

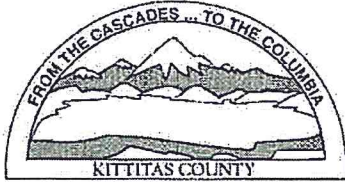
CDB Properties LLC
91 Fraser Dr.
Pasco WA 99301

Parcel # 12063 and 012134 is a combination of two lots totaling 1.69 acres located in Pine Loch Sun II development. There are currently no improvements/ Buildings on this lot. Water is supplied by Pine Loch with a meter to the West Property line. There is also overhead Power on the West property line. There is no sewer currently on the lot. The lot has been tested for a septic system and qualifies for a gravity type system. We are asking for the Parcel Combination to eliminate the property line between lots with the plan to build a Cabin between the two lots as this is the most buildable spot. By eliminating the property line we will be able to meet the setback requirement for the new building. If there are any questions feel free to give me a call 509-947-4878.

Chad Bagley,

Managing Member

RECEIVED
JUL 13 2016
STAFF COUNTY
095



Kittitas County
Office of the County Treasurer
Brett Wachsmith, Treasurer

July 13, 2016

CDB Properties LLC
91 Fraser Drive
Pasco, WA 99301-9078

RE: Return Payment- Paid in Full
Parcel: 012134 & 12063

Dear Sir or Madam,

On July 13, 2016, we received your check #2628 in the amount of \$222.61 for payment of taxes on the above listed parcels. We are returning your check, as taxes for this parcel were paid by you on April 7, 2016, bringing your account balance to zero.

If you have any questions, please contact us at (509) 962-7535, you can also view current and past information on our website at www.co.kittitas.wa.us/treasurer.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Collins".

Jennifer Collins
Fiscal Clerk

Encl: Check #2628
Receipts
Statement

2016 KITTITAS COUNTY PROPERTY TAX STATEMENT

BRETT WACHSMITH

KITTITAS COUNTY TREASURER
205 W 5th AVE Suite 102 • Ellensburg WA 98926

CURRENT YEAR DISTRIBUTION TAXES AND SPECIAL ASSESSMENTS	
COUNTY-ROAD	14.76
CURRENT-EXPENSE	22.17
FIRE	8.35
FLOOD-CONTROL	1.10
HOSPITAL	7.84
LOCAL-SCHOOL	29.83
STATE-SCHOOL	36.67
Conservation Tax	5.01
DNR Fire Control Tax	17.20
Fire Fee	0.50
Weed Tax	15.40

LEVY CODE	LEVY RATE	PARCEL NUMBER
40	7.64039800	12063
CURRENT YEAR TAXES		
Due April 30	Due October 31	Current Year Total Due
\$0.00	\$0.00	\$0.00
CURRENT YEAR INFORMATION		
Land Value		\$15,800
Improvement Value		\$0
Taxable Value		\$15,800
Gross Tax		\$120.72
Misc Assessments		\$38.11
Senior Tax Loss		0.00
Open Space Tax Loss		0.00
Total Tax		158.83
Voter Approved Tax \$29.83 or 24.708%		

LEGAL DESCRIPTION (May be abbreviated):
 ACRES 1.26, CD. 5813-1; SEC. 1, TWP. 20, RGE. 14; PTN. NW1/4 (PARCEL A, B32/P134-137) (MUST BE SOLD WITH 20-14-02051-1004, P#012134)
 LOCATION: UNKNOWN RONALD
 ACRES: 1.2600

DELINQUENT TAX INFORMATION			
YEAR	INT/PEN.	TAX	TOTAL

KEEP THIS PORTION

REAL PROPERTY TAX

YOUR CANCELLED CHECK IS YOUR RECEIPT

PARCEL NUMBER
12063

2016

2ND payment

MAKE CHECK PAYABLE TO: **Kittitas County Treasurer**
 DELINQUENT TAX PAID WITHOUT PROPER INTEREST WILL BE RETURNED
 FOR ADDRESS CHANGES, CHECK BOX AND NOTE CHANGES BELOW

DELINQUENT AMOUNTS WILL
INCLUDE INTEREST THROUGH
JULY 13, 2016

RETURN THIS STUB WITH SECOND
HALF PAYMENT

Payment must be hand delivered or
postmarked by

October 31, 2016

By law there is no GRACE PERIOD.

