

**Parcel Number:** 171422-31403  
**Situs Address:** 91 Trepanier Ct Cowiche  
**Property Use:** 91 Undeveloped Land  
**Tax Code Area:** 502  
**Property Size:** 1.27  
**Neighborhood:** 483  
**Owners:** Dave E Trepanier  
**Abbreviated Legal Description:**  
Section 22 Township 14 Range 17 Quarter SW: SPM 85-158 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  
**Traffic:** Light      **Side Walk:** No      **Curbs:** No      **Street Finish:** Gravel  
**Location:** Road-Frntage

**Details for Land Record #1**

**Land Flag:** MDL      **Soil Class:** 1      **Calc CU:** No  
**Sewer Source:** Septic      **Flood Plain:** No      **Lot Shape:** Rectangle  
**Land View:** No View      **Landscaping:** Minimal      **Value Method:** Acres  
**SquareFeet:**      **Acres(s):** 1.270      **Water Source:** Well  
**Topography:** Level  
**Lots:** 1

**Excise Transactions on Parcel Number 171422-31403**

Excise #	Grantor Name	Excise Date	Sale Price	Document Type	Portion (Y/N)	Parcel(s) Sold
388782	Trepanier, Joseph Nels	Nov 28, 2006	\$0	Statutory Warranty Deed	No	9
370054	Pr Of Estate Of Pauline A Trepanier	Jan 13, 2005	\$0	Personal Representative Deed	No	15

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

**Document Number:**  
**Parent Year:**  
**Status:**

**Seg/Merge Type:**  
**Child Year:**  
**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	\$70,200	\$17.29	0.00000000	\$70,200	\$0.00
County Flood Control	0.05390108	\$70,200	\$3.78	0.00000000	\$70,200	\$0.00
Highland School	0.00000000	\$70,200	\$0.00	1.67252702	\$70,200	\$117.41
Highland School Technology Improvement	0.00000000	\$70,200	\$0.00	1.30438523	\$70,200	\$91.57
State School Levy	1.57299818	\$70,200	\$110.42	0.00000000	\$70,200	\$0.00
State School Levy Part 2	0.84674038	\$70,200	\$59.44	0.00000000	\$70,200	\$0.00
Yakima County	0.95978589	\$70,200	\$67.38	0.00000000	\$70,200	\$0.00
Yakima County Fire District 1	0.99591475	\$70,200	\$69.91	0.00000000	\$70,200	\$0.00
Yakima County Fire District 1 Bonds	0.00000000	\$70,200	\$0.00	0.20798295	\$70,200	\$14.60
Yakima County Road	1.23982656	\$70,200	\$87.04	0.00000000	\$70,200	\$0.00
Yakima Valley Regional Library	0.28630248	\$70,200	\$20.10	0.00000000	\$70,200	\$0.00
<b>Total</b>	<b>6.20181935</b>	<b>\$70,200</b>	<b>\$435.36</b>	<b>3.18489520</b>	<b>\$70,200</b>	<b>\$223.58</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	\$70,200	\$64,000	\$58,100	\$56,800	\$52,700	\$43,400	\$43,400
Taxable Value Excess	\$70,200	\$64,000	\$58,100	\$56,800	\$52,700	\$43,400	\$43,400
Market Land	\$70,200	\$64,000	\$58,100	\$56,800	\$52,700	\$43,400	\$43,400



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