

| PROPERTY PHOTO   | PROPERTY INFORMATION   |   |
|--|--|---|
|  | Parcel Address: <b>14050 PUMPHOUSE RD, ,WA</b>                           |   |
|  | Parcel Owner(s): <b>CITIZENS BUSINESS BANK</b>                           |   |
|  | Parcel Number: <b><u>18103111001</u></b>                                 | Parcel Size: <b>39.18 Acre(s)</b>                       |
|  | Property Use: <b>81 Agricultural Not Current Use</b>                     |   |
|  | TAX AND ASSESSMENT INFORMATION   |   |
|  | Tax Code Area (TCA): <b><u>602</u></b>                                   | Tax Year: <b>2019</b>                                   |
|  | Improvement Value: <b>\$0</b>  | Land Value: <b>\$70500</b>                              |
|  | CurrentUse Value: <b>\$0</b>   | CurrentUse Improvement: <b>\$0</b>                      |
|  | New Construction: <b>\$0</b>   | Total Assessed Value: <b>\$70500</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> |   |
| FEMA:<br><b>FEMA Map</b>   | FIRM Panel Number: <b>53077C1800D</b>                                    |   |
| LOCATION INFORMATION   |  |   |
| + Latitude: <b>46° 18' 55.015"</b>   | + Longitude: <b>-120° 36' 33.321"</b>                                    | Range: <b>18</b> Township: <b>10</b> Section: <b>31</b> |
| Narrative Description: <b>NE1/4 NE1/4</b>  |  |   |
| 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 |  |   |

**Parcel Number:** 181031-11001 View Map | Property Tax | View Web Version | Print Page  
**Situs Address:** 14050 Pumphouse Rd  
**Property Use:** 81 Agricultural Not Current Use  
**Tax Code Area:** 602  
**Property Size:** 39.18  
**Neighborhood:** 153  
**Owners:** Citizens Business Bank  
**Abbreviated Legal Description:**  
 NE1/4 NE1/4

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

**Gas:** No **Electricity:** Yes  
**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

**Details for Land Record #1**

**Land Flag:** A **Soil Class:** 2  
**Calc CU:** No **Water Source:**  
**Sewer Source:** **Flood Plain:** No  
**Lot Shape:** Rectangle **Topography:** Sloping  
**Land View:** Limited View **Landscaping:** None  
**Value Method:** Acres **Lots:** 0  
**SquareFeet:** **Acre(s):** 39.180

**Excise Transactions on Parcel Number 181031-11001**

| Excise # | Grantor Name                                     | Excise Date  | Sale Price  | Document Type           | Portion (Y/N) | Parcel(s) Sold |
|----------|--|--------------|-------------|-------------------------|---------------|----------------|
| 453155   | Bankruptcy Estate Of Catherine & Andrew Sytsma   | Feb 12, 2019 | \$1,625,000 | Trustee Deed            | No            | 9              |
| 400007   | Albee, Sayles L & Mary, Melvin & Marilene Foster | Feb 27, 2008 | \$680,000   | Statutory Warranty Deed | No            | 7              |

