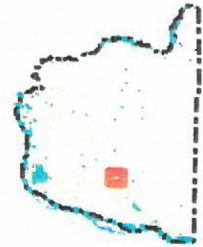
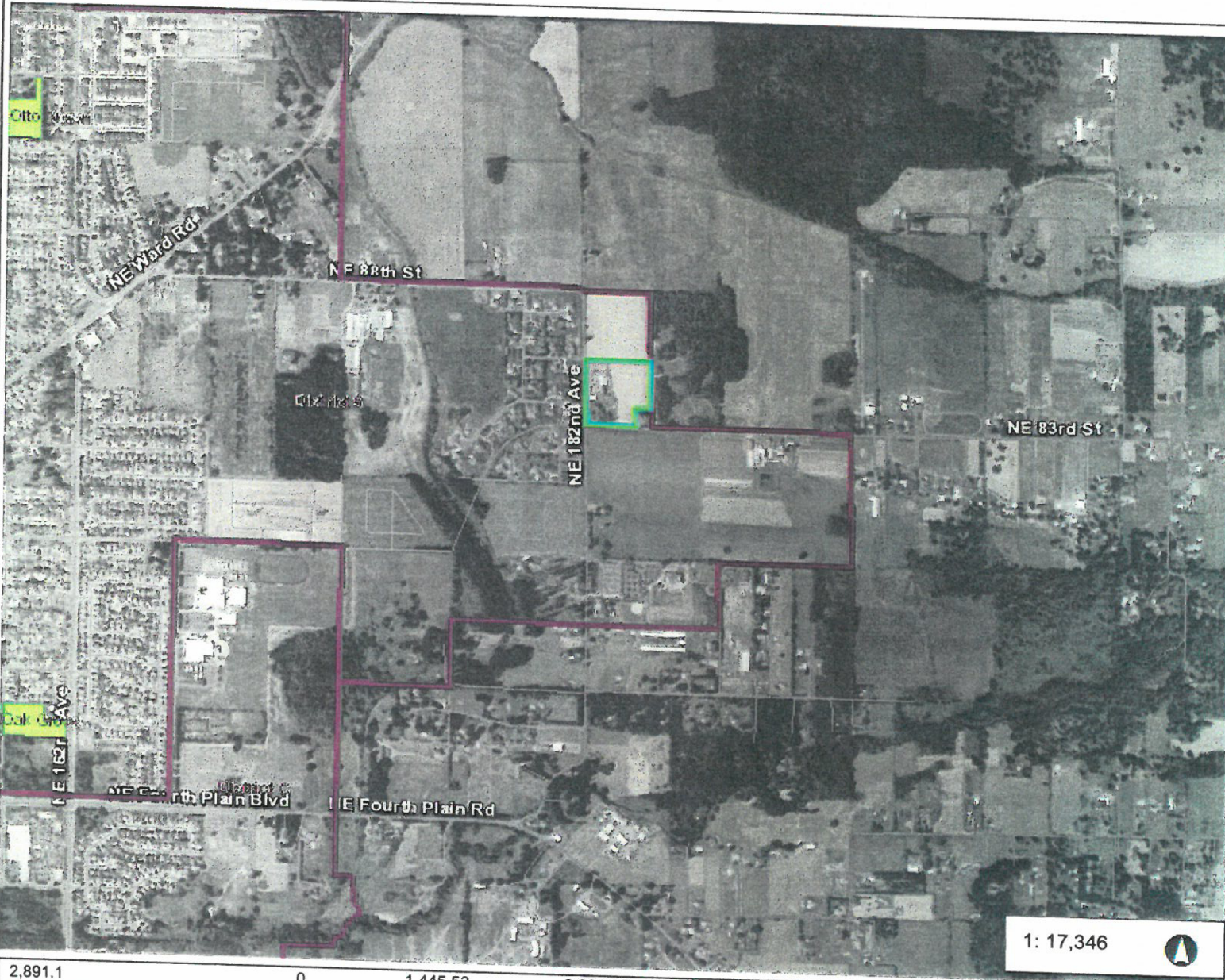




