



Yakima County WA, Property Record Card

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171422-31003

Owners: Dave Edward Trepanier

Assessed Value

8831 Naches Heights Rd

\$229,200

PROPERTY DETAILS

Parcel Number	171422-31003
Situs Address	8831 Naches Heights Rd
Property Use	11 Single Unit
Tax Code Area	502
Property Size	0.77
Neighborhood	483
Owners	Dave Edward Trepanier
Legal Description	W 320 FT OF S 100 FT OF N 450 FT OF NE1/4 SW1/4 LY E'LY OF CO.RD.
Fire District	Yakima County Fire District 1
School District	Highland School District #203
Total Bldg SQFT	1,096

UTILITY INFORMATION

Gas	No	Electricity	Yes	Water	Well
Sewer / Septic	Septic				

SITE INFORMATION

Property Type	Residential	Zoning	Rldp	Street Type	Two-Way
Street Finish	Paved/Asphlt	Traffic	Medium	Side Walk	No
Curbs	No	Location	Road-Frntage		

LAND

DETAILS FOR LAND RECORD #1

Land Flag	Mdl	Soil Class	Prime	Calc CU	No
Water Source	Well	Sewer Source	Septic	Flood Plain	No
Lot Shape	Irregular	Topography	Level	Land View	No View
Landscaping	Minimal	Value Method	Acres	Lots	1
Square Feet	33,417 sqft		Acre(s)	0.770	

RESIDENTIAL

DETAILS FOR RESIDENCE SECTION #1

Building Type	Conventional	Quality	Fair	Condition	Average
Year Built	1949	Stories	1.00	Bedrooms	3
Main Floor	1,096	Upper Floor	-	Addl. Area	-
Full Baths	1	3/4 Baths	-	Half Baths	-
Fixtures	5	Basement	-	Finished Bsmt	-
Attached Garage	-	Built in Garage	-	Wood Deck	-
Patio	-	Cover	-	Masonry Trim	-
Roof Type	Gable	Roof Material	Metal	Flooring	Carpet
Exterior Wall	Wood-Siding	Foundation	Concrete	Fuel Type	Electric
Heat Type	Forced-Duct	Central Air	-	Wood Stove	-
Fireplace	-	Prefab Fireplace	-		

COMMERCIAL

No data to display

DETACHED STRUCTURES

DETAILS FOR DETACHED STRUCTURE #1

Structure Type	Garage	Quality	Average	Condition	Good
Construction	Wood-Frame	Construction Type	Frame	Foundation	Garage
Ext. Wall Type	Wood	Roof Type	Gable	Roofing Material	Metal
Flooring	Cncrt-Slab	Year Built	1949	Measure 1	20
Measure 2	40	Main Finished	800		

AGRICULTURE

No data to display

EXCISE TRANSACTIONS

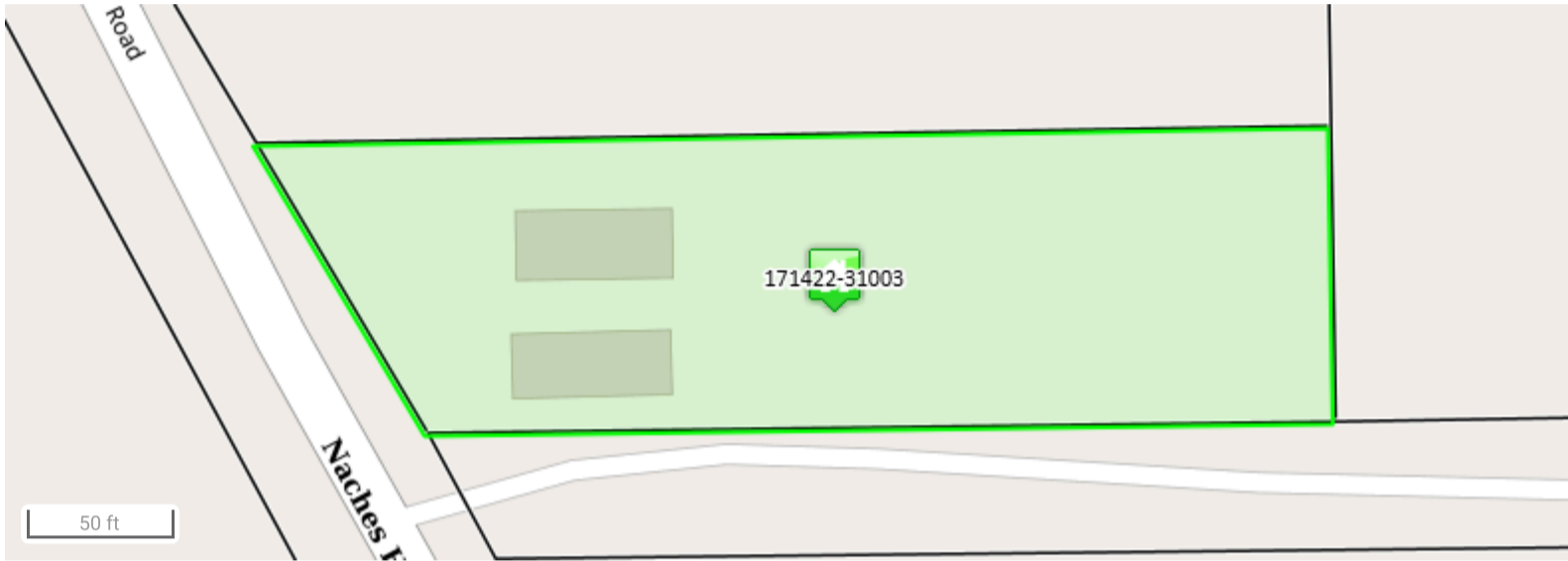
EXCISE #	GRANTOR NAME	EXCISE DATE	SALE PRICE	DOCUMENT TYPE	PORTION (Y/N)	PARCEL(S) SOLD
-	-	-	-	-	-	-

VALUES

VALUE TYPE	2025	2024	2023	2022	2021	2020	2019
Taxable Value Regular	\$229,200	\$207,600	\$166,700	\$147,500	\$133,300	\$130,600	\$119,500
Taxable Value Excess	\$229,200	\$207,600	\$166,700	\$147,500	\$133,300	\$130,600	\$119,500
Market Land	\$62,900	\$56,800	\$52,400	\$51,200	\$47,600	\$39,300	\$39,300
Market Improvement	\$166,300	\$150,800	\$114,300	\$96,300	\$85,700	\$91,300	\$80,200

TAX BREAKDOWN

DISTRICT	TAX RATE	ASSESSED VALUE	TAX
County Ems	0.25000000000000	\$207,600	\$51.90
County Flood Control	0.05513604680100	\$207,600	\$11.45
Highland School	1.66239640772800	\$207,600	\$345.11
Highland School Bonds	0.00000000000000	\$207,600	\$0.00
Highland School Technology Improvement	1.34066986476700	\$207,600	\$278.32
State School Levy	1.43728317636200	\$207,600	\$298.38
State School Levy Part 2	0.77100703019800	\$207,600	\$160.06
Yakima County	0.97798948507300	\$207,600	\$203.03
Yakima County Fire District 1	0.68986971054400	\$207,600	\$143.22
Yakima County Fire District 1 Bonds	0.19146681311600	\$207,600	\$39.75
Yakima County Road	1.30049520483300	\$207,600	\$269.98
Yakima Valley Regional Library	0.29320895483300	\$207,600	\$60.87





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Residence 1

LM - Main Living



1st Floor

