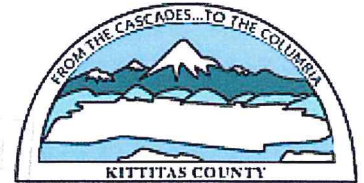


Marsha Weyand  
Assessor

## Kittitas County Assessor

205 W 5th Ave Suite 101  
Ellensburg, WA 98926  
Phone: (509)962-7501  
Fax: (509)962-7666



## Property Summary [\(Appraisal Details\)](#)

### Parcel Information

**Parcel Number:** 951293  
**Map Number:** 20-14-23051-1222  
**Situs:** 00401 \CABIN TRAIL DR CLE ELUM  
**Legal:** ACRES 0.20; SUNCADIA, PH 3, DIV 12 (TUMBLE CREEK), LOT 12-22;~SEC 23; TWP 20; RGE 14~

### Ownership Information

**Current Owner:** COWGER, JOEL D & DIANE M  
**Address:** 13900 NE 1ST PL  
**City, State:** BELLEVUE WA  
**Zipcode:** 98005-3456

### Assessment Data

**Tax District:** 43  
**Land Use/DOR Code:** 11  
**Open Space:**  
**Open Space Date:**  
**Senior Exemption:**  
**Deeded Acres:** 0.2  
**Last Revaluation for Tax Year:** {Reval}

### Market Value

**Land:** 151,120  
**Imp:** 818,840  
**Perm Crop:** 0  
**Total:** 969,960

### Taxable Value

**Land:** 151,120  
**Imp:** 818,840  
**Perm Crop:** 0  
**Total:** 969,960

## Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
03-21-2012	2012-0349	1	GARNET LEDGE INVESTMENTS LP	COWGER, JOEL D & DIANE M	1,365,000
09-23-2008	2008-1550	22	SUNCADIA LLC	GARNET LEDGE INVESTMENTS LP	2,869,565

## Building Permits

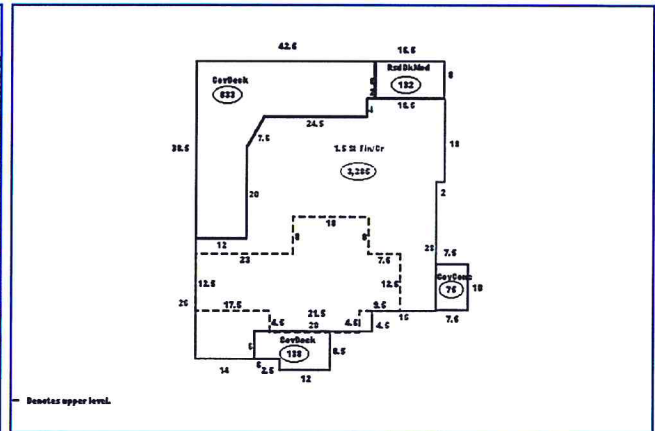
Permit No.	Date	Description	Amount
2009-00392	09/02/2009	100%-MAIN 2528 SQFT, UPPER FLOOR 984 SQFT, PORCHES 1138 SQFT	346,461

## 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2014	COWGER, JOEL D & DIANE M	151,120	818,840	0	969,960	0	969,960	<a href="#">View Taxes</a>
2013	COWGER, JOEL D & DIANE M	165,420	816,070	0	981,490	0	981,490	<a href="#">View Taxes</a>
2012	GARNET LEDGE INVESTMENTS LP	365,000	803,880	0	1,168,880	0	1,168,880	<a href="#">View Taxes</a>
2011	GARNET LEDGE INVESTMENTS LP	365,000	803,880	0	1,168,880	0	1,168,880	<a href="#">View Taxes</a>
2010	GARNET LEDGE INVESTMENTS LP	365,000	0	0	365,000	0	365,000	<a href="#">View Taxes</a>
2009	GARNET LEDGE INVESTMENTS LP	365,000	0	0	365,000	0	365,000	<a href="#">View Taxes</a>