Anderson Property- PIF 5



Legend

- Park District
- Park Type**
- Unknown
- Neighborhood Park
- Community Park
- Regional Park
- State Park
- Undefined Park
- Pocket Park
- Signature Park
- School Park
- Urban Open Space; Urban Natural
- Regional Open Space
- Trails and Greenspace
- Waterfront park
- Water/Drainage Utility
- Special Facility
- Easements
- Roads**
- MajorRoads**
- Interstate
- Interstate Ramps
- State Route
- State Route Ramps

Notes:

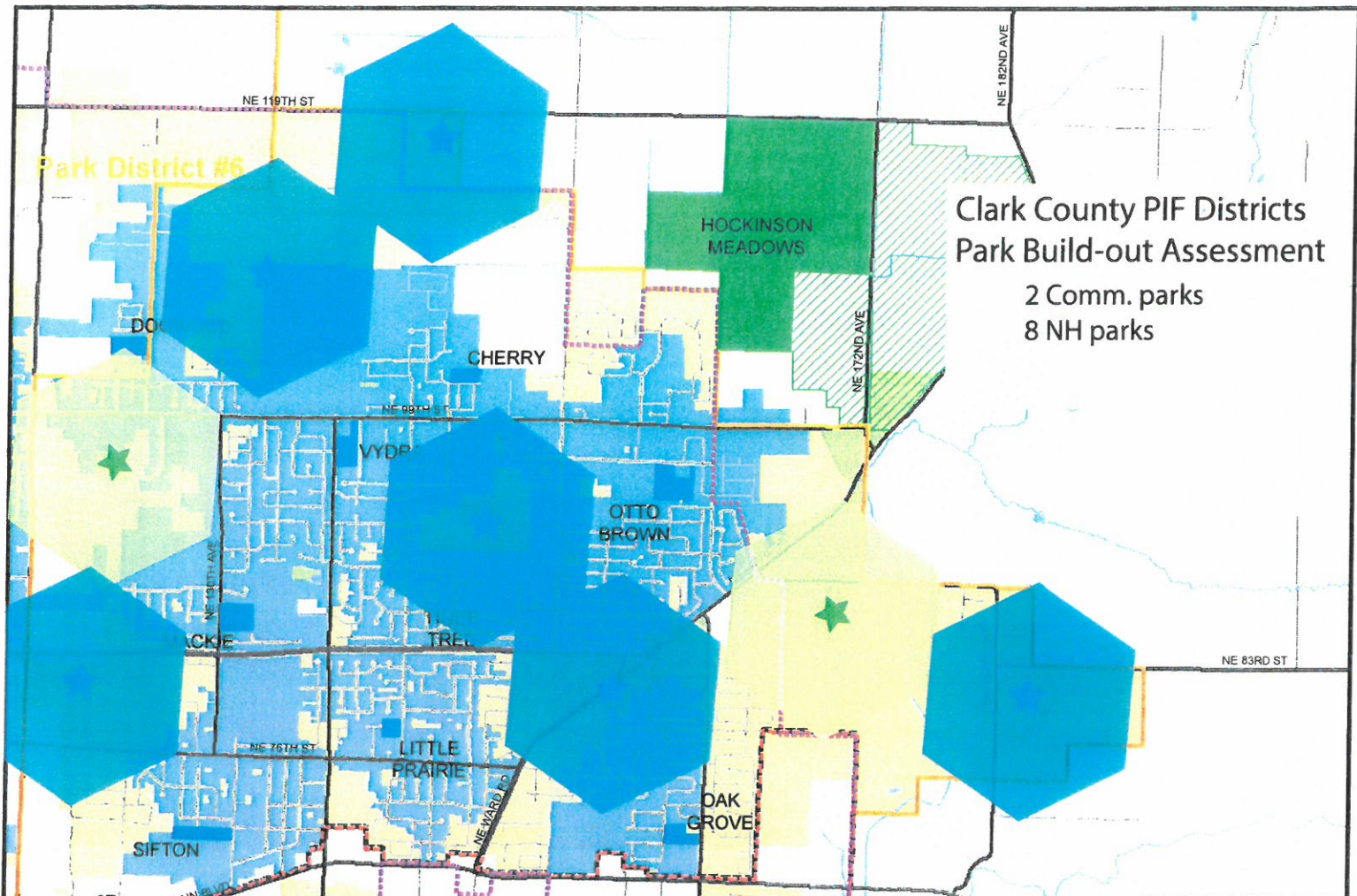
2,891.1 0 1,445.53 2,891.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Clark County PIF Districts Park Build-out Assessment