**Tax Breakdown Information\***

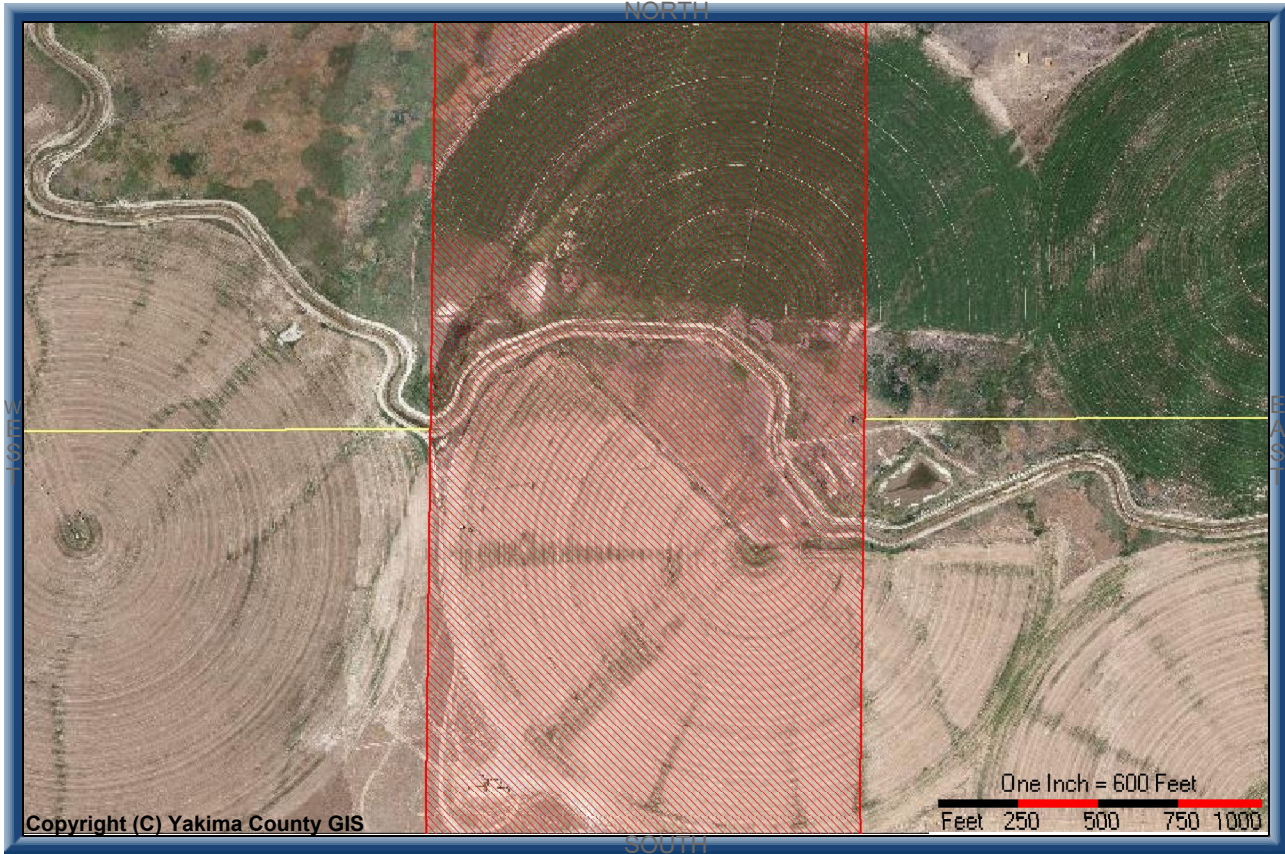
**Details for Tax Year 2019**

| District                       | Regular Rate | Regular Value | Regular Tax | Excess Rate | Excess Value | Excess Tax |
|--------------------------------|--------------|---------------|-------------|-------------|--------------|------------|
| County Ems                     | 0.22482857   | \$70,500      | \$15.85     | 0.00000000  | \$70,500     | \$0.00     |
| County Flood Control           | 0.08175978   | \$70,500      | \$5.76      | 0.00000000  | \$70,500     | \$0.00     |
| Mount Adams School             | 0.00000000   | \$70,500      | \$0.00      | 1.33635076  | \$70,500     | \$94.21    |
| State School Levy              | 1.98903490   | \$70,500      | \$140.23    | 0.00000000  | \$70,500     | \$0.00     |
| State School Levy Part 2       | 0.73920334   | \$70,500      | \$52.11     | 0.00000000  | \$70,500     | \$0.00     |
| Yakima County                  | 1.51660106   | \$70,500      | \$106.92    | 0.00000000  | \$70,500     | \$0.00     |
| Yakima County Fire District 5  | 1.25008336   | \$70,500      | \$88.13     | 0.00000000  | \$70,500     | \$0.00     |
| Yakima County Road             | 1.71973355   | \$70,500      | \$121.24    | 0.00000000  | \$70,500     | \$0.00     |
| Yakima Valley Regional Library | 0.43454323   | \$70,500      | \$30.64     | 0.00000000  | \$70,500     | \$0.00     |

\*Please Note: These are not guaranteed tax amounts and are only provided for convenience. Tax amounts above may have rounding errors and are only provided as an indication of what taxes would be if the parcel were taxed at current values for the full tax year. In addition no assessments are included in these lists and may be included in the property tax bill. If you want exact tax amounts please view this property on the County Treasurer Tax Portal.

**Value Breakdown Information**

| Value Type            | 2019     | 2018     | 2017     | 2016     | 2015     | 2014     | 2013     |
|-----------------------|----------|----------|----------|----------|----------|----------|----------|
| Taxable Value Regular | \$70,500 | \$66,600 | \$58,800 | \$58,800 | \$54,900 | \$47,000 | \$47,000 |
| Taxable Value Excess  | \$70,500 | \$66,600 | \$58,800 | \$58,800 | \$54,900 | \$47,000 | \$47,000 |
| Market Land           | \$70,500 | \$66,600 | \$58,800 | \$58,800 | \$54,900 | \$47,000 | \$47,000 |



| PROPERTY PHOTO   | PROPERTY INFORMATION   |   |
|--|--|---|
|  | Parcel Address: <b>PUMPHOUSE &amp; ISLAND, WA</b>                        |   |
|  | Parcel Owner(s): <b>CITIZENS BUSINESS BANK</b>                           |   |
|  | Parcel Number: <b><u>18103112001</u></b>                                 | Parcel Size: <b>81.4 Acre(s)</b>                        |
|  | Property Use: <b>83 Current Use Agricultural</b>                         |   |
|  | TAX AND ASSESSMENT INFORMATION   |   |
|  | Tax Code Area (TCA): <b><u>602</u></b>                                   | Tax Year: <b>2019</b>                                   |
|  | Improvement Value: <b>\$1600</b>   | Land Value: <b>\$136200</b>                             |
|  | CurrentUse Value: <b>\$127710</b>  | CurrentUse Improvement: <b>\$1600</b>                   |
|  | New Construction: <b>\$0</b>   | Total Assessed Value: <b>\$129310</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> |   |
| FEMA:<br><b>FEMA Map</b>   | FIRM Panel Number: <b>53077C1800D</b>                                    |   |
| LOCATION INFORMATION   |  |   |
| + Latitude: <b>46° 18' 48.378"</b>   | + Longitude: <b>-120° 36' 52.546"</b>                                    | Range: <b>18</b> Township: <b>10</b> Section: <b>31</b> |
| Narrative Description: <b>W1/2 NE1/4</b>   |  |   |
| DISCLAIMER   |  |   |
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### Value Breakdown Information

