

Exhibit X-11
Development Properties

Exhibit X-11

11. For **map amendments** attach the following additional information for **each** parcel involved:

a. Parcel Information

- i. Tax parcel number: *376334*
- ii. Total Acreage: *3.10 acres*
- iii. Site Address: *1942 Nelson Siding Road, Cle Elum, WA 98922*
- iv. Owner: *Springtree Ranch LLC*
- v. Mailing Address: *1890 Nelson Siding Road, Cle Elum, WA 98922*
- vi. Owner's Home Phone Number: *509-260-0462*

b. Land Use Information

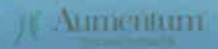
- i. Current and proposed comprehensive plan designation: *Rural Residential*
- ii. Current and proposed zoning designation: *Agriculture 5*
- iii. (Note: Rezone requests require separate Rezone application and fee). *[Understood]*
- iv. Present use of the property: *Residential/Open Space*
- v. Surrounding land use: *Rural Residential – Farming and Residential Use.*

c. Services:

- i. Whether the site is currently served by sewer or septic: *There are currently four (4) septic systems located on site.*
- ii. Name of sewer purveyor (if on public sewer system): *None*
- iii. Whether the site is currently served by a public water system or well: *The site is served by two (2) wells.*
- iv. Name of water purveyor (if on public water system): *The wells are privately owned*
- v. Whether the site is located on a public road or private road: *Public Road*
- vi. Name of road: *Nelson Siding Road*
- vii. Fire District: *Fire District 7*



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

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

Parcel

Parcel#:	376334	Owner Name:	SPRINGTREE RANCH LLC
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	1942 NELSON SIDING RD CLE ELUM	Address2:	1890 NELSON SIDING RD
Map Number:	20-14-27040-0012	City, State:	CLE ELUM WA
Status:		Zip:	98922-9478
Description:	ACRES 3.10; PTN W1/2 SE1/4 (PTN PARCELS 1 & 2, B13/P3-4) & PTN LOTS 1 & 2 OF THE LONE PINE SHORT PLAT 98-08; SEC 27, TWP 20, RGE 14		
Comment:	SENT NC NOTICE ON 9/29/2023, 23 FOR 24		

2025 Market Value		2025 Taxable Value		2025 Assessment Data	
Land:	\$180,500	Land:	\$180,500	District:	43 - COR SD404 F7 H2 CO COF ST
Improvements:	\$402,980	Improvements:	\$402,980	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$583,480	Total	\$583,480	Total Acres:	3.10000

Ownership

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

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
10/11/19	2019-2120	1	2019-2120	SCHULER, JAMES K	SPRINGTREE RANCH LLC	\$336,132
08/04/05	2005-2016	1	2005-2016	ALVES, JAMES R ETUX	SCHULER, JAMES K	\$360,000
06/01/98	5993	1	5993	HART, KEVEN K. ETUX	ALVES, JAMES R ETUX	\$139,175
07/01/88	2577700	1	2577700	B. PUCKETT & M. HYNEK	HART, KEVEN K. ETUX	\$72,500

Building Permits

Permit No.	Date	Description	Amount
2022-00561	6/22/2022	50% GARAGE 4993 SQFT	
2002-11044	11/15/2002	INTERIOR REMODEL	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2025	SPRINGTREE RANCH LLC	\$180,500	\$402,980	\$0	\$583,480	\$0	\$583,480
2024	SPRINGTREE RANCH LLC	\$200,500	\$416,760	\$0	\$617,260	\$0	\$617,260
2023	SPRINGTREE RANCH LLC	\$170,500	\$323,420	\$0	\$493,920	\$0	\$493,920
2022	SPRINGTREE RANCH LLC	\$120,500	\$275,590	\$0	\$396,090	\$0	\$396,090
2021	SPRINGTREE RANCH LLC	\$95,500	\$274,680	\$0	\$370,180	\$0	\$370,180

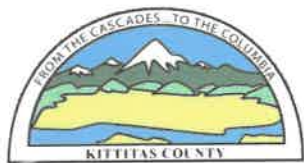
Parcel Comments

Date	Comment
09/29/23	SENT NC NOTICE ON 9/29/2023, 23 FOR 24

Property Images

Click on an image to enlarge it.





