The property is nestled by State Route 903, but there is a fence that separates the property from traffic. Based on this, there will likely be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: Patrick's Mine Road is a county road with minimal traffic flow, has a LOS A, and will not be the primary entrance to The Ranch. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. The traffic flow on State Route 903 will not likely have a sizeable increase and will therefore not greatly affect this parcel as well. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 328936

Tuesday, September 5, 2023

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Parcel Information

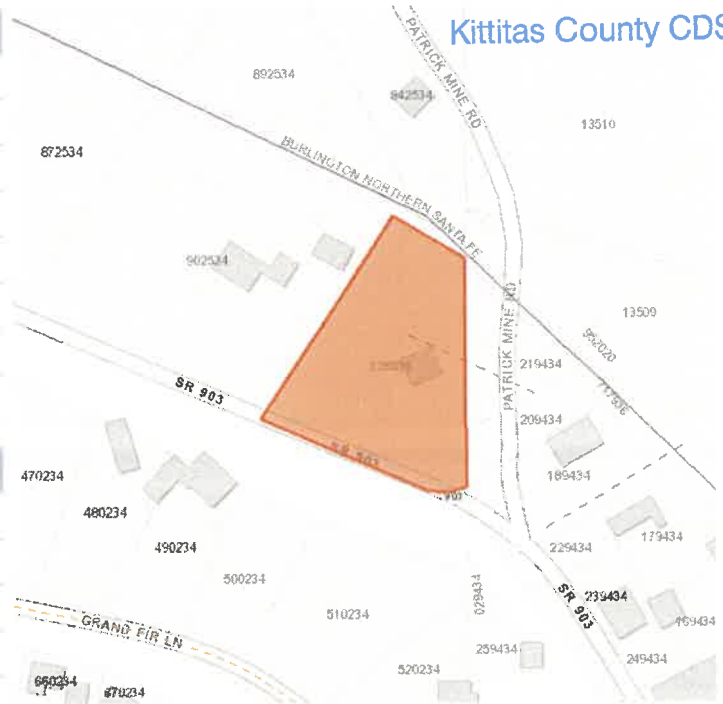
Address: 71 PATRICK MINE RD RONALD
Tax Parcel ID: 328936
Map Number: 20-14-12041-0009
Recorded Area: 0.68 a
Owner Name: BAILEY, LAURI D
Name Cont:
Mailing Address: PO BOX 1516
City/State/Zip: RONALD WA 98940-0016

Critical Areas Information

Contains > 30% Slope: No
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: N/A
FIRM Zone:
FEMA Flood Map: 53037C0657D
Coalmine Shaft: Yes
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2376
ISO: 0.063
PG: 150, <a href='http://www.co.kittitas.wa.us/boc/co
untycode/title14.aspx#14.04.020'
target='_blank'>Engineering is
required

Domestic Water Information

Groundwater Permit Required?: No, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR



Kittitas County CDS

Administrative Information

Zone and Allowed Uses: LAMIRDS Type 1, [Residential](#)
Land Use Category: LAMIRD, [Allowed Use](#)
Commisioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 2
School District: Cle Elum-Roslyn School District
Irrigation District: N/A
Weed District:
Fire District: Fire District 6 (Ronald)
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



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

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

Parcel

Parcel#:	328936	Owner Name:	BAILEY, LAURI D
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	71 PATRICK MINE RD RONALD	Address2:	PO BOX 1516
Map Number:	20-14-12041-0009	City, State:	RONALD WA
Status:		Zip:	98940-0016
Description:	ACRES .68, CD.#5864-A-2; SEC. 12; TWP. 20; RGE 14 PTN. NE1/4 SE1/4		
Comment:			

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Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$117,720	Land:	\$117,720	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$294,450	Improvements:	\$294,450	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$412,170	Total	\$412,170	Total Acres:	0.68000

Ownership

Owner's Name	Ownership %	Owner Type
BAILEY, LAURI D	50 %	Owner
WARREN, RICHARD SCOTT	50 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
12/31/18	2018-2811	1	2018-2811	MARAS, GREGORY A & CHERYL A	BAILEY, LAURI D	\$230,000
07/22/05	2005-1822	1	2005-1822	WEIS, NATHAN R ETUX	MARAS, GREGORY A. ETUX	\$153,000
12/14/04	2004-3068	1	2004-3068	#3 LLC	WEIS, NATHAN R ETUX	\$0
07/19/04	2004-1613	1	2004-1613	WEIS, NATHAN R ETUX	#3 LLC	\$0
07/14/03	17976	1	17976	BOOTH, TONY G ETUX	WEIS, NATHAN R ETUX	\$145,000
03/01/00	10088	1	10088	PIERCE, JOHN M. ETUX	BOOTH, TONY G ETUX	\$110,000
11/01/88	2643200	1	2643200	ROY E. BAKER ETUX	PIERCE, JOHN M. ETUX	\$35,000

Building Permits

Permit No.	Date	Description	Amount
2000-08058	8/16/2000	GARAGE 864 SQFT	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	BAILEY, LAURI D	\$117,720	\$294,450	\$0	\$412,170	\$0	\$412,170
2023	BAILEY, LAURI D	\$104,640	\$249,440	\$0	\$354,080	\$0	\$354,080
2022	BAILEY, LAURI D	\$86,060	\$217,420	\$0	\$303,480	\$0	\$303,480
2021	BAILEY, LAURI D	\$67,480	\$197,790	\$0	\$265,270	\$0	\$265,270
2020	BAILEY, LAURI D	\$67,480	\$166,600	\$0	\$234,080	\$0	\$234,080

[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

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**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 400234**



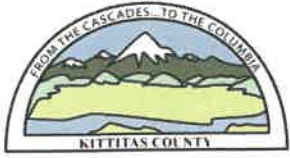
Kittitas County CDS

This is a parcel of land being 0.49 acres with the home sitting approximately 70 feet adjacent to and south of State Route 903, the main road that leads to both entrances with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Residential with a LAMIRD land use. This parcel is approximately 350 feet southeast of the primary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has a dense line of trees acting as a natural barrier between the home and residential facilities and State Route 903. There is sparse vegetation throughout the property as well.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch. With this consideration and with the addition of a forest barrier in the land between this parcel and the proposed guest ranch as well as its natural forest barrier between State Route 903, there will likely be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of Ridgecrest Road will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 400234

Tuesday, September 5, 2023

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Kittitas County CDS

Parcel Information

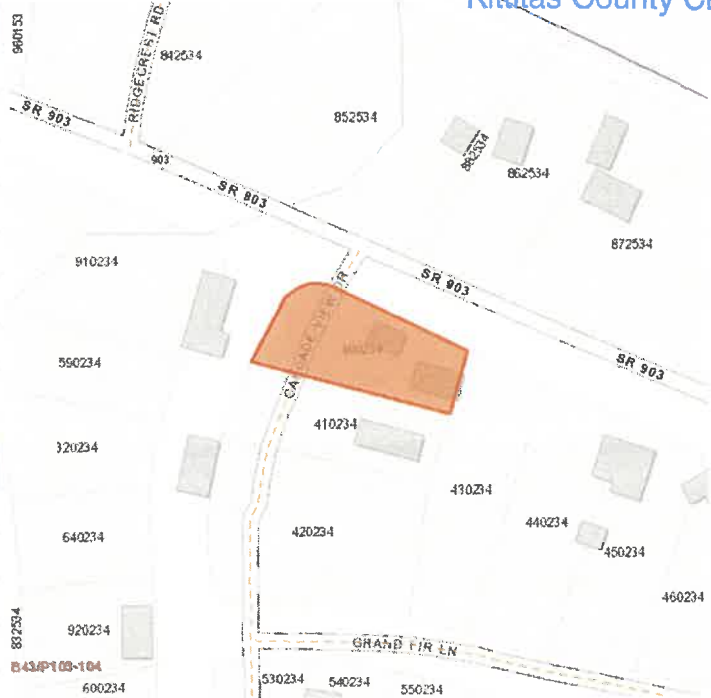
Address:	690 CASCADE VIEW DR RONALD
Tax Parcel ID:	400234
Map Number:	20-14-12051-0101
Recorded Area:	0.49 a
Owner Name	STUDEBAKER, JAMES & CYNAMON
Name Cont:	
Mailing Address:	PO BOX 1525
City/State/Zip:	RONALD WA 98940-0016

Critical Areas Information

Contains > 30% Slope:	No
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:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0656D, 53037C0657D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2361
ISO:	0.063
PG:	149, Engineering is required

Domestic Water Information

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



Administrative Information

Zone and Allowed Uses:	LAMIRDS Type 1, Residential
Land Use Category:	LAMIRD, Allowed Use
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
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
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KITTITAS COUNTY WASHINGTON

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

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

Parcel

Parcel#: 400234
DOR Code: 11 - Residential - Single Family
Situs: 690 CASCADE VIEW DR RONALD
Map Number: 20-14-12051-0101
Status:
Description: ACRES .49, PINE LOCH' SUN #3 LOT 1 BLOCK A SEC. 12; TWP. 20; RGE. 14
Comment:

Owner Name: STUDEBAKER, JAMES & CYNAMON
Address1:
Address2: PO BOX 1525
City, State: RONALD WA
Zip: 98940-0016

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JUN 12 2023

Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$107,250	Land:	\$107,250	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$186,480	Improvements:	\$186,480	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$293,730	Total	\$293,730	Total Acres:	0.49000

Ownership

Owner's Name	Ownership %	Owner Type
STUDEBAKER, JAMES & CYNAMON	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
03/15/17	2017-465	1	2017-465	BMP II LLC	STUDEBAKER, JAMES & CYNAMON	\$150,000
09/11/06	2006-2293	1	2006-2293	NAYLOR, ANDY	BMP II LLC	\$120,000
04/15/05	56901	1	56901	SCOTT, DONALD N. ETUX	SCOTT, DONALD N. ETUX	\$0
12/07/04	2004-3026	1	2004-3026	SCOTT, DONALD N. ETUX	NAYLOR, ANDY	\$50,000

Building Permits

Permit No.	Date	Description	Amount
2007-10008	8/27/2007	MFH 1386 SQFT	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	STUDEBAKER, JAMES & CYNAMON	\$107,250	\$186,480	\$0	\$293,730	\$0	\$293,730
2023	STUDEBAKER, JAMES & CYNAMON	\$95,330	\$152,990	\$0	\$248,320	\$0	\$248,320
2022	STUDEBAKER, JAMES & CYNAMON	\$77,710	\$154,800	\$0	\$232,510	\$0	\$232,510
2021	STUDEBAKER, JAMES & CYNAMON	\$62,950	\$133,740	\$0	\$196,690	\$0	\$196,690
2020	STUDEBAKER, JAMES & CYNAMON	\$62,950	\$132,890	\$0	\$195,840	\$0	\$195,840

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Parcel Comments

No Comments Available

Property Images

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**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 430234**

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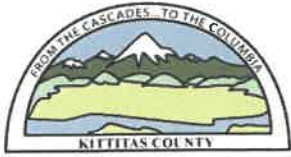
Kittitas County CDS

This is a parcel of land being 0.70 acres with the nearest residential facility sitting approximately 125 feet adjacent to and south of State Route 903, the main road that leads to both entrances with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property as undeveloped and zoned as Residential with a LAMIRD land use. This parcel is approximately 550 feet southeast of the primary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has a partial line of trees acting as a natural barrier between the residential facilities and State Route 903. There is sparse vegetation throughout the property as well.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch. The property is listed as undeveloped, but even so the nearest building is set back away from the road. The long driveway leaves part of the property exposed but with the addition of a forest barrier in the land between this parcel and the proposed guest ranch as well as its natural forest barrier between State Route 903 there will likely be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 430234

Tuesday, September 5, 2023

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Parcel Information

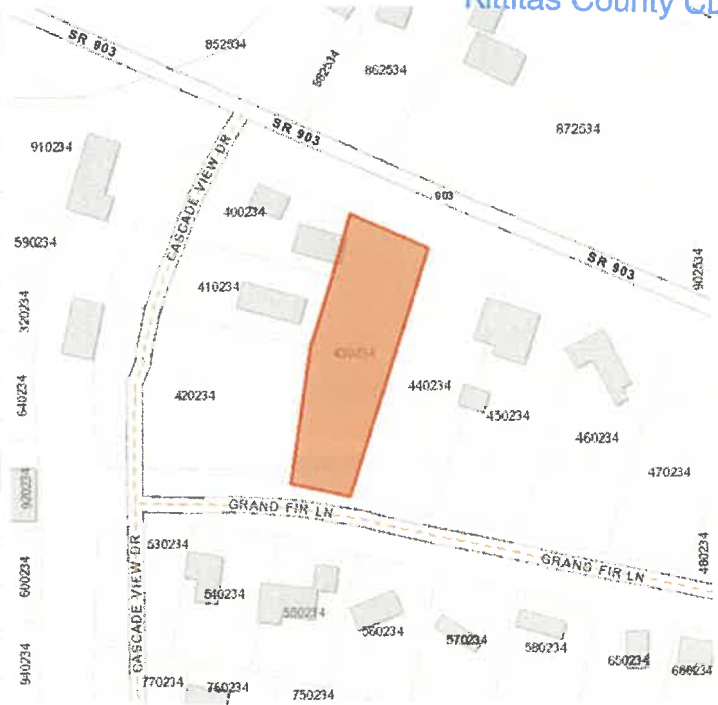
Address: 8720 SR 903 RONALD
Tax Parcel ID: 430234
Map Number: 20-14-12051-0104
Recorded Area: 0.70 a
Owner Name: SHOVLAIN, SANDRA R
Name Cont:
Mailing Address: PO BOX 252
City/State/Zip: RONALD WA 98940-0252

Critical Areas Information

Contains > 30% Slope: No
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: N/A
FIRM Zone:
FEMA Flood Map: 53037C0657D
Coalmine Shaft: Yes
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2360
ISO: 0.063
PG: 149, Engineering is required

Domestic Water Information

Groundwater Permit Required? Yes, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeaawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR



Administrative Information

Zone and Allowed Uses: LAMIRDS Type 1, [Residential](#)
Land Use Category: LAMIRD, [Allowed Use](#)
Commisioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 2
School District: Cle Elum-Roslyn School District
Irrigation District: N/A
Weed District:
Fire District: Fire District 6 (Ronald)
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



KITTITAS COUNTY WASHINGTON



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

Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#:	430234	Owner Name:	SHOVLAIN, SANDRA R
DOR Code:	91 - Undeveloped - Land	Address1:	
Situs:	8720 SR 903 RONALD	Address2:	PO BOX 252
Map Number:	20-14-12051-0104	City, State:	RONALD WA
Status:		Zip:	98940-0252
Description:	ACRES .70, PINE LOCH' SUN #3 LOT 4 BLOCK A SEC. 12; TWP. 20; RGE. 14		
Comment:			

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Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$118,800	Land:	\$118,800	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$11,170	Improvements:	\$11,170	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$129,970	Total	\$129,970	Total Acres:	0.70000

Ownership

Owner's Name	Ownership %	Owner Type
SHOVLAIN, SANDRA R	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
05/10/16	2016-0817	1	2016-0817	WICKSTROM, CLAYTON WILLIAM	SHOVLAIN, SANDRA R	\$0
12/03/10	UNREC-380	1	UNREC-380	OLD #3 LLC	SHOVLAIN, SANDRA R	\$0
08/03/05	2005-1992	1	2005-1992	LORANGER, STEVEN E.	OLD #3 LLC	\$48,000
11/01/94	39320	1	39320	DE LONG, ROBERT L. ETUX	LORANGER, STEVEN E.	\$55,000
04/01/92	3391400	1	3391400	BRIMLOW, NICK	DE LONG, ROBERT L. ETUX	\$35,500
08/01/90	3033200	1	3033200	MACAK, ANNE E.	BRIMLOW, NICK	\$32,500

Building Permits

Permit No.	Date	Description	Amount
2010-00152	3/11/2010	DEMO MFH	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	SHOVLAIN, SANDRA R	\$118,800	\$11,170	\$0	\$129,970	\$0	\$129,970
2023	SHOVLAIN, SANDRA R	\$105,600	\$10,700	\$0	\$116,300	\$0	\$116,300
2022	SHOVLAIN, SANDRA R	\$86,930	\$9,350	\$0	\$96,280	\$0	\$96,280
2021	SHOVLAIN, SANDRA R	\$67,950	\$9,430	\$0	\$77,380	\$0	\$77,380

2020	SHOVLAIN, SANDRA R	\$67,950	\$9,190	\$0	\$77,140	\$0	\$77,140
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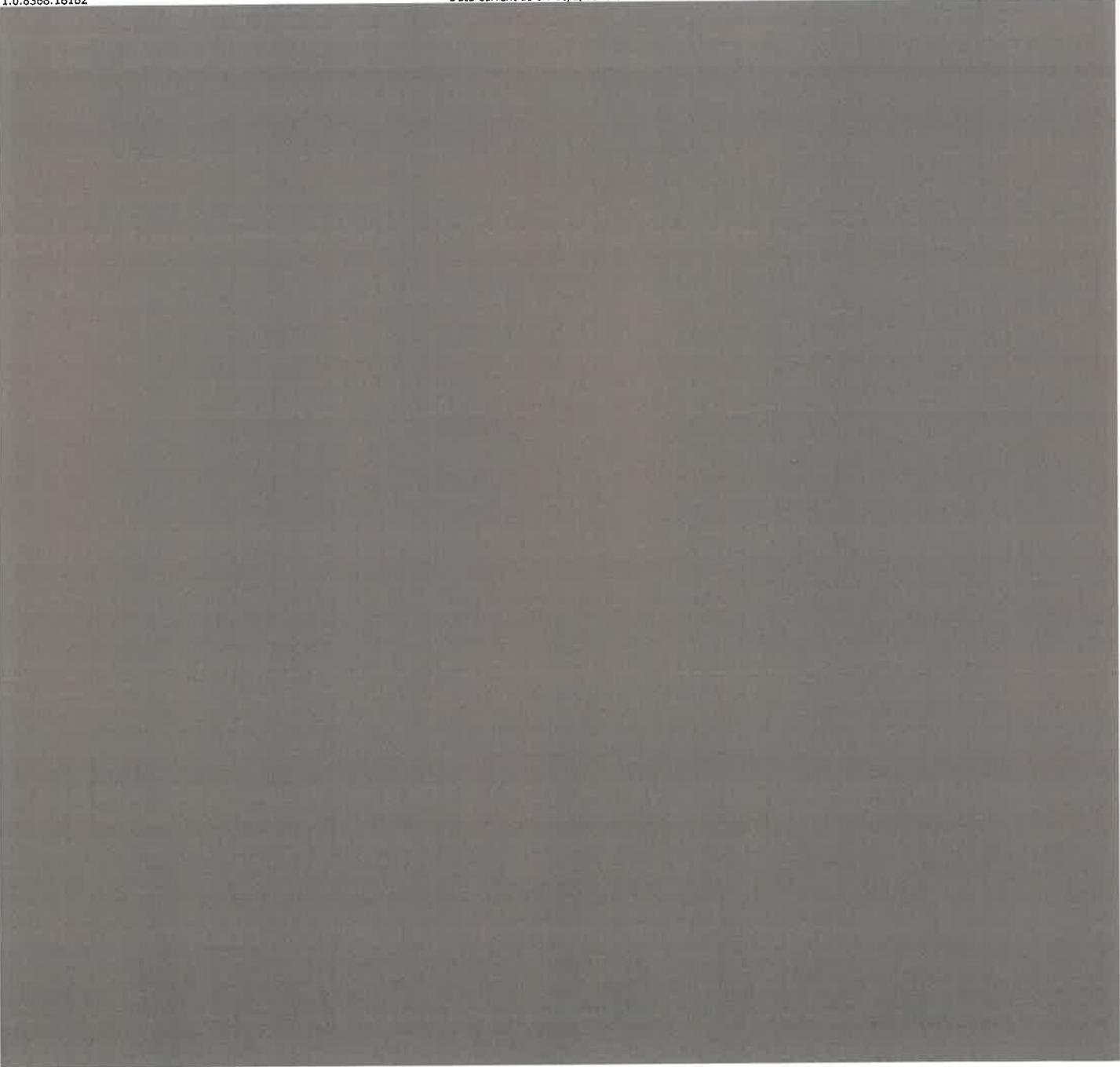
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Parcel Comments

No Comments Available

Property Images

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**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 440234**

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Kittitas County CDS

This is a parcel of land being 0.66 acres with the home sitting approximately 75 feet adjacent to and south of State Route 903, the main road that leads to both entrances with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Residential with a LAMIRD land use. This parcel is approximately 650 feet southeast of the primary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has a large driveway and a group of trees on its northwest side and border acting as a natural barrier between the neighboring properties and State Route 903. There is sparse vegetation throughout the property as well.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch, and the home itself is a measurable distance from State Route 903. Although the sizeable driveway partially exposes the property to State Route 903, it also acts as a barrier, ensuring extra space between the house and the road. With the addition of the forest barrier in the land between this parcel and the proposed Ranch, there will likely be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 440234

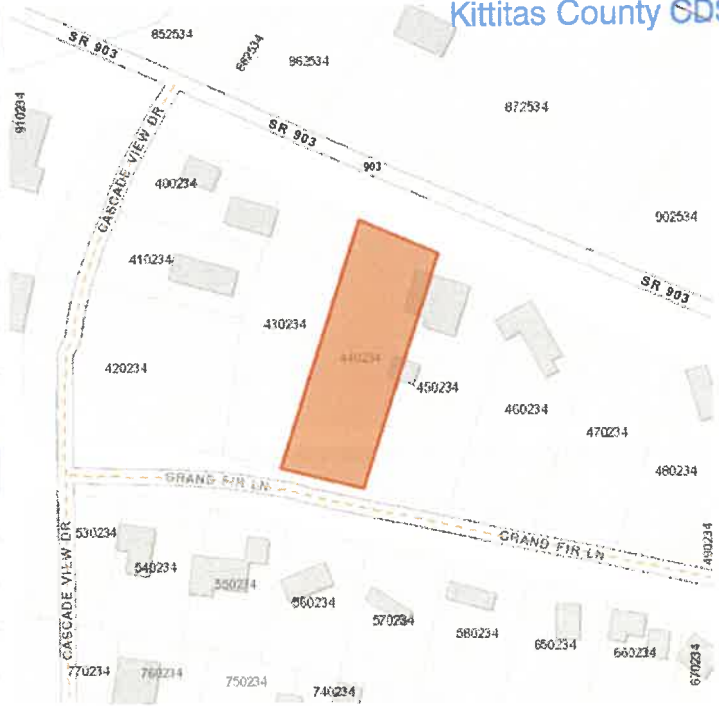
Tuesday, September 5, 2023

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Kittitas County CDS

Parcel Information

Address: 8682 SR 903 RONALD
Tax Parcel ID: [440234](#)
Map Number: 20-14-12051-0105
Recorded Area: 0.66 a
Owner Name: BOATMAN, JAMES WILLIAM
Name Cont:
Mailing Address: PO BOX 753
City/State/Zip: ROSLYN WA 98941-0753



Critical Areas Information

Contains > 30% Slope: No
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: N/A
FIRM Zone:
FEMA Flood Map: 53037C0657D
Coalmine Shaft: Yes
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2361
ISO: 0.063
PG: 149, Engineering is required

Administrative Information

Zone and Allowed Uses: LAMIRDS Type 1, [Residential](#)
Land Use Category: LAMIRD, [Allowed Use](#)
Commisioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 2
School District: Cle Elum-Roslyn School District
Irrigation District: N/A
Weed District:
Fire District: Fire District 6 (Ronald)
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

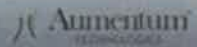
Domestic Water Information

Groundwater Permit Required? Yes, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeaawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR

Sub Basin Watershed: Cle Elum River



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

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

Parcel

Parcel#:	440234	Owner Name:	BOATMAN, JAMES WILLIAM
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	8682 SR 903 RONALD	Address2:	PO BOX 753
Map Number:	20-14-12051-0105	City, State:	ROSLYN WA
Status:		Zip:	98941-0753
Description:	ACRES .66, PINE LOCH' SUN #3 LOT 5 BLOCK A SEC. 12; TWP. 20; RGE. 14		
Comment:			

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Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$116,640	Land:	\$116,640	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$167,150	Improvements:	\$167,150	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$283,790	Total	\$283,790	Total Acres:	0.66000

Ownership

Owner's Name	Ownership %	Owner Type
BOATMAN, JAMES WILLIAM	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/30/19	2019-1494	1	2019-1494	CHAPMAN-HOINACKE, ROBIN D	BOATMAN, JAMES WILLIAM	\$169,990
05/28/19	2019-932	1	2019-932	CHAPMAN, NORMAN S ETUX	CHAPMAN-HOINACKE, ROBIN D	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	BOATMAN, JAMES WILLIAM	\$116,640	\$167,150	\$0	\$283,790	\$0	\$283,790
2023	BOATMAN, JAMES WILLIAM	\$103,680	\$137,910	\$0	\$241,590	\$0	\$241,590
2022	BOATMAN, JAMES WILLIAM	\$85,190	\$129,860	\$0	\$215,050	\$0	\$215,050
2021	BOATMAN, JAMES WILLIAM	\$67,010	\$114,700	\$0	\$181,710	\$0	\$181,710
2020	BOATMAN, JAMES WILLIAM	\$67,010	\$116,070	\$0	\$183,080	\$0	\$183,080

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Parcel Comments

No Comments Available

Property Images

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**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 450234**



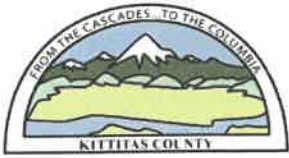
Kittitas County CDS

This is a parcel of land being 0.61 acres with the home sitting approximately 60 feet adjacent to and south of State Route 903, the main road that leads to both entrances with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Residential with a LAMIRD land use. This parcel is approximately 765 feet southeast of the primary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has a wide driveway with a line of trees in its northeast corner acting as a natural barrier between the home and residential facilities and State Route 903. There is sparse vegetation throughout the property as well.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch. Due to a wide driveway on the northeast side of the parcel, there is less of a barrier between the parcel and State Route 903. However, with the addition of a forest barrier in the land between this parcel and the proposed guest ranch as well as a fence and a partial forest barrier blocking State Route 903, there will likely be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 450234

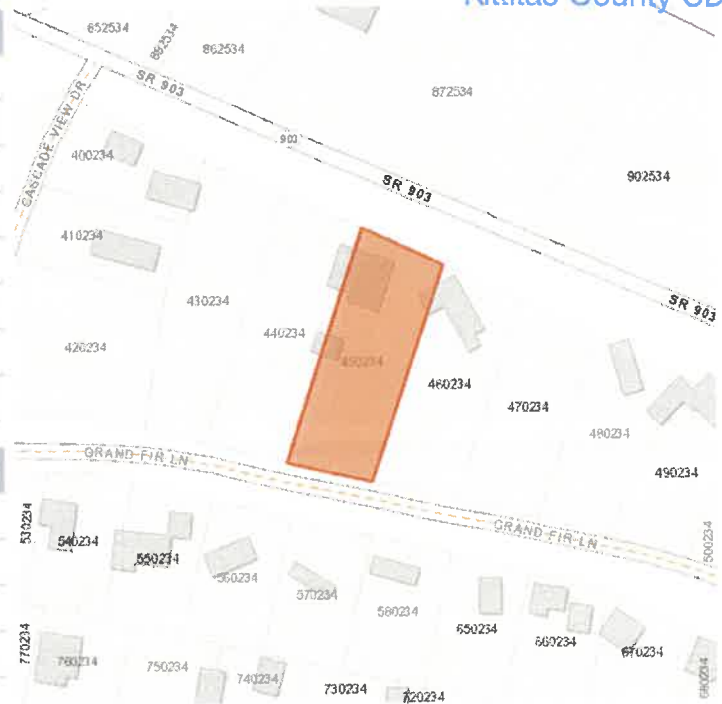
Tuesday, September 5, 2023

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Kittitas County CDS

Parcel Information

Address: 8680 SR 903 RONALD
Tax Parcel ID: 450234
Map Number: 20-14-12051-0106
Recorded Area: 0.61 a
Owner Name: BAKER, DAVID
Name Cont:
Mailing Address: PO BOX 1287
City/State/Zip: NORTH BEND WA 98045-1287



