

Apple Tract 2
Veldhuis Place

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Parcel Number	Situs Address	Use Code	TCA	Size	NBHD
231026-31002	Edison Rd/Harrison Rd	83 Current Use Agricultural	465	37.60 Acre(s)	263

Owner(s)

Cervantes Orchards Partnership

Abbreviated Legal Description

BEG 225.04 FT S 03°13'10"W OF NE COR NE1/4 SW1/4, TH S 03°13'10"W 1108.59 FT, TH N 89°48'26"W 1297.92 FT, TH N 03°10'03"E 1329.18 FT, TH E 1054.74 FT, TH S 224.68 FT, TH E TO POB, EX N 30 FT CO RD R/W (AKA LOT "C" OF SURVEY AF# 7024038)

Detailed Information for Land Record #1

Land Flag: A	Flood Plain: No	Value Method: Acres
Soil Class: Prime	Lot Shape: Square	Lots:
Calculate Current Use: Yes	Topography: Rolling	Squarefeet:
Water Source:	Land View: Limited View	Acre(s): 37.60
Sewer Source:	Landscaping: None	

Detailed Information for Crop Records

Land Record	Crop Record	Crop Type	Acres	Year Planted	Irrigation
1	1	Gmny-Smith	32.00	1998	Solid-Set

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

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

Site Information:

Property Type: Agricultural **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.

Segregation/Merger Information

Seg Merge #	Seg/Merge Type	Status Date	Status	Parcel Involvement
SM000045	Short Subdivision Exemption (SSE)	02/24/2000	Completed	Child

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	\$68.75	.00000000	\$0.00
County Flood Control	.08724099	\$27.49	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05262350	\$16.58
State School Levy	2.09175286	\$659.22	.00000000	\$0.00
Sunnyside Port Regular	.40849760	\$128.74	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.24180826	\$391.36
Yakima County	1.49409180	\$470.86	.00000000	\$0.00
Yakima County Fire District 5	1.31474283	\$414.34	.00000000	\$0.00
Yakima County Road	2.09096001	\$658.97	.00000000	\$0.00
Yakima Valley Regional Library	.45950503	\$144.81	.00000000	\$0.00

Tax Year 2009

District	Regular Rate	Regular Tax	Excess Rate	Excess Tax
County EMS	.21242200	\$66.89	.00000000	\$0.00
County Flood Control	.08495441	\$26.75	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05241206	\$16.51
State School Levy	1.92175394	\$605.18	.00000000	\$0.00
Sunnyside Port Regular	.39448035	\$124.23	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.22080304	\$384.44
Yakima County	1.45493858	\$458.17	.00000000	\$0.00
Yakima County Fire District 5	1.29404615	\$407.51	.00000000	\$0.00
Yakima County Road	2.04170393	\$642.95	.00000000	\$0.00
Yakima Valley Regional Library	.44831017	\$141.18	.00000000	\$0.00

Value Breakdown Information

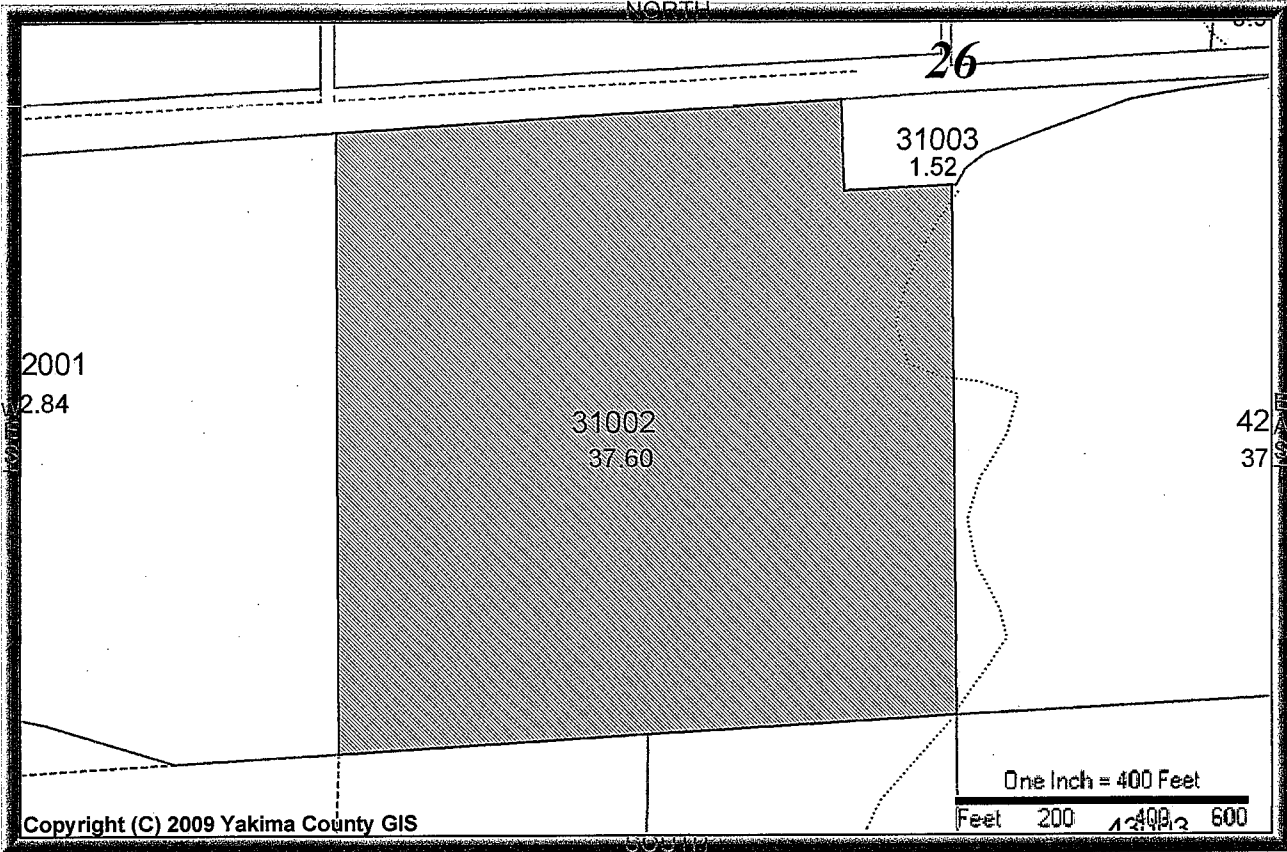
Value Type	2010	2009	2008	2007	2006	2005	2004
Taxable Value Regular	\$315,150	\$314,910	\$316,620	\$315,740	\$299,950	\$285,820	\$269,710
Taxable Value Excess	\$315,150	\$314,910	\$316,620	\$315,740	\$299,950	\$285,820	\$269,710
Market Land	\$94,000	\$94,000	\$94,000	\$82,700	\$82,700	\$82,700	\$82,700
Market Improvement	\$272,000	\$272,000	\$272,000	\$272,000	\$259,200	\$246,400	\$233,600
Market Crop	\$272,000	\$272,000	\$272,000	\$272,000	\$259,200	\$246,400	\$233,600
Current Use Land	\$43,150	\$42,910	\$44,620	\$43,740	\$40,750	\$39,420	\$36,110
Current Use Improvement	\$272,000	\$272,000	\$272,000	\$272,000	\$259,200	\$246,400	\$233,600
Current Use Crop	\$272,000	\$272,000	\$272,000	\$272,000	\$259,200	\$246,400	\$233,600