| Value Type              | 2019      | 2018      | 2017      | 2016      | 2015      | 2014     | 2013     |
|-------------------------|-----------|-----------|-----------|-----------|-----------|----------|----------|
| Taxable Value Regular   | \$129,310 | \$121,350 | \$113,800 | \$107,080 | \$94,580  | \$86,640 | \$76,890 |
| Taxable Value Excess    | \$129,310 | \$121,350 | \$113,800 | \$107,080 | \$94,580  | \$86,640 | \$76,890 |
| Market Land             | \$136,200 | \$128,800 | \$114,000 | \$113,400 | \$106,000 | \$91,200 | \$91,200 |
| Market Improvement      | \$1,600   | \$0       | \$0       | \$0       | \$0       | \$0      | \$0      |
| Market Crop             | \$1,600   | \$0       | \$0       | \$0       | \$0       | \$0      | \$0      |
| Current Use Land        | \$127,710 | \$121,350 | \$113,800 | \$107,080 | \$94,580  | \$86,640 | \$76,890 |
| Current Use Improvement | \$1,600   | \$0       | \$0       | \$0       | \$0       | \$0      | \$0      |
| Current Use Crop        | \$1,600   | \$0       | \$0       | \$0       | \$0       | \$0      | \$0      |



| PROPERTY PHOTO   | PROPERTY INFORMATION   |   |
|--|--|---|
|  | Parcel Address: <b>ISLAND W OF &amp; PUMPH, ,WA</b>                      |   |
|  | Parcel Owner(s): <b>CITIZENS BUSINESS BANK</b>                           |   |
|  | Parcel Number: <b><u>18103114001</u></b>                                 | Parcel Size: <b>41.03 Acre(s)</b>                       |
|  | Property Use: <b>81 Agricultural Not Current Use</b>                     |   |
|  | <b>TAX AND ASSESSMENT INFORMATION</b>                                    |   |
| Tax Code Area (TCA): <b><u>602</u></b>   |  | Tax Year: <b>2019</b>                                   |
| Improvement Value: <b>\$0</b>  |  | Land Value: <b>\$66800</b>                              |
| CurrentUse Value: <b>\$0</b>   |  | CurrentUse Improvement: <b>\$0</b>                      |
| New Construction: <b>\$0</b>   |  | Total Assessed Value: <b>\$66800</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:<br><b>FEMA Map</b>   | FIRM Panel Number: <b>53077C1800D</b>                                    |   |
| <b>LOCATION INFORMATION</b>  |  |   |
| + Latitude: <b>46° 18' 42.122"</b>   | + Longitude: <b>-120° 36' 33.341"</b>                                    | Range: <b>18</b> Township: <b>10</b> Section: <b>31</b> |
| Narrative Description: <b>SE1/4 NE1/4</b>  |  |   |
| <b>DISCLAIMER</b>  |  |   |
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**Parcel Number:** 181031-14001 View Map | Property Tax | View Web Version | Print Page  
**Situs Address:** Island W Of & Pumph  
**Property Use:** 81 Agricultural Not Current Use  
**Tax Code Area:** 602  
**Property Size:** 41.03  
**Neighborhood:** 153  
**Owners:** Citizens Business Bank  
**Abbreviated Legal Description:**  
 SE1/4 NE1/4

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

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

**Site Information:**

**Property Type:** Agricultural **Zoning:** Ag  
**Street Type:** No-Dev-Access **Street Finish:** None  
**Traffic:** Heavy **Side Walk:** No  
**Curbs:** No **Location:** Interior

**Details for Land Record #1**

**Land Flag:** A **Soil Class:** 2  
**Calc CU:** No **Water Source:**  
**Sewer Source:** **Flood Plain:** No  
**Lot Shape:** Irregular **Topography:** Sloping  
**Land View:** Limited View **Landscaping:** None  
**Value Method:** Acres **Lots:** 0  
**SquareFeet:** **Acre(s):** 36.000

**Details for Land Record #2**

**Land Flag:** A **Soil Class:** 4  
**Calc CU:** No **Water Source:**  
**Sewer Source:** **Flood Plain:** No  
**Lot Shape:** **Topography:**  
**Land View:** **Landscaping:**  
**Value Method:** Acres **Lots:** 0  
**SquareFeet:** **Acre(s):** 4.000

**Excise Transactions on Parcel Number 181031-14001**

| Excise # | Grantor Name                                     | Excise Date  | Sale Price  | Document Type           | Portion (Y/N) | Parcel(s) Sold |
|----------|--|--------------|-------------|-------------------------|---------------|----------------|
| 453155   | Bankruptcy Estate Of Catherine & Andrew Sytsma   | Feb 12, 2019 | \$1,625,000 | Trustee Deed            | No            | 9              |
| 400007   | Albee, Sayles L & Mary, Melvin & Marilene Foster | Feb 27, 2008 | \$680,000   | Statutory Warranty Deed | No            | 7              |

