

Apple Tract 1  
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Parcel Number	Situs Address	Use Code	TCA	Size	NBHD
231015-11002	5881 Bethany Rd	83 Current Use Agricultural	463	149.33 Acre(s)	263

**Owner(s)**

Cervantes Orchards & Vineyards Llc

**Abbreviated Legal Description**

NE1/4 EX ROZA CAN R/W EX BEG SE COR, TH N 839.07 FT, TH S 53^33'21 E 350.22 FT TH S 33^06'57 W 243.48 FT, TH S 25^27' 15 W 138.04 FT, TH S 01^43'25 W 303.85 FT, TH E 489.69 FT TO BEG EX CO RDS R/W ALSO BEG 30 FT E & 415 FT S OF NW COR SE1/4, TH N 415 FT, TH E 465 FT, TH SW'LY TO BEG

**Details for Residence #1**

<b>Building Style:</b> Traditional	<b>Stories:</b> 1.00	<b>Bedrooms:</b> 3
<b>Quality:</b> Average	<b>Main Floor:</b> 1,443	<b>Full Baths:</b>
<b>Condition:</b> Average	<b>Upper Floor:</b>	<b>3/4 Baths:</b>
<b>Year Built:</b> 1950	<b>Basement:</b> 600	<b>Half Baths:</b>
<b>Masonry Trim:</b>	<b>Finished Basement:</b>	<b>Fixtures:</b> 8
<b>Roof Type:</b> Hip	<b>Attached Garage:</b>	<b>Wood Stove:</b>
<b>Roof Material:</b> Shake	<b>Built in/Bsmt Garage:</b>	<b>Masonry Fireplace:</b> 1
<b>Flooring:</b> Carpet-Cncrt	<b>Wood Deck:</b>	<b>Prefab Fireplace:</b>
<b>Fuel Type:</b> Electric	<b>Patio:</b> 484	
<b>Heat Type:</b> Forced-Duct	<b>Cover:</b> 484	
<b>Central Air:</b>		

**Detailed Information for Detached Structure #1**

<b>Structure Type:</b> Utility-Bldg	<b>Exterior Wall Type:</b> Metal	<b>Measure 1:</b> 52
<b>Quality:</b> Low-Cost	<b>Roof Type:</b> Metal	<b>Measure 2:</b> 60
<b>Condition:</b> Average	<b>Roofing Material:</b> Gable	<b>Main Finished:</b> 3,120
<b>Construction:</b> Wood-Frame	<b>Flooring:</b> Cncrt-Slab	<b>Upper Finished:</b>
<b>Construction Type:</b> Pole	<b>Year Built:</b> 0	<b>Fixtures:</b>
<b>Foundation:</b> Concrete	<b>Stories:</b> 0.00	<b>Wood Stove(s):</b>

**Detailed Information for Land Record #1**

<b>Land Flag:</b> Cuhs	<b>Flood Plain:</b> No	<b>Value Method:</b> Lot
<b>Soil Class:</b> Prime	<b>Lot Shape:</b> Irregular	<b>Lots:</b> 1
<b>Calculate Current Use:</b> Yes	<b>Topography:</b> Rolling	<b>Squarefeet:</b>
<b>Water Source:</b>	<b>Land View:</b> Limited View	<b>Acre(s):</b> 1.00
<b>Sewer Source:</b>	<b>Landscaping:</b> Minimal	

**Detailed Information for Land Record #2**

<b>Land Flag:</b> A	<b>Flood Plain:</b> No	<b>Value Method:</b> Acres
<b>Soil Class:</b> Prime	<b>Lot Shape:</b>	<b>Lots:</b>
<b>Calculate Current Use:</b> Yes	<b>Topography:</b>	<b>Squarefeet:</b>
<b>Water Source:</b>	<b>Land View:</b>	<b>Acre(s):</b> 130.00
<b>Sewer Source:</b>	<b>Landscaping:</b>	