### Parcel Comments

Number	Comment
1	SENT OFFICIAL NOTICE OF VALUE, 11/14/2013; 13 FOR 14~
2	SENT CHANGE OF VALUE NOTICE, 10/30/2012; 12 FOR 13~
3	SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11~
4	SENT CHANGE OF VALUE NOTICE 11/26/08; 08 FOR 09~
5	SENT CHANGE OF VALUE NOTICE 11/20/2007; 07 FOR 08~
6	SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07~
7	CHANGE WD DISTRICT FROM 8 TO 9; 06 FOR 07~
8	CREATE SUNCADIA PH 3 DIV 12 FROM 20-14-23050-0017, -00~18; (-2.55 RD ACRES); (-.01@ PER SURVEY); 06 FOR 07~



Filedate: 7/29/2014 5:59:00 PM



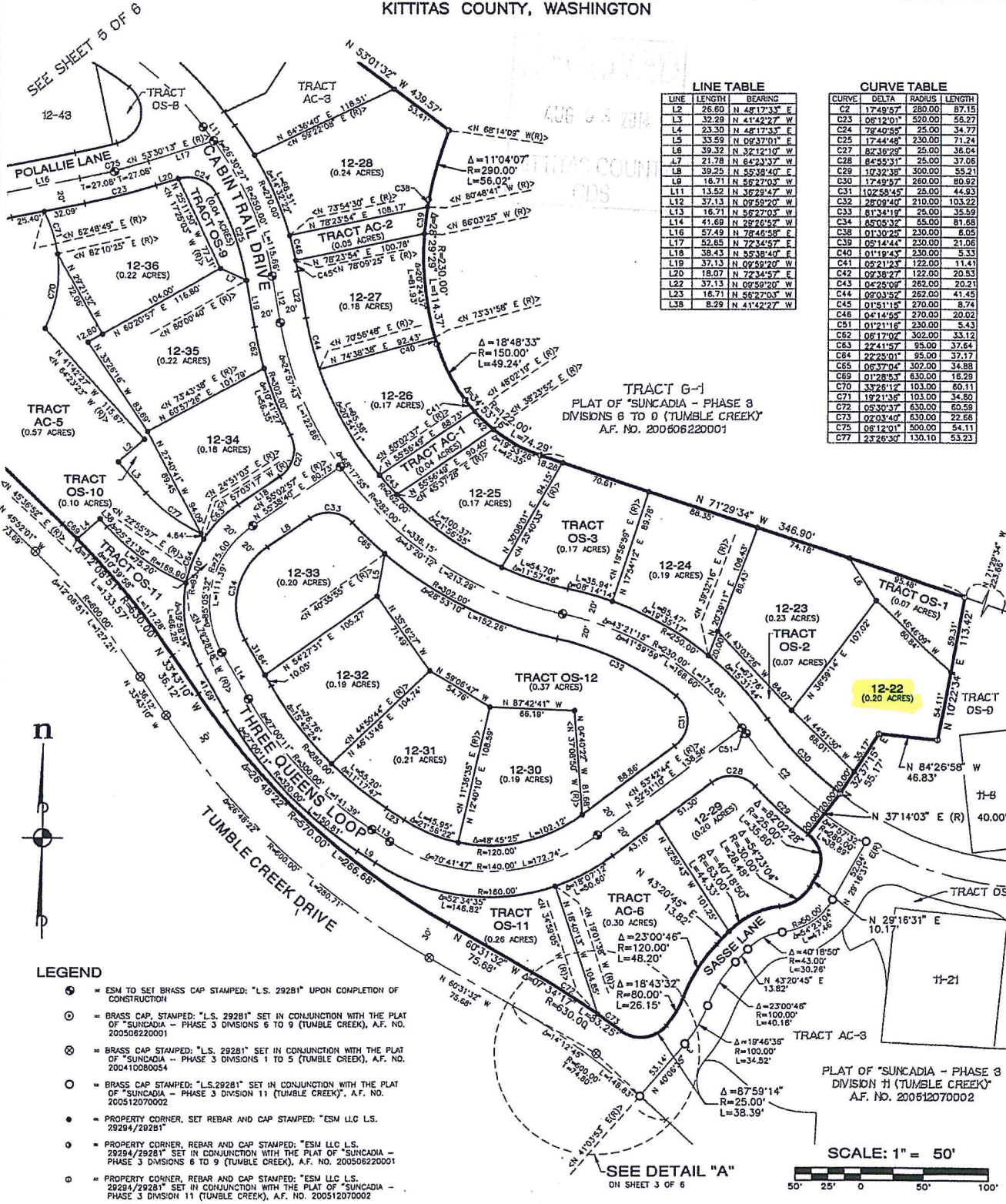


# SUNCADIA - PHASE 3 DIVISION 12 (TUMBLE CREEK)

A PORTION OF SECTIONS 14 AND 23, T. 20 N., R. 14 E., W.M.  
KITITITAS COUNTY, WASHINGTON

AUDITOR'S FILE NO.  
**200608020001**

her-01



**LINE TABLE**

LINE	LENGTH	BEARING
L2	26.60	N 48°17'33" E
L3	32.29	N 41°42'27" W
L4	23.30	N 48°17'33" E
L5	33.59	N 08°37'01" E
L6	39.32	N 32°12'10" W
L7	21.78	N 64°23'37" W
L8	39.29	N 55°38'40" E
L9	16.71	N 58°27'03" W
L11	13.52	N 36°23'47" W
L12	37.13	N 09°58'20" W
L13	16.71	N 58°27'03" W
L14	41.69	N 28°26'57" W
L16	57.49	N 78°46'38" E
L17	52.65	N 72°34'57" E
L18	38.43	N 55°38'40" E
L19	37.13	N 09°58'20" W
L20	18.07	N 72°34'57" E
L22	37.13	N 09°58'20" W
L23	16.71	N 58°27'03" W
L35	8.29	N 41°42'27" W

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C2	174°57'	280.00'	87.15'
C23	06°12'01"	520.00'	65.27'
C24	78°40'55"	250.00'	34.77'
C25	174°44'48"	230.00'	71.24'
C27	82°36'28"	250.00'	36.04'
C28	84°55'31"	250.00'	37.06'
C29	102°32'38"	300.00'	55.21'
C30	12°48'57"	260.00'	80.52'
C31	102°58'45"	250.00'	44.93'
C32	28°09'40"	210.00'	103.22'
C33	81°34'19"	250.00'	35.59'
C34	85°02'32"	650.00'	81.68'
C38	01°30'25"	230.00'	6.05'
C39	05°14'44"	230.00'	21.06'
C40	01°19'43"	230.00'	5.33'
