

Apple Tract 3
Simmons Place

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Parcel Number	Situs Address	Use Code	TCA	Size	NBHD
231008-24002	Hanford Rd	83 Current Use Agricultural	463	71.34 Acre(s)	263

Owner(s)

Cervantes Orchards & Vineyards Llc

Abbreviated Legal Description

PTN SE1/4 NW1/4 LY W'LY OF SULPHER CREEK CANYON R/W, EX ANY PTN OF CO RD R/W IN NW COR THEREOF, ALSO PTN W1/2 NE1/4 LY W'LY OF SULPHER CREEK CANYON

Details for Residence #1

gone

Building Style: Cabin	Stories: 1.00	Bedrooms: 2
Quality: Low-Cost	Main Floor: 891	Full Baths:
Condition: Salvage	Upper Floor:	3/4 Baths:
Year Built: 1948	Basement: 120	Half Baths:
Masonry Trim:	Finished Basement: 120	Fixtures: 5
Roof Type: Gable	Attached Garage:	Wood Stove:
Roof Material: Shake	Built-in/Bsmt Garage:	Masonry Fireplace:
Flooring: Carpet	Wood Deck:	Prefab Fireplace:
Fuel Type: Oil	Patio:	
Heat Type: Forced-Duct	Cover:	
Central Air:		

Detailed Information for Land Record #1

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

Detailed Information for Land Record #2

Land Flag: A	Flood Plain: No	Value Method: Acres
Soil Class: Prime	Lot Shape:	Lots:
Calculate Current Use: Yes	Topography:	Squarefeet:
Water Source:	Land View:	Acre(s): 64.34
Sewer Source:	Landscaping:	

Detailed Information for Land Record #3

Land Flag: A	Flood Plain: No	Value Method: Acres
Soil Class: Dry/Range	Lot Shape:	Lots:
Calculate Current Use: Yes	Topography:	Squarefeet:
Water Source:	Land View:	Acre(s): 6.00
Sewer Source:	Landscaping:	

Detailed Information for Crop Records

Land Record	Crop Record	Crop Type	Acres	Year Planted	Irrigation
2	1	New Vrty App	21.00	2002	Solid-Set
2	2	New Vrty App	38.00	2002	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:** Highway **Street Finish:** Paved/Asphalt
Traffic: Medium **Side Walk:** No **Curbs:** No **Location:** Road-Frontage

Sales Information

Excise #	Grantor Name	Sale Date	Sale Price	Document Type	Portion(Y/N)
350035	Cervantes, Jose G & Cynthia	12/02/2002	\$0	Purchaser Assignment of Contract	No

Segregation/Merger Information

Seg Merge #	Seg/Merge Type	Status Date	Status	Parcel Involvement
SM000221	Short Subdivision Exemption (SSE)	06/13/2000	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	\$88.48	.00000000	\$0.00
County Flood Control	.08724099	\$35.39	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05262350	\$21.35
State School Levy	2.09175286	\$848.48	.00000000	\$0.00
Sunnyside Port Regular	.40849760	\$165.70	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.24180826	\$503.71
Yakima County	1.49409180	\$606.05	.00000000	\$0.00
Yakima County Fire District 5	1.31474283	\$533.30	.00000000	\$0.00
Yakima County Road	2.09096001	\$848.16	.00000000	\$0.00
Yakima Valley Regional Library	.45950503	\$186.39	.00000000	\$0.00

Tax Year 2009

District	Regular Rate	Regular Tax	Excess Rate	Excess Tax
County EMS	.21242200	\$80.11	.00000000	\$0.00
County Flood Control	.08495441	\$32.04	.00000000	\$0.00
Juvenile Justice Bond	.00000000	\$0.00	.05241206	\$19.77
State School Levy	1.92175394	\$724.73	.00000000	\$0.00
Sunnyside Port Regular	.39448035	\$148.77	.00000000	\$0.00
Sunnyside School M&O	.00000000	\$0.00	1.22080304	\$460.39
Yakima County	1.45493858	\$548.69	.00000000	\$0.00
Yakima County Fire District 5	1.29404615	\$488.01	.00000000	\$0.00
Yakima County Road	2.04170393	\$769.97	.00000000	\$0.00
Yakima Valley Regional Library	.44831017	\$169.07	.00000000	\$0.00