Critical Areas Information

Contains > 30% Slope: No
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: N/A
FIRM Zone:
FEMA Flood Map: 53037C0657D
Coalmine Shaft: Yes
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2361
ISO: 0.063
PG: 149, <a href='http://www.co.kittitas.wa.us/boc/co
untycode/title14.aspx#14.04.020'
target='_blank'>Engineering is
required

Administrative Information

Zone and Allowed Uses: LAMIRDS Type 1, Residential
Land Use Category: LAMIRD, Allowed Use
Commisioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 2
School District: Cle Elum-Roslyn School District
Irrigation District: N/A
Weed District:
Fire District: Fire District 6 (Ronald)
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

Groundwater Permit Required? Yes, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR

Sub Basin Watershed: Cle Elum River



KITTITAS COUNTY WASHINGTON

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

Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#:	450234	Owner Name:	BAKER, DAVID
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	8680 SR 903 RONALD	Address2:	PO BOX 1287
Map Number:	20-14-12051-0106	City, State:	NORTH BEND WA
Status:		Zip:	98045-1287
Description:	ACRES .61, PINE LOCH' SUN #3 LOT 6 BLOCK A SEC. 12; TWP. 20; RGE. 14		
Comment:			

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JUN 12 2023

Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$113,940	Land:	\$113,940	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$326,150	Improvements:	\$326,150	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$440,090	Total	\$440,090	Total Acres:	0.61000

Ownership

Owner's Name	Ownership %	Owner Type
BAKER, DAVID	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
10/10/06	2006-2583	1	2006-2583	BOGART, LEE A	BAKER, DAVID	\$177,500
08/15/01	13177	1	13177	HUNGERFORD, WILLIAM P	BOGART, LEE A	\$124,000
04/04/01	12321	1	12321	HUNGERFORD, PAUL	HUNGERFORD, WILLIAM P	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	BAKER, DAVID	\$113,940	\$326,150	\$0	\$440,090	\$0	\$440,090
2023	BAKER, DAVID	\$101,280	\$277,260	\$0	\$378,540	\$0	\$378,540
2022	BAKER, DAVID	\$83,010	\$224,110	\$0	\$307,120	\$0	\$307,120
2021	BAKER, DAVID	\$65,840	\$208,800	\$0	\$274,640	\$0	\$274,640
2020	BAKER, DAVID	\$65,840	\$179,610	\$0	\$245,450	\$0	\$245,450

[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

Click on an image to enlarge it.



**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 460234**



Kittitas County CDS

This is an undeveloped and heavily forested parcel of land being 0.57 acres directly south of State Route 903, the main road that leads to both entrances with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Residential with a LAMIRD land use. This parcel is approximately 890 feet southeast of the primary entrance to the proposed Ranch at Roslyn Ridge.

There may be development in the future but there are currently no plans to start development.

This parcel has heavy forest and vegetation throughout the property and around its borders with vacant land to the north and small residential homes to the south, east, and west.

Noise and Light Discussion: As this parcel is south of and lower in elevation than the proposed guest ranch and is undeveloped and heavily forested, there will be very few to no effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 460234

Tuesday, September 5, 2023

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Parcel Information

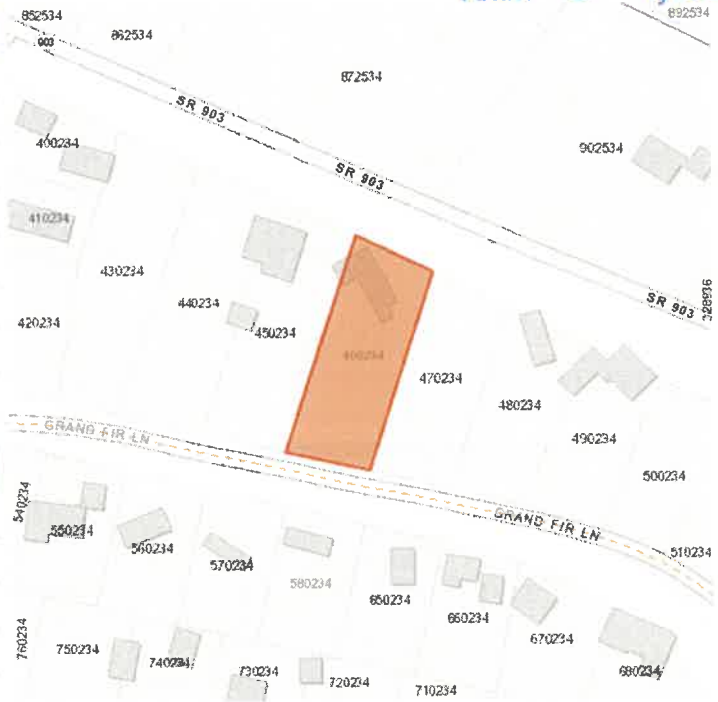
Address: 8620 SR 903, RONALD 98940
Tax Parcel ID: [460234](#)
Map Number: 20-14-12051-0107
Recorded Area: 0.57 a
Owner Name: SCHNEIDER, TYE
Name Cont:
Mailing Address: 7527 137TH AVE NE
City/State/Zip: REDMOND WA 98052-4009

Critical Areas Information

Contains > 30% Slope: No
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: N/A
FIRM Zone:
FEMA Flood Map: 53037C0657D
Coalmine Shaft: Yes
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2359
ISO: 0.063
PG: 149, Engineering is required

Domestic Water Information

Groundwater Permit Required? Yes, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR



Administrative Information

Zone and Allowed Uses: LAMIRDS Type 1, [Residential](#)
Land Use Category: LAMIRD, [Allowed Use](#)
Commisioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 2
School District: Cle Elum-Roslyn School District
Irrigation District: N/A
Weed District:
Fire District: Fire District 6 (Ronald)
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



KITTITAS COUNTY WASHINGTON

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

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

Parcel

Parcel#:	460234	Owner Name:	SCHNEIDER, TYE
DOR Code:	91 - Undeveloped - Land	Address1:	
Situs:	8620 SR 903, RONALD 98940	Address2:	7527 137TH AVE NE
Map Number:	20-14-12051-0107	City, State:	REDMOND WA
Status:		Zip:	98052-4009
Description:	ACRES .57, PINE LOCH' SUN #3 LOT 7; BLOCK A SEC. 12; TWP. 20; RGE. 14		
Comment:			

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Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$111,780	Land:	\$111,780	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$111,780	Total	\$111,780	Total Acres:	0.57000

Ownership

Owner's Name	Ownership %	Owner Type
SCHNEIDER, TYE	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
02/11/22	2022-265	1	2022-265	MCCUTCHEON, SHANNON	SCHNEIDER, TYE	\$125,000
05/25/21	2021-1218	1	2021-1218	DELVA JEAN BROWITT TRUST	MCCUTCHEON, SHANNON	\$75,000
03/06/19	2019-340	1	2019-340	BROWITT, JEAN	DELVA JEAN BROWITT TRUST	\$0
02/04/19	2019-178	1	2019-178	BROWITT, DAVID J & D JEAN	BROWITT, JEAN	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	ParmCrop Value	Total	Exempt	Taxable
2024	SCHNEIDER, TYE	\$111,780	\$0	\$0	\$111,780	\$0	\$111,780
2023	SCHNEIDER, TYE	\$99,360	\$0	\$0	\$99,360	\$0	\$99,360
2022	SCHNEIDER, TYE	\$81,270	\$0	\$0	\$81,270	\$0	\$81,270
2021	MCCUTCHEON, SHANNON	\$64,900	\$0	\$0	\$64,900	\$0	\$64,900
2020	DELVA JEAN BROWITT TRUST	\$64,900	\$0	\$0	\$64,900	\$0	\$64,900

[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

No images found.

**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 470234**

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Kittitas County CDS

This is a parcel of land being 0.53 acres with the home sitting approximately 45 feet adjacent to and south of State Route 903, the main road that leads to both entrances with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Residential with a LAMIRD land use. This parcel is approximately 970 feet southeast of the primary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has a wide driveway with a partial line of trees acting as a natural barrier between the property and State Route 903. There is vegetation throughout the property as well.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch, and the home itself is partially tucked away within a cluster of trees. Although the wide driveway exposes the home to State Route 903, the addition of a forest barrier in the land between this parcel and the proposed guest ranch as well as a partial vegetation barrier between State Route 903, there will likely be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



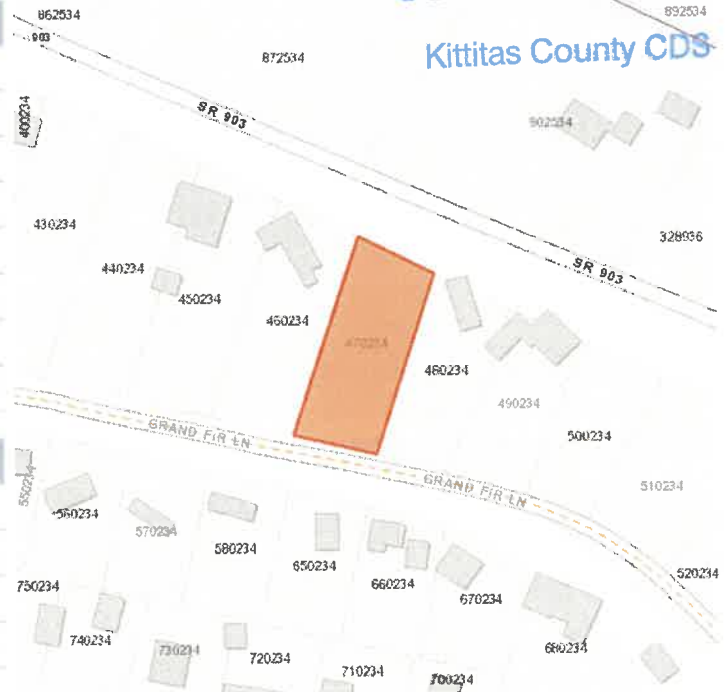
Property Report for Parcel#: 470234

Tuesday, September 5, 2023

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Kittitas County CDS

Parcel Information

Address: 8590 SR 903 RONALD
Tax Parcel ID: 470234
Map Number: 20-14-12051-0108
Recorded Area: 0.53 a
Owner Name: BOSCHEE, MARTIN
Name Cont:
Mailing Address: 7602 86TH ST E
City/State/Zip: PUYALLUP WA 98371-6506



Critical Areas Information

Contains > 30% Slope: No
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: N/A
FIRM Zone:
FEMA Flood Map: 53037C0657D
Coalmine Shaft: Yes
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2360
ISO: 0.063
PG: 149, Engineering is required

Administrative Information

Zone and Allowed Uses: LAMIRDS Type 1, [Residential](#)
Land Use Category: LAMIRD, [Allowed Use](#)
Commisioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 2
School District: Cle Elum-Roslyn School District
Irrigation District: N/A
Weed District:
Fire District: Fire District 6 (Ronald)
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

Groundwater Permit Required? Yes, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR

Sub Basin Watershed: Cle Elum River



KITTITAS COUNTY WASHINGTON



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

Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#:	470234	Owner Name:	BOSCHEE, MARTIN
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	8590 SR 903 RONALD	Address2:	7602 86TH ST E
Map Number:	20-14-12051-0108	City, State:	PUYALLUP WA
Status:		Zip:	98371-6506
Description:	ACRES .53, PINE LOCH' SUN #3 LOT 8 BLOCK A SEC. 12; TWP. 20; RGE. 14		
Comment:			

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Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$109,620	Land:	\$109,620	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$37,260	Improvements:	\$37,260	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$146,880	Total	\$146,880	Total Acres:	0.53000

Ownership

Owner's Name	Ownership %	Owner Type
BOSCHEE, MARTIN	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
04/24/20	2020-600	1	2020-600	BOSCHEE, MARTIN E & EVELYN J	BOSCHEE, MARTIN	\$0
06/28/13	2013-1057	1	2013-1057	LEUSCHEN, BRYAN C	BOSCHEE, MARTIN E & EVELYN J	\$44,000
12/04/12	2012-1886	1	2012-1886	LEUSCHEN, BRYAN C. ETUX	LEUSCHEN, BRYAN C	\$0
08/01/89	2778100	1	2778100	WILLIAM M. ROCHESTER ETUX	LEUSCHEN, BRYAN C. ETUX	\$21,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	BOSCHEE, MARTIN	\$109,620	\$37,260	\$0	\$146,880	\$0	\$146,880
2023	BOSCHEE, MARTIN	\$97,440	\$31,710	\$0	\$129,150	\$0	\$129,150
2022	BOSCHEE, MARTIN	\$79,530	\$23,400	\$0	\$102,930	\$0	\$102,930
2021	BOSCHEE, MARTIN	\$63,960	\$21,840	\$0	\$85,800	\$0	\$85,800
2020	BOSCHEE, MARTIN	\$63,960	\$21,280	\$0	\$85,240	\$0	\$85,240

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Parcel Comments

No Comments Available

Property Images

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**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 480234**

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JUN 12 2013
Kittitas County CDS

This is a parcel of land being 0.45 acres with the home sitting approximately 52 feet adjacent to and south of State Route 903, the main road that leads to both entrances with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Residential and a LAMIRD Type 1. This parcel is approximately 972 feet southeast of the primary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has a dense cluster of trees that surround the resident's home and act as a partial barrier between the home and residential facilities and State Route 903. There is vegetation throughout the property as well.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch. The home is on the border of the property nearest to State Route 903, and its driveway creates some exposure, but with the addition of a forest barrier in the land between this parcel and the proposed guest ranch as well as its natural forest barrier between State Route 903, there will likely be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 480234