C41	05°21'23"	122.00'	11.41'
C42	02°38'27"	262.00'	20.53'
C43	04°25'09"	262.00'	20.21'
C44	02°03'57"	262.00'	41.45'
C45	01°51'15"	270.00'	8.74'
C46	04°14'55"	270.00'	20.02'
C48	01°21'16"	230.00'	5.43'
C62	06°17'02"	302.00'	33.12'
C63	22°41'57"	95.00'	37.64'
C64	22°25'01"	93.00'	37.17'
C65	05°37'24"	302.00'	34.88'
C69	01°28'33"	630.00'	16.28'
C70	33°28'12"	103.00'	60.11'
C71	19°21'36"	103.00'	34.80'
C72	05°30'37"	630.00'	60.59'
C73	02°03'40"	630.00'	22.68'
C75	08°12'31"	500.00'	54.11'
C77	22°26'30"	130.10'	53.23'

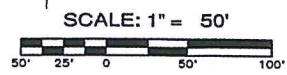
TRACT G-1  
PLAT OF "SUNCADIA - PHASE 3  
DIVISIONS 6 TO 9 (TUMBLE CREEK)"  
A.F. NO. 200506220001

12-22  
(0.20 ACRES)



- LEGEND**
- ⊙ = ESM TO SET BRASS CAP STAMPED: "L.S. 29281" UPON COMPLETION OF CONSTRUCTION
  - ⊙ = BRASS CAP, STAMPED: "L.S. 29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK)", A.F. NO. 200506220001
  - ⊙ = BRASS CAP STAMPED: "L.S. 29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 1 TO 5 (TUMBLE CREEK)", A.F. NO. 200410080054
  - ⊙ = BRASS CAP STAMPED: "L.S. 29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 3 DIVISION 11 (TUMBLE CREEK)", A.F. NO. 200512070002
  - = PROPERTY CORNER, SET REBAR AND CAP STAMPED: "ESM LLC L.S. 29284/29281"
  - = PROPERTY CORNER, REBAR AND CAP STAMPED: "ESM LLC L.S. 29284/29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK)", A.F. NO. 200506220001
  - = PROPERTY CORNER, REBAR AND CAP STAMPED: "ESM LLC L.S. 29284/29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 3 DIVISION 11 (TUMBLE CREEK)", A.F. NO. 200512070002
  - Δ = DELTA
  - R = RADIUS
  - L = ARC LENGTH
  - ( ) = RADIAL BEARING
  - <> = RADIAL BEARING AT LOT CORNER
  - OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER
  - AC-1 = ACCESS AND UTILITIES TRACT - DESIGNATION NUMBER