**Detailed Information for Land Record #3**

<b>Land Flag:</b> A	<b>Flood Plain:</b> No	<b>Value Method:</b> Acres
<b>Soil Class:</b> Fair	<b>Lot Shape:</b>	<b>Lots:</b>

Calculate Current Use: Yes

Water Source:

Sewer Source:

Topography:

Land View:

Landscaping:

Squarefeet:

Acre(s): 10.00

**Detailed Information for Land Record #4**

Land Flag: A

Soil Class: Dry/Range

Calculate Current Use: Yes

Water Source:

Sewer Source:

Flood Plain: No

Lot Shape:

Topography:

Land View:

Landscaping:

Value Method: Acres

Lots:

Squarefeet:

Acre(s): 8.33

**Detailed Information for Crop Records**

Land Record	Crop Record	Crop Type	Acres	Year Planted	Irrigation
2	1	Fuji	42.00	1993	Solid-Set
2	2	Bray	42.00	1993	Solid-Set
2	3	Gala	42.00	1993	Solid-Set
2	4	Irrig/Trellis	4.00	0	Solid-Set

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

Gas: No Electric: Yes Water: Well Sewer/Septic: Septic

**Site Information:**

Property Type: Agricultural Zoning: Ag Street Type: Two-Way Street Finish: Paved/Asphalt

Traffic: Light Side Walk: No Curbs: No Location: Road-Frontage

There are no sales in the database for this parcel.

There are no segregations related to this parcel in the database.

**Tax Breakdown Information\***

\*Please Note: These are not guaranteed tax amounts. They may have rounding errors and are only an indication of what taxes would be if this parcel were taxed at current values for this Tax Year.

Tax year 2010

District	Regular Rate	Regular Tax	Excess Rate	Excess Tax
County EMS	.21813840	\$245.76	.00000000	\$0.00
County Flood Control	.08724099	\$98.29	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05262350	\$59.29
State School Levy	2.09175286	\$2,356.63	.00000000	\$0.00
Sunnyside Port Regular	.40849760	\$460.23	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.24180826	\$1,399.06
Yakima County	1.49409180	\$1,683.29	.00000000	\$0.00
Yakima County Fire District 5	1.31474283	\$1,481.23	.00000000	\$0.00
Yakima County Road	2.09096001	\$2,355.74	.00000000	\$0.00
Yakima Valley Regional Library	.45950503	\$517.69	.00000000	\$0.00

Tax Year 2009

District	Regular Rate	Regular Tax	Excess Rate	Excess Tax
County EMS	.21242200	\$243.68	.00000000	\$0.00
County Flood Control	.08495441	\$97.46	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05241206	\$60.13
State School Levy	1.92175394	\$2,204.58	.00000000	\$0.00
Sunnyside Port Regular	.39448035	\$452.54	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.22080304	\$1,400.47
Yakima County	1.45493858	\$1,669.06	.00000000	\$0.00
Yakima County Fire District 5	1.29404615	\$1,484.49	.00000000	\$0.00
Yakima County Road	2.04170393	\$2,342.18	.00000000	\$0.00
Yakima Valley Regional Library	.44831017	\$514.29	.00000000	\$0.00