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

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PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: EDISON RD/HARRISON RD, SUNNYSIDE ,WA 98944	
	Parcel Owner(s): CERVA CERVANTES ORCHARDS PARTNERSHIP	
	Parcel Number: 23102631002	Parcel Size: 37.6 Acre(s)
	Property Use: 83 Current Use Agricultural	
	TAX AND ASSESSMENT INFORMATION	
Tax Code Area (TCA): 465	Tax Year: 2010	
Improvement Value: \$272000	Land Value: \$94000	
Current Use Value: \$43150	Current Use Improvement: \$272000	
New Construction: \$0	Total Assessed Value: \$315150	
OVERLAY INFORMATION		
Zoning: AG	Jurisdiction: County	
Urban Growth Area: Not in a UGA	Future Landuse Designation: Ag Resource (Yakima County Plan 2015)	
FEMA: Not in floodplain (X)	FIRM Panel Number: 53077C1925D	
LOCATION INFORMATION		
+ Latitude: 46° 19' 18.927"	+ Longitude: -119° 54' 27.138"	Range: 23 Township: 10 Section: 26
Narrative Description: BEG 225.04 FT S 03°13'10"W OF NE COR NE1/4 SW1/4, TH S 03°13'10"W 1108.59 FT, TH N 89°48'26"W 1297.92 FT, TH N 03°10'03"E 1329.18 FT, TH E 1054.74 FT, TH S 224.68 FT, TH E TO POB,R/W (AKA LOT "C" OF SURVEY AF# 7024038)		
DISCLAIMER		
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Parcel Number	Situs Address	Use Code	TCA	Size	NBHD
231026-33005	Harrison Rd/Factory Rd	83 Current Use Agricultural	465	57.29 Acre(s)	263

Owner(s)

Cervantes Orchards Partnership

Abbreviated Legal Description

Section 26 Township 10 Range 23 Quarter SW: PARCELS A & I OF ROS 7024038 EX BEG N 03^ 06' 55" W 609 FT & S 89^ 36' 50" E 30 FT SW COR SEC 26; TH S 89^ 36' 50" E 315 FT, TH N 03^ 06' 55" E 337 FT, TH N 89^ 36' 50" W 315 FT, TH S 03^ 06' 55" W 337 FT TO POB. (PTN PARCEL A)

Detailed Information for Land Record #1

Land Flag: A	Flood Plain: No	Value Method: Acres
Soil Class: Prime	Lot Shape: Irregular	Lots:
Calculate Current Use: No	Topography: Rolling	Squarefeet:
Water Source:	Land View: Limited View	Acre(s): 54.94
Sewer Source:	Landscaping: None	

Detailed Information for Land Record #2

Land Flag: A	Flood Plain: No	Value Method: Acres
Soil Class: Prime	Lot Shape: Irregular	Lots:
Calculate Current Use: Yes	Topography: Rolling	Squarefeet:
Water Source:	Land View:	Acre(s): 2.35
Sewer Source:	Landscaping: None	

Detailed Information for Crop Records

Land Record	Crop Record	Crop Type	Acres	Year Planted	Irrigation
1	1	Gryny-Smith	53.00	1999	Solid-Set
2	1	Gryny-Smith	2.00	1999	Solid-Set

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

Gas: No **Electric:** No **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.

Segregation/Merger Information

Seg Merge #	Seg/Merge Type	Status Date	Status	Parcel Involvement
SM030184	Short Subdivision Exemption (SSE)	01/24/2003	Completed	Child

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	\$132.53	.00000000	\$0.00
County Flood Control	.08724099	\$53.00	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05262350	\$31.97

State School Levy	2.09175286	\$1,270.84	.00000000	\$0.00
Sunnyside Port Regular	.40849760	\$248.18	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.24180826	\$754.46
Yakima County	1.49409180	\$907.74	.00000000	\$0.00
Yakima County Fire District 5	1.31474283	\$798.77	.00000000	\$0.00
Yakima County Road	2.09096001	\$1,270.36	.00000000	\$0.00
Yakima Valley Regional Library	.45950503	\$279.17	.00000000	\$0.00