CURRENT INTEREST \$	0.00
DELINQUENT AMOUNT OWING \$	0.00
SECOND HALF + DELQ (IF DUE)	0.00

CDB PROPERTIES LLC

91 FRASER DR
PASCO, WA 99301-9078

0000000201612063000000000000000000000000000000158833



REAL PROPERTY TAX

YOUR CANCELLED CHECK IS YOUR RECEIPT

PARCEL NUMBER
12063

2016

1ST payment or full

MAKE CHECK PAYABLE TO: **Kittitas County Treasurer**
 DELINQUENT TAX PAID WITHOUT PROPER INTEREST WILL BE RETURNED.
 FOR ADDRESS CHANGES, CHECK BOX AND NOTE CHANGES BELOW

DELINQUENT AMOUNTS WILL
INCLUDE INTEREST THROUGH
JULY 13, 2016

RETURN THIS STUB WITH FIRST
HALF OR FULL PAYMENT

Payment must be hand delivered or
postmarked by

April 30, 2016

By law there is no GRACE PERIOD.

CDB PROPERTIES LLC

91 FRASER DR
PASCO, WA 99301-9078

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2016 KITTITAS COUNTY PROPERTY TAX STATEMENT

BRETT WACHSMITH

KITTITAS COUNTY TREASURER
205 W 5th AVE Suite 102 • Ellensburg WA 98926

**CURRENT YEAR DISTRIBUTION
TAXES AND SPECIAL ASSESSMENTS**

COUNTY-ROAD	39.37
CURRENT-EXPENSE	45.60
FIRE	17.18
FLOOD-CONTROL	2.26
HOSPITAL	16.14
LOCAL-SCHOOL	61.35
STATE-SCHOOL	75.42
Conservation Tax	5.00
DNR Fire Control Tax	17.20
Fire Fee	0.50
Weed Tax	15.40

LEVY CODE	LEVY RATE	PARCEL NUMBER
40	7.64039800	012134
CURRENT YEAR TAXES		
Due April 30	Due October 31	Current Year Total Due
\$0.00	\$0.00	\$0.00
CURRENT YEAR INFORMATION		
Land Value		\$32,500
Improvement Value		\$0
Taxable Value		\$32,500
Gross Tax		\$248.31
Misc Assessments		\$38.10
Senior Tax Loss		0.00
Open Space Tax Loss		0.00
Total Tax		286.41
Voter Approved Tax \$61.35 or 24.709%		

DELINQUENT TAX INFORMATION			
YEAR	INT/PEN.	TAX	TOTAL

LEGAL DESCRIPTION (May be abbreviated):

ACRES .43, PINE LOCH' SUN II LOT 4; BLOCK J SEC. 2; TWP. 20; RGE. 14 (MUST BE SOLD WITH 20-14-01000-0001m P#12063)
LOCATION: HAWKEYE LN RONALD
ACRES: 0.4300

KEEP THIS PORTION

REAL PROPERTY TAX

YOUR CANCELLED CHECK IS YOUR RECEIPT

PARCEL NUMBER
012134

DELINQUENT AMOUNTS WILL
INCLUDE INTEREST THROUGH
JULY 13,2016

RETURN THIS STUB WITH SECOND
HALF PAYMENT

Payment must be hand delivered or
postmarked by

October 31, 2016

By law there is no GRACE PERIOD.

2016

MAKE CHECK PAYABLE TO: **Kittitas County Treasurer**
DELINQUENT TAX PAID WITHOUT PROPER INTEREST WILL BE RETURNED.

2ND
payment

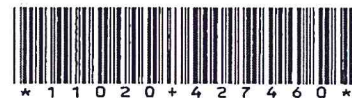
FOR ADDRESS CHANGES, CHECK
BOX AND NOTE CHANGES BELOW

CURRENT INTEREST \$	0.00
DELINQUENT AMOUNT OWING \$	0.00
SECOND HALF + DELQ (IF DUE)	0.00

CDB PROPERTIES LLC

91 FRASER DR
PASCO, WA 99301-9078

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REAL PROPERTY TAX

YOUR CANCELLED CHECK IS YOUR RECEIPT

PARCEL NUMBER
012134

DELINQUENT AMOUNTS WILL
INCLUDE INTEREST THROUGH
JULY 13,2016

RETURN THIS STUB WITH FIRST
HALF OR FULL PAYMENT

Payment must be hand delivered or
postmarked by

April 30, 2016

By law there is no GRACE PERIOD.