SEE DETAIL "A"  
ON SHEET 3 OF 6



**ESM CONSULTING ENGINEERS LLC**  
33915 1st Way South #200  
Federal Way, WA 98003

www.esmcivil.com

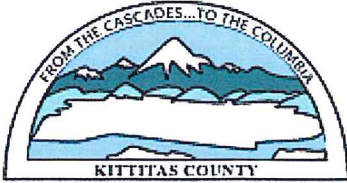
Civil Engineering | Land Surveying | Land Planning  
Public Works | Project Management | Landscape Architecture

DATE: 2006-06-21 | JOB NO. 998-350-005-0006  
DRAWN BY: F.D./R.W. | SHEET 4 OF 6

VOLUME/PAGE  
10 - 124

07/11/2006

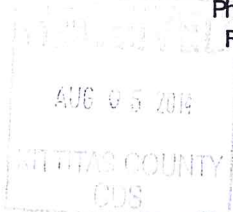
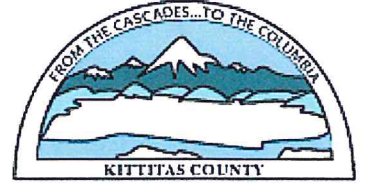
EXPIRES 11/01/07



Marsha Weyand  
Assessor

# Kittitas County Assessor

205 W 5th Ave Suite 101  
Ellensburg, WA 98926  
Phone: (509)962-7501  
Fax: (509)962-7666



## Property Summary [\(Appraisal Details\)](#)

### Parcel Information

**Parcel Number:** 950027  
**Map Number:** 20-14-23050-0013  
**Situs:** \CABIN TRAIL DR CLE ELUM  
**Legal:** ACRES 1.07; SUNCADIA, PH 3, DIV 11 (TUMBLE CREEK), TRACT OS-9;~PTN NE1/4~

### Ownership Information

**Current Owner:** TUMBLE CREEK VILLAGE ASSOC  
**Address:** PO BOX 944  
**City, State:** ROSLYN WA  
**Zipcode:** 98922-0944

### Assessment Data

**Tax District:** 43  
**Land Use/DOR Code:** 91  
**Open Space:**  
**Open Space Date:**  
**Senior Exemption:**  
**Deeded Acres:** 1.07  
**Last Revaluation for Tax Year:** {Reval}

### Market Value

**Land:** 1,070  
**Imp:** 0  
**Perm Crop:** 0  
**Total:** 1,070

### Taxable Value

**Land:** 1,070  
**Imp:** 0  
**Perm Crop:** 0  
**Total:** 1,070

### Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
02-08-2008	2008-190	16	SUNCADIA LLC	TUMBLE CREEK VILLAGE ASSOC	

### Building Permits

**NO ACTIVE PERMITS**

### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2014	TUMBLE CREEK VILLAGE ASSOC	1,070	0	0	1,070	0	1,070	<a href="#">View Taxes</a>
2013	TUMBLE CREEK VILLAGE ASSOC	1,070	0	0	1,070	0	1,070	<a href="#">View Taxes</a>

2012	TUMBLE CREEK VILLAGE ASSOC	1,070	0	0	1,070	0	1,070	<a href="#">View Taxes</a>
2011	TUMBLE CREEK VILLAGE ASSOC	1,070	0	0	1,070	0	1,070	<a href="#">View Taxes</a>
2010	TUMBLE CREEK VILLAGE ASSOC	1,070	0	0	1,070	0	1,070	<a href="#">View Taxes</a>
2009	TUMBLE CREEK VILLAGE ASSOC	1,070	0	0	1,070	0	1,070	<a href="#">View Taxes</a>