Tax Year 2009

District	Regular Rate	Regular Tax	Excess Rate	Excess Tax
County EMS	.21242200	\$129.05	.00000000	\$0.00
County Flood Control	.08495441	\$51.61	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05241206	\$31.84
State School Levy	1.92175394	\$1,167.52	.00000000	\$0.00
Sunnyside Port Regular	.39448035	\$239.66	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.22080304	\$741.67
Yakima County	1.45493858	\$883.92	.00000000	\$0.00
Yakima County Fire District 5	1.29404615	\$786.17	.00000000	\$0.00
Yakima County Road	2.04170393	\$1,240.40	.00000000	\$0.00
Yakima Valley Regional Library	.44831017	\$272.36	.00000000	\$0.00

Value Breakdown Information

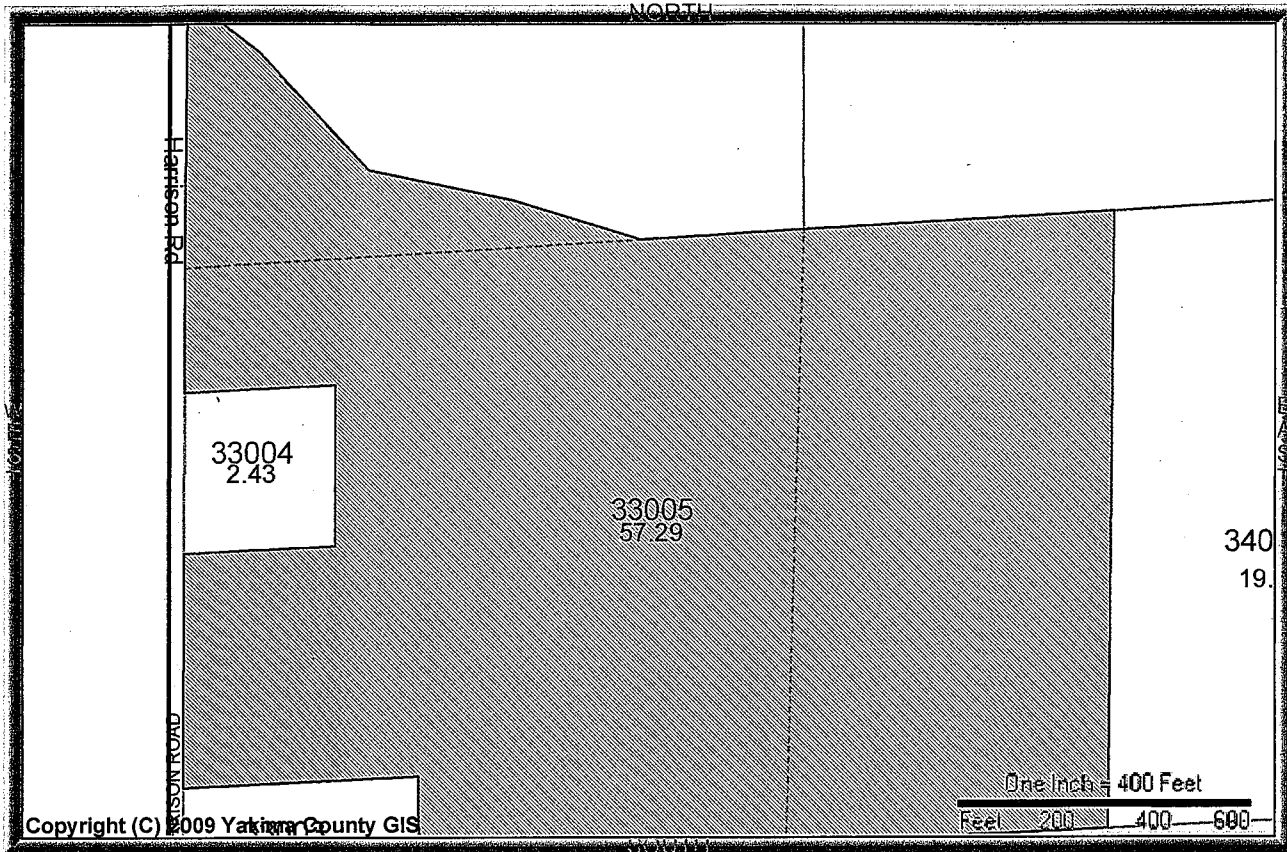
Value Type	2010	2009	2008	2007	2006	2005	2004
Taxable Value Regular	\$607,550	\$607,530	\$607,640	\$569,100	\$546,920	\$524,830	\$502,630
Taxable Value Excess	\$607,550	\$607,530	\$607,640	\$569,100	\$546,920	\$524,830	\$502,630
Market Land	\$143,250	\$143,250	\$143,250	\$126,050	\$126,050	\$126,050	\$126,050
Market Improvement	\$467,500	\$467,500	\$467,500	\$445,500	\$423,500	\$401,500	\$379,500
Market Crop	\$467,500	\$467,500	\$467,500	\$445,500	\$423,500	\$401,500	\$379,500
Current Use Land	\$140,050	\$140,030	\$140,140	\$123,600	\$123,420	\$123,330	\$123,130
Current Use Improvement	\$467,500	\$467,500	\$467,500	\$445,500	\$423,500	\$401,500	\$379,500
Current Use Crop	\$467,500	\$467,500	\$467,500	\$445,500	\$423,500	\$401,500	\$379,500