2016

MAKE CHECK PAYABLE TO: **Kittitas County Treasurer**
DELINQUENT TAX PAID WITHOUT PROPER INTEREST WILL BE RETURNED.

1ST
payment or full

FOR ADDRESS CHANGES, CHECK
BOX AND NOTE CHANGES BELOW

CDB PROPERTIES LLC

91 FRASER DR
PASCO, WA 99301-9078

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BRETT WACHSMITH
 Kittitas County Treasurer
 205 W 5th AVE Suite 102
 Ellensburg WA 98926
 509-962-7535

Tax Receipt

Interest Date: 04/07/2016
 Receipt Date: 04/07/2016

CDB PROPERTIES LLC

**91 FRASER DR
 PASCO, WA 99301-9078**

Received By:
 KATHY MARKWELL

Receipt #	Receipt Date	Tax Amount	Interest	Misc Tax	Penalty	Fee	Amount Paid
2016-0630274	04/07/2016	248.31	0.00	38.10	0.00	0.00	286.41
Statement #: 2016-012134 Tax District: 40 Payment Type: Check Parcel #: 012134 Roll Year: 2016 Property Type: Real Property Situs: HAWKEYE LN RONALD Legal: ACRES .43, PINE LOCH' SUN II LOT 4; BLOCK J SEC. 2; TWP. 20; RGE. 14 (MUST BE SOLD WITH 20-14-01000-							
2016-0630275	04/07/2016	120.72	0.00	38.11	0.00	0.00	158.83
Statement #: 2016-12063 Tax District: 40 Payment Type: Check Parcel #: 12063 Roll Year: 2016 Property Type: Real Property Situs: UNKNOWN RONALD Legal: ACRES 1.26, CD. 5813-1; SEC. 1, TWP. 20, RGE. 14; PTN. NW 1/4 (PARCEL A, B32/P134-137) (MUST BE SOLD							
2016-0630276	04/07/2016	1,375.96	0.00	38.10	0.00	0.00	1,414.06
Statement #: 2016-122134 Tax District: 40 Payment Type: Check Parcel #: 122134 Roll Year: 2016 Property Type: Real Property Situs: 41 DUMBARTON RD RONALD Legal: ACRES .30, PINE LOCH' SUN #2 LOT 30 BLOCK J SEC. 2; TWP. 20; RGE. 14							
Payment Total:		1,744.99	0.00	114.31	0.00	0.00	1,859.30

PAID IN FULL



KITTITAS COUNTY
WASHINGTON



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

Marsha Weyand
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

- Assessor
- Treasurer
- Appraisal
- MapSifter

Parcel

Parcel#: 12063 **Owner Name:** CDB PROPERTIES LLC
DOR Code: 91 - Undeveloped - Land **Address1:**
Situs: UNKNOWN RONALD **Address2:** 91 FRASER DR
Map Number: 20-14-01000-0001 **City, State:** PASCO WA
Status: **Zip:** 99301-9078
Description: ACRES 1.26, CD. 5813-1; SEC. 1, TWP. 20, RGE. 14; PTN. NW1/4 (PARCEL A, B32/P134-137) (MUST BE SOLD WITH 20-14-02051-1004, P#012134)
Comment: FIRE DIST 6 ANNEX, RES#2010-109, CHANGE TD FROM 31 TO 40, 11 FOR 12

2016 Market Value		2016 Taxable Value		2016 Assessment Data	
Land:	\$15,800	Land:	\$15,800	District:	40 - COR SD404 F06 H02 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$15,800	Total	\$15,800	Total Acres:	1.26000