Tuesday, September 5, 2023

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Parcel Information

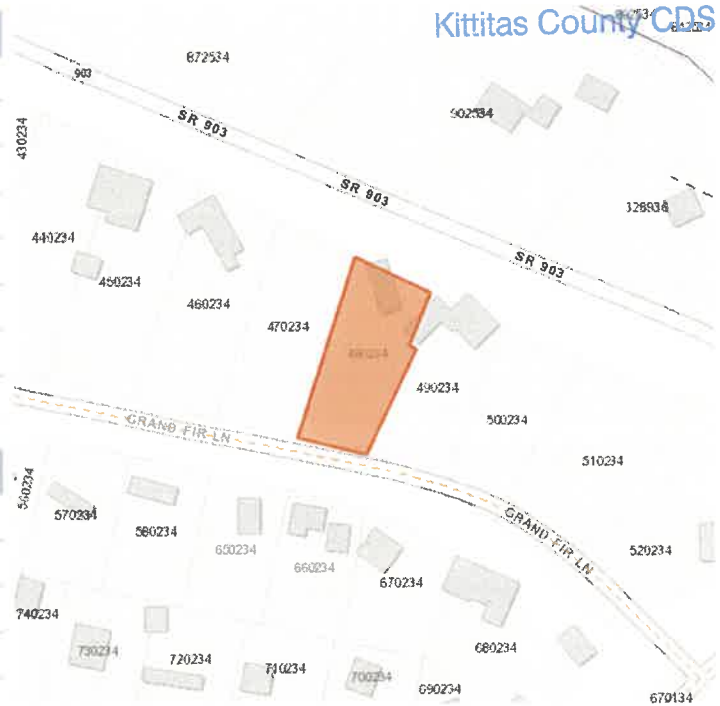
Address: 8570 SR 903 RONALD
Tax Parcel ID: [480234](#)
Map Number: 20-14-12051-0109
Recorded Area: 0.45 a
Owner Name: ROSE, GLEN J
Name Cont:
Mailing Address: PO BOX 117
City/State/Zip: RONALD WA 98940

Critical Areas Information

Contains > 30% Slope: No
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: N/A
FIRM Zone:
FEMA Flood Map: 53037C0657D
Coalmine Shaft: Yes
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2358
ISO: 0.063
PG: 149, Engineering is required

Domestic Water Information

Groundwater Permit Required? Yes, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia (Tillman Creek), 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, NGR



Administrative Information

Zone and Allowed Uses: LAMIRDS Type 1, [Residential](#)
Land Use Category: LAMIRD, [Allowed Use](#)
Commisioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 2
School District: Cle Elum-Roslyn School District
Irrigation District: N/A
Weed District:
Fire District: Fire District 6 (Ronald)
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



KITTITAS COUNTY WASHINGTON

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

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

Parcel

Parcel#:	480234	Owner Name:	ROSE, GLEN J
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	8570 SR 903 RONALD	Address2:	PO BOX 117
Map Number:	20-14-12051-0109	City, State:	RONALD WA
Status:		Zip:	98940
Description:	ACRES .45, PINE LOCH' SUN #3 PTN. LOT 9 & PTN. LOT 10 (PARCEL B, B24/P227); BLK A; SEC. 12, TWP. 20, RGE. 14		
Comment:			

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Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$104,250	Land:	\$104,250	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$141,940	Improvements:	\$141,940	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$246,190	Total	\$246,190	Total Acres:	0.45000

Ownership

Owner's Name	Ownership %	Owner Type
ROSE, GLEN J	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
03/05/03	17043	1	17043	ROSE, GLEN J ETUX	ROSE, GLEN J	\$0
01/27/03	16801	1	16801	SCHUTZ, LUDWIG	ROSE, GLEN J ETUX	\$75,000
01/10/03	16702	1	16702	SCHUTZ, LUDWIG ETUX	SCHUTZ, LUDWIG	\$0
04/01/00	10214	1	10214	SCHUTZ, LUDWIG ETUX	SCHUTZ, LUDWIG ETUX	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	ROSE, GLEN J	\$104,250	\$141,940	\$0	\$246,190	\$0	\$246,190
2023	ROSE, GLEN J	\$92,670	\$117,200	\$0	\$209,870	\$0	\$209,870
2022	ROSE, GLEN J	\$75,690	\$107,020	\$0	\$182,710	\$0	\$182,710
2021	ROSE, GLEN J	\$61,760	\$93,940	\$0	\$155,700	\$0	\$155,700
2020	ROSE, GLEN J	\$61,760	\$95,550	\$0	\$157,310	\$0	\$157,310

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Parcel Comments

No Comments Available

Property Images

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**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 490234**

Kittitas County CDS

This is a parcel of land being 0.47 acres with the home sitting approximately 110 feet adjacent to and south of State Route 903, the main road that leads to both entrances with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Residential with a LAMIRD land use. This parcel is approximately 1,175 feet southeast of the primary entrance and 290 feet southwest of the secondary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has very little vegetation and the home itself has a large setback from State Route 903.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch. There are no trees and very little vegetation on the property, which offer less of a natural barrier than other properties. However, the home is set back quite a distance from State Route 903. With this consideration and with the addition of a forest barrier in the land between this parcel and the proposed guest ranch, there will likely be very few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of Ridgecrest Road will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.

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

Sub Basin Watershed: Cle Elum River



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

Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#:	490234	Owner Name:	SKWARSKI, PAUL RICHARD
DOR Code:	91 - Undeveloped - Land	Address1:	
Situs:	8540 SR 903 RONALD	Address2:	PO BOX 65
Map Number:	20-14-12051-0110	City, State:	RONALD WA
Status:		Zip:	98940-0065
Description:	ACRES .47, PINE LOCH' SUN #3 PTN. LOT 9 (PARCEL A, B24/P227) PTN. LOT 10 & PTN. LOT 11 BLK A; SEC. 12, TWP. 20, RGE. 14		
Comment:	RM-4/27/00: BLA WITH 20-14-12051-0109, NO ACREAGE OR VALUE CHG. (1)RM-2/23/00: BLA WITH 20-14-12051-0111, CHG LEGAL TO ADD SURV INFO, NO ACREAGE OR VALUE CHG.		

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JUN 12 2023
Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$105,750	Land:	\$105,750	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$16,480	Improvements:	\$16,480	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$122,230	Total	\$122,230	Total Acres:	0.47000

Ownership

Owner's Name	Ownership %	Owner Type
SKWARSKI, PAUL RICHARD	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/07/17	2017-1439	2	2017-1439	OLSEN, ERIC L CO-TRUSTEE	SKWARSKI, PAUL RICHARD	\$250,000
10/04/07	2007-2106	1	2007-2106	OLSON, DAVID ESTATE	OLSEN, ERIC L CO-TRUSTEE	\$0
04/19/07	2007-0686	1	2007-0686	LARSON, HARVEY E.	OLSON, DAVID ESTATE	\$65,000
04/01/00	10215	1	10215	LARSON, HARVEY E.	LARSON, HARVEY E.	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	SKWARSKI, PAUL RICHARD	\$105,750	\$16,480	\$0	\$122,230	\$0	\$122,230
2023	SKWARSKI, PAUL RICHARD	\$94,000	\$15,920	\$0	\$109,920	\$0	\$109,920
2022	SKWARSKI, PAUL RICHARD	\$76,700	\$15,740	\$0	\$92,440	\$0	\$92,440
2021	SKWARSKI, PAUL RICHARD	\$62,350	\$13,530	\$0	\$75,880	\$0	\$75,880
2020	SKWARSKI, PAUL RICHARD	\$62,350	\$11,860	\$0	\$74,210	\$0	\$74,210

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Parcel Comments

Date	Comment
12/06/05	RM-4/27/00: BLA WITH 20-14-12051-0109, NO ACREAGE OR VALUE CHG. (1)RM-2/23/00: BLA WITH 20-14-12051-0111, CHG LEGAL TO ADD SURV INFO, NO ACREAGE OR VALUE CHG.

Property Images

Click on an image to enlarge it.



**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 500234**



Kittitas County CDS

This is a parcel of land being 0.42 acres with the home sitting approximately 50 feet adjacent to and south of State Route 903, the main road that leads to both entrances with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Residential with a LAMIRD land use. This parcel is approximately 785 feet southeast of the primary entrance and 195 feet southwest of the secondary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has very little vegetation and the home itself has a measurable setback from State Route 903.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch. There are no trees and very little vegetation on the property, which offer less of a natural barrier than other properties. However, the home is set back a sizeable distance from State Route 903 and the driveway offers a wide area of protection. With this consideration and with the addition of a forest barrier in the land between this parcel and the proposed guest ranch, there will likely be very few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of Ridgecrest Road will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 500234

Tuesday, September 5, 2023



Parcel Information

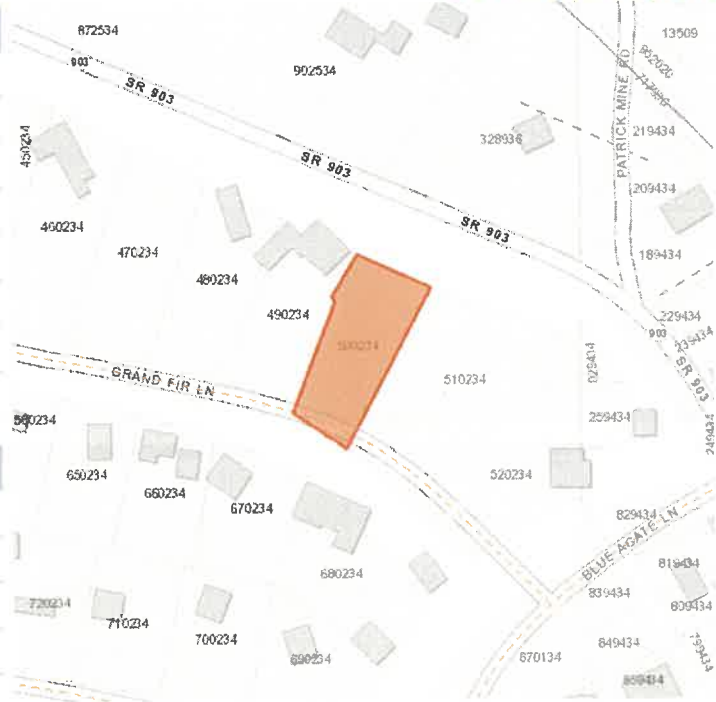
Address:	91 GRAND FIR LN RONALD
Tax Parcel ID:	500234
Map Number:	20-14-12051-0111
Recorded Area:	0.42 a
Owner Name	SKWARSKI, PAUL RICHARD
Name Cont:	
Mailing Address:	PO BOX 65
City/State/Zip:	RONALD WA 98940-0065

Critical Areas Information

Contains > 30% Slope:	No
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:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0657D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2358
ISO:	0.063
PG:	149, Engineering is required

Domestic Water Information

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



Administrative Information

Zone and Allowed Uses:	LAMIRDS Type 1, Residential
Land Use Category:	LAMIRD, Allowed Use
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
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



KITTITAS COUNTY WASHINGTON

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

Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#:	500234	Owner Name:	SKWARSKI, PAUL RICHARD
DOR Code:	19 - Residential - Vacation and Cabin	Address1:	
Situs:	91 GRAND FIR LN RONALD	Address2:	PO BOX 65
Map Number:	20-14-12051-0111	City, State:	RONALD WA
Status:		Zip:	98940-0065
Description:	ACRES .42, PINE LOCH' SUN #3 PTN. LOT 10 & PTN. LOT 11 BLOCK A (SURV. B24/P227) SEC. 12, TWP. 20, RGE. 14		
Comment:			

RECEIVED
JUN 12 2023
Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$102,000	Land:	\$102,000	District:	40 - COR SD-404 F6 H2 CO COF ST
Improvements:	\$206,230	Improvements:	\$206,230	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$308,230	Total	\$308,230	Total Acres:	0.42000

Ownership

Owner's Name	Ownership %	Owner Type
SKWARSKI, PAUL RICHARD	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/07/17	2017-1439	2	2017-1439	OLSEN, ERIC L CO-TRUSTEE	SKWARSKI, PAUL RICHARD	\$250,000
10/04/07	2007-2105	1	2007-2105	OLSEN, DAVID L ETUX	OLSEN, ERIC L CO-TRUSTEE	\$0
01/01/00	9553	1	9553	LARSON, HARVEY E.	OLSEN, DAVID L ETUX	\$130,000

Building Permits

Permit No.	Date	Description	Amount
2023-00058	1/25/2023	0%-SOLAR	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	SKWARSKI, PAUL RICHARD	\$102,000	\$206,230	\$0	\$308,230	\$0	\$308,230
2023	SKWARSKI, PAUL RICHARD	\$90,670	\$187,350	\$0	\$278,020	\$0	\$278,020
2022	SKWARSKI, PAUL RICHARD	\$74,170	\$166,330	\$0	\$240,500	\$0	\$240,500
2021	SKWARSKI, PAUL RICHARD	\$60,860	\$156,920	\$0	\$217,780	\$0	\$217,780
2020	SKWARSKI, PAUL RICHARD	\$60,860	\$99,170	\$0	\$160,030	\$0	\$160,030

[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

Click on an image to enlarge it.