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PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: HARRISON RD/FACTORY RD, GRANDVIEW ,WA 98930	
	Parcel Owner(s): CERVA CERVANTES ORCHARDS PARTNERSHIP	
	Parcel Number: 23102633005	Parcel Size: 57.29 Acre(s)
	Property Use: 83 Current Use Agricultural	
	TAX AND ASSESSMENT INFORMATION	
Tax Code Area (TCA): 465		Tax Year: 2010
Improvement Value: \$467500		Land Value: \$143250
Current Use Value: \$140050		Current Use Improvement: \$467500
New Construction: \$0		Total Assessed Value: \$607550
OVERLAY INFORMATION		
Zoning: AG	Jurisdiction: County	
Urban Growth Area: Not in a UGA	Future Landuse Designation: Ag Resource (Yakima County Plan 2015)	
FEMA: Not in floodplain (X)	FIRM Panel Number: 53077C1925D	
LOCATION INFORMATION		
+ Latitude: 46° 19' 06.575"	+ Longitude: -119° 54' 40.745"	Range: 23 Township: 10 Section: 26
Narrative Description: Section 26 Township 10 Range 23 Quarter SW: PARCELS A & I OF ROS 7024038 EX BEG N 03° 06' 55" W 609 FT & S 89° 36' 50" E 30 FT SW COR SEC 26; TH S 89° 36' 50" E 315 FT, T337 FT, TH N 89° 36' 50" W 315 FT, TH S 03° 06' 55" W 337 FT TO POB. (PTN PARCEL A)		
DISCLAIMER		
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Parcel Number	Situs Address	Use Code	TCA	Size	NBHD
231026-32001	Edison Rd/Harrison Rd	83 Current Use Agricultural	465	32.84 Acre(s)	263

Owner(s)

Cervantes Orchards Partnership

Abbreviated Legal Description

Section 26 Township 10 Range 23 Quarter SW: BEG NW COR NW1/4 SW1/4, TH E 1299.37 FT, TH S 03^ 10' 03" W 1329.18 FT, TH N 89^ 48' 26" W 343.16 FT, TH N 60^ 08' 29" W 25.24 FT, TH N 78^ 08' 00" W 305.9 FT, TH N 42^ 33' 00" W 334 FT, TH N 51^ 55' 00" W 223 FT M/L TO W LN OF NW1/4 SW1/4, TH N 03^ 06' 55" E 751.06 TO POB, EX N & W 30 FT CO RD R/W (AKA LOT "C" OF SURVEY AF# 7024038) AND EX 20x20 SITE TRIANGLE NW COR

Detailed Information for Land Record #1

Land Flag: A	Flood Plain: No	Value Method: Acres
Soil Class: Prime	Lot Shape: Irregular	Lots:
Calculate Current Use: Yes	Topography: Rolling	Squarefeet:
Water Source:	Land View: Limited View	Acre(s): 32.84
Sewer Source:	Landscaping: None	

Detailed Information for Crop Records

Land Record	Crop Record	Crop Type	Acres	Year Planted	Irrigation
1	1	Gry-Smith	31.00	1998	Solid-Set

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

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

Site Information:

Property Type: Agricultural **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.

Segregation/Merger Information

Seg Merge #	Seg/Merge Type	Status Date	Status	Parcel Involvement
SM000045	Short Subdivision Exemption (SSE)	02/24/2000	Completed	Child

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	\$65.70	.00000000	\$0.00
County Flood Control	.08724099	\$26.28	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05262350	\$15.85
State School Levy	2.09175286	\$629.99	.00000000	\$0.00
Sunnyside Port Regular	.40849760	\$123.03	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.24180826	\$374.01
Yakima County	1.49409180	\$449.99	.00000000	\$0.00
Yakima County Fire District 5	1.31474283	\$395.97	.00000000	\$0.00
Yakima County Road	2.09096001	\$629.76	.00000000	\$0.00
Yakima Valley Regional Library	.45950503	\$138.39	.00000000	\$0.00

Tax Year 2009

District	Regular Rate	Regular Tax	Excess Rate	Excess Tax
County EMS	.21242200	\$63.93	.00000000	\$0.00
County Flood Control	.08495441	\$25.57	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05241206	\$15.77
State School Levy	1.92175394	\$578.41	.00000000	\$0.00
Sunnyside Port Regular	.39448035	\$118.73	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.22080304	\$367.44
Yakima County	1.45493858	\$437.91	.00000000	\$0.00
Yakima County Fire District 5	1.29404615	\$389.48	.00000000	\$0.00
Yakima County Road	2.04170393	\$614.51	.00000000	\$0.00
Yakima Valley Regional Library	.44831017	\$134.93	.00000000	\$0.00