**Value Breakdown Information**

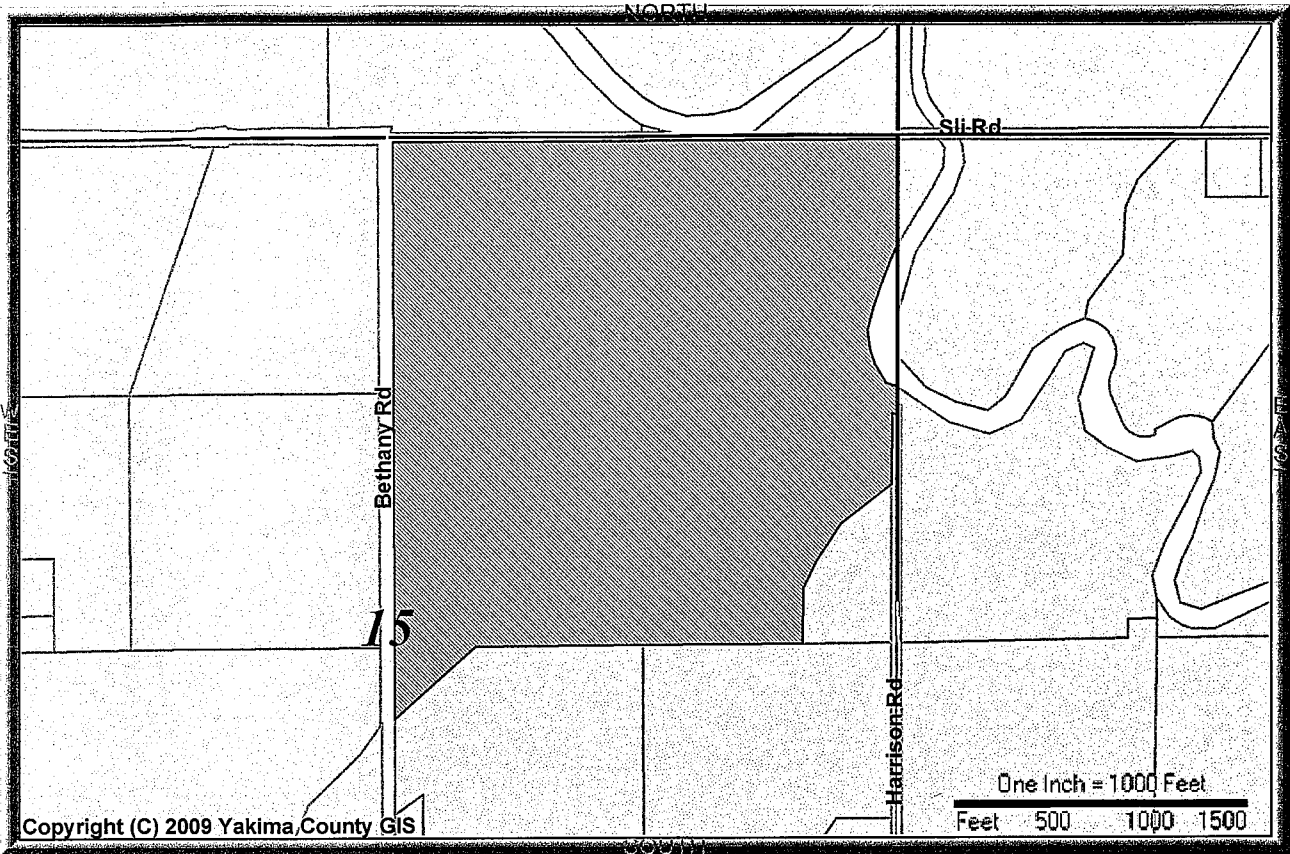
Value Type	2010	2009	2008	2007	2006	2005	2004
Taxable Value Regular	\$1,126,630	\$1,147,170	\$1,164,820	\$985,410	\$971,210	\$932,410	\$921,570
Taxable Value Excess	\$1,126,630	\$1,147,170	\$1,164,820	\$985,410	\$971,210	\$932,410	\$921,570
Market Land	\$361,150	\$361,150	\$361,150	\$290,150	\$290,150	\$290,150	\$290,150
Market Improvement	\$959,100	\$985,100	\$996,700	\$839,000	\$834,400	\$799,900	\$799,700
Market Crop	\$839,800	\$839,800	\$865,000	\$717,500	\$717,500	\$717,500	\$717,500
Current Use Land	\$167,530	\$162,070	\$168,120	\$146,410	\$136,810	\$132,510	\$121,870
Current Use Improvement	\$959,100	\$985,100	\$996,700	\$839,000	\$834,400	\$799,900	\$799,700
Current Use Crop	\$839,800	\$839,800	\$865,000	\$717,500	\$717,500	\$717,500	\$717,500