Property Report for Parcel#: 376334

Wednesday, June 5, 2024

Parcel Information

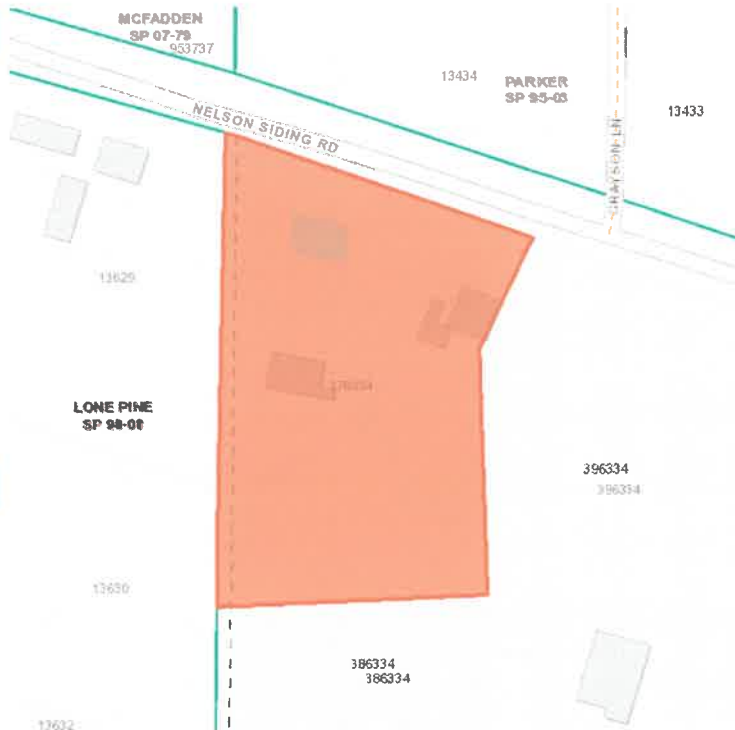
Address:	1942 NELSON SIDING RD CLE ELUM
Tax Parcel ID:	376334
Map Number:	20-14-27040-0012
Recorded Area:	3.10 a
Owner Name	SPRINGTREE RANCH LLC
Name Cont:	
Mailing Address:	1890 NELSON SIDING RD
City/State/Zip:	CLE ELUM WA 98922-9478

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	MODERATE HAZARD RATING
Roof Class:	CLASS B
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	PUBHx
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0654D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2100
ISO:	0.062
PG:	130, Engineering is required

Domestic Water Information

Over the Counter Water:	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:	Kachess Yakima River



Administrative Information

Zone and Allowed Uses:	Agriculture 5
Land Use Category:	Rural Residential, Allowed Use
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	KRD
Weed District:	
Fire District:	Fire District 7 (Cle Elum)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

a. Parcel Information

- i. Tax parcel number: *386334*
- ii. Total Acreage: *6.09 acres*
- iii. Site Address: *2022 Nelson Siding Road, Cle Elum, WA 98922*
- iv. Owner: *Deneen, Patrick Gerald & Elleanor Georgia Natalie*
- v. Mailing Address: *2020 Nelson Siding Road, Cle Elum, WA 98922*
- vi. Owner's Home Phone Number: *509-260-0462*

b. Land Use Information

- i. Current and proposed comprehensive plan designation: *Rural Residential*
- ii. Current and proposed zoning designation: *Agriculture 5*
- iii. *(Note: Rezone requests require separate Rezone application and fee). [Understood]*
- iv. Present use of the property: *Residential/Agriculture/Open Space*
- v. Surrounding land use: *Rural Residential – Farming and Residential Use.*

c. Services:

- i. Whether the site is currently served by sewer or septic: *There are currently four (4) septic systems located on site.*
- ii. Name of sewer purveyor (if on public sewer system): *None*
- iii. Whether the site is currently served by a public water system or well: *The site is served by two (2) wells.*
- iv. Name of water purveyor (if on public water system): *The wells are privately owned*
- v. Whether the site is located on a public road or private road: *Public Road*
- vi. Name of road: *Nelson Siding Road*
- vii. Fire District: *Fire District 7*



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

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

Parcel

Parcel#:	386334	Owner Name:	DENEEN, PATRICK GERALD & ELLEANOR GEORGIA NATALIE
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	2022 NELSON SIDING RD, CLE ELUM 98922	Address2:	2020 NELSON SIDING RD
Map Number:	20-14-27040-0013	City, State:	CLE ELUM WA
Status:		Zip:	98922
Description:	ACRES 6.09, CD. 5932-2; PTN W1/2 SE1/4 (PTN PARCELS 1-3, B13/P3-4); SEC 27, TWP 20, RGE 14		
Comment:	BLA WITH 20-14-27040-0021 & -0012, 07 FOR 08		

All Situses

2022 NELSON SIDING RD, CLE ELUM 98922 2020 NELSON SIDING RD, CLE ELUM 98922

2025 Market Value		2025 Taxable Value		2025 Assessment Data	
Land:	\$165,450	Land:	\$165,450	District:	43 - COR SD404 F7 H2 CO COF ST
Improvements:	\$557,740	Improvements:	\$557,740	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$723,190	Total	\$723,190	Total Acres:	6.09000

Ownership

Owner's Name	Ownership %	Owner Type
DENEEN, PATRICK GERALD & ELLEANOR GEORGIA NATALIE	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
11/30/20	2020-2732	1	2020-2732	SPRINGTREE RANCH LLC	DENEEN, PATRICK GERALD & ELLEANOR GEORGIA NATALIE	\$638,000
10/11/19	2019-2119	1	2019-2119	SCHULER, JAMES K	SPRINGTREE RANCH LLC	\$200,000
10/16/08	2008-1671	1	2008-1671	FOWLER CREEK TRUST	SCHULER, JAMES K	\$0
08/04/05	2005-2015	1	2005-2015	FANKHAUSER, STEPHEN J ETUX	SCHULER, JAMES K	\$175,000
06/01/98	5992	1	5992	HART, KEVEN K. ETUX	FANKHAUSER, STEPHEN J ETUX	\$97,000
05/01/90	2961400	1	2961400	ROBERT ROSEBURG JR. ETUX	HART, KEVEN K. ETUX	\$51,250