Value Breakdown Information

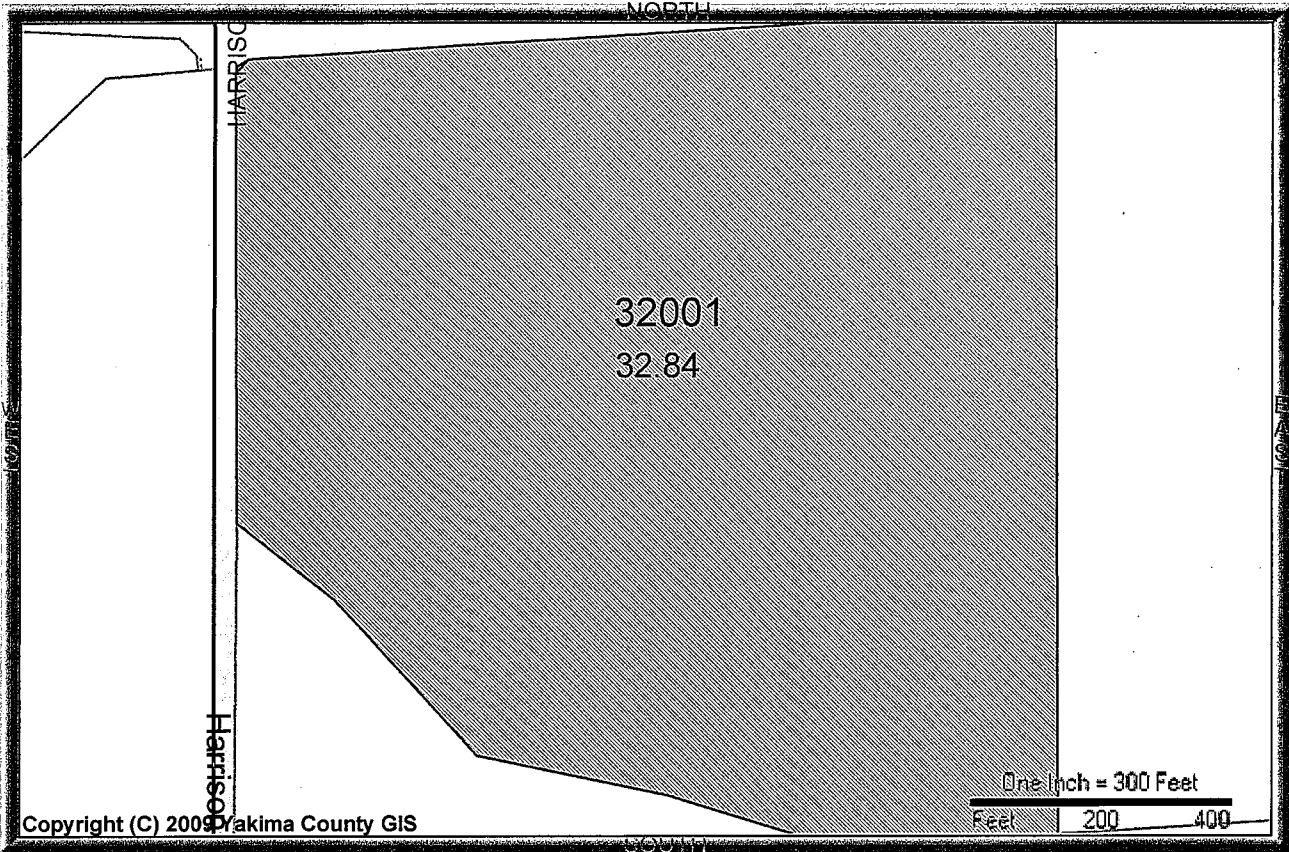
Value Type	2010	2009	2008	2007	2006	2005	2004
Taxable Value Regular	\$301,180	\$300,980	\$302,470	\$301,700	\$286,700	\$273,130	\$257,840
Taxable Value Excess	\$301,180	\$300,980	\$302,470	\$301,700	\$286,700	\$273,130	\$257,840
Market Land	\$82,100	\$82,100	\$82,100	\$72,250	\$72,250	\$72,250	\$72,250
Market Improvement	\$263,500	\$263,500	\$263,500	\$263,500	\$251,100	\$238,700	\$226,300
Market Crop	\$263,500	\$263,500	\$263,500	\$263,500	\$251,100	\$238,700	\$226,300
Current Use Land	\$37,680	\$37,480	\$38,970	\$38,200	\$35,600	\$34,430	\$31,540
Current Use Improvement	\$263,500	\$263,500	\$263,500	\$263,500	\$251,100	\$238,700	\$226,300
Current Use Crop	\$263,500	\$263,500	\$263,500	\$263,500	\$251,100	\$238,700	\$226,300

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PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: EDISON RD/HARRISON RD, SUNNYSIDE ,WA 98944	
	Parcel Owner(s): CERVA CERVANTES ORCHARDS PARTNERSHIP	
	Parcel Number: 23102632001	Parcel Size: 32.84 Acre(s)
	Property Use: 83 Current Use Agricultural	
	TAX AND ASSESSMENT INFORMATION	
Tax Code Area (TCA): 465		Tax Year: 2010
Improvement Value: \$263500		Land Value: \$82100
Current Use Value: \$37680		Current Use Improvement: \$263500
New Construction: \$0		Total Assessed Value: \$301180
OVERLAY INFORMATION		
Zoning: AG	Jurisdiction: County	
Urban Growth Area: Not in a UGA	Future Landuse Designation: Ag Resource (Yakima County Plan 2015)	
FEMA: Not in floodplain (X)	FIRM Panel Number: 53077C1925D	
LOCATION INFORMATION		
+ Latitude: 46° 19' 19.049"	+ Longitude: -119° 54' 44.520"	Range: 23 Township: 10 Section: 26
Narrative Description: Section 26 Township 10 Range 23 Quarter SW: BEG NW COR NW1/4 SW1/4, TH E 1299.37 FT, TH S 03° 10' 03" W 1329.18 FT, TH N 89° 48' 26" W 343.16 FT, TH N 60° 08' 29" W 25.24 FTW 305.9 FT, TH N 42° 33' 00" W 334 FT, TH N 51° 55' 00" W 223 FT M/L TO W LN OF NW1/4 SW1/4, TH N 03° 06' 55" E 751.06 TO POB, EX N & W 30 FT CO RD R/W (AKA LOT "C" OF SURVEY AF#20x20 SITE TRIANGLE NW COR		
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Parcel Number	Situs Address	Use Code	TCA	Size	NBHD
231026-34002	Factory Rd/Harrison Rd	83 Current Use Agricultural	465	19.25 Acre(s)	263

Owner(s)

Cervantes Orchards Partnership

Abbreviated Legal Description

BEG S1/4 COR, TH N 89^02'24"W 648.24 FT, TH N 03^11'37"E 1328.48 FT, TH S 89^48'26"E 649.12 FT, TH S 03^13'10"W 1333.63 FT TO POB, EX S 30 FT CO RD R/W (AKA LOT "H" OF SURVEY AF# 7024038)

Detailed Information for Land Record #1

Land Flag: A	Flood Plain: No	Value Method: Acres
Soil Class: Prime	Lot Shape: Rectangle	Lots:
Calculate Current Use: Yes	Topography: Rolling	Squarefeet:
Water Source:	Land View: Limited View	Acre(s): 19.25
Sewer Source:	Landscaping: None	

Detailed Information for Crop Records

Land Record	Crop Record	Crop Type	Acres	Year Planted	Irrigation
1	1	Grny-Smith	18.00	1999	Solid-Set

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

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

Site Information:

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

There are no sales in the database for this parcel.