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PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: <b>5881 BETHANY RD, WA</b>	
	Parcel Owner(s): <b>CERVA CERVANTES ORCHARDS &amp; VINEYARDS LLC</b>	
	Parcel Number: <b>23101511002</b>	Parcel Size: <b>149.33 Acre(s)</b>
	Property Use: <b>83 Current Use Agricultural</b>	
	<b>TAX AND ASSESSMENT INFORMATION</b>	
Tax Code Area (TCA): <b>463</b>		Tax Year: <b>2010</b>
Improvement Value: <b>\$959100</b>		Land Value: <b>\$361150</b>
Current Use Value: <b>\$167530</b>		Current Use Improvement: <b>\$959100</b>
New Construction: <b>\$0</b>		Total Assessed Value: <b>\$1126630</b>
<b>OVERLAY INFORMATION</b>		
Zoning: <b>AG</b>	Jurisdiction: <b>County</b>	
Urban Growth Area: <b>Not in a UGA</b>	Future Landuse Designation: <b>Ag Resource (Yakima County Plan 2015)</b>	
FEMA: <b>Not in floodplain (X)</b>	FIRM Panel Number: <b>53077C1925D</b>	
<b>LOCATION INFORMATION</b>		
+ Latitude: <b>46° 21' 26.702"</b>	+ Longitude: <b>-119° 55' 17.955"</b>	Range: <b>23</b> Township: <b>10</b> Section: <b>15</b>
Narrative Description: <b>NE1/4 EX ROZA CAN R/W EX BEG SE COR, THN 839.07 FT, TH S 53°33'21 E 350.22 FT TH S 33°06'57 W 243.48 FT, TH S 25°27'15 W 138.04 FT, TH S 01°43'25 W 303.85 FT, TH E 489.69 FT TO BEG EX CO RDS R/W ALSO BEG 30 FT E &amp; 415 FT S OF NW CORSE 1/4, TH N 415 FT, TH E 465 FT, TH SW'LY TO BEG</b>		
<b>DISCLAIMER</b>		
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION		

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Parcel Number	Situs Address	Use Code	TCA	Size	NBHD
231014-22002	Arrowsmith Rd/Holma	81 Agricultural Not Current Use	463	1.38 Acre(s)	263

**Owner(s)**

Cervantes Orchards & Vineyards Llc

**Abbreviated Legal Description**

TH PT OF NW1/4 NW1/4 LY W'LY OF ROZA CAN

**Detailed Information for Land Record #1**

<b>Land Flag:</b> A	<b>Flood Plain:</b> No	<b>Value Method:</b> Acres
<b>Soil Class:</b> Dry/Range	<b>Lot Shape:</b> Irregular	<b>Lots:</b>
<b>Calculate Current Use:</b> No	<b>Topography:</b> Sloping	<b>Squarefeet:</b>
<b>Water Source:</b>	<b>Land View:</b> Limited View	<b>Acre(s):</b> 1.38
<b>Sewer Source:</b>	<b>Landscaping:</b> None	

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

**Gas:** No      **Electric:** Yes      **Water:** None      **Sewer/Septic:** None

**Site Information:**

**Property Type:** Agricultural      **Zoning:** Ag      **Street Type:** Two-Way      **Street Finish:** Paved/Asphlt  
**Traffic:** Light      **Side Walk:** No      **Curbs:** No      **Location:** Road-Frntage

There are no sales in the database for this parcel.

There are no segregations related to this parcel in the database.

**Tax Breakdown Information\***

\*Please Note: These are not guaranteed tax amounts. They may have rounding errors and are only an indication of what taxes would be if this parcel were taxed at current values for this Tax Year.