### Parcel Comments

Number	Comment
1	SENT OFFICIAL NOTICE OF VALUE, 11/14/2013; 13 FOR 14~
2	SENT CHANGE OF VALUE NOTICE, 10/30/2012; 12 FOR 13~
3	SENT CHANGE OF VALUE NOTICE 11/26/08; 08 FOR 09~
4	SENT CHANGE OF VALUE NOTICE 11/20/2007; 07 FOR 08~
5	CHANGE WD DISTRICT FROM 8 TO 9; 06 FOR 07~
6	CHANGE TAX DISTRICT FROM 31 TO 43; FD #7 SUNCADIA ANNEXATION-BRB 05-01 AUDITORS~#200507130056; 06 FOR 07~
7	CREATE SUNCADIA PH3 DIV11 (TUMBLE CREEK) FROM 20-14-24050-0135;~(-1.67 ROAD ACRES); 05 FOR 06~



no sketch on file

Filedate: 7/29/2014 5:59:00 PM





# SUNCADIA - PHASE 3 DIVISION 11 (TUMBLE CREEK)

A PORTION OF SECTIONS 14 AND 23, T. 20 N., R. 14 E., W.M.  
KITTITAS COUNTY, WASHINGTON

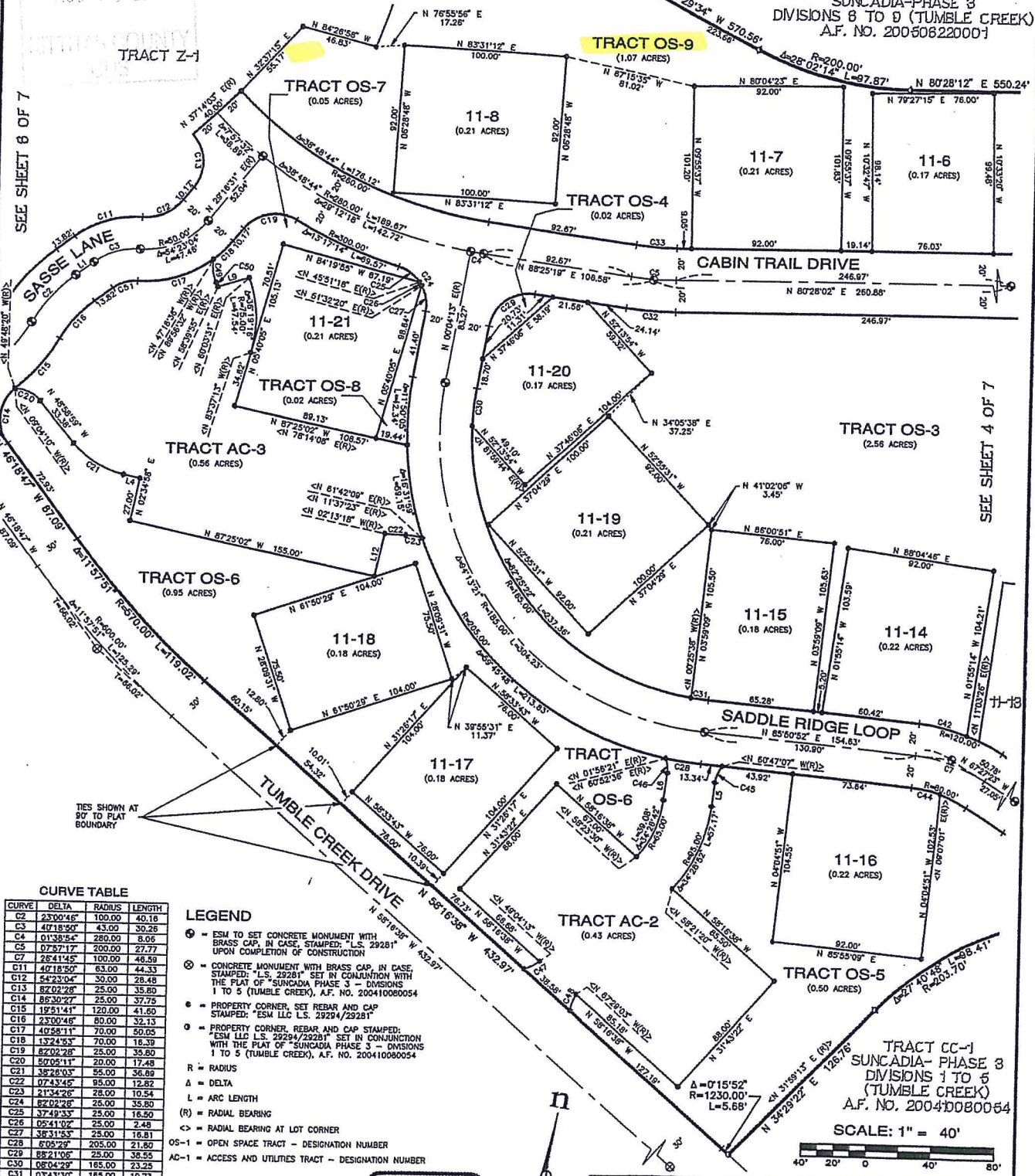
AUDITOR'S FILE NO.  
200511070001

SEE SHEET 6 OF 7

TRACT G-1  
SUNCADIA-PHASE 3  
DIVISIONS 8 TO 9 (TUMBLE CREEK)  
A.F. NO. 200506220001

SEE SHEET 8 OF 7

SEE SHEET 4 OF 7



**CURVE TABLE**

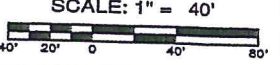
CURVE	DELTA	RADIUS	LENGTH
C2	23°09'45"	100.00	40.18
C3	40°18'50"	43.00	30.26
C4	01°38'54"	280.00	8.06
C5	07°57'17"	200.00	27.77
C6	28°41'45"	100.00	46.59
C7	40°18'50"	63.00	44.33
C12	54°23'04"	30.00	28.48
C13	82°02'28"	25.00	35.80
C14	88°30'27"	25.00	37.75
C15	19°51'41"	120.00	41.60
C16	23°00'46"	80.00	32.13
C17	40°58'11"	70.00	50.05
C18	13°24'53"	70.00	16.39
C19	87°02'28"	25.00	35.80
C20	82°02'11"	20.00	17.48
C21	38°28'03"	55.00	36.89
C22	07°43'45"	95.00	12.82
C23	21°34'26"	28.00	10.54
C24	87°02'28"	25.00	35.80
C25	37°49'35"	25.00	16.50
C26	05°41'07"	25.00	2.48
C27	38°31'53"	25.00	16.91
C28	6°05'29"	205.00	21.80
