

Cherry Tract 1  
Mountain View Place

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Parcel Number	Situs Address	Use Code	TCA	Size	NBHD
230936-21001	1420 Mountainview Rd	81 Agricultural Not Current Use	441	39.92 Acre(s)	261

**Owner(s)**

Cervantes Orchards & Vineyards Llc

**Abbreviated Legal Description**

Section 36 Township 09 Range 23: NE1/4 NW1/4, EX N 30 FT CO RD R/W

**Details for Residence #1**

<b>Building Style:</b> Bungalow	<b>Stories:</b> 1.00	<b>Bedrooms:</b> 3
<b>Quality:</b> Fair	<b>Main Floor:</b> 1,428	<b>Full Baths:</b> 1
<b>Condition:</b> Fair	<b>Upper Floor:</b>	<b>3/4 Baths:</b>
<b>Year Built:</b> 1950	<b>Basement:</b>	<b>Half Baths:</b>
<b>Masonry Trim:</b>	<b>Finished Basement:</b>	<b>Fixtures:</b> 5
<b>Roof Type:</b> Gable	<b>Attached Garage:</b>	<b>Wood Stove:</b>
<b>Roof Material:</b> Composition	<b>Built in/Bsmt Garage:</b>	<b>Masonry Fireplace:</b>
<b>Flooring:</b> Carpet	<b>Wood Deck:</b>	<b>Prefab Fireplace:</b>
<b>Fuel Type:</b> None	<b>Patio:</b> 168	
<b>Heat Type:</b> Forced-Duct	<b>Cover:</b>	
<b>Central Air:</b>		

**Detailed Information for Land Record #1**

<b>Land Flag:</b> R	<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> No	<b>Topography:</b> Level	<b>Squarefeet:</b>
<b>Water Source:</b> Well	<b>Land View:</b> Limited View	<b>Acre(s):</b> 1.00
<b>Sewer Source:</b> Septic	<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> Square	<b>Lots:</b>
<b>Calculate Current Use:</b> No	<b>Topography:</b> Level	<b>Squarefeet:</b>
<b>Water Source:</b>	<b>Land View:</b>	<b>Acre(s):</b> 38.92
<b>Sewer Source:</b>	<b>Landscaping:</b> None	

**Detailed Information for Crop Records**

Land Record	Crop Record	Crop Type	Acres	Year Planted	Irrigation
2	1	Cherries	19.40	1996	Solid-Set
2	2	Cherries	1.60	1980	Solid-Set
2	3	Cherries	4.00	2002	Solid-Set
2	4	Cherries	5.00	2000	Solid-Set
2	5	Cherries	7.00	1988	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/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	\$64.31	.00000000	\$0.00
County Flood Control	.08724099	\$25.72	.00000000	\$0.00
Grandview Port Regular	.41411620	\$122.08	.00000000	\$0.00
Grandview School Bonds	.00000000	\$0.00	2.48038576	\$731.22
Grandview School M&O	.00000000	\$0.00	1.49748749	\$441.46
Juvenile Justice Bond	.00000000	\$0.00	.05262350	\$15.51
State School Levy	2.09175286	\$616.65	.00000000	\$0.00
Yakima County	1.49409180	\$440.46	.00000000	\$0.00
Yakima County Fire District 5	1.31474283	\$387.59	.00000000	\$0.00
Yakima County Road	2.09096001	\$616.42	.00000000	\$0.00
Yakima Valley Regional Library	.45950503	\$135.46	.00000000	\$0.00

Tax Year 2009

District	Regular Rate	Regular Tax	Excess Rate	Excess Tax
County EMS	.21242200	\$64.64	.00000000	\$0.00
County Flood Control	.08495441	\$25.85	.00000000	\$0.00
Grandview Port Regular	.39510323	\$120.23	.00000000	\$0.00
Grandview School Bonds	.00000000	\$0.00	2.36946451	\$721.03
Grandview School M&O	.00000000	\$0.00	1.39545792	\$424.64
Juvenile Justice Bond	.00000000	\$0.00	.05241206	\$15.95
State School Levy	1.92175394	\$584.79	.00000000	\$0.00
Yakima County	1.45493858	\$442.74	.00000000	\$0.00
Yakima County Fire District 5	1.29404615	\$393.78	.00000000	\$0.00
Yakima County Road	2.04170393	\$621.29	.00000000	\$0.00
Yakima Valley Regional Library	.44831017	\$136.42	.00000000	\$0.00