Tax year 2010

District	Regular Rate	Regular Tax	Excess Rate	Excess Tax
County EMS	.21813840	\$1.63	.00000000	\$0.00
County Flood Control	.08724099	\$0.65	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05262350	\$0.39
State School Levy	2.09175286	\$15.58	.00000000	\$0.00
Sunnyside Port Regular	.40849760	\$3.04	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.24180826	\$9.25
Yakima County	1.49409180	\$11.13	.00000000	\$0.00
Yakima County Fire District 5	1.31474283	\$9.79	.00000000	\$0.00
Yakima County Road	2.09096001	\$15.58	.00000000	\$0.00
Yakima Valley Regional Library	.45950503	\$3.42	.00000000	\$0.00

Tax Year 2009

District	Regular Rate	Regular Tax	Excess Rate	Excess Tax
County EMS	.21242200	\$1.59	.00000000	\$0.00
County Flood Control	.08495441	\$0.64	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05241206	\$0.39
State School Levy	1.92175394	\$14.41	.00000000	\$0.00
Sunnyside Port Regular	.39448035	\$2.96	.00000000	\$0.00

Sunnyside School M&O	.00000000	\$0.00	1.22080304	\$9.16
Yakima County	1.45493858	\$10.91	.00000000	\$0.00
Yakima County Fire District 5	1.29404615	\$9.71	.00000000	\$0.00
Yakima County Road	2.04170393	\$15.31	.00000000	\$0.00
Yakima Valley Regional Library	.44831017	\$3.36	.00000000	\$0.00

**Value Breakdown Information**

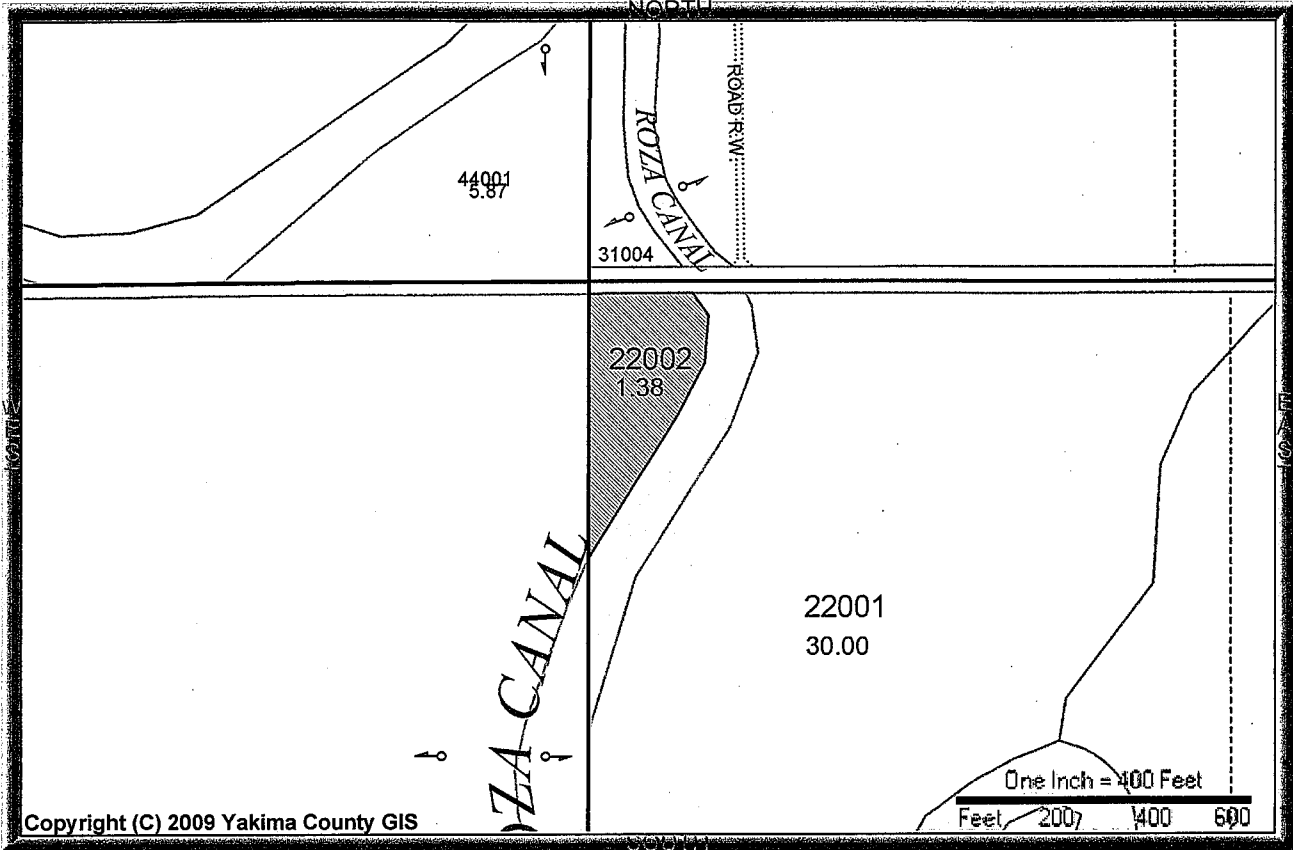
Value Type	2010	2009	2008	2007	2006	2005	2004
Taxable Value Regular	\$7,450	\$7,500	\$7,500	\$4,150	\$4,150	\$4,150	\$4,150
Taxable Value Excess	\$7,450	\$7,500	\$7,500	\$4,150	\$4,150	\$4,150	\$4,150
Market Land	\$7,450	\$7,500	\$7,500	\$4,150	\$4,150	\$4,150	\$4,150