**Tax Breakdown Information\***

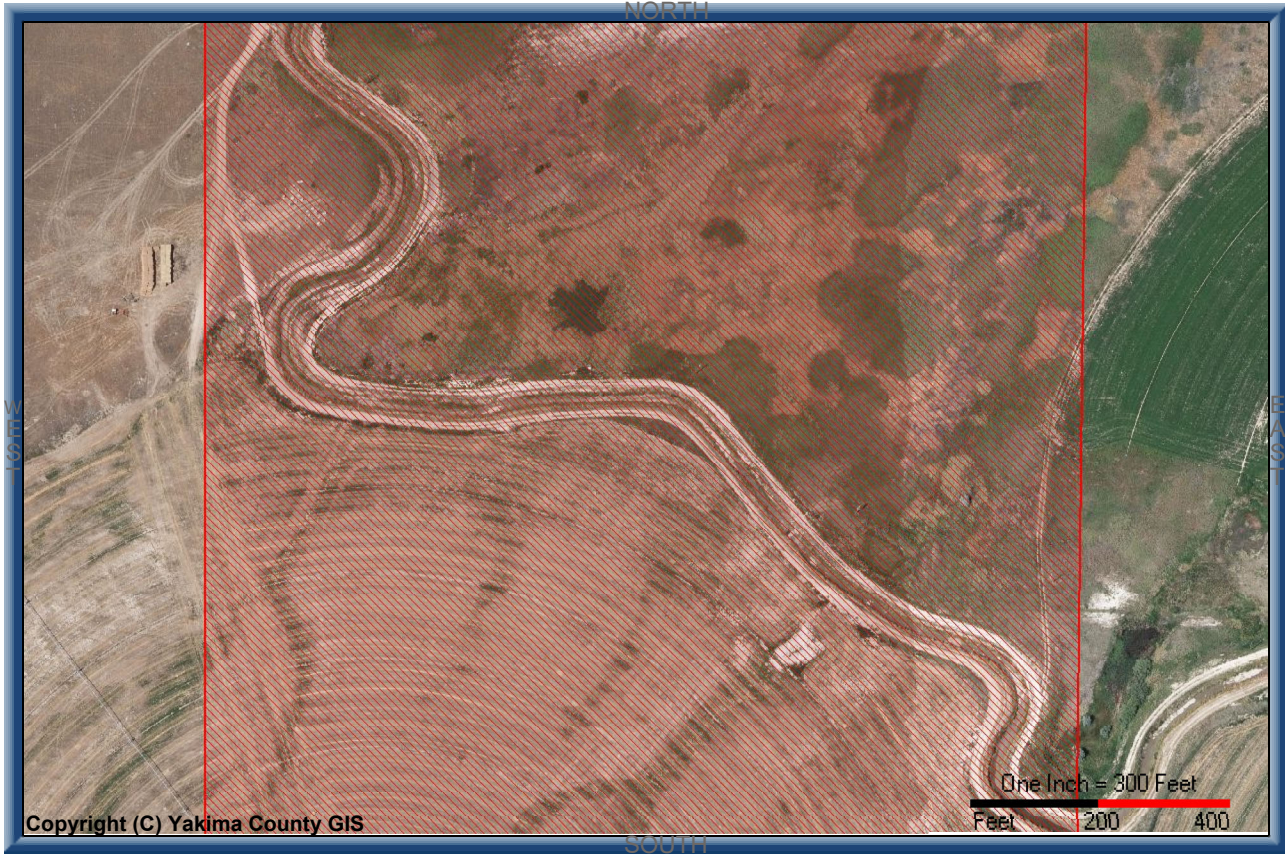
**Details for Tax Year 2019**

| District                       | Regular Rate | Regular Value | Regular Tax | Excess Rate | Excess Value | Excess Tax |
|--------------------------------|--------------|---------------|-------------|-------------|--------------|------------|
| County Ems                     | 0.22482857   | \$66,800      | \$15.02     | 0.00000000  | \$66,800     | \$0.00     |
| County Flood Control           | 0.08175978   | \$66,800      | \$5.46      | 0.00000000  | \$66,800     | \$0.00     |
| Mount Adams School             | 0.00000000   | \$66,800      | \$0.00      | 1.33635076  | \$66,800     | \$89.27    |
| State School Levy              | 1.98903490   | \$66,800      | \$132.87    | 0.00000000  | \$66,800     | \$0.00     |
| State School Levy Part 2       | 0.73920334   | \$66,800      | \$49.38     | 0.00000000  | \$66,800     | \$0.00     |
| Yakima County                  | 1.51660106   | \$66,800      | \$101.31    | 0.00000000  | \$66,800     | \$0.00     |
| Yakima County Fire District 5  | 1.25008336   | \$66,800      | \$83.51     | 0.00000000  | \$66,800     | \$0.00     |
| Yakima County Road             | 1.71973355   | \$66,800      | \$114.88    | 0.00000000  | \$66,800     | \$0.00     |
| Yakima Valley Regional Library | 0.43454323   | \$66,800      | \$29.03     | 0.00000000  | \$66,800     | \$0.00     |

\*Please Note: These are not guaranteed tax amounts and are only provided for convenience. Tax amounts above may have rounding errors and are only provided as an indication of what taxes would be if the parcel were taxed at current values for the full tax year. In addition no assessments are included in these lists and may be included in the property tax bill. If you want exact tax amounts please view this property on the County Treasurer Tax Portal.

**Value Breakdown Information**

| Value Type            | 2019     | 2018     | 2017     | 2016     | 2015     | 2014     | 2013     |
|-----------------------|----------|----------|----------|----------|----------|----------|----------|
| Taxable Value Regular | \$66,800 | \$63,200 | \$56,000 | \$55,600 | \$52,000 | \$44,800 | \$44,800 |
| Taxable Value Excess  | \$66,800 | \$63,200 | \$56,000 | \$55,600 | \$52,000 | \$44,800 | \$44,800 |
| Market Land           | \$66,800 | \$63,200 | \$56,000 | \$55,600 | \$52,000 | \$44,800 | \$44,800 |



| PROPERTY PHOTO   | PROPERTY INFORMATION   |   |
|--|--|---|
| <p>M-H 3-06239 PN-181031-21002 CABIN 9/02/03<br/>SEP 2 2009</p>  | Parcel Address: <b>14050 PUMPHOUSE RD, WHITE SWAN ,WA 98952</b>          |   |
|  | Parcel Owner(s): <b>CITIZENS BUSINESS BANK</b>                           |   |
|  | Parcel Number: <b>18103121002</b>  | Parcel Size: <b>41.07 Acre(s)</b>                       |
|  | Property Use: <b>83 Current Use Agricultural</b>                         |   |
|  | TAX AND ASSESSMENT INFORMATION   |   |
| Tax Code Area (TCA): <b>602</b>  | Tax Year: <b>2019</b>  |   |
| Improvement Value: <b>\$13800</b>  | Land Value: <b>\$72600</b>   |   |
| CurrentUse Value: <b>\$68350</b>   | CurrentUse Improvement: <b>\$13800</b>                                   |   |
| New Construction: <b>\$0</b>   | Total Assessed Value: <b>\$82150</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> |   |
| FEMA:<br><b>FEMA Map</b>   | FIRM Panel Number: <b>53077C1800D</b>                                    |   |
| LOCATION INFORMATION   |  |   |
| + Latitude: <b>46° 18' 54.725"</b>   | + Longitude: <b>-120° 37' 11.925"</b>                                    | Range: <b>18</b> Township: <b>10</b> Section: <b>31</b> |
| Narrative Description: <b>Section 31 Township 10 Range 18 Quarter NW; NE1/4 NW1/4</b>  |  |   |
| DISCLAIMER   |  |   |
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| District                       | Regular Rate | Regular Value | Regular Tax | Excess Rate | Excess Value | Excess Tax |
|--------------------------------|--------------|---------------|-------------|-------------|--------------|------------|
| Yakima Valley Regional Library | 0.43454323   | \$82,150      | \$35.70     | 0.00000000  | \$82,150     | \$0.00     |

*\*Please Note: These are not guaranteed tax amounts and are only provided for convenience. Tax amounts above may have rounding errors and are only provided as an indication of what taxes would be if the parcel were taxed at current values for the full tax year. In addition no assessments are included in these lists and may be included in the property tax bill. If you want exact tax amounts please view this property on the County Treasurer Tax Portal.*

### Value Breakdown Information

| Value Type              | 2019     | 2018     | 2017     | 2016     | 2015     | 2014     | 2013     |
|-------------------------|----------|----------|----------|----------|----------|----------|----------|
| Taxable Value Regular   | \$82,150 | \$65,170 | \$61,400 | \$58,040 | \$51,790 | \$47,820 | \$42,940 |
| Taxable Value Excess    | \$82,150 | \$65,170 | \$61,400 | \$58,040 | \$51,790 | \$47,820 | \$42,940 |
| Market Land             | \$72,600 | \$68,900 | \$61,500 | \$61,200 | \$57,500 | \$50,100 | \$50,100 |
| Market Improvement      | \$13,800 | \$0      | \$0      | \$0      | \$0      | \$0      | \$0      |
| Market Crop             | \$13,800 | \$0      | \$0      | \$0      | \$0      | \$0      | \$0      |
| Current Use Land        | \$68,350 | \$65,170 | \$61,400 | \$58,040 | \$51,790 | \$47,820 | \$42,940 |
| Current Use Improvement | \$13,800 | \$0      | \$0      | \$0      | \$0      | \$0      | \$0      |
| Current Use Crop        | \$13,800 | \$0      | \$0      | \$0      | \$0      | \$0      | \$0      |



| PROPERTY PHOTO   | PROPERTY INFORMATION   |   |
|--|--|---|
|  | Parcel Address: <b>PUMPHOUSE RD &amp; TECU, ,WA</b>                      |   |
|  | Parcel Owner(s): <b>CITIZENS BUSINESS BANK</b>                           |   |
|  | Parcel Number: <b><u>18103122002</u></b>                                 | Parcel Size: <b>39.96 Acre(s)</b>                       |
|  | Property Use: <b>81 Agricultural Not Current Use</b>                     |   |
|  | TAX AND ASSESSMENT INFORMATION   |   |
|  | Tax Code Area (TCA): <b><u>602</u></b>                                   | Tax Year: <b>2019</b>                                   |
|  | Improvement Value: <b>\$0</b>  | Land Value: <b>\$66900</b>                              |
|  | CurrentUse Value: <b>\$0</b>   | CurrentUse Improvement: <b>\$0</b>                      |
|  | New Construction: <b>\$0</b>   | Total Assessed Value: <b>\$66900</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> |   |
| FEMA:<br><b>FEMA Map</b>   | FIRM Panel Number: <b>53077C1775D</b>                                    |   |
| LOCATION INFORMATION   |  |   |
| + Latitude: <b>46° 18' 54.622"</b>   | + Longitude: <b>-120° 37' 31.247"</b>                                    | Range: <b>18</b> Township: <b>10</b> Section: <b>31</b> |
| Narrative Description: <b>Section 31 Township 10 Range 18 Quarter NW; NW1/4 NW1/4 (AKA GOV LOT 1)</b>  |  |   |
| 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 |  |   |

**Parcel Number:** 181031-22002 View Map | Property Tax | View Web Version | Print Page  
**Situs Address:** Pumphouse Rd & Tecu  
**Property Use:** 81 Agricultural Not Current Use  
**Tax Code Area:** 602  
**Property Size:** 39.96  
**Neighborhood:** 153  
**Owners:** Citizens Business Bank  
**Abbreviated Legal Description:**  
 Section 31 Township 10 Range 18 Quarter NW; NW1/4 NW1/4 (AKA GOV LOT 1)

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

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

**Site Information:**

**Property Type:** Agricultural **Zoning:** Ag  
**Street Type:** Easement **Street Finish:** Gravel  
**Traffic:** Light **Side Walk:** No  
**Curbs:** No **Location:** Road-Frntage

**Details for Land Record #1**

**Land Flag:** A **Soil Class:** 2  
**Calc CU:** No **Water Source:**  
**Sewer Source:** **Flood Plain:** No  
**Lot Shape:** Irregular **Topography:** Rolling  
**Land View:** Limited View **Landscaping:** None  
**Value Method:** Acres **Lots:** 0  
**SquareFeet:** **Acre(s):** 36.000

**Details for Land Record #2**

**Land Flag:** A **Soil Class:** 4  
**Calc CU:** No **Water Source:**  
**Sewer Source:** **Flood Plain:** No  
**Lot Shape:** **Topography:**  
**Land View:** **Landscaping:**  
**Value Method:** Acres **Lots:** 0  
**SquareFeet:** **Acre(s):** 4.150

**Excise Transactions on Parcel Number 181031-22002**

| Excise # | Grantor Name                                   | Excise Date  | Sale Price  | Document Type           | Portion (Y/N) | Parcel(s) Sold |
|----------|--|--------------|-------------|-------------------------|---------------|----------------|
| 453155   | Bankruptcy Estate Of Catherine & Andrew Sytsma | Feb 12, 2019 | \$1,625,000 | Trustee Deed            | No            | 9              |
| 399375   | Avalos, Roberto & Cynthia                      | Jan 25, 2008 | \$100,000   | Statutory Warranty Deed | No            | 2              |
| 395454   | Albee, Sayles L.                               | Aug 10, 2007 | \$50,000    | Real Estate Contract    | No            | 2              |

**Segregations or Mergers on Parcel Number 181031-22002**

| Seg/Merge # | Seg/Merge Type | Status Date | Status    | Parcel Involvement |
|-------------|----------------|-------------|-----------|--------------------|
| SM040235    | Segregation    | Sep 4, 2003 | Completed | Child              |

**Tax Breakdown Information\***

**Details for Tax Year 2019**

| District                       | Regular Rate | Regular Value | Regular Tax | Excess Rate | Excess Value | Excess Tax |
|--------------------------------|--------------|---------------|-------------|-------------|--------------|------------|
| County Ems                     | 0.22482857   | \$66,900      | \$15.04     | 0.00000000  | \$66,900     | \$0.00     |
| County Flood Control           | 0.08175978   | \$66,900      | \$5.47      | 0.00000000  | \$66,900     | \$0.00     |
| Mount Adams School             | 0.00000000   | \$66,900      | \$0.00      | 1.33635076  | \$66,900     | \$89.40    |
| State School Levy              | 1.98903490   | \$66,900      | \$133.07    | 0.00000000  | \$66,900     | \$0.00     |
| State School Levy Part 2       | 0.73920334   | \$66,900      | \$49.45     | 0.00000000  | \$66,900     | \$0.00     |
| Yakima County                  | 1.51660106   | \$66,900      | \$101.46    | 0.00000000  | \$66,900     | \$0.00     |
| Yakima County Fire District 5  | 1.25008336   | \$66,900      | \$83.63     | 0.00000000  | \$66,900     | \$0.00     |
| Yakima County Road             | 1.71973355   | \$66,900      | \$115.05    | 0.00000000  | \$66,900     | \$0.00     |
| Yakima Valley Regional Library | 0.43454323   | \$66,900      | \$29.07     | 0.00000000  | \$66,900     | \$0.00     |

\*Please Note: These are not guaranteed tax amounts and are only provided for convenience. Tax amounts above may have rounding errors and are only provided as an indication of what taxes would be if the parcel were taxed at current values for the full tax year. In addition no assessments are included in these lists and may be included in the property tax bill. If you want exact tax amounts please view this property on the County Treasurer Tax Portal.

