

Parcel Number: 300000-12158
Situs Address: 140 Trepanier Ct Cowiche
Property Use: 11 Single Unit
Tax Code Area: 502
Property Size: **Neighborhood:** 483
Owners: Dave E Trepanier
Abbreviated Legal Description:
1992 ARDMORE 40X28 SER# 112387

Details for Mobile Home #1

Make:	Ardmore	Model:		Serial Number:	112387	Quality:	Average
Condition:	Average	Width Type:	2	Year Built:	1992	Living Area	1,107
Length/Width:	41/27	Addl Sqft:		Skirting:	Aluminum	Foundation:	Pit Set
Exterior Wall:	Wood-Siding	Roof Type:	Composition	Flooring:	Carpet	Heat Type:	Base/Frc-Air
Fuel Type:	Electric	A/C:		Wood Stove:	No	Fireplace:	No
Bedrooms:	3	Full Baths:	2	3/4 Baths:		Half Baths:	
Fixtures:	11	Carport:		Wood Deck:		Patio:	
Cover:		Attached Garage:					

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

Gas:	No	Electricity:	Yes	Water:	Well	Sewer/Septic:	Septic
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Site Information:

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

Excise Transactions on Parcel Number 300000-12158

Excise #	Grantor Name	Excise Date	Sale Price	Document Type	Portion (Y/N)	Parcel(s) Sold
390600	Trepanier, Ed J & Pauline	Feb 15, 2007	\$0	Mobile Home Title Transfer	No	1
314559	Willard	Nov 6, 1998	\$20,200	Mobile Home Title Transfer	No	1

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

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

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	\$33,500	\$8.25	0.00000000	\$33,500	\$0.00
County Flood Control	0.05390108	\$33,500	\$1.81	0.00000000	\$33,500	\$0.00
Highland School	0.00000000	\$33,500	\$0.00	1.67252702	\$33,500	\$56.03
Highland School Technology Improvement	0.00000000	\$33,500	\$0.00	1.30438523	\$33,500	\$43.70
State School Levy	1.57299818	\$33,500	\$52.70	0.00000000	\$33,500	\$0.00
State School Levy Part 2	0.84674038	\$33,500	\$28.37	0.00000000	\$33,500	\$0.00
Yakima County	0.95978589	\$33,500	\$32.15	0.00000000	\$33,500	\$0.00
Yakima County Fire District 1	0.99591475	\$33,500	\$33.36	0.00000000	\$33,500	\$0.00
Yakima County Fire District 1 Bonds	0.00000000	\$33,500	\$0.00	0.20798295	\$33,500	\$6.97
Yakima County Road	1.23982656	\$33,500	\$41.53	0.00000000	\$33,500	\$0.00
Yakima Valley Regional Library	0.28630248	\$33,500	\$9.59	0.00000000	\$33,500	\$0.00
Total	6.20181935	\$33,500	\$207.76	3.18489520	\$33,500	\$106.70

*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	\$33,500	\$30,300	\$25,500	\$25,500	\$25,700	\$24,800	\$23,200
Taxable Value Excess	\$33,500	\$30,300	\$25,500	\$25,500	\$25,700	\$24,800	\$23,200
Market Improvement	\$33,500	\$30,300	\$25,500	\$25,500	\$25,700	\$24,800	\$23,200



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