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PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: <b>ARROWSMITH RD/HOLMA, WA</b>	
	Parcel Owner(s): <b>CERVA CERVANTES ORCHARDS &amp; VINEYARDS LLC</b>	
	Parcel Number: <b>23101422002</b>	Parcel Size: <b>1.38</b> Acre(s)
	Property Use: <b>81 Agricultural Not Current Use</b>	
	<b>TAX AND ASSESSMENT INFORMATION</b>	
Tax Code Area (TCA): <b>463</b>	Tax Year: <b>2010</b>	
Improvement Value: <b>\$0</b>	Land Value: <b>\$7450</b>	
Current Use Value: <b>\$0</b>	Current Use Improvement: <b>\$0</b>	
New Construction: <b>\$0</b>	Total Assessed Value: <b>\$7450</b>	
<b>OVERLAY INFORMATION</b>		
Zoning: <b>AG</b>	Jurisdiction: <b>County</b>	
Urban Growth Area: <b>Not in a UGA</b>	Future Landuse Designation: <b>Ag Resource (Yakima County Plan 2015)</b>	
FEMA: <b>Not in floodplain (X)</b>	FIRM Panel Number: <b>53077C1925D</b>	
<b>LOCATION INFORMATION</b>		
+ Latitude: <b>46° 21' 37.503"</b>	+ Longitude: <b>-119° 54' 56.565"</b>	Range: <b>23</b> Township: <b>10</b> Section: <b>14</b>
Narrative Description: <b>TH PT OF NW1/4 NW1/4 LY W'LY OF ROZACAN</b>		
<b>DISCLAIMER</b>		
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Parcel Number	Situs Address	Use Code	TCA	Size	NBHD
231010-44001	2771 Sli Rd	91 Residential land - Undeveloped	463	5.87 Acre(s)	263

**Owner(s)**

Cervantes Orchards &amp; Vineyards Llc

**Abbreviated Legal Description**

BEG 57 FT S OF NE COR SE1/4 SE1/4, TH S 21 D W 528 FT, TH S 13 D 30'E 100 FT, TH E 165 FT M OR L TO E LN OF SUBD. TH N TO POB. ALSO TH PT OF SE1/4 SE1/4 SE1/4 LY S OF ROZA CAN.

**Detailed Information for Land Record #1**

<b>Land Flag:</b> Mdl	<b>Flood Plain:</b> No	<b>Value Method:</b> Acres
<b>Soil Class:</b>	<b>Lot Shape:</b> Irregular	<b>Lots:</b>
<b>Calculate Current Use:</b> No	<b>Topography:</b> Rolling	<b>Squarefeet:</b>
<b>Water Source:</b> Well 1	<b>Land View:</b> No View	<b>Acre(s):</b> 5.87
<b>Sewer Source:</b>	<b>Landscaping:</b> None	

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

**Gas:** No      **Electric:** Yes      **Water:** Well      **Sewer/Septic:** None

**Site Information:**

**Property Type:** Residential      **Zoning:** Ag      **Street Type:** Two-Way      **Street Finish:** Gravel  
**Traffic:** Light      **Side Walk:** No      **Curbs:** No      **Location:** Road-Frntage

There are no sales in the database for this parcel.