2 Comm. parks
8 NH parks



PIF District 5 Need Assessment

Projected Future Community Parks

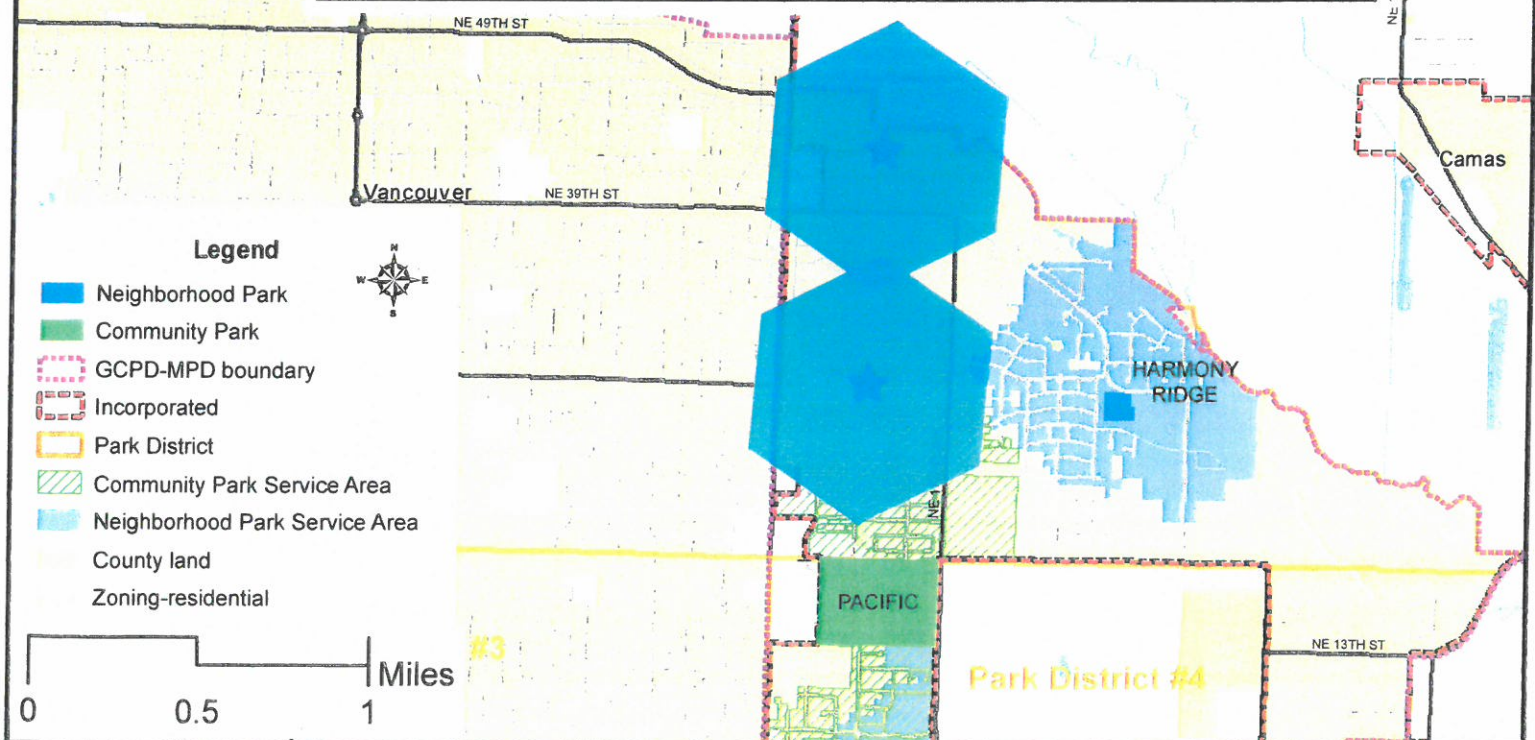
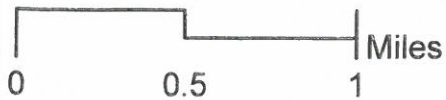
	parks	2014 Need 30-20 acres	2020 Need 30-20 acres	2035 Need 30-20 acres
PARK DISTRICT 5 - Shared PIF District	2	1.3-2	1.5-2.3	2.2-3.3