Building Permits

Permit No.	Date	Description	Amount
2019-00753	10/18/2019	SFR MAIN FLOOR 1384 SQFT, 2ND FLOOR 1113 SQFT, GARAGE 665 SQFT, CVRD DECK 436 SQFT	
2005-6767	9/9/2005	DEMO	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2025	DENEEN, PATRICK GERALD & ELLEANOR GEORGIA NATALIE	\$165,450	\$557,740	\$0	\$723,190	\$0	\$723,190
2024	DENEEN, PATRICK GERALD & ELLEANOR GEORGIA NATALIE	\$181,450	\$580,800	\$0	\$762,250	\$0	\$762,250
2023	DENEEN, PATRICK GERALD & ELLEANOR GEORGIA NATALIE	\$157,450	\$511,000	\$0	\$668,450	\$0	\$668,450
2022	DENEEN, PATRICK GERALD & ELLEANOR GEORGIA NATALIE	\$115,450	\$419,380	\$0	\$534,830	\$0	\$534,830
2021	DENEEN, PATRICK GERALD & ELLEANOR GEORGIA NATALIE	\$95,450	\$201,770	\$0	\$297,220	\$0	\$297,220

[View Taxes](#)

Parcel Comments

Date	Comment
11/10/08	BLA WITH 20-14-27040-0021 & -0012, 07 FOR 08

Property Images

Click on an image to enlarge it.





Property Report for Parcel#: 386334

Wednesday, June 5, 2024

Parcel Information

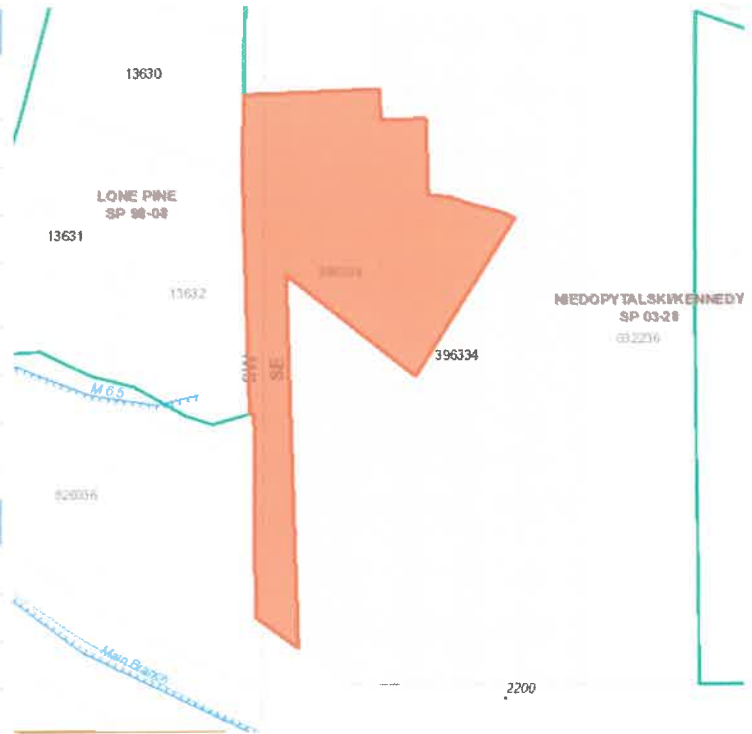
Address:	2022 NELSON SIDING RD, CLE ELUM 98922
Tax Parcel ID:	386334
Map Number:	20-14-27040-0013
Recorded Area:	6.09 a
Owner Name	DENEEN, PATRICK GERALD & ELLEANOR GEORGIA NATALIE
Name Cont:	
Mailing Address:	2020 NELSON SIDING RD
City/State/Zip:	CLE ELUM WA 98922

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	MODERATE HAZARD RATING
Roof Class:	CLASS B
Seismic Category:	D1
Core Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0654D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2191
ISO:	0.062
PG:	136, Engineering is required

Domestic Water Information

Over the Counter Water:	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:	Agriculture 5
Land Use Category:	Rural Residential, Allowed Use
Commissioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	KRD
Weed District:	
Fire District:	Fire District 7 (Cle Elum)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

a. Parcel Information

- i. Tax parcel number: *396334*
- ii. Total Acreage: *18.08 acres*
- iii. Site Address: *1890 Nelson Siding Road, Cle Elum, WA 98922*
- iv. Owner: *Fowler Creek Trust*
- v. Mailing Address: *1890 Nelson Siding Road, Cle Elum, WA 98922*
- vi. Owner's Home Phone Number: *509-260-0462*

b. Land Use Information

- i. Current and proposed comprehensive plan designation: *Rural Residential*
- ii. Current and proposed zoning designation: *Agriculture 5*
- iii. *(Note: Rezone requests require separate Rezone application and fee).
[Understood]*
- iv. Present use of the property: *Residential/Agriculture/Open Space*
- v. Surrounding land use: *Rural Residential – Farming and Residential Use.*

c. Services:

- i. Whether the site is currently served by sewer or septic: *There are currently four (4) septic systems located on site.*
- ii. Name of sewer purveyor (if on public sewer system): *None*
- iii. Whether the site is currently served by a public water system or well: *The site is served by two (2) wells.*
- iv. Name of water purveyor (if on public water system): *The wells are privately owned*
- v. Whether the site is located on a public road or private road: *Public Road*
- vi. Name of road: *Nelson Siding Road*
- vii. Fire District: *Fire District 7*



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

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

Parcel

Parcel#:	396334	Owner Name:	FOWLER CREEK TRUST
DOR Code:	83 - Resource - Agriculture Current Use	Address1:	
Situs:	1890 NELSON SIDING RD, CLE ELUM 98922	Address2:	1890 NELSON SIDING RD
Map Number:	20-14-27040-0014	City, State:	CLE ELUM WA
Status:		Zip:	98922
Description:	ACRES 18.08; PTN W1/2 SE 1/4 S OF NELSON SIDING RD; PTN LOT 4 OF THE LONE PINE SHORT PLAT 98-08; SEC 27, TWP 20, RGE 14		
Comment:	SENT NC NOTICE ON 9/29/2023, 23 FOR 24		

All Situses

1890 NELSON SIDING RD, CLE ELUM 98922 2022 NELSON SIDING RD, CLE ELUM 98922

2025 Market Value		2025 Taxable Value		2025 Assessment Data	
Land:	\$255,400	Land:	\$163,110	District:	43 - COR SD404 F7 H2 CO COF ST
Improvements:	\$787,200	Improvements:	\$787,200	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$1,042,600	Total	\$950,310	Total Acres:	18.08000

Ownership

Owner's Name	Ownership %	Owner Type
FOWLER CREEK TRUST	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
10/01/93	3693600	1	3693600	DENNIS DENEEN ETAL	FOWLER CREEK TRUST	\$0
07/01/90	2995400	1	2995400	DENEEN & HARCUS	DENEEN-MCCLINTON TRUSTEES	\$0

Building Permits

Permit No.	Date	Description	Amount
2021-00849	4/11/2022	TRUSS REVISIONS	
2020-00783	10/13/2020	75% SFR MAIN FLOOR 2706 SQFT, 2ND FLOOR 442 SQFT, GARAGE 924 SQFT, CVRD DECK 924 SQFT	

Historical Valuation Info

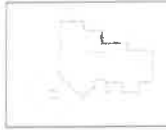
Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2025	FOWLER CREEK TRUST	\$255,400	\$787,200	\$0	\$1,042,600	\$0	\$950,310
2024	FOWLER CREEK TRUST	\$275,400	\$802,350	\$0	\$1,077,750	\$0	\$985,700
2023	FOWLER CREEK TRUST	\$245,400	\$663,070	\$0	\$908,470	\$0	\$816,130
2022	FOWLER CREEK TRUST	\$195,400	\$172,700	\$0	\$368,100	\$0	\$285,620
2021	FOWLER CREEK TRUST	\$170,400	\$154,950	\$0	\$325,350	\$0	\$243,300

Parcel Comments

Date	Comment
09/29/23	SENT NC NOTICE ON 9/29/2023, 23 FOR 24
10/29/08	REMOVE MBSW LEGAL PER BLA THAT INVOLVED MBSW PARCEL 20-14-27040-002 1
06/25/08	BLA WITH 20-14-27040-0012 & 20-14-27059-0001, -0002, -0004 PER CC# 00-2-00191-9, 07 FOR 08
01/04/08	SEG IN PREP OF REMOVAL OF OS ON PTN OF PARCEL 20-14-27040-0021, 07 FOR 08
12/06/05	RM-11/13/00: ADD OS APPL YR.

Property Images

Click on an image to enlarge it.