**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 510234**

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Kittitas County CDS

This is a parcel of land being 0.62 acres with the nearest building sitting approximately 55 feet adjacent to and south of State Route 903, the main road that leads to both entrances with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Residential with a LAMIRD land use. This parcel is approximately 1,325 feet southeast of the primary entrance and 110 feet south of the secondary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has vegetation and trees that create a natural barrier between the property and State Route 903.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch. The property is designated as undeveloped and there are a few small facilities throughout the land. There is a temporary home that appears to be about 220 feet away from State Route 903 and nestled within a vegetation border. With this consideration and with the addition of a forest barrier in the land between this parcel and the proposed guest ranch, there will likely be very few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of Ridgecrest Road will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 510234

Tuesday, September 5, 2023

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Kittitas County CDS

Parcel Information

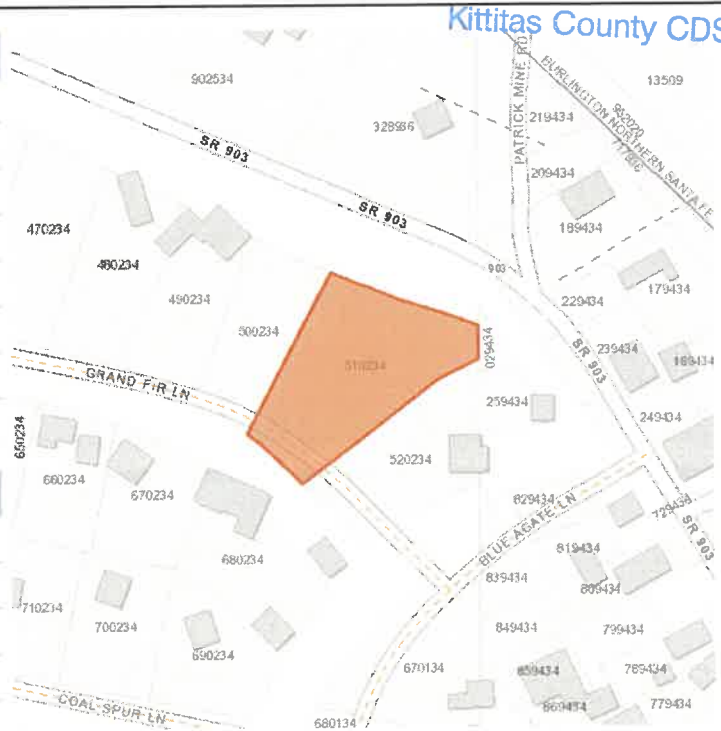
Address: 61 GRAND FIR LN RONALD
Tax Parcel ID: [510234](#)
Map Number: 20-14-12051-0112
Recorded Area: 0.62 a
Owner Name: ODEGARD, LINDA J
Name Cont:
Mailing Address: PO BOX 137
City/State/Zip: WILLIS TX 77378-0137

Critical Areas Information

Contains > 30% Slope: No
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: N/A
FIRM Zone:
FEMA Flood Map: 53037C0657D
Coalmine Shaft: Yes
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2358
ISO: 0.063
PG: 149, Engineering is required

Domestic Water Information

Groundwater Permit Required? Yes, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR



Administrative Information

Zone and Allowed Uses: LAMIRDS Type 1, [Residential](#)
Land Use Category: LAMIRD, [Allowed Use](#)
Commisioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 2
School District: Cle Elum-Roslyn School District
Irrigation District: N/A
Weed District:
Fire District: Fire District 6 (Ronald)
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



KITTITAS COUNTY WASHINGTON

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[PAYMENT CART\(0\)](#)

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

Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#:	510234	Owner Name:	ODEGARD, LINDA J
DOR Code:	91 - Undeveloped - Land	Address1:	
Situs:	61 GRAND FIR LN RONALD	Address2:	PO BOX 137
Map Number:	20-14-12051-0112	City, State:	WILLIS TX
Status:		Zip:	77378-0137
Description:	ACRES 0.62; PINE LOCH' SUN #3, PTN LOTS 12 & 13; BLOCK A (B41/P152-153) SEC 12, TWP 20, RGE 14		
Comment:	SENT OFFICIAL NC NOTICE OF VALUE ON 10/31/2019, 19 FOR 20		

RECEIVED
JUN 12 2023

Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$114,480	Land:	\$114,480	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$13,920	Improvements:	\$13,920	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$128,400	Total	\$128,400	Total Acres:	0.62000

Ownership

Owner's Name	Ownership %	Owner Type
ODEGARD, LINDA J	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
09/03/14	2014-1557	1	2014-1557	UZEE, DIANE R.	ODEGARD, LINDA J	\$29,500
06/01/90	2969600	1	2969600	DANIEL J. UZEE ETUX	UZEE, DIANE R.	\$0

Building Permits

Permit No.	Date	Description	Amount
2018-00436	8/3/2018	DECK 192 SQFT	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	ODEGARD, LINDA J	\$114,480	\$13,920	\$0	\$128,400	\$0	\$128,400
2023	ODEGARD, LINDA J	\$101,760	\$12,310	\$0	\$114,070	\$0	\$114,070
2022	ODEGARD, LINDA J	\$83,450	\$9,230	\$0	\$92,680	\$0	\$92,680
2021	ODEGARD, LINDA J	\$66,070	\$8,700	\$0	\$74,770	\$0	\$74,770
2020	ODEGARD, LINDA J	\$66,070	\$850	\$0	\$66,920	\$0	\$66,920

[View Taxes](#)

Parcel Comments

Date	Comment
10/31/19	SENT OFFICIAL NC NOTICE OF VALUE ON 10/31/2019, 19 FOR 20
08/17/18	BLA WITH P# 520234, 18 FOR 19

Property Images

Click on an image to enlarge it.



**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 717936**



Kittitas County CDS

This is an undeveloped and heavily forested parcel of land being 0.47 acres that is adjacent to the proposed Ranch at Roslyn Ridge. Patrick's Mine Road, which will be the secondary access to the proposed Roslyn Ridge Guest Ranch and will have minimal traffic as shown in the traffic report attached hereto as Exhibit X9, runs across its northwestern corner. Kittitas County Records show this property under a LAMIRD land use. This property, owned by Burlington Northern, Inc., was originally a railroad and is currently Transportation Land under a special taxing district. There may be development in the future but there are currently no plans to start development. This parcel is approximately 245 feet north of the secondary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has heavy forest and vegetation throughout the property and around its borders with vacant land to the north and east and small residential homes to the south and west.

Noise and Light Discussion: As this parcel is west of the proposed guest ranch, is undeveloped and heavily forested, and has a sizeable setback from State Route 903, there will be very few to no effects that the property would face in regard to noise and light pollution.

Traffic Discussion: Patrick's Mine Road is a county road with minimal traffic flow, has a LOS A, and will not be the primary entrance to The Ranch. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 717936

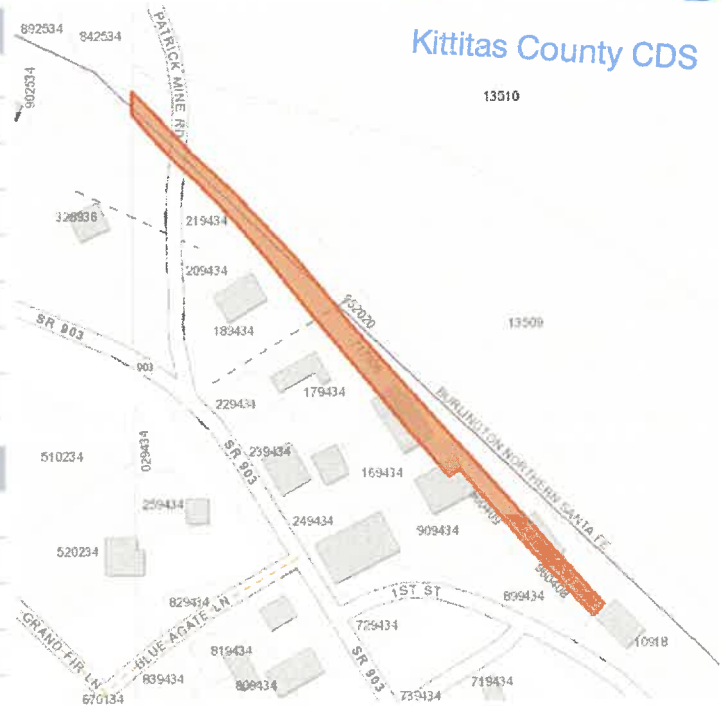
Tuesday, September 5, 2023

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11/12/23

Kittitas County CDS

Parcel Information

Address: UNKNOWN RONALD
Tax Parcel ID: [717936](#)
Map Number: 20-15-07032-0002
Recorded Area: 0.47 a
Owner Name: BURLINGTON NORTHERN INC
Name Cont: PROPERTY TAX DEPT - AOB 2
Mailing Address: PO BOX 961089
City/State/Zip: FORT WORTH TX 76161-0089



Critical Areas Information

Contains > 30% Slope: No
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 9 (U)
FIRM Zone:
FEMA Flood Map: 53037C0657D
Coalmine Shaft: Yes
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2364
ISO: 0.062
PG: 147, Engineering is required

Administrative Information

Zone and Allowed Uses: [Residential 2](#), LAMIRDS Type 1, [Residential](#)
Land Use Category: LAMIRD, [Allowed Use](#)
Commisioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 2
School District: Cle Elum-Roslyn School District
Irrigation District: N/A
Weed District:
Fire District: Fire District 6 (Ronald)
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

Groundwater Permit Required? Yes, No, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR

Sub Basin Watershed: Cle Elum River



Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

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Parcel#:	717936	Owner Name:	BURLINGTON NORTHERN INC
DOR Code:	41 - Transportation - Railroad	Address1:	PROPERTY TAX DEPT - A082
Situs:	UNKNOWN RONALD	Address2:	PO BOX 961089
Map Number:	20-15-07032-0002	City, State:	FORT WORTH TX
Status:	EXEMPT FULL YEAR	Zip:	76161-0089
Description:	ACRES .34, CD. 6173-1; SEC. 7, TWP. 20, RGE. 15; PTN OPERATING RR		
Comment:	BLA/SEG W/20-15-07000-0025, 20-15-07000-0017, -0021, -0022, -0023, -0024; (+6.79@ PER SURVEY); 06 FOR 07		

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$100	Land:	\$0	District:	31 - COR SD404 H2 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$100	Total	\$0	Total Acres:	0.47000

Ownership

Owner's Name	Ownership %	Owner Type
BURLINGTON NORTHERN INC	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
12/01/95	1128	1	1128	BURLINGTON NORTHERN INC	BURLINGTON NORTHERN INC	\$10,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	BURLINGTON NORTHERN INC	\$100	\$0	\$0	\$100	\$100	\$0
2023	BURLINGTON NORTHERN INC	\$100	\$0	\$0	\$100	\$100	\$0
2022	BURLINGTON NORTHERN INC	\$100	\$0	\$0	\$100	\$100	\$0
2021	BURLINGTON NORTHERN INC	\$100	\$0	\$0	\$100	\$100	\$0
2020	BURLINGTON NORTHERN INC	\$100	\$0	\$0	\$100	\$100	\$0

[View Taxes](#)

Parcel Comments

Date	Comment
12/06/06	BLA/SEG W/20-15-07000-0025, 20-15-07000-0017, -0021, -0022, -0023, -0024; (+6.79@ PER SURVEY); 06 FOR 07
12/06/05	RM-6/25/04: EX TO TAX PER EX# 2004-1218 DATED 6/9/04 FOR 04 TAX. (3)RM-12/23/98:CHG EXCESS RR R/W INTO OPERATING RR R/W & GOING EXEMPT PER DOR 98 FOR 99

Property Images

No images found.

**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 832534**



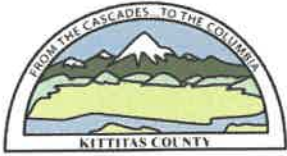
Kittitas County CDS

This is a largely undeveloped and heavily forested parcel of land being 10.00 acres and directly south of State Route 903, the main road that leads to both entrances with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Rural Recreation with a LAMIRD land use. This parcel is approximately 230 feet southwest of the primary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has heavy forestation and vegetation throughout the property and around its borders. There is a shed recorded as being on the property but there is currently no permanent residence.

Noise and Light Discussion: As this parcel is south of and lower in elevation than the proposed guest ranch, is gated, and is largely undeveloped and heavily forested, there will be very few to no effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 832534

Tuesday, September 5, 2023

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2023 SEP 12 11:38

Kittitas County CDS

Parcel Information

Address:	8912 SR 903 RONALD
Tax Parcel ID:	832534
Map Number:	20-14-12040-0001
Recorded Area:	10.00 a
Owner Name	FLOWERS, BENJAMIN J D & LINDSEY M
Name Cont:	
Mailing Address:	PO BOX 384
City/State/Zip:	ROSLYN WA 98941-0384



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:	R4SBC
DNR Water Type:	Type 2 (F)
FIRM Zone:	
FEMA Flood Map:	53037C0656D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2360
ISO:	0.063
PG:	149, Engineering is required

Administrative Information

Zone and Allowed Uses:	Rural Recreation, LAMIRDS Type 1
Land Use Category:	Rural Recreation, Allowed Use, LAMIRD
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
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

Groundwater Permit Required?	No, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), 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, NGR

Sub Basin Watershed: Cle Elum River



KITTITAS COUNTY WASHINGTON

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

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

Parcel

Parcel#:	832534	Owner Name:	FLOWERS, BENJAMIN J D & LINDSEY M
DOR Code:	91 - Undeveloped - Land	Address1:	
Situs:	8912 SR 903 RONALD	Address2:	PO BOX 384
Map Number:	20-14-12040-0001	City, State:	ROSLYN WA
Status:		Zip:	98941-0384
Description:	ACRES 10.00; PTN W1/2 SE1/4 (PARCEL A, B43/P103-104); SEC 12, TWP 20, RGE 14		
Comment:	BLA (20-00024) WITH PARCEL 221136, 22 FOR 23		

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JUN 12 2023

Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$405,000	Land:	\$405,000	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$51,210	Improvements:	\$51,210	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$456,210	Total	\$456,210	Total Acres:	10.00000

Ownership

Owner's Name	Ownership %	Owner Type
FLOWERS, BENJAMIN J D & LINDSEY M	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
01/19/23	2023-60	1	2023-60	GEORGE, GERALD D & VICKI	FLOWERS, BENJAMIN J D & LINDSEY M	\$5,000
12/18/17	2017-2869	1	2017-2869	CARNAHAN, DONALDSON &	FLOWERS, BENJAMIN J D & LINDSEY M	\$156,000
05/10/10	2010-0645	1	2010-0645	CARNAHAN, DONALD M ETUX	CARNAHAN, DONALDSON &	\$0
10/01/97	4496	1	4496	STUTH WILLIAM S ETUX ETAL	CARNAHAN, DONALD M ETUX	\$0
12/01/89	2861400	3	2861400	ALPINE VENEERS, INC.	STUTH WILLIAM S ETUX ETAL	\$42,000

Building Permits

Permit No.	Date	Description	Amount
2019-00768	5/14/2020	0% GARAGE 360 SQFT	
2019-00782	5/14/2020	14% LOAFING SHED 2180 SQFT	
2018-00814	11/26/2018	50% GARAGE 1080 SQFT	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	FLOWERS, BENJAMIN J D & LINDSEY M	\$405,000	\$51,210	\$0	\$456,210	\$0	\$456,210
2023	FLOWERS, BENJAMIN J D & LINDSEY M	\$345,000	\$44,700	\$0	\$389,700	\$0	\$389,700
2022	FLOWERS, BENJAMIN J D & LINDSEY M	\$203,550	\$22,690	\$0	\$226,240	\$0	\$226,240
2021	FLOWERS, BENJAMIN J D & LINDSEY M	\$178,550	\$21,060	\$0	\$199,610	\$0	\$199,610
2020	FLOWERS, BENJAMIN J D & LINDSEY M	\$178,550	\$7,500	\$0	\$186,050	\$0	\$186,050

[View Taxes](#)

Parcel Comments

Date	Comment
02/13/23	BLA (20-00024) WITH PARCEL 221136, 22 FOR 23
12/06/05	RM-2/5/98: TRANSFERRED IMPR. VALUE TO 20-14-1240-0007 CD. 5866-1-2, BLDG. MISTAKENLY PUT ON WRONG PARCEL PER SF (1) RM-7/10/97-SEG TO 20-14-1240-0006 CD. 5866-1-1 AND 20-14-1240-0007 CD. 5866-1-2

Property Images

Click on an image to enlarge it.