**Value Breakdown Information**

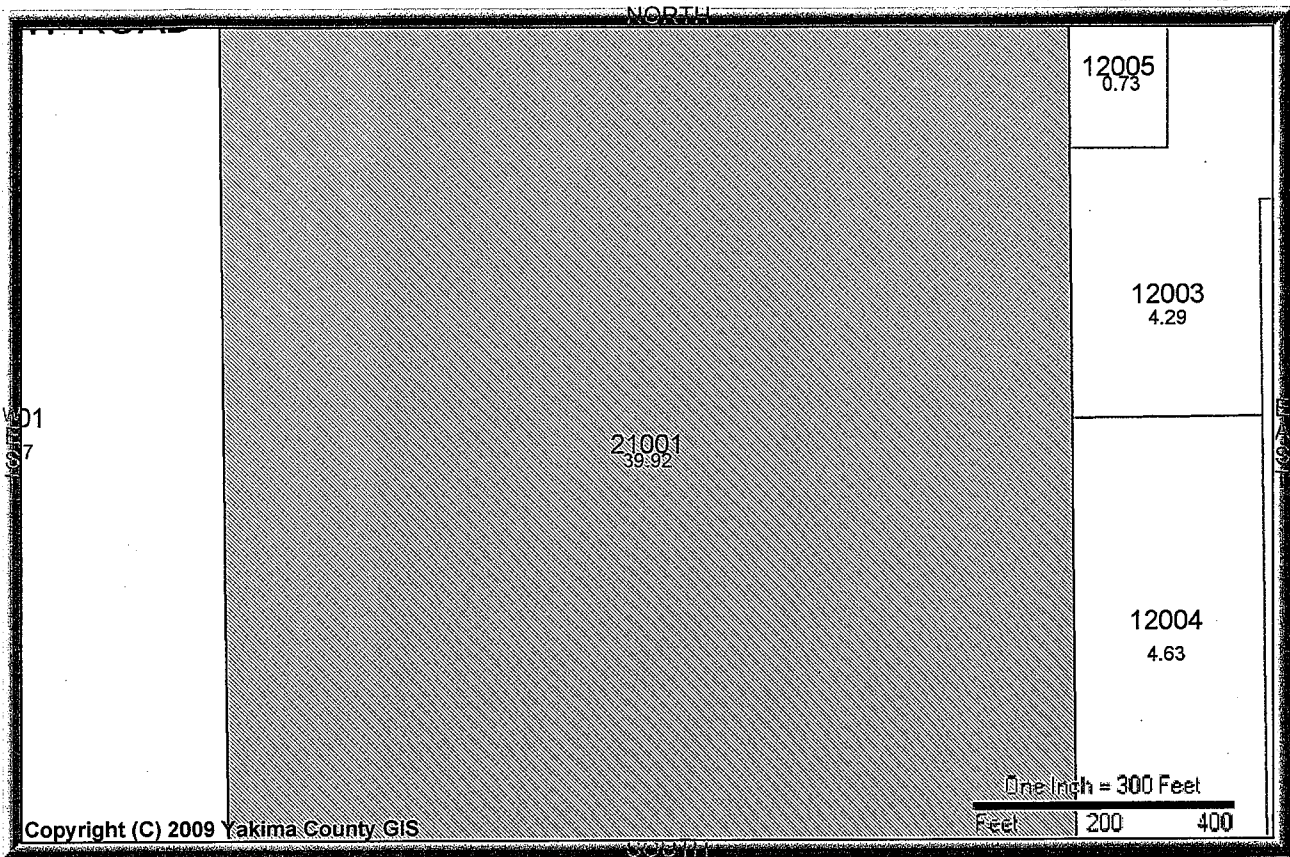
Value Type	2010	2009	2008	2007	2006	2005	2004
Taxable Value Regular	\$294,800	\$304,300	\$291,600	\$271,200	\$269,300	\$255,200	\$255,000
Taxable Value Excess	\$294,800	\$304,300	\$291,600	\$271,200	\$269,300	\$255,200	\$255,000
Market Land	\$106,500	\$106,500	\$106,500	\$100,600	\$100,600	\$100,600	\$100,700
Market Improvement	\$188,300	\$197,800	\$185,100	\$170,600	\$168,700	\$154,600	\$154,300
Market Crop	\$126,100	\$122,600	\$121,600	\$122,000	\$122,000	\$122,000	\$122,000

While this information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please feel free to contact us about any errors you discover and we will try to correct them as soon as possible. To contact us call either (509) 574-1100 or (800) 572-7354, or e-mail us at [jacob.tate@co.yakima.wa.us](mailto:jacob.tate@co.yakima.wa.us)

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Website Created by Jacob Tate