Property Report for Parcel#: 396334

Wednesday, June 5, 2024

Parcel Information

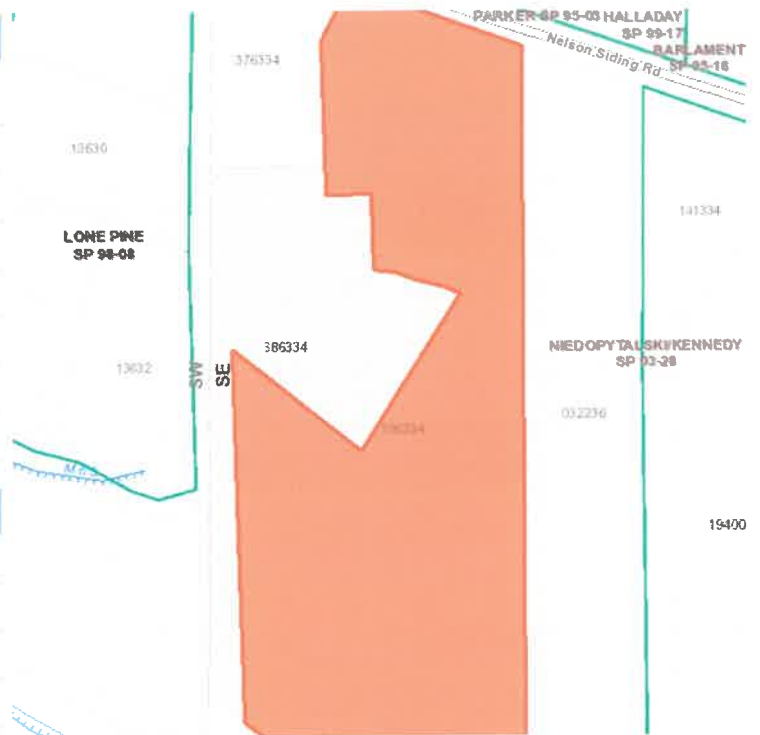
Address:	1890 NELSON SIDING RD, CLE ELUM 98922
Tax Parcel ID:	396334
Map Number:	20-14-27040-0014
Recorded Area:	18.08 a
Owner Name	FOWLER CREEK TRUST
Name Cont:	
Mailing Address:	1890 NELSON SIDING RD
City/State/Zip:	CLE ELUM WA 98922

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	MODERATE HAZARD RATING
Roof Class:	CLASS B
Seismic Category:	D1
Core Line:	N/A
Wetland Code:	PEM1C
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0654D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2207
ISO:	0.062
PG:	137, Engineering is required

Domestic Water Information

Over the Counter Water:	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:	Agriculture 5
Land Use Category:	Rural Residential, Allowed Use
Commissioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	KRD
Weed District:	
Fire District:	Fire District 7 (Cle Elum)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

Exhibit X-11

Sending Site Properties

a. Parcel Information

- i. Tax parcel number: *949862 (TDR Sending site)*
- ii. Total Acreage: *3.10 acres*
- iii. Site Address: *Fowler Creek Road, Cle Elum, WA 98922*
- iv. Owner: *Fowler Creek Trails, LLC*
- v. Mailing Address: *1890 Nelson Siding Road, Cle Elum, WA 98922*
- vi. Owner's Home Phone Number: *509-260-0462*

b. Land Use Information

- i. Current and proposed comprehensive plan designation: *Rural Residential*
- ii. Current and proposed zoning designation: *Rural 5*
- iii. *(Note: Rezone requests require separate Rezone application and fee)*
[Understood]
- iv. Present use of the property: *Critical Area – Wetlands*
- v. Surrounding land use: *Rural Residential – Critical Areas. Vacant land previously used for logging is directly north of the parcel.*

c. Services:

- i. Whether the site is currently served by sewer or septic: *There is no sewer or septic system located on site.*
- ii. Name of sewer purveyor (if on public sewer system): *None*
- iii. Whether the site is currently served by a public water system or well: *There is no water on site*
- iv. Name of water purveyor (if on public water system): *There is no water on site*
- v. Whether the site is located on a public road or private road: *Not located on a road*
- vi. Name of road: *Closest Road: Fowler Creek Road*
- vii. Fire District: *Fire District 7*



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

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

Parcel

Parcel#:	949862	Owner Name:	FOWLER CREEK TRAILS LLC
DOR Code:	91 - Undeveloped - Land	Address1:	
Situs:	FOWLER CREEK RD CLE ELUM	Address2:	1890 NELSON SIDING RD
Map Number:	19-14-03000-0119	City, State:	CLE ELUM WA
Status:		Zip:	98922-9478
Description:	ACRES 3.10; PTN N1/4 NE1/4 (LOT 86, B31/P231-235)		
Comment:	LARGE BLA/SEG, SEE ROUTING SLIP FOR INFO; (+.02@ PER SURVEY); 05 FOR 06		

2025 Market Value		2025 Taxable Value		2025 Assessment Data	
Land:	\$14,880	Land:	\$14,880	District:	43 - COR SD404 F7 H2 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$14,880	Total	\$14,880	Total Acres:	3.10000

Ownership

Owner's Name	Ownership %	Owner Type
FOWLER CREEK TRAILS LLC	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
06/17/20	2020-963	34	2020-963	SCHULER DENEEN FAMILY	FOWLER CREEK TRAILS LLC	\$705,000
02/10/06	2006-317	28	2006-317	SCHULER DENEEN FAMILY	SCHULER DENEEN FAMILY	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2025	FOWLER CREEK TRAILS LLC	\$14,880	\$0	\$0	\$14,880	\$0	\$14,880
2024	FOWLER CREEK TRAILS LLC	\$14,880	\$0	\$0	\$14,880	\$0	\$14,880
2023	FOWLER CREEK TRAILS LLC	\$14,880	\$0	\$0	\$14,880	\$0	\$14,880
2022	FOWLER CREEK TRAILS LLC	\$120,500	\$0	\$0	\$120,500	\$0	\$120,500
2021	FOWLER CREEK TRAILS LLC	\$95,500	\$0	\$0	\$95,500	\$0	\$95,500

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Parcel Comments

Date	Comment
03/06/06	LARGE BLA/SEG, SEE ROUTING SLIP FOR INFO; (+.02@ PER SURVEY); 05 FOR 06

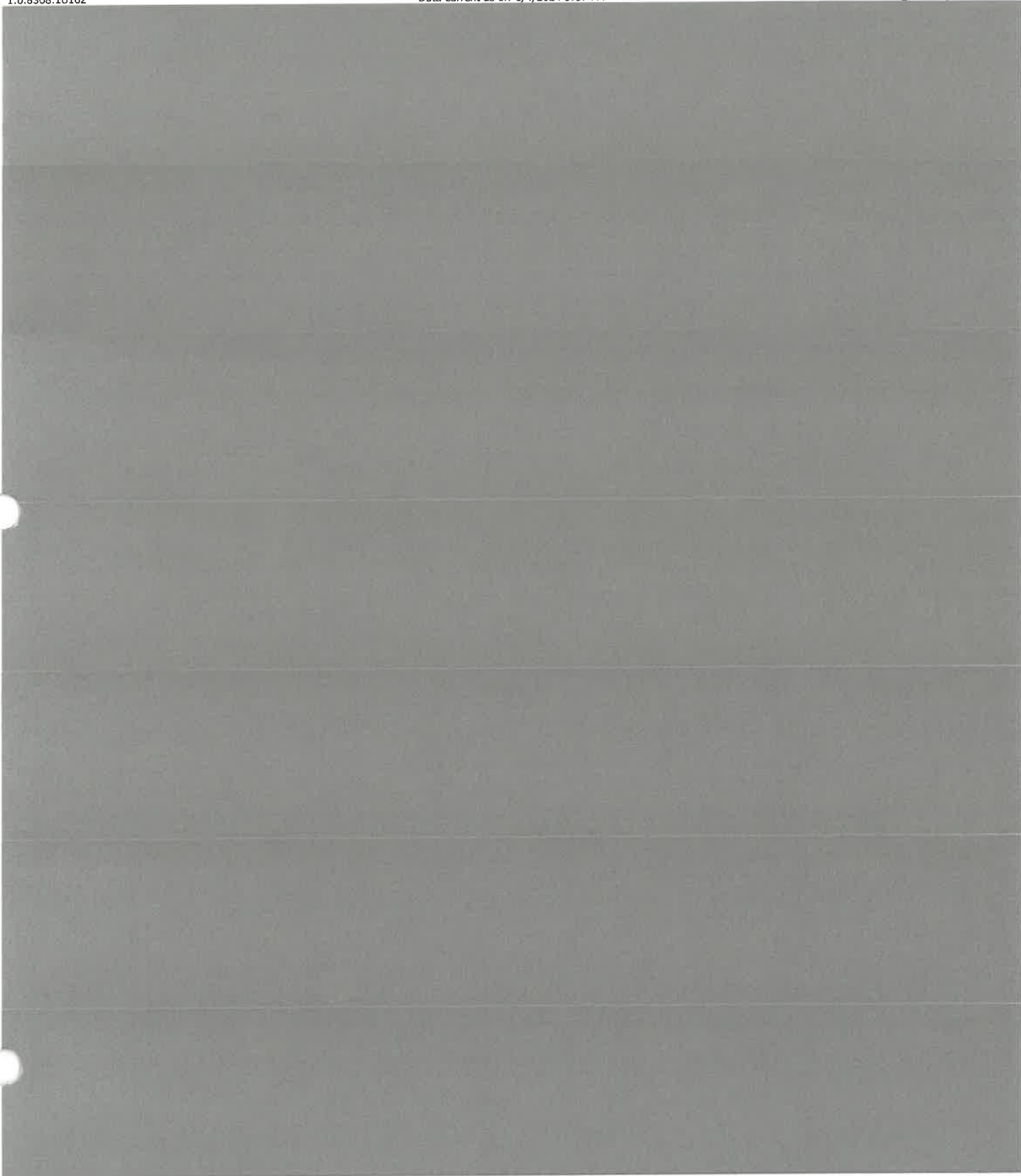
Property Images

No images found.

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Data current as of: 6/4/2024 3:57 PM

TX_RollYear_Search: 2025





Property Report for Parcel#: 949862

Wednesday, June 5, 2024

Parcel Information

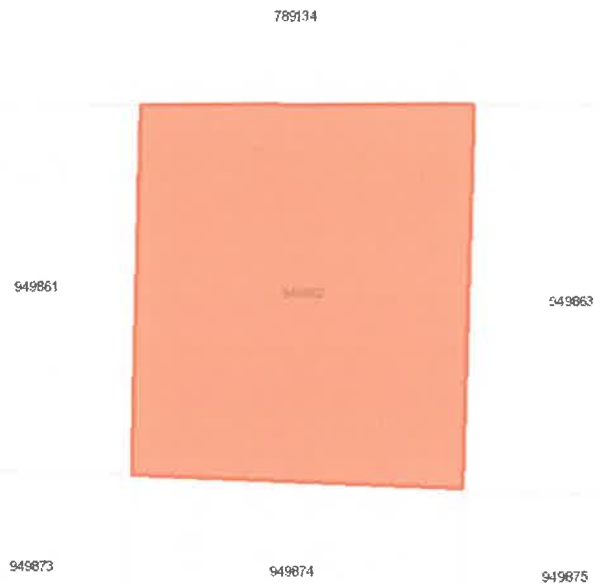
Address:	FOWLER CREEK RD CLE ELUM
Tax Parcel ID:	949862
Map Number:	19-14-03000-0119
Recorded Area:	3.10 a
Owner Name	FOWLER CREEK TRAILS LLC
Name Cont:	
Mailing Address:	1890 NELSON SIDING RD
City/State/Zip:	CLE ELUM WA 98922-9478

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
etland Code:	PFOC, PEM1C, PSSC
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0665D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2298
ISO:	0.061
PG:	140, 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:	Rural 5
Land Use Category:	Rural Residential
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 7 (Cle Elum)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

a. Parcel Information

- i. Tax parcel number: *949863 (TDR Sending site)*
- ii. Total Acreage: *3.10 acres*
- iii. Site Address: *Fowler Creek Road, Cle Elum, WA 98922*
- iv. Owner: *Fowler Creek Trails, LLC*
- v. Mailing Address: *1890 Nelson Siding Road, Cle Elum, WA 98922*
- vi. Owner's Home Phone Number: *509-260-0462*

b. Land Use Information

- i. Current and proposed comprehensive plan designation: *Rural Residential*
- ii. Current and proposed zoning designation: *Rural 5*
- iii. *(Note: Rezone requests require separate Rezone application and fee)*
[Understood]
- iv. Present use of the property: *Critical Area – Wetlands*
- v. Surrounding land use: *Rural Residential – Critical Areas. Vacant land previously used for logging is directly north of the parcel.*

c. Services:

- i. Whether the site is currently served by sewer or septic: *There is no sewer or septic system located on site.*
- ii. Name of sewer purveyor (if on public sewer system): *None*
- iii. Whether the site is currently served by a public water system or well: *There is no water on site*
- iv. Name of water purveyor (if on public water system): *There is no water on site*
- v. Whether the site is located on a public road or private road: *Not located on a road*
- vi. Name of road: *Closest Road: Fowler Creek Road*
- vii. Fire District: *Fire District 7*



KITTITAS COUNTY WASHINGTON



TAXSIFTER

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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#:	949863	Owner Name:	FOWLER CREEK TRAILS LLC
DOR Code:	91 - Undeveloped - Land	Address1:	
Situs:	FOWLER CREEK RD CLE ELUM	Address2:	1890 NELSON SIDING RD
Map Number:	19-14-03000-0120	City, State:	CLE ELUM WA
Status:		Zip:	98922-9478
Description:	ACRES 3.10; PTN N1/4 NE1/4 (LOT 87, B31/P231-235)		
Comment:	LARGE BLA/SEG, SEE ROUTING SLIP FOR INFO; (+.02@ PER SURVEY); 05 FOR 06		

2025 Market Value		2025 Taxable Value		2025 Assessment Data	
Land:	\$12,880	Land:	\$12,880	District:	43 - COR SD404 F7 H2 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$12,880	Total	\$12,880	Total Acres:	3.10000