C29	88°21'06"	25.00	36.55
C30	08°04'29"	165.00	23.25
C31	03°43'30"	185.00	10.73
C32	07°57'17"	220.00	30.84
C33	07°52'17"	180.00	24.99
C42	15°12'34"	120.00	31.85
C44	13°18'09"	80.00	18.53
C45	32°03'05"	20.00	11.19
C46	26°17'12"	20.00	9.18
C47	24°50'45"	25.00	10.64
C48	24°50'58"	25.00	10.64
C49	34°14'16"	25.00	14.84
C50	02°50'43"	55.00	2.73
C51	40°18'50"	23.00	16.18

**LEGEND**

- ⊙ = ESM TO SET CONCRETE MONUMENT WITH BRASS CAP, IN CASE STAMPED: "L.S. 29281" UPON COMPLETION OF CONSTRUCTION
- ⊗ = CONCRETE MONUMENT WITH BRASS CAP, IN CASE STAMPED: "L.S. 29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA PHASE 3 - DIVISIONS 1 TO 5 (TUMBLE CREEK), A.F. NO. 2004100800054
- ⊙ = PROPERTY CORNER, SET REBAR AND CAP STAMPED: "ESM LLC L.S. 29294/29281"
- ⊙ = PROPERTY CORNER, REBAR AND CAP STAMPED: "ESM LLC L.S. 29294/29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA PHASE 3 - DIVISIONS 1 TO 5 (TUMBLE CREEK), A.F. NO. 2004100800054
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
- (R) = RADIAL BEARING
- <R> = RADIAL BEARING AT LOT CORNER
- OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER
- AC-1 = ACCESS AND UTILITIES TRACT - DESIGNATION NUMBER

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 43°20'45" E	13.82
L4	N 87°25'02" W	10.54
L5	N 02°50'12" W	14.89
L6	N 02°50'12" W	17.00
L9	N 83°52'42" E	20.06
L12	N 02°34'58" E	27.33



**ESM CONSULTING ENGINEERS L.L.C.**

33915 1st Way South, Suite 200  
Federal Way, Washington 98003  
(253) 838-6113

Civil Engineering  
Land Surveying  
Project Management  
Public Works  
Land Planning