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PROPERTY PHOTO	PROPERTY INFORMATION	
<p>230936-21001,SFR.</p>	Parcel Address: <b>1420 MOUNTAINVIEW RD, GRANDVIEW ,WA 98930</b>	
	Parcel Owner(s): <b>CERVA CERVANTES ORCHARDS &amp; VINEYARDS LLC</b>	
	Parcel Number: <b>23093621001</b>	Parcel Size: <b>39.92 Acre(s)</b>
	Property Use: <b>81 Agricultural Not Current Use</b>	
<b>TAX AND ASSESSMENT INFORMATION</b>		
Tax Code Area (TCA): <b>441</b>		Tax Year: <b>2010</b>
Improvement Value: <b>\$188300</b>		Land Value: <b>\$106500</b>
CurrentUse Value: <b>\$0</b>		CurrentUse Improvement: <b>\$0</b>
New Construction: <b>\$0</b>		Total Assessed Value: <b>\$294800</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>53077C2282D</b>	
<b>LOCATION INFORMATION</b>		
+ Latitude: <b>46° 13' 38.394"</b>	+ Longitude: <b>-119° 53' 11.566"</b>	Range: <b>23</b> Township: <b>09</b> Section: <b>36</b>
Narrative Description: <b>Section 36 Township 09 Range 23: NE1/4 NW1/4, EX N 30 FT CO RD R/W</b>		
<b>DISCLAIMER</b>		
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Parcel Number	Situs Address	Use Code	TCA	Size	NBHD
230936-12004	Mt View Rd	91 Residential land - Undeveloped	441	4.63 Acre(s)	261

**Owner(s)**

Cervantes Orchards &amp; Vineyards Lic

**Abbreviated Legal Description**

S 671 FT OF W 300 FT OF NW1/4 NE1/4

**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> Prime	<b>Lot Shape:</b> Rectangle	<b>Lots:</b>
<b>Calculate Current Use:</b> No	<b>Topography:</b> Level	<b>Squarefeet:</b>
<b>Water Source:</b>	<b>Land View:</b> No View	<b>Acre(s):</b> 4.63
<b>Sewer Source:</b>	<b>Landscaping:</b> None	

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

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

**Site Information:**

**Property Type:** Residential   
 **Zoning:** Ag   
 **Street Type:** Private   
 **Street Finish:** Dirt  
**Traffic:** Light   
 **Side Walk:** No   
 **Curbs:** No   
 **Location:** Interior

There are no sales in the database for this parcel.

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

**Tax Breakdown Information\***

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Tax year 2010

District	Regular Rate	Regular Tax	Excess Rate	Excess Tax
County EMS	.21813840	\$8.58	.00000000	\$0.00
County Flood Control	.08724099	\$3.43	.00000000	\$0.00
Grandview Port Regular	.41411620	\$16.30	.00000000	\$0.00
Grandview School Bonds	.00000000	\$0.00	2.48038576	\$97.60
Grandview School M&O	.00000000	\$0.00	1.49748749	\$58.93
Juvenile Justice Bond	.00000000	\$0.00	.05262350	\$2.07
State School Levy	2.09175286	\$82.31	.00000000	\$0.00
Yakima County	1.49409180	\$58.79	.00000000	\$0.00
Yakima County Fire District 5	1.31474283	\$51.74	.00000000	\$0.00
Yakima County Road	2.09096001	\$82.28	.00000000	\$0.00
Yakima Valley Regional Library	.45950503	\$18.08	.00000000	\$0.00

Tax Year 2009

District	Regular Rate	Regular Tax	Excess Rate	Excess Tax
County EMS	.21242200	\$8.36	.00000000	\$0.00
County Flood Control	.08495441	\$3.34	.00000000	\$0.00
Grandview Port Regular	.39510323	\$15.55	.00000000	\$0.00
Grandview School Bonds	.00000000	\$0.00	2.36946451	\$93.24

Grandview School M&O	.00000000	\$0.00	1.39545792	\$54.91
Juvenile Justice Bond	.00000000	\$0.00	.05241206	\$2.06
State School Levy	1.92175394	\$75.62	.00000000	\$0.00
Yakima County	1.45493858	\$57.25	.00000000	\$0.00
Yakima County Fire District 5	1.29404615	\$50.92	.00000000	\$0.00
Yakima County Road	2.04170393	\$80.34	.00000000	\$0.00
Yakima Valley Regional Library	.44831017	\$17.64	.00000000	\$0.00