Value Breakdown Information

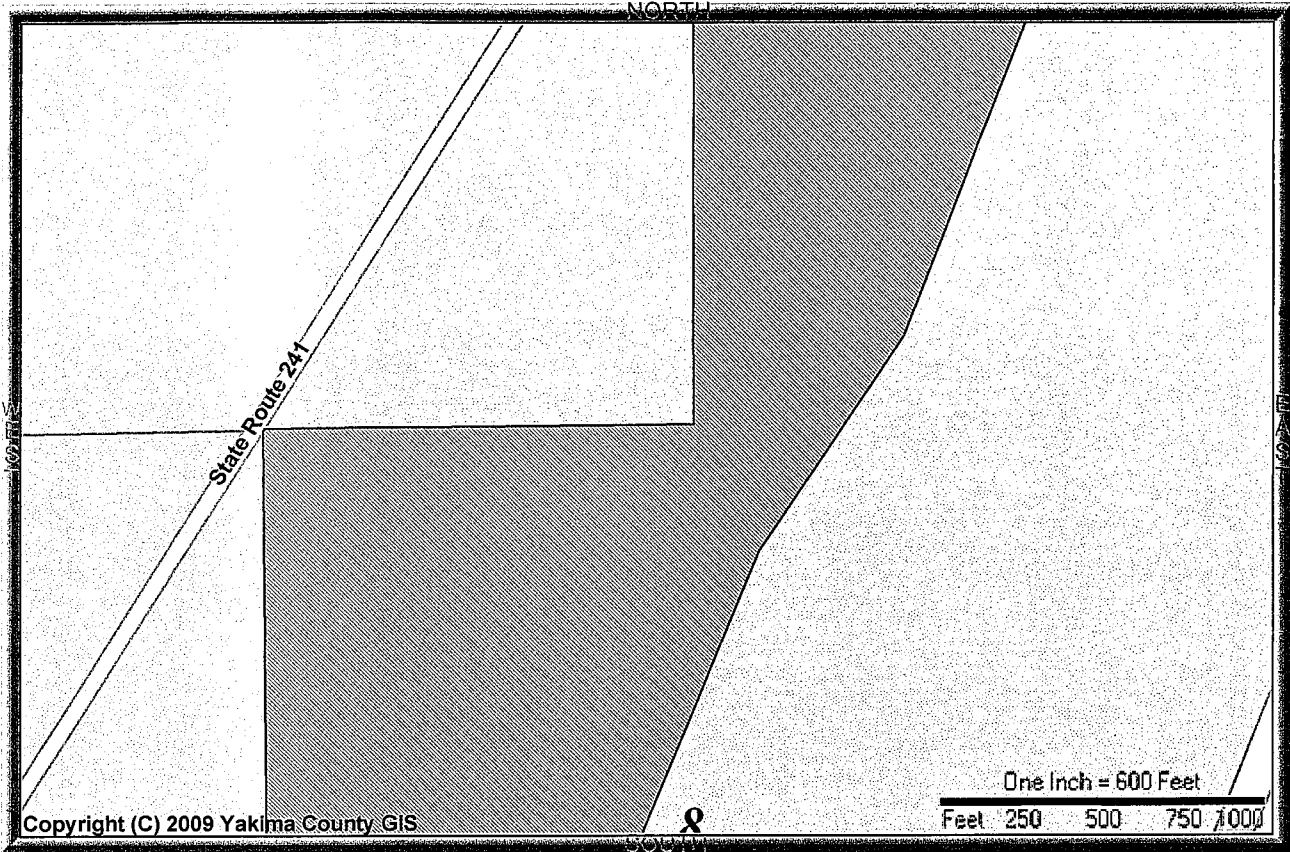
Value Type	2010	2009	2008	2007	2006	2005	2004
Taxable Value Regular	\$405,630	\$377,120	\$454,990	\$452,260	\$425,180	\$397,040	\$331,890
Taxable Value Excess	\$405,630	\$377,120	\$454,990	\$452,260	\$425,180	\$397,040	\$331,890
Market Land	\$178,350	\$173,850	\$173,850	\$159,550	\$159,550	\$159,550	\$159,550
Market Improvement	\$318,600	\$295,000	\$369,900	\$368,700	\$346,800	\$321,000	\$261,600
Market Crop	\$318,600	\$295,000	\$359,900	\$348,100	\$324,500	\$300,900	\$241,900
Current Use Land	\$87,030	\$82,120	\$85,090	\$83,560	\$78,380	\$76,040	\$70,290
Current Use Improvement	\$318,600	\$295,000	\$369,900	\$368,700	\$346,800	\$321,000	\$261,600
Current Use Crop	\$318,600	\$295,000	\$359,900	\$348,100	\$324,500	\$300,900	\$241,900

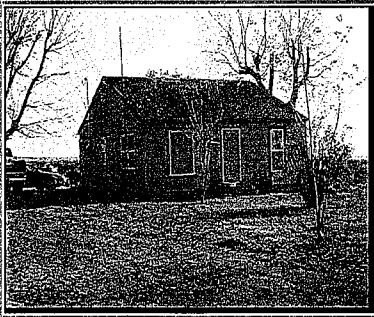
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PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: HANFORD RD, ,WA	
	Parcel Owner(s): CERVA CERVANTES ORCHARDS & VINEYARDS LLC	
	Parcel Number: 23100824002	Parcel Size: 71.34 Acre(s)
	Property Use: 83 Current Use Agricultural	
	TAX AND ASSESSMENT INFORMATION	
Tax Code Area (TCA): 463		Tax Year: 2010
Improvement Value: \$318600		Land Value: \$178350
Current Use Value: \$87030		Current Use Improvement: \$318600
New Construction: \$0		Total Assessed Value: \$405630
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° 22' 16.575"		+ Longitude: -119° 58' 10.328"
Range: 23 Township: 10 Section: 08		
Narrative Description: PTN SE1/4 NW1/4 LY W'LY OF SULPHER CREEK CANYON R/W, EX ANY PTN OF CO RD R/W IN NW COR THEREOF, ALSO PTN W1/2 NE1/4 LY W'LY OF SULPHER CREEK CANYON		
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