Segregation/Merger Information

Seg Merge #	Seg/Merge Type	Status Date	Status	Parcel Involvement
SM000045	Short Subdivision Exemption (SSE)	02/24/2000	Completed	Child

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	\$38.19	.00000000	\$0.00
County Flood Control	.08724099	\$15.28	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05262350	\$9.21
State School Levy	2.09175286	\$366.25	.00000000	\$0.00
Sunnyside Port Regular	.40849760	\$71.52	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.24180826	\$217.43
Yakima County	1.49409180	\$261.60	.00000000	\$0.00
Yakima County Fire District 5	1.31474283	\$230.20	.00000000	\$0.00
Yakima County Road	2.09096001	\$366.11	.00000000	\$0.00
Yakima Valley Regional Library	.45950503	\$80.45	.00000000	\$0.00

Tax Year 2009

District	Regular Rate	Regular Tax	Excess Rate	Excess Tax
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County EMS	.21242200	\$37.17	.00000000	\$0.00
County Flood Control	.08495441	\$14.86	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05241206	\$9.17
State School Levy	1.92175394	\$336.25	.00000000	\$0.00
Sunnyside Port Regular	.39448035	\$69.02	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.22080304	\$213.60
Yakima County	1.45493858	\$254.57	.00000000	\$0.00
Yakima County Fire District 5	1.29404615	\$226.42	.00000000	\$0.00
Yakima County Road	2.04170393	\$357.24	.00000000	\$0.00
Yakima Valley Regional Library	.44831017	\$78.44	.00000000	\$0.00

Value Breakdown Information

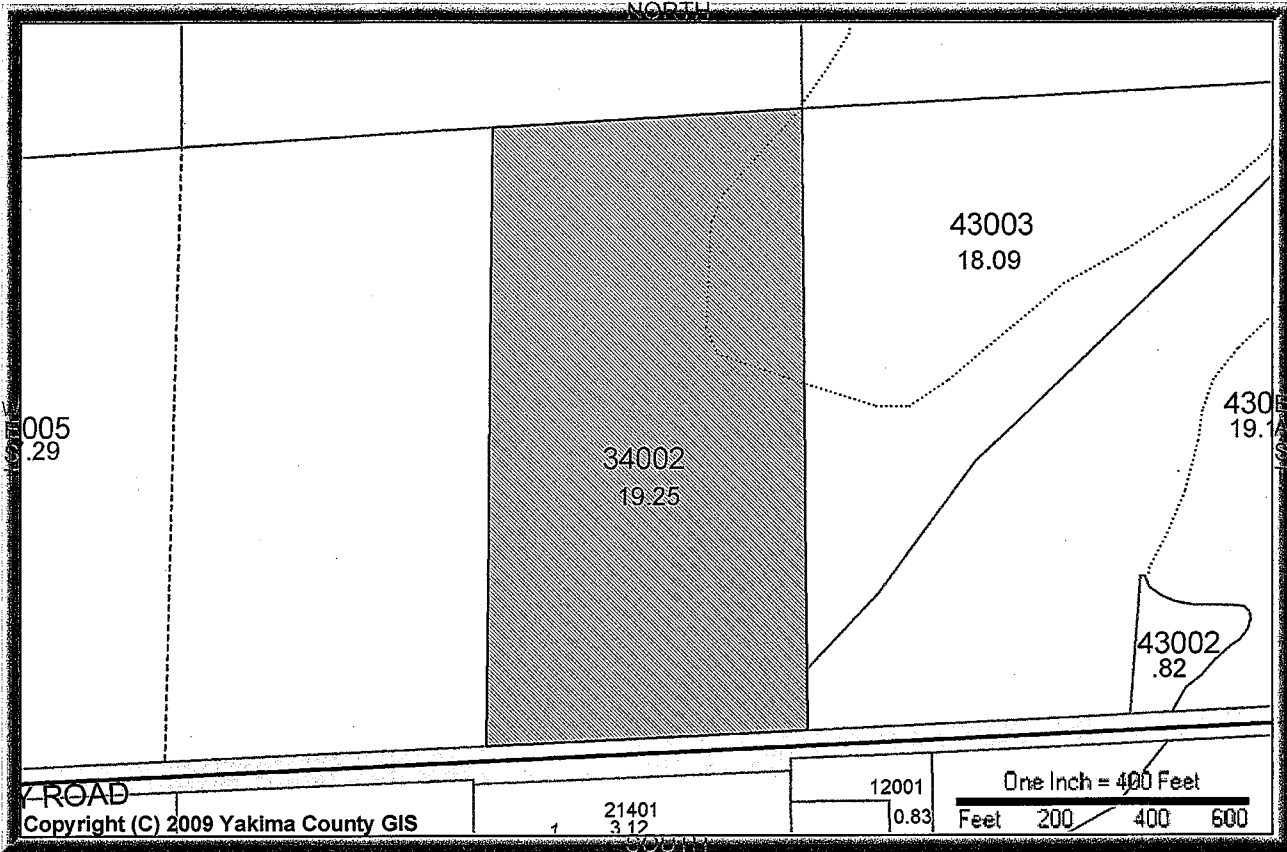
Value Type	2010	2009	2008	2007	2006	2005	2004
Taxable Value Regular	\$175,090	\$174,970	\$175,840	\$168,190	\$159,470	\$151,580	\$142,690
Taxable Value Excess	\$175,090	\$174,970	\$175,840	\$168,190	\$159,470	\$151,580	\$142,690
Market Land	\$48,150	\$48,150	\$48,150	\$42,350	\$42,350	\$42,350	\$42,350
Market Improvement	\$153,000	\$153,000	\$153,000	\$145,800	\$138,600	\$131,400	\$124,200
Market Crop	\$153,000	\$153,000	\$153,000	\$145,800	\$138,600	\$131,400	\$124,200
Current Use Land	\$22,090	\$21,970	\$22,840	\$22,390	\$20,870	\$20,180	\$18,490
Current Use Improvement	\$153,000	\$153,000	\$153,000	\$145,800	\$138,600	\$131,400	\$124,200
Current Use Crop	\$153,000	\$153,000	\$153,000	\$145,800	\$138,600	\$131,400	\$124,200