**Value Breakdown Information**

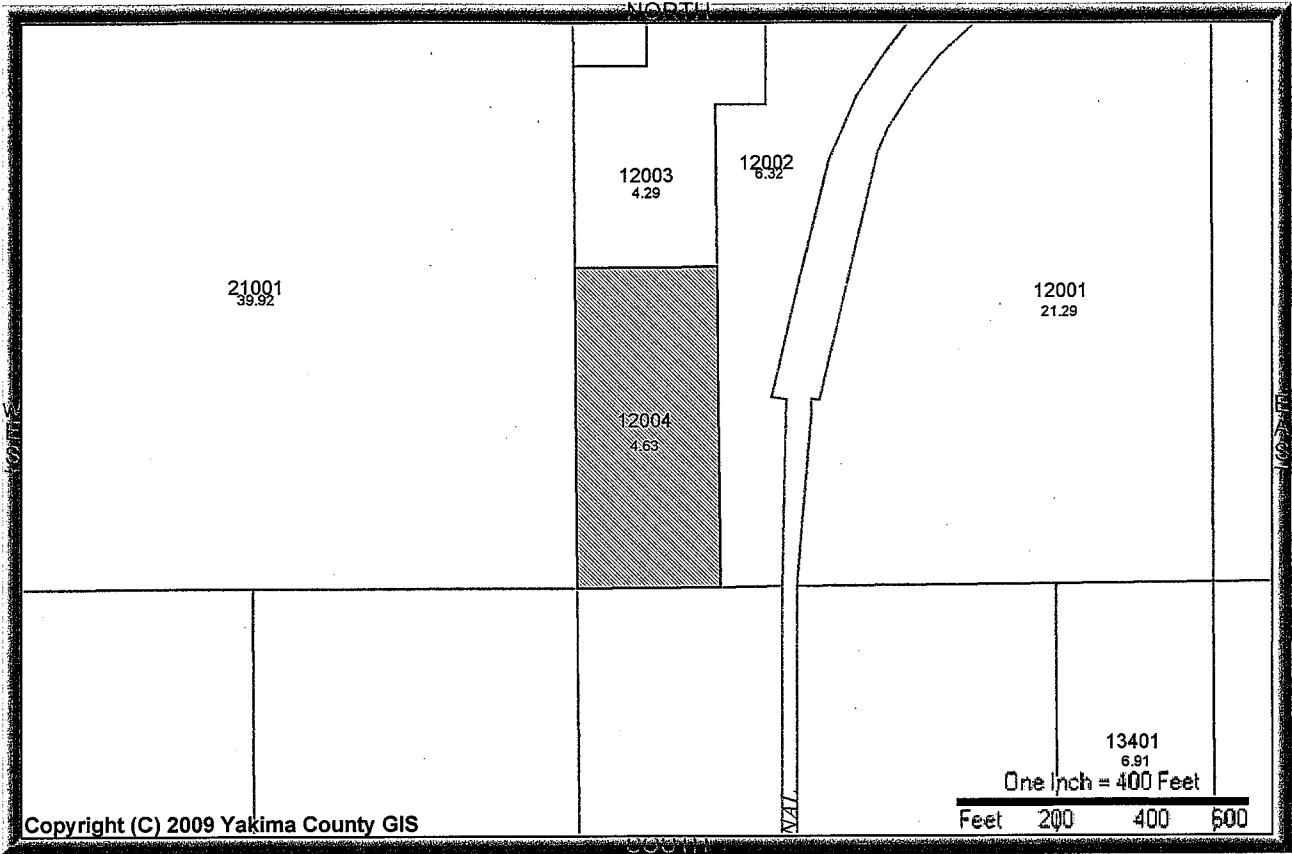
Value Type	2010	2009	2008	2007	2006	2005	2004
Taxable Value Regular	\$39,350	\$39,350	\$39,350	\$35,000	\$35,000	\$35,000	\$35,000
Taxable Value Excess	\$39,350	\$39,350	\$39,350	\$35,000	\$35,000	\$35,000	\$35,000
Market Land	\$39,350	\$39,350	\$39,350	\$10,200	\$10,200	\$10,200	\$10,200
Market Improvement	\$0	\$0	\$0	\$24,800	\$24,800	\$24,800	\$24,800
Market Crop	\$0	\$0	\$0	\$24,800	\$24,800	\$24,800	\$24,800

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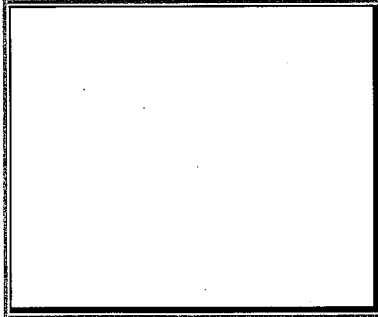
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One Inch = 400 Feet  
 Feet 200 400 600

PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: <b>MT VIEW RD, WA</b>	
	Parcel Owner(s): <b>CERVA CERVANTES ORCHARDS &amp; VINEYARDS LLC</b>	
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	Property Use: <b>91 Residential land Undeveloped</b>	
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	Tax Code Area (TCA): <b>441</b>	Tax Year: <b>2010</b>
Improvement Value: <b>\$0</b>	Land Value: <b>\$39350</b>	
CurrentUse Value: <b>\$0</b>	CurrentUse Improvement: <b>\$0</b>	
New Construction: <b>\$0</b>	Total Assessed Value: <b>\$39350</b>	
OVERLAY INFORMATION		
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>	
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