### Value Breakdown Information

| <b>Value Type</b>     | <b>2019</b> | <b>2018</b> | <b>2017</b> | <b>2016</b> | <b>2015</b> | <b>2014</b> | <b>2013</b> |
|-----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Taxable Value Regular | \$66,900    | \$63,300    | \$56,100    | \$55,700    | \$52,100    | \$44,900    | \$44,900    |
| Taxable Value Excess  | \$66,900    | \$63,300    | \$56,100    | \$55,700    | \$52,100    | \$44,900    | \$44,900    |
| Market Land           | \$66,900    | \$63,300    | \$56,100    | \$55,700    | \$52,100    | \$44,900    | \$44,900    |



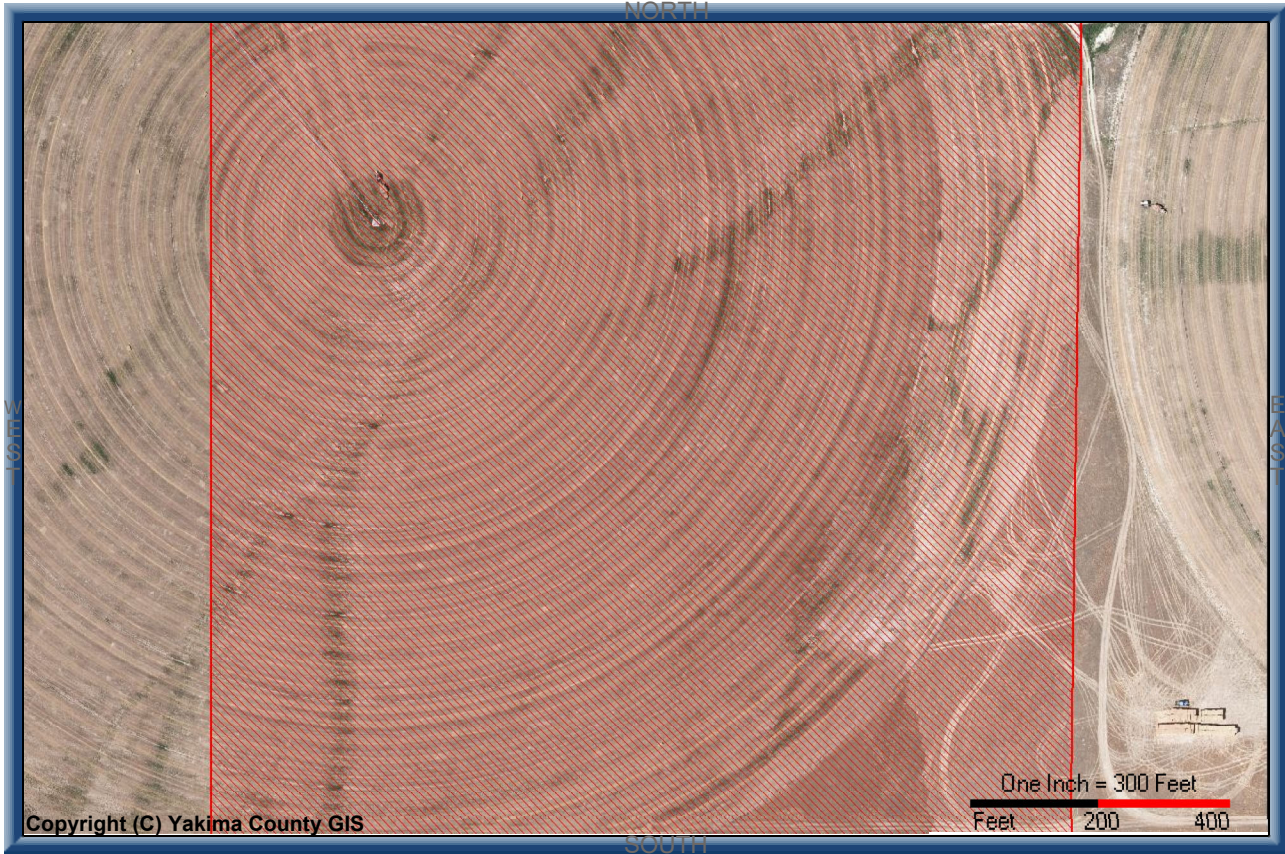
| PROPERTY PHOTO   | PROPERTY INFORMATION   |   |
|--|--|---|
|  | Parcel Address: <b>PUMPHOUSE RD &amp; TECU, ,WA</b>                      |   |
|  | Parcel Owner(s): <b>CITIZENS BUSINESS BANK</b>                           |   |
|  | Parcel Number: <b><u>18103123001</u></b>                                 | Parcel Size: <b>39.79 Acre(s)</b>                       |
|  | Property Use: <b>81 Agricultural Not Current Use</b>                     |   |
|  | TAX AND ASSESSMENT INFORMATION   |   |
|  | Tax Code Area (TCA): <b><u>602</u></b>                                   | Tax Year: <b>2019</b>                                   |
|  | Improvement Value: <b>\$0</b>  | Land Value: <b>\$69500</b>                              |
|  | CurrentUse Value: <b>\$0</b>   | CurrentUse Improvement: <b>\$0</b>                      |
|  | New Construction: <b>\$0</b>   | Total Assessed Value: <b>\$69500</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> |   |
| FEMA:<br><b>FEMA Map</b>   | FIRM Panel Number: <b>53077C1775D</b>                                    |   |
| LOCATION INFORMATION   |  |   |
| + Latitude: <b>46° 18' 41.768"</b>   | + Longitude: <b>-120° 37' 31.168"</b>                                    | Range: <b>18</b> Township: <b>10</b> Section: <b>31</b> |
| Narrative Description: <b>Section 31 Township 10 Range 18 Quarter NW; SW1/4 NW1/4 (AKA GOV LOT 2)</b>  |  |   |
| 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 |  |   |