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PROPERTY PHOTO	PROPERTY INFORMATION
	Parcel Address: FACTORY RD/HARRISON RD, SUNNYSIDE ,WA 98944
	Parcel Owner(s): CERVA CERVANTES ORCHARDS PARTNERSHIP
	Parcel Number: 23102634002 Parcel Size: 19.25 Acre(s)
	Property Use: 83 Current Use Agricultural
	TAX AND ASSESSMENT INFORMATION
	Tax Code Area (TCA): 465 Tax Year: 2010
	Improvement Value: \$153000 Land Value: \$48150
	CurrentUse Value: \$22090 CurrentUse Improvement: \$153000
	New Construction: \$0 Total Assessed Value: \$175090
OVERLAY INFORMATION	
Zoning: AG	Jurisdiction: County
Urban Growth Area: Not in a UGA	Future Landuse Designation: Ag Resource (Yakima County Plan 2015)
FEMA: Not in floodplain (X)	FIRM Panel Number: 53077C1925D
LOCATION INFORMATION	
+ Latitude: 46° 19' 06.378"	+ Longitude: -119° 54' 22.404" Range: 23 Township: 10 Section: 26
Narrative Description: BEG S1/4 COR, TH N 89°02'24"W 648.24 FT, TH N 03°11'37"E 1328.48 FT, TH S 89°48'26"E 649.12 FT, TH S 03°13'10"W 1333.63 FT TO POB, EX S 30 FT CO RD R/W(AKA LOT "H" OF SURVEY AF# 7024038)	
DISCLAIMER	
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
231026-43003	Factory Rd/Harrison Rd	83 Current Use Agricultural	465	18.09 Acre(s)	263

Owner(s)

Cervantes Orchards Partnership

Abbreviated Legal Description

BEG 128.2 FT N 03^13'10"E OF S1/4 COR, TH N 66^26'10"E 266.10 FT, TH N 35^51'10" 340.60 FT, TH N 46^03'10"E 1009.80 FT, TH N 75^51'10"E 203.20 FT, TH N 02^25'10"E 49.53 FT, TH N 89^48'26"W 1297 FT, TH S 03^13'10"E 1205.43 FT. TO POB (AKA LOT "G" OF SURVEY AF# 7024038)

Detailed Information for Land Record #1

Land Flag: A	Flood Plain: No	Value Method: Acres
Soil Class: Prime	Lot Shape: Irregular	Lots:
Calculate Current Use: Yes	Topography: Rolling	Squarefeet:
Water Source:	Land View: Limited View	Acre(s): 18.09
Sewer Source:	Landscaping: None	

Detailed Information for Crop Records

Land Record	Crop Record	Crop Type	Acres	Year Planted	Irrigation
1	1	Gny-Smith	17.00	1999	Solid-Set

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

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

Site Information:

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

There are no sales in the database for this parcel.

Segregation/Merger Information

Seg Merge #	Seg/Merge Type	Status Date	Status	Parcel Involvement
SM000045	Short Subdivision Exemption (SSE)	02/24/2000	Completed	Child

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	\$36.05	.00000000	\$0.00
County Flood Control	.08724099	\$14.42	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05262350	\$8.70
State School Levy	2.09175286	\$345.68	.00000000	\$0.00
Sunnyside Port Regular	.40849760	\$67.51	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.24180826	\$205.22
Yakima County	1.49409180	\$246.91	.00000000	\$0.00
Yakima County Fire District 5	1.31474283	\$217.27	.00000000	\$0.00
Yakima County Road	2.09096001	\$345.55	.00000000	\$0.00
Yakima Valley Regional Library	.45950503	\$75.94	.00000000	\$0.00

Tax Year 2009

District	Regular Rate	Regular Tax	Excess Rate	Excess Tax
County EMS	.21242200	\$35.08	.00000000	\$0.00
County Flood Control	.08495441	\$14.03	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05241206	\$8.66
State School Levy	1.92175394	\$317.36	.00000000	\$0.00
Sunnyside Port Regular	.39448035	\$65.14	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.22080304	\$201.60
Yakima County	1.45493858	\$240.27	.00000000	\$0.00
Yakima County Fire District 5	1.29404615	\$213.70	.00000000	\$0.00
Yakima County Road	2.04170393	\$337.17	.00000000	\$0.00
Yakima Valley Regional Library	.44831017	\$74.03	.00000000	\$0.00

Value Breakdown Information

Value Type	2010	2009	2008	2007	2006	2005	2004
Taxable Value Regular	\$165,260	\$165,140	\$165,970	\$158,740	\$150,510	\$143,070	\$134,670
Taxable Value Excess	\$165,260	\$165,140	\$165,970	\$158,740	\$150,510	\$143,070	\$134,670
Market Land	\$45,250	\$45,250	\$45,250	\$39,800	\$39,800	\$39,800	\$39,800
Market Improvement	\$144,500	\$144,500	\$144,500	\$137,700	\$130,900	\$124,100	\$117,300
Market Crop	\$144,500	\$144,500	\$144,500	\$137,700	\$130,900	\$124,100	\$117,300
Current Use Land	\$20,760	\$20,640	\$21,470	\$21,040	\$19,610	\$18,970	\$17,370
Current Use Improvement	\$144,500	\$144,500	\$144,500	\$137,700	\$130,900	\$124,100	\$117,300
Current Use Crop	\$144,500	\$144,500	\$144,500	\$137,700	\$130,900	\$124,100	\$117,300