Ownership

Owner's Name	Ownership %	Owner Type
FOWLER CREEK TRAILS LLC	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
06/17/20	2020-963	34	2020-963	SCHULER DENEEN FAMILY	FOWLER CREEK TRAILS LLC	\$705,000
02/10/06	2006-317	28	2006-317	SCHULER DENEEN FAMILY	SCHULER DENEEN FAMILY	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
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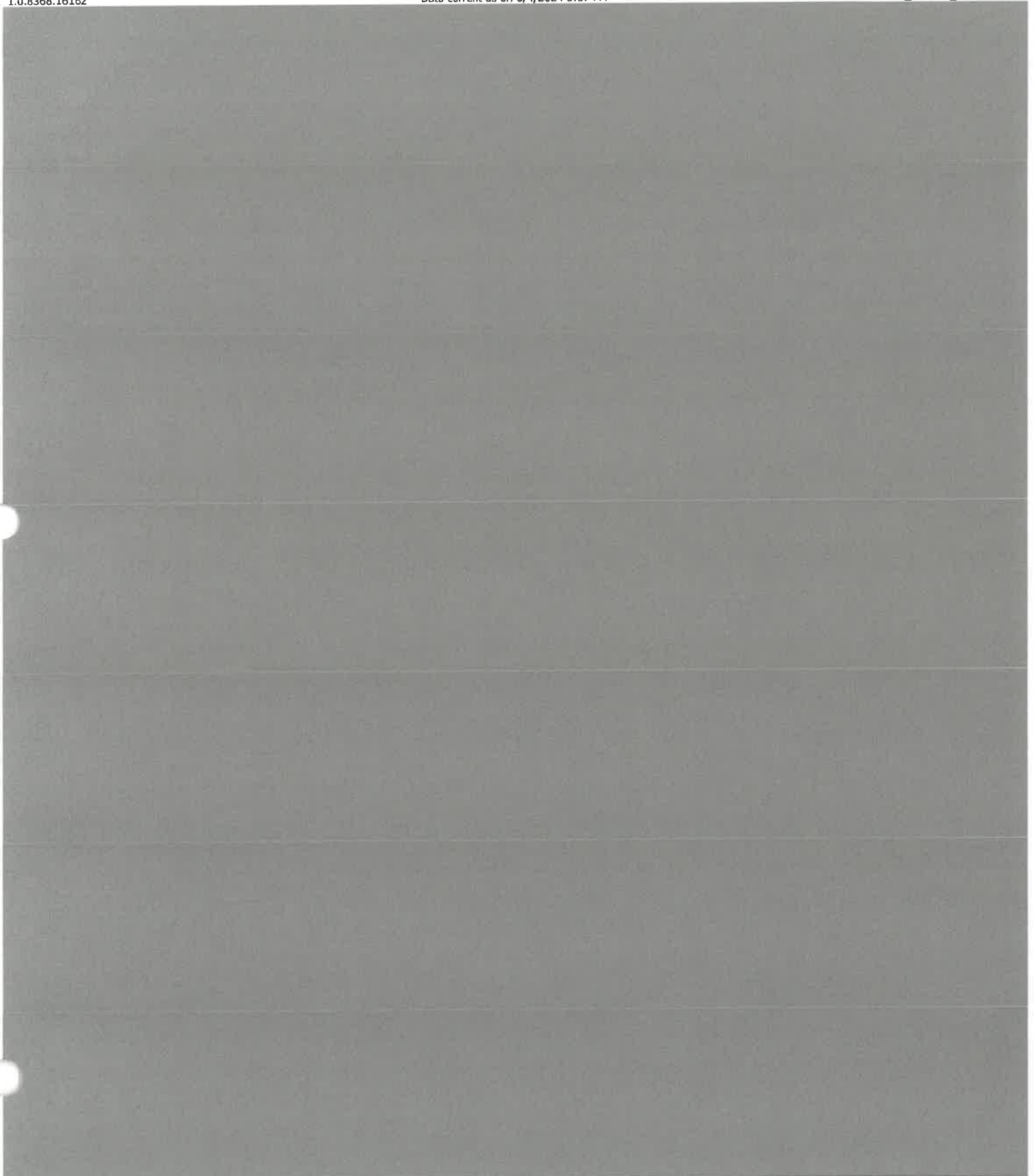
Property Images

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TX_RollYear_Search: 2025





Property Report for Parcel#: 949863

Wednesday, June 5, 2024

Parcel Information

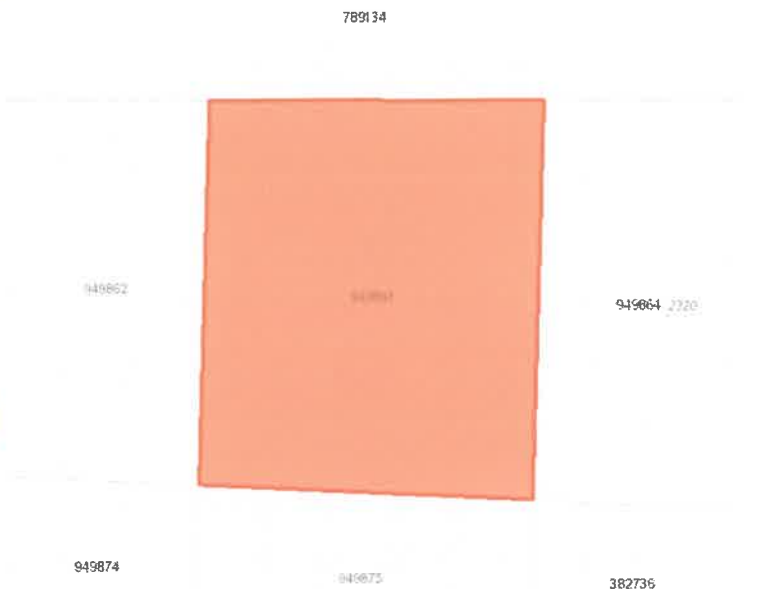
Address:	FOWLER CREEK RD CLE ELUM
Tax Parcel ID:	949863
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etland Code:	PEM1C, PSSC
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0665D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2287
ISO:	0.06
PG:	137, Engineering is required

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Groundwater Permit Required?	Yes, Suitability Map
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Weed District:	
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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