**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 852534**



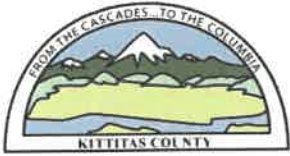
Kittitas County CDS

This is a parcel of land being 1.90 acres with the home sitting approximately 145 feet adjacent to and north of State Route 903, the main road that leads to both entrances with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Residential with a LAMIRD land use. This parcel borders the primary entrance to the proposed Ranch at Roslyn Ridge.

This parcel is thickly forested, creating a natural barrier between the home and residential facilities and the proposed Ranch.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch. The proposed Ranch at Roslyn Ridge will exceed setback requirements and create a vegetation barrier to ensure that there will be adequate privacy for the residents. The property does border the primary entrance for the Ranch but the thick vegetation offers more of a natural barrier. With this consideration and with the natural forest barrier between State Route 903, there will likely be a reduced number of adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of Ridgecrest Road will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 852534

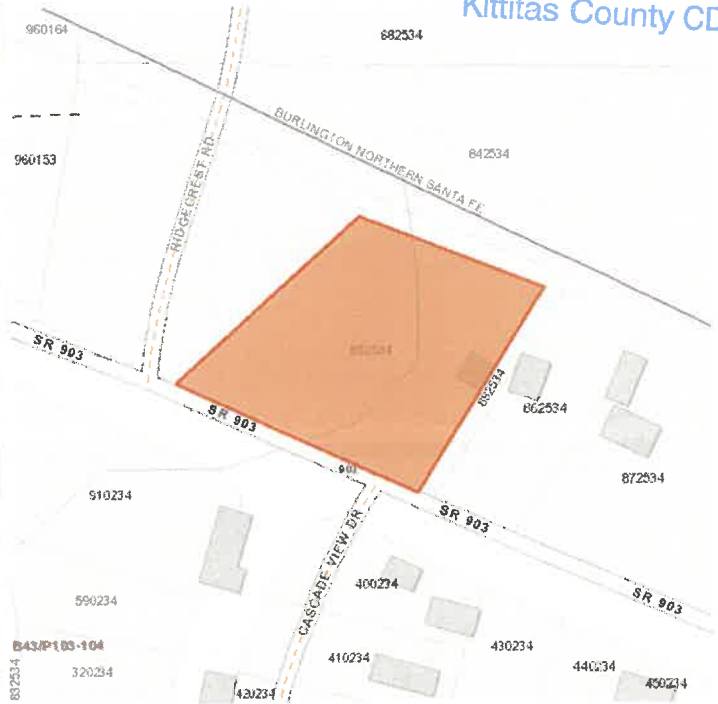
Tuesday, September 5, 2023

RECEIVED
JUL 11 2023

Kittitas County CDS

Parcel Information

Address:	8771 SR 903 RONALD
Tax Parcel ID:	852534
Map Number:	20-14-12041-0002
Recorded Area:	1.90 a
Owner Name	SILVA, PAMON A B & AGUSTIN T
Name Cont:	
Mailing Address:	22015 LOCUST PL
City/State/Zip:	LYNNWOOD WA 98036-9038



Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	R4SBC
DNR Water Type:	Type 2 (F)
FIRM Zone:	
FEMA Flood Map:	53037C0656D, 53037C0657D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2398
ISO:	0.063
PG:	151, Engineering is required

Administrative Information

Zone and Allowed Uses:	LAMIRs Type 1, Residential
Land Use Category:	LAMIRD, Allowed Use
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
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

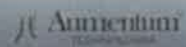
Domestic Water Information

Groundwater Permit Required?	No, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), 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, NGR

Sub Basin Watershed: Cle Elum River



KITTITAS COUNTY WASHINGTON



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

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

Parcel

Parcel#:	852534	Owner Name:	SILVA, PAMON A B & AGUSTIN T
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	8771 SR 903 RONALD	Address2:	22015 LOCUST PL
Map Number:	20-14-12041-0002	City, State:	LYNNWOOD WA
Status:		Zip:	98036-9038
Description:	ACRES 1.90, CD. 5864; SEC. 12; TWP. 20; RGE. 14; PTN. NE1/4 SE1/4 LESS 2.03 STATE HWY (B22/P198)		
Comment:			

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$153,000	Land:	\$153,000	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$168,900	Improvements:	\$168,900	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$321,900	Total	\$321,900	Total Acres:	1.90000

Ownership

Owner's Name	Ownership %	Owner Type
SILVA, PAMON A B & AGUSTIN T	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/13/18	2018-1480	1	2018-1480	CARTER, ROSS D	SILVA, PAMON A B & AGUSTIN T	\$225,000
01/08/02	14119	1	14119	HOLM, CURTIS K ETUX &	CARTER, ROSS D	\$0
11/14/01	13793	1	13793	HOLM, CURTIS K ETUX &	CARTER, ROSS D	\$50,000
11/14/01	47047	1	47047	HOLM, CURTIS K. ETUX &	HOLM, CURTIS K ETUX &	\$0

Building Permits

Permit No.	Date	Description	Amount
2006-7462	3/29/2006	RENEWAL OF 2003-11004	
2003-11004	11/3/2003	GARAGE 1200 SQFT	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	SILVA, PAMON A B & AGUSTIN T	\$153,000	\$168,900	\$0	\$321,900	\$0	\$321,900
2023	SILVA, PAMON A B & AGUSTIN T	\$138,000	\$145,060	\$0	\$283,060	\$0	\$283,060
2022	SILVA, PAMON A B & AGUSTIN T	\$118,000	\$97,900	\$0	\$215,900	\$0	\$215,900
2021	SILVA, PAMON A B & AGUSTIN T	\$93,000	\$94,980	\$0	\$187,980	\$0	\$187,980
2020	SILVA, PAMON A B & AGUSTIN T	\$93,000	\$86,860	\$0	\$179,860	\$0	\$179,860

[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

Click on an image to enlarge it.



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JUN 12 2023

Kittitas County CDS

**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 862534**

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JUN 12 2013

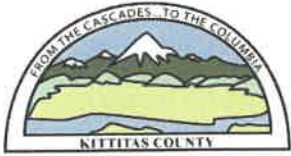
Kittitas County CDS

This is a parcel of land being 0.74 acres with the home sitting approximately 135 feet adjacent to and north of State Route 903, the main road that leads to both entrances with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Residential with a LAMIRD land use. This parcel is approximately 375 feet away from the primary entrance to the proposed Ranch at Roslyn Ridge.

This parcel is partially forested, creating a slight natural barrier between the home and residential facilities and the proposed Ranch.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch. There is a residential facility that is on the border between this property and the proposed Ranch. However, to quell concerns of privacy, the proposed Ranch at Roslyn Ridge will exceed setback requirements and create a vegetation barrier to ensure that there will be adequate privacy for the residents. With this consideration and with the natural forest barrier between State Route 903, there will likely be a reduced number of adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of Ridgecrest Road will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 862534

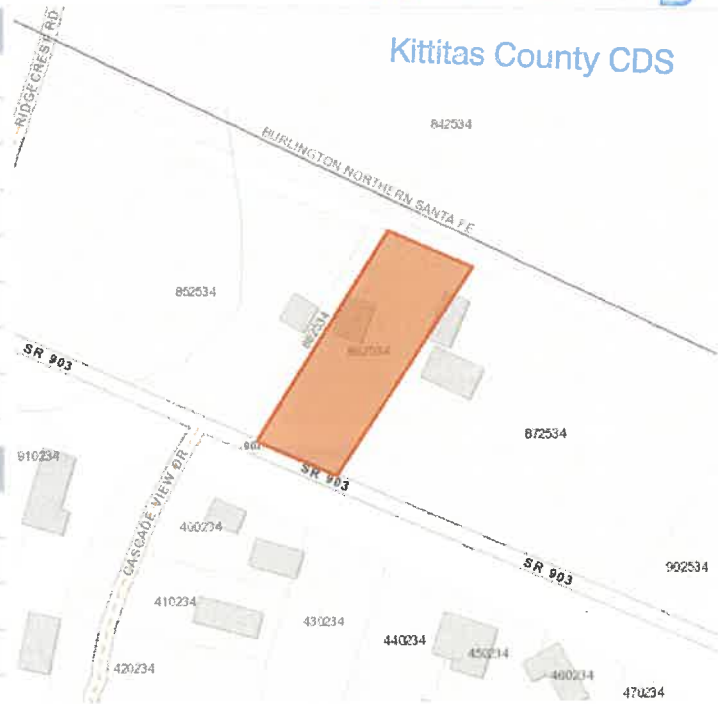
Tuesday, September 5, 2023

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Kittitas County CDS

Parcel Information

Address: 8761 SR 903 RONALD
Tax Parcel ID: [862534](#)
Map Number: 20-14-12041-0003
Recorded Area: 0.74 a
Owner Name: COOKE, STEVEN E
Name Cont: 8761 SR 903
Mailing Address: PO BOX 63
City/State/Zip: RONALD WA 98940-0063



Critical Areas Information

Contains > 30% Slope: No
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: N/A
FIRM Zone:
FEMA Flood Map: 53037C0657D
Coalmine Shaft: Yes
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2379
ISO: 0.063
PG: 150, <a href='http://www.co.kittitas.wa.us/boc/co
untycode/title14.aspx#14.04.020'
target='_blank'>Engineering is
required

Domestic Water Information

Groundwater Permit Required? No, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR

Administrative Information

Zone and Allowed Uses: LAMIRDS Type 1, [Residential](#)
Land Use Category: LAMIRD, [Allowed Use](#)
Commisioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 2
School District: Cle Elum-Roslyn School District
Irrigation District: N/A
Weed District:
Fire District: Fire District 6 (Ronald)
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



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

Parcel

Parcel#:	862534	Owner Name:	COOKE, STEVEN E
DOR Code:	11 - Residential - Single Family	Address1:	8761 SR 903
Situs:	8761 SR 903 RONALD	Address2:	PO BOX 63
Map Number:	20-14-12041-0003	City, State:	RONALD WA
Status:		Zip:	98940-0063
Description:	ACRES .74, CD. 5864-4; SEC. 12; TWP. 20; RGE. 14; PTN. NE 1/4 SE 1/4;		
Comment:			



Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$120,960	Land:	\$120,960	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$179,330	Improvements:	\$179,330	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$300,290	Total	\$300,290	Total Acres:	0.74000

Ownership

Owner's Name	Ownership %	Owner Type
COOKE, STEVEN E	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Exclse #	Grantor	Grantee	Price
07/01/97	4038	1	4038	COOKE, STEVEN E.	COOKE, STEVEN E.	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	COOKE, STEVEN E	\$120,960	\$179,330	\$0	\$300,290	\$0	\$300,290
2023	COOKE, STEVEN E	\$107,520	\$149,610	\$0	\$257,130	\$0	\$257,130
2022	COOKE, STEVEN E	\$88,670	\$131,620	\$0	\$220,290	\$0	\$220,290
2021	COOKE, STEVEN E	\$68,890	\$115,680	\$0	\$184,570	\$0	\$184,570
2020	COOKE, STEVEN E	\$68,890	\$115,990	\$0	\$184,880	\$0	\$184,880

[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

Click on an image to enlarge it.