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Parcel Number	Situs Address	Use Code	TCA	Size	NBHD
231026-31003	Edison Rd/Harrison Rd	83 Current Use Agricultural	465	1.52 Acre(s)	263

Owner(s)

Cervantes Orchards Partnership

Abbreviated Legal Description

Section 26 Township 10 Range 23 Quarter SW: BEG 30.12 FT S 03^ 13' 10" W OF NE COR NE1/4 SW1/4, TH W 242.94 FT, TH S 194.68 FT, TH E 248.14 FT, TH N 35^ 15' 11" E 40.77 FT, TH N 50^ 30' 57" E 53.74 FT, TH N 67^ 31' 25" E 54.84 FT, TH N 70^ 33' 22" E 208.43 FT, TH N 80^ 17' 04" E 122.86 FT, TH N 82^ 43' 50" E 125.6 FT, TH W 563.11 FT TO POB (AKA LOT "E" OF SURVEY AF# 7024038) EX N 30 FT W 562.1 FT NE1/4 SE1/4 CO RD R/W

Details for Residence #1

Building Style: Farm House	Stories: 2.00	Bedrooms: 2
Quality: Fair	Main Floor: 856	Full Baths: 1
Condition: Fair	Upper Floor: 435	3/4 Baths:
Year Built: 1940	Basement:	Half Baths:
Masonry Trim:	Finished Basement:	Fixtures: 5
Roof Type: Gable	Attached Garage:	Wood Stove:
Roof Material: Composition	Built in/Bsmt Garage:	Masonry Fireplace: 1
Flooring: Wood	Wood Deck:	Prefab Fireplace:
Fuel Type: Oil	Patio:	
Heat Type: Forced-Duct	Cover:	
Central Air: No		

Detailed Information for Detached Structure #1

Structure Type: Utility-Bldg	Exterior Wall Type: Metal	Measure 1: 30
Quality: Average	Roof Type: Metal	Measure 2: 80
Condition: Fair	Roofing Material: Gable	Main Finished: 2,400
Construction: Wood-Frame	Flooring:	Upper Finished:
Construction Type: Pole	Year Built: 0	Fixtures:
Foundation: Concrete	Stories: 0.00	Wood Stove(s):

Detailed Information for Land Record #1

Land Flag: R	Flood Plain: No	Value Method: Lot
Soil Class:	Lot Shape: Irregular	Lots: 1
Calculate Current Use: No	Topography: Sloping	Squarefeet:
Water Source: Well	Land View: Limited View	Acre(s): 1.00
Sewer Source: Septic	Landscaping: None	

Detailed Information for Land Record #2

Land Flag: R	Flood Plain: No	Value Method: Acres
Soil Class: Prime	Lot Shape: Irregular	Lots:
Calculate Current Use: Yes	Topography: Rolling	Squarefeet:
Water Source:	Land View: No View	Acre(s): 0.52
Sewer Source:	Landscaping: None	

Detailed Information for Crop Records

Land Record	Crop Record	Crop Type	Acres	Year Planted	Irrigation
2	1	Grny-Smith	.50	1998	Solid-Set

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

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

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.

Segregation/Merger Information

Seg Merge #	Seg/Merge Type	Status Date	Status	Parcel Involvement
SM000045	Short Subdivision Exemption (SSE)	02/24/2000	Completed	Child

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	\$19.89	.00000000	\$0.00
County Flood Control	.08724099	\$7.96	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05262350	\$4.80
State School Levy	2.09175286	\$190.77	.00000000	\$0.00
Sunnyside Port Regular	.40849760	\$37.25	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.24180826	\$113.25
Yakima County	1.49409180	\$136.26	.00000000	\$0.00
Yakima County Fire District 5	1.31474283	\$119.90	.00000000	\$0.00
Yakima County Road	2.09096001	\$190.70	.00000000	\$0.00
Yakima Valley Regional Library	.45950503	\$41.91	.00000000	\$0.00

Tax Year 2009

District	Regular Rate	Regular Tax	Excess Rate	Excess Tax
County EMS	.21242200	\$24.13	.00000000	\$0.00
County Flood Control	.08495441	\$9.65	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05241206	\$5.95
State School Levy	1.92175394	\$218.29	.00000000	\$0.00
Sunnyside Port Regular	.39448035	\$44.81	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.22080304	\$138.67
Yakima County	1.45493858	\$165.27	.00000000	\$0.00
Yakima County Fire District 5	1.29404615	\$146.99	.00000000	\$0.00
Yakima County Road	2.04170393	\$231.92	.00000000	\$0.00
Yakima Valley Regional Library	.44831017	\$50.92	.00000000	\$0.00

Value Breakdown Information

Value Type	2010	2009	2008	2007	2006	2005	2004
Taxable Value Regular	\$91,200	\$113,590	\$104,970	\$84,750	\$79,980	\$70,040	\$69,460
Taxable Value Excess	\$91,200	\$113,590	\$104,970	\$84,750	\$79,980	\$70,040	\$69,460
Market Land	\$36,300	\$90,000	\$42,300	\$17,000	\$17,000	\$17,000	\$17,000
Market Improvement	\$58,300	\$77,000	\$67,900	\$68,700	\$64,000	\$54,100	\$53,600
Market Crop	\$0	\$4,300	\$4,300	\$4,300	\$4,100	\$3,900	\$3,700
Current Use Land	\$28,600	\$36,590	\$37,070	\$16,050	\$15,980	\$15,940	\$15,860
Current Use Improvement	\$62,600	\$77,000	\$67,900	\$68,700	\$64,000	\$54,100	\$53,600
Current Use Crop	\$4,300	\$4,300	\$4,300	\$4,300	\$4,100	\$3,900	\$3,700

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