



# Yakima County WA, Property Record Card

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171422-42404

Owners: Dave E Trepanier

Assessed Value

Naches Heights/Rudd

\$73,300

### PROPERTY DETAILS

Parcel Number	171422-42404
Situs Address	Naches Heights/Rudd
Property Use	91 Undeveloped Land
Tax Code Area	502
Property Size	1.54
Neighborhood	483
Owners	Dave E Trepanier
Legal Description	SP 85-158 LOT 4
Fire District	Yakima County Fire District 1
School District	Highland School District #203
Total Bldg SQFT	-

### UTILITY INFORMATION

Gas	No	Electricity	Yes	Water	Well
Sewer / Septic	Septic				

### SITE INFORMATION

Property Type	Residential	Zoning	R10/5	Street Type	Private
Street Finish	Dirt	Traffic	Light	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	67,055 sqft		Acre(s)	1.540	

### RESIDENTIAL

No data to display

### COMMERCIAL

No data to display

### DETACHED STRUCTURES

No data to display

## AGRICULTURE

No data to display

## EXCISE TRANSACTIONS

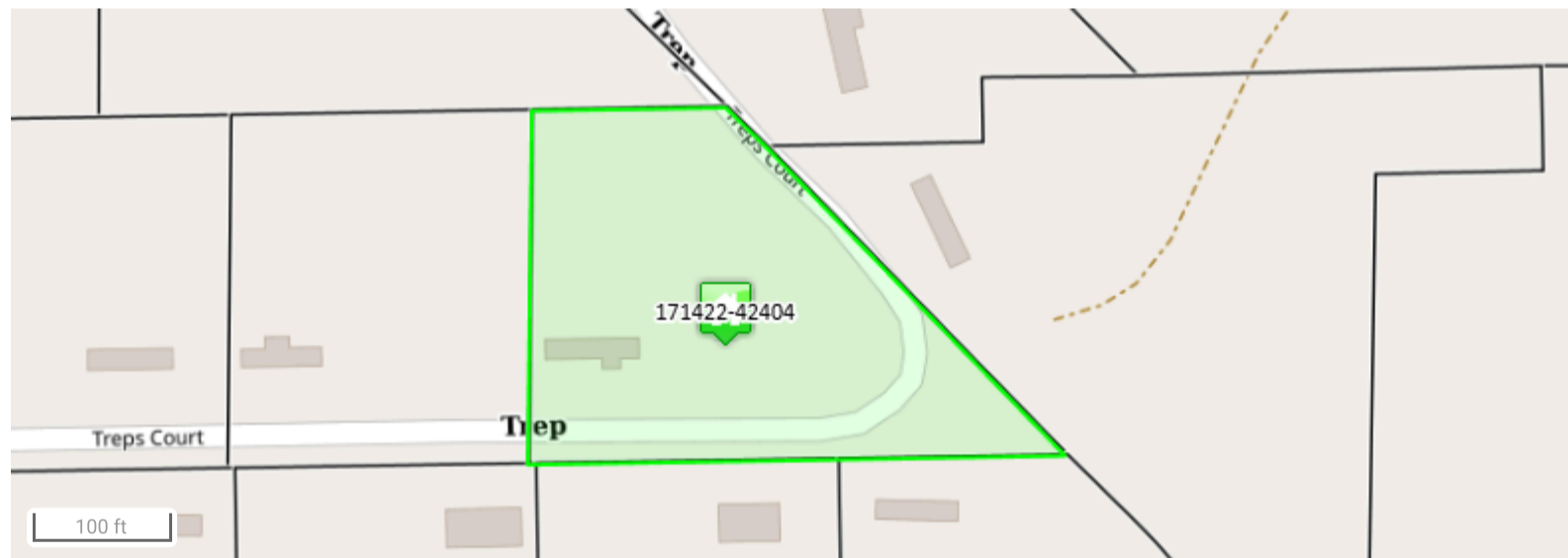
EXCISE #	GRANTOR NAME	EXCISE DATE	SALE PRICE	DOCUMENT TYPE	PORTION (Y/N)	PARCEL(S) SOLD
370054	Pr Of Estate Of Pauline A Trepanier	01/13/2005	\$0	Personal Representative Deed	N	-
388782	Trepanier, Joseph Nels	11/28/2006	\$0	Statutory Warranty Deed	N	-

## VALUES

VALUE TYPE	2025	2024	2023	2022	2021	2020	2019
Taxable Value Regular	\$73,300	\$67,100	\$60,600	\$59,200	\$54,900	\$45,100	\$45,100
Taxable Value Excess	\$73,300	\$67,100	\$60,600	\$59,200	\$54,900	\$45,100	\$45,100
Market Land	\$73,300	\$67,100	\$60,600	\$59,200	\$54,900	\$45,100	\$45,100

## TAX BREAKDOWN

DISTRICT	TAX RATE	ASSESSED VALUE	TAX
County Ems	0.250000000000000	\$67,100	\$16.78
County Flood Control	0.05513604680100	\$67,100	\$3.70
Highland School	1.66239640772800	\$67,100	\$111.55
Highland School Bonds	0.000000000000000	\$67,100	\$0.00
Highland School Technology Improvement	1.34066986476700	\$67,100	\$89.96
State School Levy	1.43728317636200	\$67,100	\$96.44
State School Levy Part 2	0.77100703019800	\$67,100	\$51.73
Yakima County	0.97798948507300	\$67,100	\$65.62
Yakima County Fire District 1	0.68986971054400	\$67,100	\$46.29
Yakima County Fire District 1 Bonds	0.19146681311600	\$67,100	\$12.85
Yakima County Road	1.30049520483300	\$67,100	\$87.26
Yakima Valley Regional Library	0.29320895483300	\$67,100	\$19.67





**NACHES HEIGHTS/RUDD , WA**



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Data last updated: 04/07/2025