**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 872534**

Kittitas County CDS

This is an undeveloped and heavily forested parcel of land being 2.53 acres and directly north of State Route 903, the main road that leads to both entrances with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Residential with a LAMIRD land use. This parcel is approximately 595 feet southeast of the primary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has heavy forestation and vegetation throughout the property and around its borders with no recorded facilities.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch and is undeveloped and heavily forested. The proposed Ranch at Roslyn Ridge will exceed setback requirements and create a vegetation barrier to ensure that there will be adequate privacy. Based on this, there will be very few to no effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 872534

Tuesday, September 5, 2023

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Kittitas County CDS

Parcel Information

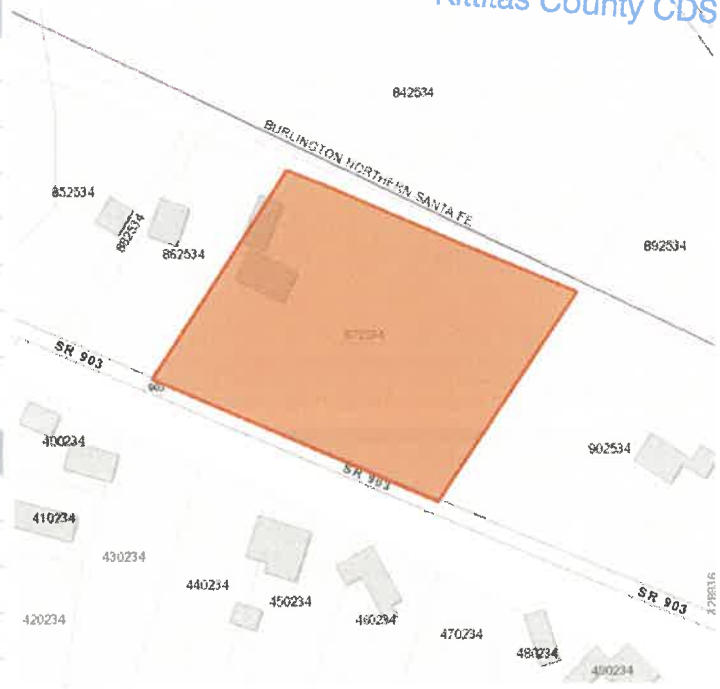
Address: SR 903 RONALD
Tax Parcel ID: [872534](#)
Map Number: 20-14-12041-0004
Recorded Area: 2.53 a
Owner Name: CORNELL, SHALYN
Name Cont:
Mailing Address: 28102 OLD OWEN RD
City/State/Zip: MONROE WA 98272-9075

Critical Areas Information

Contains > 30% Slope: No
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: N/A
FIRM Zone:
FEMA Flood Map: 53037C0657D
Coalmine Shaft: Yes
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2385
ISO: 0.063
PG: 150, Engineering is required

Domestic Water Information

Groundwater Permit Required? No, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia (Tillman Creek), 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, NGR



Administrative Information

Zone and Allowed Uses: LAMIRDS Type 1, [Residential](#)
Land Use Category: LAMIRD, [Allowed Use](#)
Commisioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 2
School District: Cle Elum-Roslyn School District
Irrigation District: N/A
Weed District:
Fire District: Fire District 6 (Ronald)
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

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

Parcel

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Kittitas County CDS

Parcel#:	872534	Owner Name:	CORNELL, SHALYN
DOR Code:	91 - Undeveloped - Land	Address1:	
Situs:	SR 903 RONALD	Address2:	28102 OLD OWEN RD
Map Number:	20-14-12041-0004	City, State:	MONROE WA
Status:		Zip:	98272-9075
Description:	ACRES 2.53, CD. 5864-3; SEC. 12; TWP. 20; RGE. 14; PTN. NE1/4 SE1/4		
Comment:			

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$165,600	Land:	\$165,600	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$165,600	Total	\$165,600	Total Acres:	2.53000

Ownership

Owner's Name	Ownership %	Owner Type
CORNELL, SHALYN	50 %	Owner
STARCEVICH, CARI	50 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/22/22	2022-1559	1	2022-1559	STARCEVICH TRUST, JOSEPH M ETUX	CORNELL, SHALYN	\$0
12/07/09	2009-1675	1	2009-1675	STARCEVICH, JOSEPH M. ETUX	STARCEVICH TRUST, JOSEPH M ETUX	\$0
07/01/96	2044	2	2044	STARCEVICH, ROBERT A ETAL	STARCEVICH, JOSEPH M. ETUX	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	CORNELL, SHALYN	\$165,600	\$0	\$0	\$165,600	\$0	\$165,600
2023	CORNELL, SHALYN	\$150,600	\$0	\$0	\$150,600	\$0	\$150,600
2022	CORNELL, SHALYN	\$130,600	\$0	\$0	\$130,600	\$0	\$130,600
2021	STARCEVICH TRUST, JOSEPH M ETUX	\$105,600	\$0	\$0	\$105,600	\$0	\$105,600
2020	STARCEVICH TRUST, JOSEPH M ETUX	\$105,600	\$0	\$0	\$105,600	\$0	\$105,600

[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

No images found.

**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 882534**



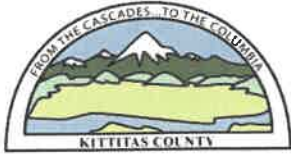
Kittitas County CDS

This is an undeveloped parcel of land being 0.15 acres adjacent to and north of State Route 903, the main road that leads to both entrances with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Residential with a LAMIRD land use. This parcel is approximately 350 feet away from the primary entrance to the proposed Ranch at Roslyn Ridge.

This parcel is used as a road to access a facility by the owner of parcel 862534.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch. The proposed Ranch at Roslyn Ridge will exceed setback requirements and create a vegetation barrier to ensure that there will be adequate privacy for the residents. With this consideration, there will likely be a reduced number of adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of Ridgecrest Road will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 882534

Tuesday, September 5, 2023

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Parcel Information

Address: SR 903 RONALD
Tax Parcel ID: 882534
Map Number: 20-14-12041-0006
Recorded Area: 0.15 a
Owner Name: COOKE, STEVEN E
Name Cont: 8761 SR 903
Mailing Address: PO BOX 63
City/State/Zip: RONALD WA 98940-0063



Kittitas County CDS

Critical Areas Information

Contains > 30% Slope: No
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: N/A
FIRM Zone:
FEMA Flood Map: 53037C0657D
Coalmine Shaft: Yes
Airport Zone: N/A
BPA Right of Way: -1
Max Elevation: 2372
ISO: 0.063
PG: 149, Engineering is required

Administrative Information

Zone and Allowed Uses: LAMIRDS Type 1, [Residential](#)
Land Use Category: LAMIRD, [Allowed Use](#)
Commisioner District: 0
Voter Precinct:
Hospital District: HOSPITAL DISTRICT 2
School District: Cle Elum-Roslyn School District
Irrigation District: N/A
Weed District:
Fire District: Fire District 6 (Ronald)
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

Groundwater Permit Required? No, [Suitability Map](#)
Qualifying Water Banks: Big Creek WR, Bourne, New Suncadia (Tillman Creek), 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, NGR

Sub Basin Watershed: Cle Elum River

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

Parcel

Parcel#:	882534	Owner Name:	COOKE, STEVEN E
DOR Code:	91 - Undeveloped - Land	Address1:	8761 SR 903
Situs:	SR 903 RONALD	Address2:	PO BOX 63
Map Number:	20-14-12041-0006	City, State:	RONALD WA
Status:		Zip:	98940-0063
Description:	ACRES .15, CD. 5864-5; SEC. 12; TWP. 20; RGE. 14; PTN. NE1/4 SE1/4		
Comment:			



Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$3,000	Land:	\$3,000	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$3,000	Total	\$3,000	Total Acres:	0.15000

Ownership

Owner's Name	Ownership %	Owner Type
COOKE, STEVEN E	100 %	Owner

Sales History

No Sales History

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	COOKE, STEVEN E	\$3,000	\$0	\$0	\$3,000	\$0	\$3,000
2023	COOKE, STEVEN E	\$3,000	\$0	\$0	\$3,000	\$0	\$3,000
2022	COOKE, STEVEN E	\$3,000	\$0	\$0	\$3,000	\$0	\$3,000
2021	COOKE, STEVEN E	\$3,000	\$0	\$0	\$3,000	\$0	\$3,000
2020	COOKE, STEVEN E	\$3,000	\$0	\$0	\$3,000	\$0	\$3,000

[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

No images found.

**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 892534**



Kittitas County CDS

This is a parcel of land being 0.82 acres that borders the proposed Ranch at Roslyn Ridge. Patrick's Mine Road, which will be the secondary access to the proposed Ranch at Roslyn Ridge and will have minimal traffic as shown in the traffic report attached hereto as Exhibit X9, is adjacent to and directly east of this parcel. Kittitas County Records show this property zoned as Rural Recreation.

This parcel is thickly forested, creating a natural barrier between the home and residential facilities and the proposed Ranch.

Noise and Light Discussion: This parcel is southeast of and slightly lower in elevation than the proposed guest ranch. The property is next to the secondary entrance road but the proposed Ranch at Roslyn Ridge will exceed setback requirements and create a vegetation barrier to ensure that there will be adequate privacy for the residents. On top of this, the existing dense vegetation offers more of a natural barrier. With this consideration and with the slight forest barrier between Patrick's Mine Road, there will likely be very few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: Patrick's Mine Road is a county road with minimal traffic flow, has a LOS A, and will not be the primary entrance to The Ranch. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 892534

Tuesday, September 5, 2023

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Kittitas County CDS

Parcel Information

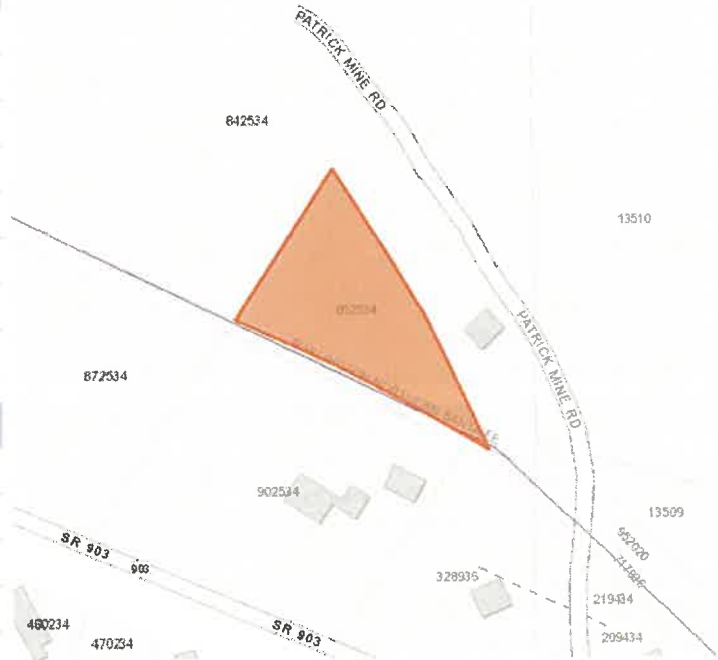
Address:	131 PATRICK MINE RD RONALD
Tax Parcel ID:	892534
Map Number:	20-14-12041-0007
Recorded Area:	0.82 a
Owner Name	RIVIERA RANCH LLC
Name Cont:	
Mailing Address:	19336 22ND AVE NW
City/State/Zip:	SHORELINE WA 98177-2830

Critical Areas Information

Contains > 30% Slope:	No
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:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0657D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2398
ISO:	0.063
PG:	151, Engineering is required

Domestic Water Information

Groundwater Permit Required?	No, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR



Administrative Information

Zone and Allowed Uses:	Rural Recreation
Land Use Category:	Rural Recreation, Allowed Use
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
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



KITTTAS COUNTY WASHINGTON

JK Accounting

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[PAYMENT CART\(0\)](#)

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

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

Parcel

Parcel#: 892534
DOR Code: 11 - Residential - Single Family
Situs: 131 PATRICK MINE RD RONALD
Map Number: 20-14-12041-0007
Status:
Description: ACRES .82, CD. 5864-A; SEC. 12; TWP. 20; RGE. 14; NE1/4 SE1/4 TAX 2
Comment:

Owner Name: RIVIERA RANCH LLC
Address1:
Address2: 19336 22ND AVE NW
City, State: SHORELINE WA
Zip: 98177-2830

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Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$278,400	Land:	\$278,400	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$297,400	Improvements:	\$297,400	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$575,800	Total	\$575,800	Total Acres:	0.82000

Ownership

Owner's Name	Ownership %	Owner Type
RIVIERA RANCH LLC	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
02/01/21	2021-240	1	2021-240	DANA, MALLARY	RIVIERA RANCH LLC	\$0
06/10/20	2020-895	1	2020-895	DANA, MALLARY	DANA, MALLARY	\$115,060
07/31/18	2018-1610	1	2018-1610	STANLEY, EVAN BARRETT	DANA, MALLARY	\$318,500
12/11/13	2013-2189	1	2013-2189	SEC OF HOUSING & URBAN DEV	STANLEY, EVAN BARRETT	\$110,000
08/16/13	2013-1399	1	2013-1399	EVERBANK	SEC OF HOUSING & URBAN DEV	\$10
08/01/13	2013-1281	1	2013-1281	EGGLESTON, KELLEY L	EVERBANK	\$204,878
12/09/11	2011-12090035	1	2011-12090035	EGGLESTON, MILO P ETUX	EGGLESTON, KELLEY L	\$0
06/02/10	2010-0760	1	2010-0760	RUSCH, SHARON D ETVIR	EGGLESTON, MILO P ETUX	\$187,000
10/18/07	2007-2228	1	2007-2228	RUSCH, SHARON	RUSCH, SHARON D ETVIR	\$0
09/14/04	2004-2238	1	2004-2238	RUSCH, SHARON	RUSCH, SHARON	\$0
06/04/04	2004-1184	1	2004-1184	TOMAN, CHRIS	RUSCH, SHARON	\$114,552
11/01/99	9276	1	9276	PIERCE, JOHN M. ETUX	TOMAN, CHRIS	\$90,000
07/01/90	3000100	1	3000100	BAKER ETUX, ROY E.	PIERCE, JOHN M. ETUX	\$35,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	ParmCrop Value	Total	Exempt	Taxable
2024	RIVIERA RANCH LLC	\$278,400	\$297,400		\$0	\$575,800	\$0
2023	RIVIERA RANCH LLC	\$222,720	\$253,170		\$0	\$475,890	\$0
2022	RIVIERA RANCH LLC	\$92,160	\$208,680		\$0	\$300,840	\$0
2021	RIVIERA RANCH LLC	\$70,770	\$190,400		\$0	\$261,170	\$0
2020	DANA, MALLARY	\$70,770	\$159,350		\$0	\$230,120	\$0

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Parcel Comments

No Comments Available

Property Images

Click on an image to enlarge it.



