



Property Fact Sheet for Account 50490000

April 17, 2018

General Information

Property Account	50490000
Site Address	1200 FRANKLIN ST, VANCOUVER, 98660
Owner	CLARK COUNTY GENERAL SERVICES
Mail Address	ATTN: ANN CHRISTIAN PO BOX 5000 VANCOUVER WA , 98666 US
Land Use	GOVERNMENT OFFICES AND COURTS
Property Status	Active
Tax Status	TOTAL EXEMPTION
1st Line Legal	SLOCUMS ADDN BLKS A, B, H & LOTS 1 THRU 6 BLK G CONTD LI2
Area (approx.)	216,200 sq. ft. / 4.96 acres

Assessment (2017 Values for 2018 Taxes)

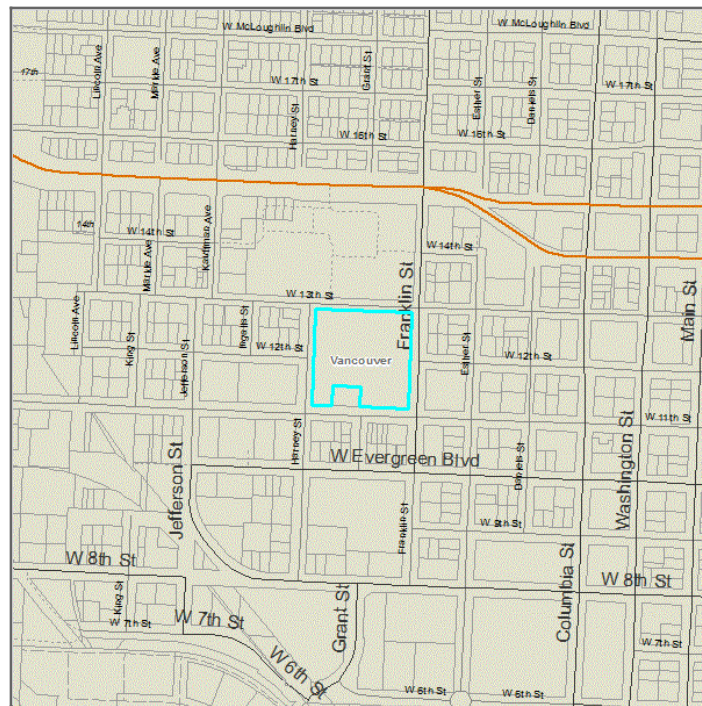
Land Value	\$3,675,400.00
Building Value	\$34,056,400.00
Total Property Value	\$37,731,800.00
Total Taxable Value	\$0.00

Most Recent Sale

Sale Date	
Document Type	
Sale Number	
Sale Amount	

Administrative

Zoning Designation	City Center (CX)
Zoning Overlay(s)	Building Lines 20.630 Blank Walls 20.630 Transit Overlay Tier One 20.550 Central City Plan District 20.265 Floor Area Ratio 1:1 20.550 Noise Impact Overlay District 20.520 Max Bldg Height (100-200) 20.630
Comprehensive Plan	Commercial
Comp. Plan Overlay(s)	none
Census Tract	424.00
Jurisdiction	Vancouver
Fire District	Vancouver Fire
Park District	District A
School District	Vancouver
Elementary	Hough
Middle School	Discovery
High School	Hudsons Bay
Sewer District	Vancouver
Water District	Vancouver
Neighborhood	n/a
Section-Township-Range	NW 1/4,S27,T2N,R1E
Urban Growth Area	Vancouver
C-Tran Benefit Area	Yes
School Impact Fee	Vancouver
Transportation Impact Fee	Columbia
Transportation Analysis Zone	23
Waste Connections	Tuesday
Garbage Collection Day	
Last Street Sweeping	n/a



Wetlands and Soil Types

Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / LgB
Critical Aquifer Recharge Area	
FEMA Map / FIRM Panel	53011C0368D
Watershed	Columbia Slope
Sub Watershed	Columbia Slope

Geological Hazards

Slope Stability	
Geological Hazard	
NEHRP Class	C
Liquefaction	Very Low

Habitat and Cultural Resources

Priority Habitat	
Habitat Area Buffer	
Species Area Buffer	
Archaeological Probability	Level B - Lower Probability
Archaeological Site Buffer	Yes
Historic Site	INV -

CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Intermix	No

Clark County does not warrant the accuracy, reliability or timeliness of any information in this report, and shall not be held liable for losses caused by using this information.