Projected Future Neighborhood Parks

	parks	2014 Need 4.6-2 acres	2020 Need 4.6-2 acres	2035 Need 4.6-2acres
PARK DISTRICT 5 - county only portion	10	3-6.7	3.8-8.7	6.7-15.5

Legend

- Neighborhood Park
- Community Park
- GCPD-MPD boundary
- Incorporated
- Park District
- Community Park Service Area
- Neighborhood Park Service Area
- County land
- Zoning-residential





Property Fact Sheet for Account 168624000

January 19, 2018

General Information

Property Account	168624000
Site Address	18212 NE 83RD ST, VANCOUVER, 98682
Owner	ANDERSON EUGENE & ANDERSON LINDA TRUSTEE
Mail Address	PO BOX 821669 VANCOUVER WA , 98682 US
Land Use	SFR UNIT NOT SHARING STRUCTURE WITH OTHER USES
Property Status	Active
Tax Status	Regular
1st Line Legal	#14 SEC 6 T2NR3EWM 9.57A
Area (approx.)	416,869 sq. ft. / 9.57 acres

Assessment (2017 Values for 2018 Taxes)

Land Value	\$755,498.00
Building Value	\$256,412.00
Total Property Value	\$1,011,910.00
Total Taxable Value	\$1,011,910.00

Most Recent Sale

Sale Date	06/18/2004
Document Type	D-QCD
Sale Number	0545647
Sale Amount	\$0.00

Administrative

Zoning Designation	Single Family Residential (R1-10)
Zoning Overlay(s)	none
Comprehensive Plan	Urban Low Density Residential
Comp. Plan Overlay(s)	none
Census Tract	406.03
Jurisdiction	Clark County
Fire District	FD 5
Park District	District 5
School District	Evergreen
Elementary	Pioneer
Middle School	Frontier
High School	Union
Sewer District	Vancouver
Water District	Clark Public Utilities
Neighborhood	Proebstel
Section-Township-Range	SE 1/4,S06,T2N,R3E
Urban Growth Area	Vancouver
C-Tran Benefit Area	No
School Impact Fee	Evergreen
Transportation Impact Fee	Orchards
Transportation Analysis Zone	497
Waste Connections	Monday
Garbage Collection Day	Monday
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Intermix	No



Wetlands and Soil Types

Wetland Class	No Mapping Indicators
Wetland Inventory	Presence
Flood Hazard Area	Outside Flood Area
Shoreline Designation	Urban Conservancy
Soil Types / Class	Non-Hydric / HIA Hydric / MIA
Critical Aquifer Recharge Area	
FEMA Map / FIRM Panel	53011C0411D
Watershed	Lacamas Creek
Sub Watershed	Lower Fifth Plain Creek Shanghai Creek

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	Moderate-High High
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators



Property Fact Sheet for Account 168627000

January 19, 2018

General Information

Property Account	168627000
Site Address	18402 NE 83RD ST, VANCOUVER, 98682
Owner	EDMUNDS RICK L & EDMUNDS ANGELA C
Mail Address	18402 NE 83RD ST VANCOUVER WA , 98682
Land Use	SFR UNIT NOT SHARING STRUCTURE WITH OTHER USES
Property Status	Active
Tax Status	Regular
1st Line Legal	#17 SEC 6 T2NR3EWM .69A
Area (approx.)	30,056 sq. ft. / 0.69 acres

Assessment (2017 Values for 2018 Taxes)

Land Value	\$143,199.00
Building Value	\$168,896.00
Total Property Value	\$312,095.00
Total Taxable Value	\$312,095.00

Most Recent Sale

Sale Date	09/09/2014
Document Type	D-SWD
Sale Number	715093
Sale Amount	\$284,950.00

Administrative

Zoning Designation	Single Family Residential (R1-10)
Zoning Overlay(s)	none
Comprehensive Plan	Urban Low Density Residential
Comp. Plan Overlay(s)	none
Census Tract	406.03
Jurisdiction	Clark County
Fire District	FD 5
Park District	District 5
School District	Evergreen
Elementary	Pioneer
Middle School	Frontier
High School	Union
Sewer District	Vancouver
Water District	Clark Public Utilities
Neighborhood	Proebstel
Section-Township-Range	SE 1/4,S06,T2N,R3E
Urban Growth Area	Vancouver
C-Tran Benefit Area	No
School Impact Fee	Evergreen
Transportation Impact Fee	Orchards
Transportation Analysis Zone	497
Waste Connections	Monday
Garbage Collection Day	
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Intermix	No



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 / HIA Hydric / MIA
Critical Aquifer Recharge Area	
FEMA Map / FIRM Panel	53011C0411D
Watershed	Lacamas Creek
Sub Watershed	Lower Fifth Plain Creek Shanghai Creek

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	Moderate-High High
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators



Property Fact Sheet for Account 168637000

January 19, 2018

General Information

Property Account	168637000
Site Address	
Owner	E2L2 PROPERTIES LLC
Mail Address	PO BOX 821669 VANCOUVER WA , 98682
Land Use	UNUSED OR VACANT LAND - NO IMPROVEMENTS
Property Status	Active
Tax Status	Regular
1st Line Legal	#27 SEC 6 T2N R3EWM 5.13A
Area (approx.)	223,463 sq. ft. / 5.13 acres

Assessment (2017 Values for 2018 Taxes)

Land Value	\$522,760.00
Building Value	\$0.00
Total Property Value	\$522,760.00
Total Taxable Value	\$522,760.00

Most Recent Sale

Sale Date	04/18/2016
Document Type	D-B&S
Sale Number	748794
Sale Amount	\$0.00

Administrative

Zoning Designation	Single Family Residential (R1-10)
Zoning Overlay(s)	none
Comprehensive Plan	Urban Low Density Residential
Comp. Plan Overlay(s)	none
Census Tract	406.03
Jurisdiction	Clark County
Fire District	FD 5
Park District	District 5
School District	Evergreen
Elementary	Pioneer
Middle School	Frontier
High School	Union
Sewer District	Vancouver
Water District	Clark Public Utilities
Neighborhood	Proebstel
Section-Township-Range	SE 1/4,S06,T2N,R3E
Urban Growth Area	Vancouver
C-Tran Benefit Area	No
School Impact Fee	Evergreen
Transportation Impact Fee	Orchards
Transportation Analysis Zone	497
Waste Connections	Monday
Garbage Collection Day	
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Intermix	No



Wetlands and Soil Types

Wetland Class	No Mapping Indicators
Wetland Inventory	Presence
Flood Hazard Area	Outside Flood Area
Shoreline Designation	Urban Conservancy
Soil Types / Class	Non-Hydric / DoB Non-Hydric / HIA Hydric / HtA
Critical Aquifer Recharge Area	
FEMA Map / FIRM Panel	53011C0411D
Watershed	Lacamas Creek
Sub Watershed	Lower Fifth Plain Creek Shanghai Creek

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	Moderate-High High
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators