

Parcel Number: 171422-42406
Situs Address: 140 Trepanier Ct Tieton
Property Use: 91 Undeveloped Land
Tax Code Area: 502
Property Size: 1.00
Neighborhood: 483
Owners: Dave E Trepanier
Abbreviated Legal Description:
SP 85-159 LOT 3

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

| | | | | | | | |
|-------------|----|---------------------|-----|---------------|------|----------------------|--------|
| Gas: | No | Electricity: | Yes | Water: | Well | Sewer/Septic: | Septic |
|-------------|----|---------------------|-----|---------------|------|----------------------|--------|

Site Information:

| | | | | | | | |
|-----------------------|-------------|-------------------|-------|---------------------|---------|-----------------------|--------------|
| Property Type: | Residential | Zoning: | R10/5 | Street Type: | Private | Street Finish: | Gravel |
| Traffic: | Light | Side Walk: | No | Curbs: | No | Location: | Road-Frntage |

Details for Land Record #1

| | | | | | | | |
|----------------------|---------|---------------------|---------|----------------------|-----------|----------------------|-------|
| Land Flag: | MDL | Soil Class: | 1 | Calc CU: | No | Water Source: | Well |
| Sewer Source: | Septic | Flood Plain: | No | Lot Shape: | Rectangle | Topography: | Level |
| Land View: | No View | Landscaping: | Minimal | Value Method: | Acres | Lots: | 1 |
| SquareFeet: | | Acre(s): | 1.000 | | | | |

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

| | | |
|-------------------------|------------------------|--|
| Document Number: | Seg/Merge Type: | Expanded Details for Parcel involvement of Segregation |
| Parent Year: | Child Year: | |
| Status: | Status Date: | 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 | \$66,500 | \$16.38 | 0.00000000 | \$66,500 | \$0.00 |
| County Flood Control | 0.05390108 | \$66,500 | \$3.58 | 0.00000000 | \$66,500 | \$0.00 |
| Highland School | 0.00000000 | \$66,500 | \$0.00 | 1.67252702 | \$66,500 | \$111.22 |
| Highland School Technology Improvement | 0.00000000 | \$66,500 | \$0.00 | 1.30438523 | \$66,500 | \$86.74 |
| State School Levy | 1.57299818 | \$66,500 | \$104.60 | 0.00000000 | \$66,500 | \$0.00 |
| State School Levy Part 2 | 0.84674038 | \$66,500 | \$56.31 | 0.00000000 | \$66,500 | \$0.00 |
| Yakima County | 0.95978589 | \$66,500 | \$63.83 | 0.00000000 | \$66,500 | \$0.00 |
| Yakima County Fire District 1 | 0.99591475 | \$66,500 | \$66.23 | 0.00000000 | \$66,500 | \$0.00 |
| Yakima County Fire District 1 Bonds | 0.00000000 | \$66,500 | \$0.00 | 0.20798295 | \$66,500 | \$13.83 |
| Yakima County Road | 1.23982656 | \$66,500 | \$82.45 | 0.00000000 | \$66,500 | \$0.00 |
| Yakima Valley Regional Library | 0.28630248 | \$66,500 | \$19.04 | 0.00000000 | \$66,500 | \$0.00 |
| Total | 6.20181935 | \$66,500 | \$412.42 | 3.18489520 | \$66,500 | \$211.79 |

**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 | \$66,500 | \$60,500 | \$55,200 | \$54,000 | \$50,100 | \$41,300 | \$41,300 |
| Taxable Value Excess | \$66,500 | \$60,500 | \$55,200 | \$54,000 | \$50,100 | \$41,300 | \$41,300 |
| Market Land | \$66,500 | \$60,500 | \$55,200 | \$54,000 | \$50,100 | \$41,300 | \$41,300 |



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