

**Parcel Number:** 300000-06681  
**Situs Address:** 8851 Naches Heights Rd Cowiche  
**Property Use:** 11 Single Unit  
**Tax Code Area:** 502  
**Property Size:** **Neighborhood:** 483  
**Owners:** Dave E Trepanier  
**Abbreviated Legal Description:**  
 79 EMBASSY 60X14 SERIAL #8514

**Details for Mobile Home #1**

<b>Make:</b> Embassy	<b>Model:</b>	<b>Serial Number:</b> 8514	<b>Quality:</b> Fair
<b>Condition:</b> Poor	<b>Width Type:</b> 1	<b>Year Built:</b> 1979	<b>Living Area:</b> 840
<b>Length/Width:</b> 60/14	<b>Add Sqft:</b>	<b>Skirting:</b> Aluminum	<b>Foundation:</b> Pit Set
<b>Exterior Wall:</b> Metal-Siding	<b>Roof Type:</b> Metal	<b>Flooring:</b> Vinyl	<b>Heat Type:</b> Base/Frc-Air
<b>Fuel Type:</b> Electric	<b>A/C:</b>	<b>Wood Stove:</b> No	<b>Fireplace:</b> No
<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>3/4 Baths:</b>	<b>Half Baths:</b>
<b>Fixtures:</b> 5	<b>Carport:</b>	<b>Wood Deck:</b> 252	<b>Patio:</b>
<b>Cover:</b>	<b>Attached Garage:</b>		

**Utility Information:***(indicates utility is available at parcel boundary)*

<b>Gas:</b> No	<b>Electricity:</b> Yes	<b>Water:</b> Well	<b>Sewer/Septic:</b> Septic
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**Site Information:**

<b>Property Type:</b> Mobile-Home	<b>Zoning:</b>	<b>Street Type:</b> Private	<b>Street Finish:</b> Gravel
<b>Traffic:</b> None	<b>Side Walk:</b> No	<b>Curbs:</b> No	<b>Location:</b> Road-Frntage

**Details for Segregation/Merger | View Seg Merge Documents | View Before and After Image**

<b>Document Number:</b>	<b>Seg/Merge Type:</b>
<b>Parent Year:</b>	<b>Child Year:</b>
<b>Status:</b>	<b>Status Date:</b>

**Expanded Details for Parcel involvement of Segregation**  
 Parcel Number | Involvement | Final Status | Final Size |

**Tax Breakdown Information\***

**Details for Tax Year 2025**

District	Regular Rate	Regular Value	Regular Tax	Excess Rate	Excess Value	Excess Tax
County Ems	0.24635003	\$16,400	\$4.04	0.00000000	\$16,400	\$0.00
County Flood Control	0.05390108	\$16,400	\$0.88	0.00000000	\$16,400	\$0.00
Highland School	0.00000000	\$16,400	\$0.00	1.67252702	\$16,400	\$27.43
Highland School Technology Improvement	0.00000000	\$16,400	\$0.00	1.30438523	\$16,400	\$21.39
State School Levy	1.57299818	\$16,400	\$25.80	0.00000000	\$16,400	\$0.00
State School Levy Part 2	0.84674038	\$16,400	\$13.89	0.00000000	\$16,400	\$0.00
Yakima County	0.95978589	\$16,400	\$15.74	0.00000000	\$16,400	\$0.00
Yakima County Fire District 1	0.99591475	\$16,400	\$16.33	0.00000000	\$16,400	\$0.00
Yakima County Fire District 1 Bonds	0.00000000	\$16,400	\$0.00	0.20798295	\$16,400	\$3.41
Yakima County Road	1.23982656	\$16,400	\$20.33	0.00000000	\$16,400	\$0.00
Yakima Valley Regional Library	0.28630248	\$16,400	\$4.70	0.00000000	\$16,400	\$0.00
<b>Total</b>	<b>6.20181935</b>	<b>\$16,400</b>	<b>\$101.71</b>	<b>3.18489520</b>	<b>\$16,400</b>	<b>\$52.23</b>

*\*Please Note: These are not guaranteed tax amounts and are only provided for convenience. Tax amounts above may have rounding errors and are only provided as an indication of what taxes would be if the parcel were taxed at 100% Assessed values for the full tax year. In addition, no assessments are included in these lists and may be included in the property tax bill. If you want exact current tax amounts please view this property on the County Treasurer Tax Portal.*

**Value Breakdown Information**

Value Type	2025	2024	2023	2022	2021	2020	2019
Taxable Value Regular	\$16,400	\$14,300	\$12,000	\$11,700	\$11,400	\$11,100	\$10,100
Taxable Value Excess	\$16,400	\$14,300	\$12,000	\$11,700	\$11,400	\$11,100	\$10,100
Market Improvement	\$16,400	\$14,300	\$12,000	\$11,700	\$11,400	\$11,100	\$10,100



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