There are no segregations related to this parcel in the database.

**Tax Breakdown Information\***

\*Please Note: These are not guaranteed tax amounts. They may have rounding errors and are only an indication of what taxes would be if this parcel were taxed at current values for this Tax Year.

Tax year 2010

District	Regular Rate	Regular Tax	Excess Rate	Excess Tax
County EMS	.21813840	\$8.37	.00000000	\$0.00
County Flood Control	.08724099	\$3.35	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05262350	\$2.02
State School Levy	2.09175286	\$80.22	.00000000	\$0.00
Sunnyside Port Regular	.40849760	\$15.67	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.24180826	\$47.62
Yakima County	1.49409180	\$57.30	.00000000	\$0.00
Yakima County Fire District 5	1.31474283	\$50.42	.00000000	\$0.00
Yakima County Road	2.09096001	\$80.19	.00000000	\$0.00
Yakima Valley Regional Library	.45950503	\$17.62	.00000000	\$0.00

Tax Year 2009

District	Regular Rate	Regular Tax	Excess Rate	Excess Tax
County EMS	.21242200	\$5.95	.00000000	\$0.00
County Flood Control	.08495441	\$2.38	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05241206	\$1.47
State School Levy	1.92175394	\$53.81	.00000000	\$0.00

Sunnyside Port Regular	.39448035	\$11.05	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.22080304	\$34.18
Yakima County	1.45493858	\$40.74	.00000000	\$0.00
Yakima County Fire District 5	1.29404615	\$36.23	.00000000	\$0.00
Yakima County Road	2.04170393	\$57.17	.00000000	\$0.00
Yakima Valley Regional Library	.44831017	\$12.55	.00000000	\$0.00