DATE: 10-18-05	JOB NO. 898-310-003-0006
DRAWN BY: B.R.S./D./R.J.W.	SHEET 5 OF 7

VOLUME/PAGE  
Vol. 9 Page 349

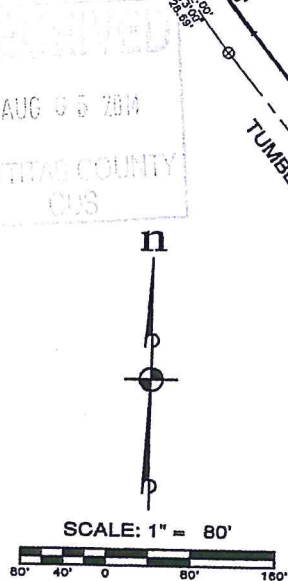
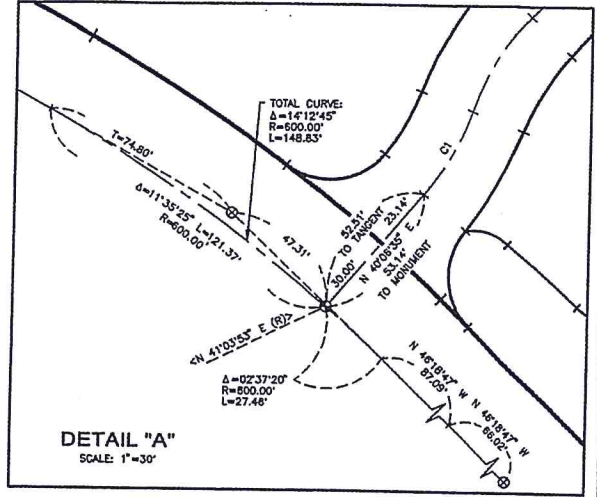
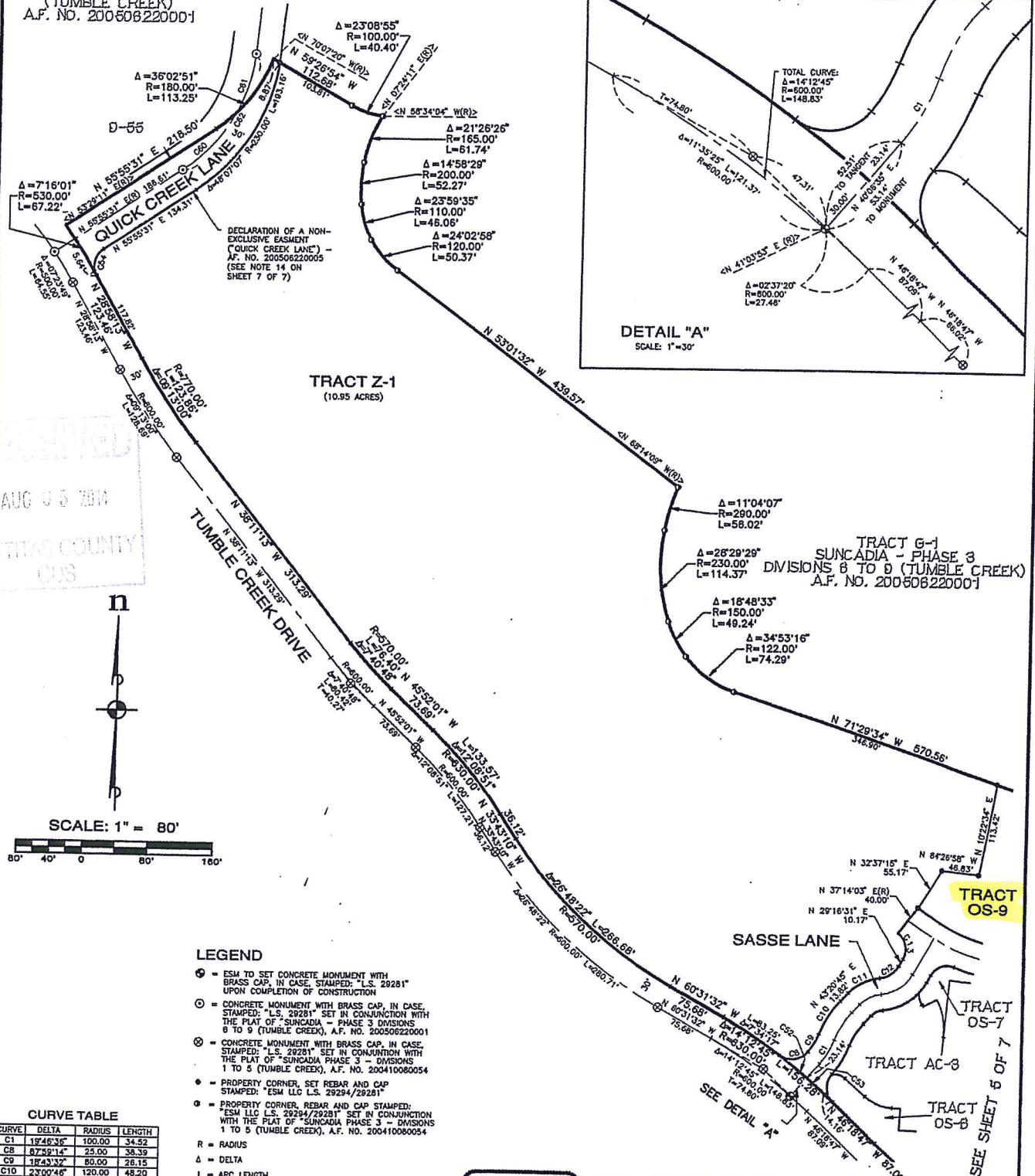


# SUNCADIA - PHASE 3 DIVISION 11 (TUMBLE CREEK)

A PORTION OF SECTIONS 14 AND 23, T. 20 N., R. 14 E., W.M.  
KITITAS COUNTY, WASHINGTON

AUDITOR'S FILE NO.  
200514070002

SUNCADIA - PHASE 3  
DIVISIONS 6 TO 9  
(TUMBLE CREEK)  
A.F. NO. 200508220001



- LEGEND**
- ⊕ = ESM TO SET CONCRETE MONUMENT WITH BRASS CAP, IN CASE, STAMPED: "L.S. 29281" UPON COMPLETION OF CONSTRUCTION
  - ⊙ = CONCRETE MONUMENT WITH BRASS CAP, IN CASE, STAMPED: "L.S. 29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK), A.F. NO. 200506220001
  - ⊗ = CONCRETE MONUMENT WITH BRASS CAP, IN CASE, STAMPED: "L.S. 29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA PHASE 3 - DIVISIONS 1 TO 5 (TUMBLE CREEK), A.F. NO. 200410080054
  - ⬠ = PROPERTY CORNER, SET REBAR AND CAP STAMPED: "ESM LLC L.S. 29294/29281"
  - ⬠ = PROPERTY CORNER, REBAR AND CAP STAMPED: "ESM LLC L.S. 29294/29281" SET IN CONJUNCTION WITH THE PLAT OF "SUNCADIA PHASE 3 - DIVISIONS 1 TO 5 (TUMBLE CREEK), A.F. NO. 200410080054
- R = RADIUS  
Δ = DELTA  
L = ARC LENGTH  
(R) = RADIAL BEARING  
<R> = RADIAL BEARING AT LOT CORNER  
OS-1 = OPEN SPACE TRACT - DESIGNATION NUMBER  
AC-1 = ACCESS AND UTILITIES TRACT - DESIGNATION NUMBER  
Z-1 = FUTURE DEVELOPMENT TRACT - DESIGNATION NUMBER  
A.F. NO. = AUDITOR'S FILE NUMBER

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	18°46'36"	100.00	34.52
C8	87°59'14"	25.00	38.39
C9	18°43'32"	80.00	26.15
C10	23°02'48"	120.00	48.20
C11	40°18'50"	63.00	44.33
C12	84°23'04"	30.00	28.48
C13	87°02'28"	25.00	35.80
C52	7°58'24"	830.00	43.69
C53	7°40'04"	630.00	29.33
C54	8°53'44"	25.00	37.04
C60	27°33'28"	200.00	98.19
C61	22°27'50"	200.00	78.42
C62	50°01'18"	200.00	174.61



**ESM CONSULTING ENGINEERS LLC**  
33915 1st Way South, Suite 200  
Federal Way, Washington 98003  
(253) 838-6113

Civil Engineering  
Land Surveying  
Project Management  
Public Works  
Land Planning

DATE: 11-28-05  
DRAWN BY: B.R.S./F.D.  
JOB NO. 898-310-005-0006  
SHEET 6 OF 7

VOLUME/PAGE  
1 of 9  
Page 150

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