Ownership

Owner's Name	Ownership %
CDB PROPERTIES LLC	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
12/06/13	2013-2148	2	2013-2148	GRUSZ, JOHN	CDB PROPERTIES LLC	\$18,000
06/20/06	2006-1499	3	2006-1499	PINE TREE LLC	GRUSZ, JOHN	\$0
06/20/06	2006-1500	2	2006-1500	PINE TREE LLC	GRUSZ, JOHN	\$1,517
06/01/06	2006-1293	7	2006-1293	TEANAWAY RIDGE LLC	PINE TREE LLC	\$0
01/15/03	16743	26	16743	PORT QUENDALL DEV CO INC.	TEANAWAY RIDGE LLC	\$0
12/27/00	11798	3	11798	HERBRAND COMPANY THE	PORT QUENDALL DEV CO INC	\$479,500
12/26/00	11791	35	11791	PLUM CREEK LAND CO	HERBRAND COMPANY THE	\$4,627,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2016	CDB PROPERTIES LLC	\$15,800	\$0	\$0	\$15,800	\$0	\$15,800
2015	CDB PROPERTIES LLC	\$15,800	\$0	\$0	\$15,800	\$0	\$15,800
2014	CDB PROPERTIES LLC	\$15,800	\$0	\$0	\$15,800	\$0	\$15,800
2013	Conversion Owner	\$20,070	\$0	\$0	\$20,070	\$0	\$20,070
2012	Conversion Owner	\$20,070	\$0	\$0	\$20,070	\$0	\$20,070

[View Taxes](#)

Parcel Comments

Date	Comment
05/02/11	FIRE DIST 6 ANNEX, RES#2010-109, CHANGE TD FROM 31 TO 40, 11 FOR 12
10/18/06	CHANGE WD DISTRICT FROM 8 TO 9; 06 FOR 07
06/08/06	LARGE BLA/SEG; SEE ROUTING SLIP FOR INFO; 06 FOR 07
06/05/06	REMOVE FROM DF; 05 FOR 06
12/06/05	1) 09/21/04 -TRANSFER BP #2003-07059 TO 20-14-12020-0004.
12/06/05	(2)RM-3/30/01: BLA WITH 20-14-01030-0001/-0020 & 20-14-01000-0002 FOR 01 TAX (-.05@ PER SURV). (1)RM-5/7/97-SEG FROM 20-14-0130-0001 CD. 5813

Property Images

No images found.

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TX_RollYear_Search: 2016



KITTITAS COUNTY WASHINGTON



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

Marsha Weyand
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

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

Parcel

Parcel#: 012134 **Owner Name:** CDB PROPERTIES LLC
DOR Code: 91 - Undeveloped - Land **Address1:**
Situs: HAWKEYE LN RONALD **Address2:** 91 FRASER DR
Map Number: 20-14-02051-1004 **City, State:** PASCO WA
Status: **Zip:** 99301-9078
Description: ACRES .43, PINE LOCH' SUN II LOT 4; BLOCK J SEC. 2; TWP. 20; RGE. 14 (MUST BE SOLD WITH 20-14-01000-0001m P#12063)
Comment: LARGE BLA/SEG; SEE ROUTING SLIP FOR INFO; 06 FOR 07

2016 Market Value		2016 Taxable Value		2016 Assessment Data	
Land:	\$32,500	Land:	\$32,500	District:	40 - COR SD404 F06 H02 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$32,500	Total	\$32,500	Total Acres:	0.43000

Ownership

Owner's Name	Ownership %
CDB PROPERTIES LLC	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
12/06/13	2013-2148	2	2013-2148	GRUSZ, JOHN	CDB PROPERTIES LLC	\$18,000
06/20/06	2006-1499	3	2006-1499	PINE TREE LLC	GRUSZ, JOHN	\$0
06/20/06	2006-1500	2	2006-1500	PINE TREE LLC	GRUSZ, JOHN	\$1,517
06/01/06	2006-1296	2	2006-1296	GRUSZ, JOHN	PINE TREE LLC	\$0
12/21/01	14016	3	14016	GRUSZ, JOHN ETUX &	GRUSZ, JOHN &	\$0
12/01/89	2851500	1	2851500	DAVID L. BALDWIN ETUX	GRUSZ, JOHN K. ETUX	\$7,260

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2016	CDB PROPERTIES LLC	\$32,500	\$0	\$0	\$32,500	\$0	\$32,500
2015	CDB PROPERTIES LLC	\$32,500	\$0	\$0	\$32,500	\$0	\$32,500
2014	CDB PROPERTIES LLC	\$32,500	\$0	\$0	\$32,500	\$0	\$32,500
2013	Conversion Owner	\$42,500	\$0	\$0	\$42,500	\$0	\$42,500
2012	Conversion Owner	\$75,000	\$0	\$0	\$75,000	\$0	\$75,000

[View Taxes](#)

Parcel Comments

Date	Comment
06/08/06	LARGE BLA/SEG; SEE ROUTING SLIP FOR INFO; 06 FOR 07

Property Images

No images found.

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TX_RollYear_Search: 2016