**Value Breakdown Information**

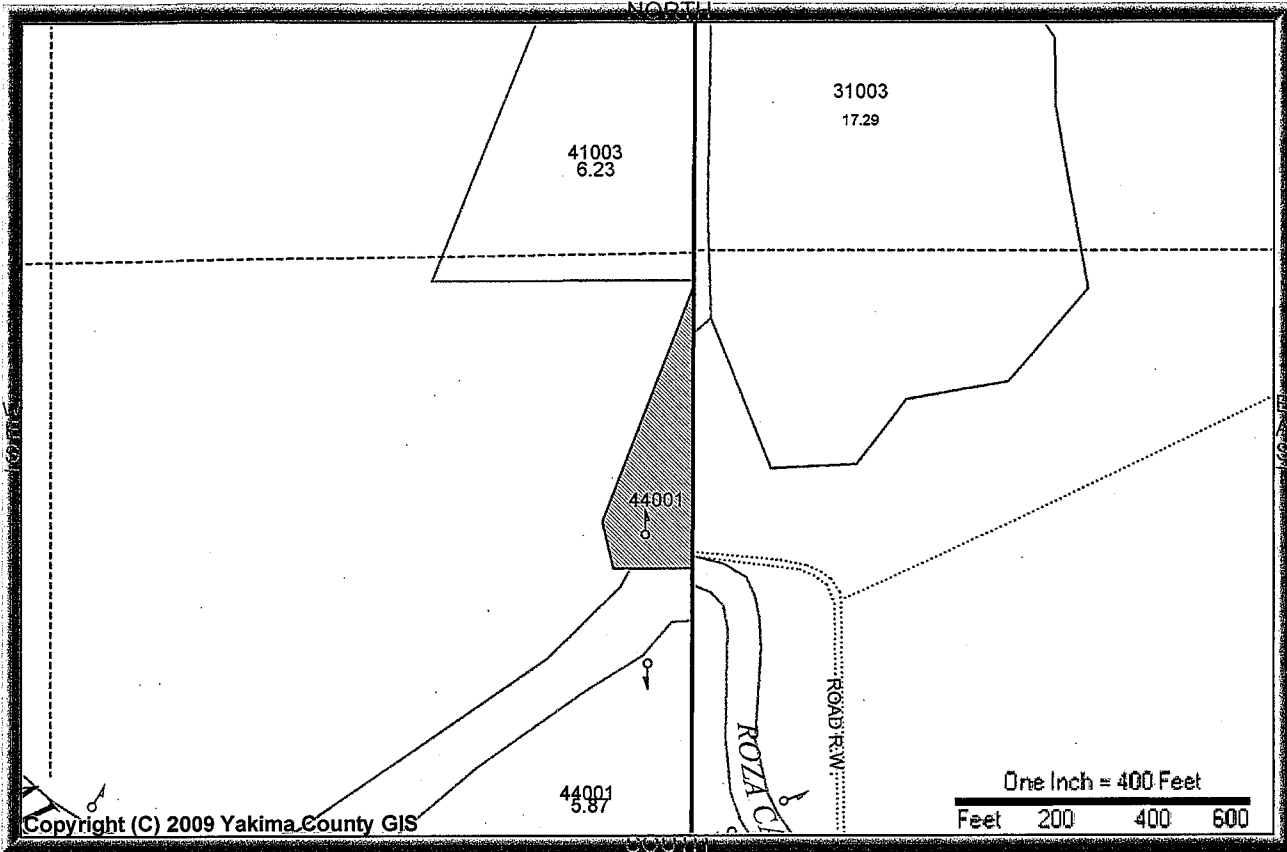
Value Type	2010	2009	2008	2007	2006	2005	2004
Taxable Value Regular	\$38,350	\$28,000	\$28,000	\$19,850	\$19,850	\$19,850	\$19,850
Taxable Value Excess	\$38,350	\$28,000	\$28,000	\$19,850	\$19,850	\$19,850	\$19,850
Market Land	\$38,350	\$28,000	\$28,000	\$19,850	\$19,850	\$19,850	\$19,850

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PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: <b>2771 SLI RD, ,WA</b>	
	Parcel Owner(s): <b>CERVA CERVANTES ORCHARDS &amp; VINEYARDS LLC</b>	
	Parcel Number: <b>23101044001</b>	Parcel Size: <b>5.87 Acre(s)</b>
	Property Use: <b>91 Residential land Undeveloped</b>	
	<b>TAX AND ASSESSMENT INFORMATION</b>	
	Tax Code Area (TCA): <b>463</b>	Tax Year: <b>2010</b>
	Improvement Value: <b>\$0</b>	Land Value: <b>\$38350</b>
	Current Use Value: <b>\$0</b>	Current Use Improvement: <b>\$0</b>
New Construction: <b>\$0</b>	Total Assessed Value: <b>\$38350</b>	
<b>OVERLAY INFORMATION</b>		
Zoning: <b>AG</b>	Jurisdiction: <b>County</b>	
Urban Growth Area: <b>Not in a UGA</b>	Future Landuse Designation: <b>Ag Resource (Yakima County Plan 2015)</b>	
FEMA: <b>Not in floodplain (X)</b>	FIRM Panel Number: <b>53077C1925D</b>	
<b>LOCATION INFORMATION</b>		
+ Latitude: <b>46° 21' 48.508"</b>	+ Longitude: <b>-119° 54' 58.809"</b>	
Range: <b>23</b> Township: <b>10</b> Section: <b>10</b>		
Narrative Description: <b>BEG 57 FT S OF NE COR SE1/4 SE1/4, THS 21 D W 528 FT, TH S 13 D 30°E 100 FT, TH E 165 FT M OR L TO E LN OF SUBD. THN TO POB. ALSO TH PT OF SE1/4 SE1/4 SE1/4 LY S OF ROZA CAN.</b>		
<b>DISCLAIMER</b>		
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