**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 902534**



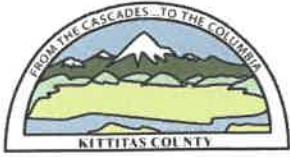
Kittitas County CDS

This is a parcel of land being 2.00 acres with the home sitting approximately 140 feet adjacent to and north of State Route 903, the main road that leads to both entrances with minimal increased traffic, and approximately 200 feet west of Patrick's Mine Road, which will be the secondary access to the proposed Ranch at Roslyn Ridge and will have minimal traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Residential with a LAMIRD land use. This parcel is approximately 250 feet west of the secondary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has thick forested borders, creating a barrier between the home and residential facilities and the proposed Ranch.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch. The proposed Ranch at Roslyn Ridge will exceed setback requirements and create a vegetation barrier to ensure that there will be adequate privacy for the residents. The property is close to the secondary entrance for the Ranch but there is a small fence bordering the southwest corner, offering a suitable barrier coupled with the vegetation. With this consideration and with the natural forest barrier between State Route 903, there will likely be a reduced number of adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of Ridgecrest Road will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 902534

Tuesday, September 5, 2023

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2023 SEP 12 10:13 AM

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Parcel Information

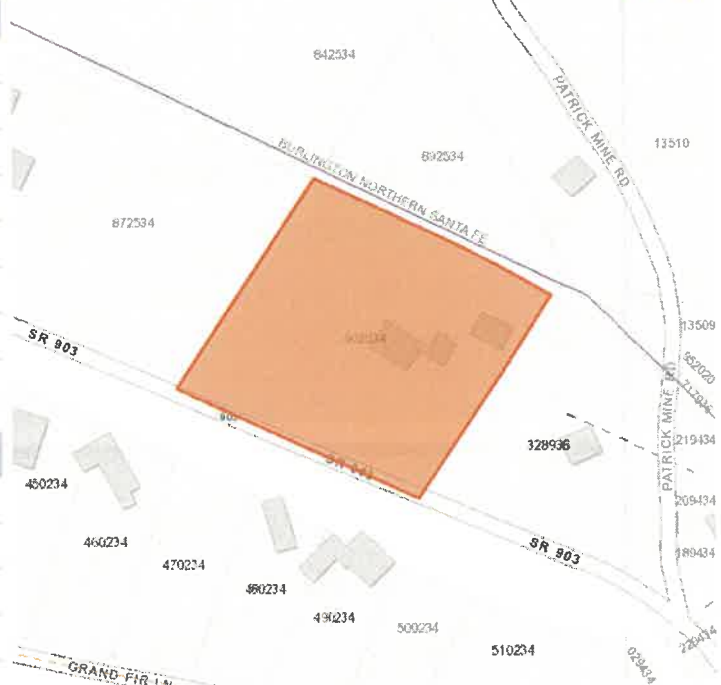
Address:	8531 SR 903 RONALD
Tax Parcel ID:	902534
Map Number:	20-14-12041-0008
Recorded Area:	2.00 a
Owner Name:	WOLFE, LARRY R ETUX
Name Cont:	
Mailing Address:	PO BOX 1430
City/State/Zip:	RONALD WA 98940-1430

Critical Areas Information

Contains > 30% Slope:	No
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:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0657D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2382
ISO:	0.063
PG:	150, Engineering is required

Domestic Water Information

Groundwater Permit Required?	No, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), 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, NGR



Administrative Information

Zone and Allowed Uses:	LAMIRDS Type 1, Residential
Land Use Category:	LAMIRD, Allowed Use
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
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



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

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

Parcel

Parcel#:	902534	Owner Name:	WOLFE, LARRY R ETUX
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	8531 SR 903 RONALD	Address2:	PO BOX 1430
Map Number:	20-14-12041-0008	City, State:	RONALD WA
Status:		Zip:	98940-1430
Description:	ACRES 2.00, CD. 5864-A-1; SEC.12; TWP. 20; RGE.14; PTN. E 1/2 SE 1/4;		
Comment:			

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JUL 12 2024

Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$155,000	Land:	\$155,000	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$565,360	Improvements:	\$565,360	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$720,360	Total	\$720,360	Total Acres:	2.00000

Ownership

Owner's Name	Ownership %	Owner Type
WOLFE, LARRY R ETUX	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
12/31/08	2008-2005	1	2008-2005	GRIFFITH, TONEY M	WOLFE, LARRY R ETUX	\$370,000
04/27/06	05-3-00082-8	1	05-3-00082-8	PETERS, RICHARD A ETUX	GRIFFITH, TONEY M	\$0
08/01/97	4147	1	4147	LITZENBERG, ROBERT L.	PETERS, RICHARD A ETUX	\$140,900

Building Permits

Permit No.	Date	Description	Amount
2013-00400	7/16/2013	GARAGE 864 SQFT	
2006-8516	11/3/2006	SHOP 864 SQFT	
2000-03051	3/23/2000	ADDITION LIVING ROOM	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	WOLFE, LARRY R ETUX	\$155,000	\$565,360	\$0	\$720,360	\$0	\$720,360
2023	WOLFE, LARRY R ETUX	\$140,000	\$489,000	\$0	\$629,000	\$0	\$629,000
2022	WOLFE, LARRY R ETUX	\$120,000	\$401,700	\$0	\$521,700	\$0	\$521,700
2021	WOLFE, LARRY R ETUX	\$95,000	\$369,430	\$0	\$464,430	\$0	\$464,430
2020	WOLFE, LARRY R ETUX	\$95,000	\$352,980	\$0	\$447,980	\$0	\$447,980

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Parcel Comments

No Comments Available

Property Images

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**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 910234**



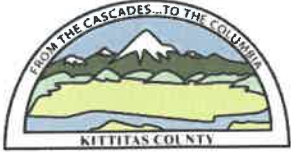
Kittitas County CDS

This is a parcel of land being 0.77 acres with the home sitting approximately 30 feet adjacent to and south of State Route 903, the main road that leads to both entrances with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Residential with a LAMIRD land use. This parcel is approximately 70 feet southeast of the primary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has a large driveway and a group of trees on its west half acting as a natural barrier between the neighboring properties and State Route 903. There is thick vegetation throughout the property as well.

Noise and Light Discussion: This parcel is south of and lower in elevation than the proposed guest ranch. Although the sizeable driveway partially exposes the property to State Route 903, it also acts as a barrier, ensuring extra space between the house and the road. With the addition of the forest barrier in the land between this parcel and the proposed Ranch, there will likely be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and into the primary entrance on Ridgecrest Road will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 910234

Tuesday, September 5, 2023

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2023 SEP 12 10:33

Kittitas County CDS

Parcel Information

Address:	701 CASCADE VIEW DR RONALD
Tax Parcel ID:	910234
Map Number:	20-14-12051-0501
Recorded Area:	0.77 a
Owner Name	BARR, AARON G
Name Cont:	
Mailing Address:	PO BOX 1503
City/State/Zip:	RONALD WA 98940



Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	R4SBC
DNR Water Type:	Type 2 (F)
FIRM Zone:	
FEMA Flood Map:	53037C0656D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2362
ISO:	0.063
PG:	149, Engineering is required

Administrative Information

Zone and Allowed Uses:	LAMIRDS Type 1, Residential
Land Use Category:	LAMIRD, Allowed Use
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
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

Groundwater Permit Required?	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), 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, NGR

Sub Basin Watershed: Cle Elum River



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

Assessor

Treasurer

Appraisal

MapSifter

Parcel

Parcel#:	910234	Owner Name:	BARR, AARON G
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	701 CASCADE VIEW DR RONALD	Address2:	PO BOX 1503
Map Number:	20-14-12051-0501	City, State:	RONALD WA
Status:		Zip:	98940
Description:	ACRES .77, PINE LOCH' SUN #3 LOT 1 BLOCK E SEC. 12; TWP. 20; RGE. 14		
Comment:			

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2023

Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$122,580	Land:	\$122,580	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$542,600	Improvements:	\$542,600	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$665,180	Total	\$665,180	Total Acres:	0.77000

Ownership

Owner's Name	Ownership %	Owner Type
BARR, AARON G	50 %	Owner
LARIMER, AMBER LYNN	50 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
03/31/21	2021-715	1	2021-715	BARR, AARON G	BARR, AARON G	\$0
10/29/15	2015-2083	1	2015-2083	FLYNN, PATRICK S ETUX	BARR, AARON G	\$241,000
07/01/90	3017200	1	3017200	CARTER JR. ETUX, JOSEPH L	FLYNN, PATRICK S. ETUX	\$94,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	BARR, AARON G	\$122,580	\$542,600	\$0	\$665,180	\$0	\$665,180
2023	BARR, AARON G	\$108,960	\$466,040	\$0	\$575,000	\$0	\$575,000
2022	BARR, AARON G	\$89,980	\$377,070	\$0	\$467,050	\$0	\$467,050
2021	BARR, AARON G	\$69,600	\$354,620	\$0	\$424,220	\$0	\$424,220
2020	BARR, AARON G	\$69,600	\$335,410	\$0	\$405,010	\$0	\$405,010

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Parcel Comments

No Comments Available

Property Images

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**SURROUNDING PROPERTY REPORT
THE RANCH AT ROSLYN RIDGE
PARCEL 952020**

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JUN 12 2013

Kittitas County CDS

This is an undeveloped and heavily forested parcel of land being 0.47 acres that is adjacent to the proposed Ranch at Roslyn Ridge. Patrick's Mine Road, which will be the secondary access to the proposed Roslyn Ridge Guest Ranch and will have minimal traffic as shown in the traffic report attached hereto as Exhibit X9, runs across its northwestern corner. Kittitas County Records show this property under a LAMIRD land use. This property is owned by R&R Heights Land Company and it is likely that the land was originally a railroad. There may be development in the future but there are currently no plans to start development. This parcel is approximately 265 feet north of the secondary entrance to the proposed Ranch at Roslyn Ridge.

This parcel has heavy forest and vegetation throughout the property and around its borders with vacant land to the north, south, and east and a residential home to the west.

Noise and Light Discussion: As this parcel is west of the proposed guest ranch, is undeveloped and heavily forested, and has a sizeable setback from State Route 903, there will be very few to no effects that the property would face in regard to noise and light pollution.

Traffic Discussion: Patrick's Mine Road is a county road with minimal traffic flow, has a LOS A, and will not likely be the primary entrance to The Ranch. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 952020

Tuesday, September 5, 2023

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Parcel Information

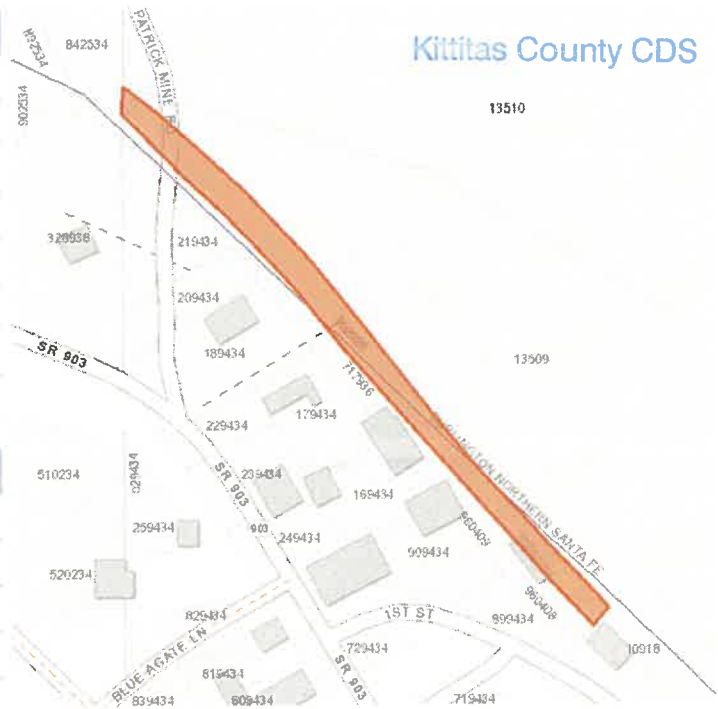
Address:	UNKNOWN
Tax Parcel ID:	952020
Map Number:	20-15-07000-0025
Recorded Area:	0.47 a
Owner Name	R & R HEIGHTS LAND CO INC
Name Cont:	
Mailing Address:	PO BOX 687
City/State/Zip:	ROSLYN WA 98941

Critical Areas Information

Contains > 30% Slope:	No
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 9 (U)
FIRM Zone:	
FEMA Flood Map:	53037C0657D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2382
ISO:	0.063
PG:	150, Engineering is required

Domestic Water Information

Groundwater Permit Required?	Yes, No, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeaawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR



Administrative Information

Zone and Allowed Uses:	Residential 2 , LAMIRDS Type 1, Residential
Land Use Category:	Rural Recreation, Allowed Use , LAMIRD
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
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



KITTITAS COUNTY WASHINGTON



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

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

Parcel

Parcel#:	952020	Owner Name:	R & R HEIGHTS LAND CO INC
DOR Code:	91 - Undeveloped - Land	Address1:	
Situs:	UNKNOWN	Address2:	PO BOX 687
Map Number:	20-15-07000-0025	City, State:	ROSLYN WA
Status:		Zip:	98941
Description:	ACRES 0.47; SEC 07; TWP 20; RGE 15; PTN OPERTING RR (PTN LOT 20, 832/P74) (MUST BE SOLD WITH 20-15-07000-0001)		
Comment:			

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2012-11-13
Kittitas County CDS

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$2,350	Land:	\$2,350	District:	31 - COR SD404 H2 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$2,350	Total	\$2,350	Total Acres:	0.47000

Ownership

Owner's Name	Ownership %	Owner Type
R & R HEIGHTS LAND CO INC	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
06/09/04	2004-1218	1	2004-1218	BURLINGTON NORTHERN INC	R & R HEIGHTS LAND CO INC	\$1,500

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	R & R HEIGHTS LAND CO INC	\$2,350	\$0	\$0	\$2,350	\$0	\$2,350
2023	R & R HEIGHTS LAND CO INC	\$2,350	\$0	\$0	\$2,350	\$0	\$2,350
2022	R & R HEIGHTS LAND CO INC	\$2,350	\$0	\$0	\$2,350	\$0	\$2,350
2021	R & R HEIGHTS LAND CO INC	\$2,350	\$0	\$0	\$2,350	\$0	\$2,350
2020	R & R HEIGHTS LAND CO INC	\$2,590	\$0	\$0	\$2,590	\$0	\$2,590

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Parcel Comments

No Comments Available

Property Images

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