### Value Breakdown Information

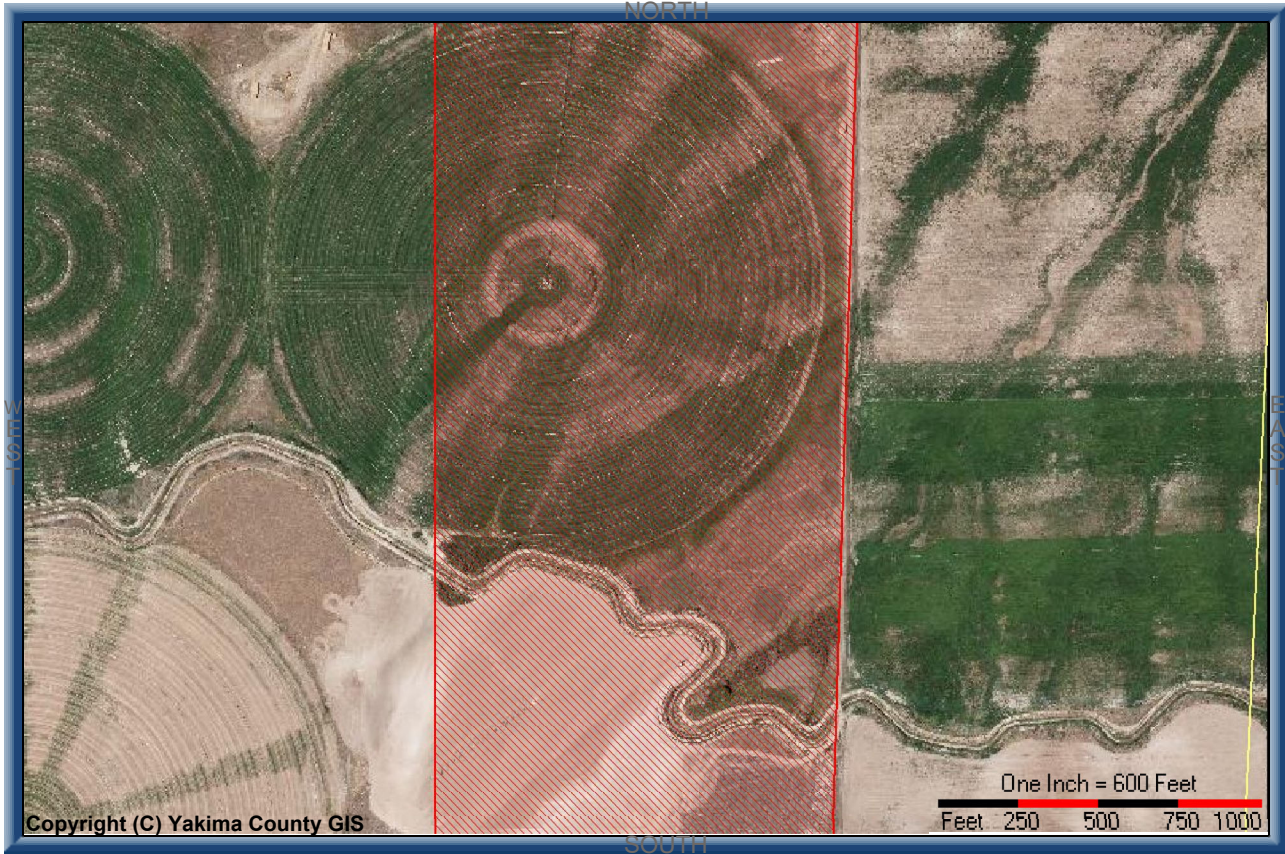
| <b>Value Type</b>     | <b>2019</b> | <b>2018</b> | <b>2017</b> | <b>2016</b> | <b>2015</b> | <b>2014</b> | <b>2013</b> |
|-----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Taxable Value Regular | \$69,500    | \$65,700    | \$58,100    | \$57,900    | \$54,100    | \$46,500    | \$46,500    |
| Taxable Value Excess  | \$69,500    | \$65,700    | \$58,100    | \$57,900    | \$54,100    | \$46,500    | \$46,500    |
| Market Land           | \$69,500    | \$65,700    | \$58,100    | \$57,900    | \$54,100    | \$46,500    | \$46,500    |





| PROPERTY PHOTO   | PROPERTY INFORMATION   |   |
|--|--|---|
|  | Parcel Address: <b>PUMPHOUSE RD &amp; TECU, ,WA</b>                      |   |
|  | Parcel Owner(s): <b>CITIZENS BUSINESS BANK</b>                           |   |
|  | Parcel Number: <b><u>18103124001</u></b>                                 | Parcel Size: <b>40.56 Acre(s)</b>                       |
|  | Property Use: <b>83 Current Use Agricultural</b>                         |   |
|  | TAX AND ASSESSMENT INFORMATION   |   |
|  | Tax Code Area (TCA): <b><u>602</u></b>                                   | Tax Year: <b>2019</b>                                   |
|  | Improvement Value: <b>\$0</b>  | Land Value: <b>\$73000</b>                              |
|  | CurrentUse Value: <b>\$68350</b>   | CurrentUse Improvement: <b>\$0</b>                      |
|  | New Construction: <b>\$0</b>   | Total Assessed Value: <b>\$68350</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> |   |
| FEMA:<br><b>FEMA Map</b>   | FIRM Panel Number: <b>53077C1800D</b>                                    |   |
| LOCATION INFORMATION   |  |   |
| + Latitude: <b>46° 18' 41.878"</b>   | + Longitude: <b>-120° 37' 12.008"</b>                                    | Range: <b>18</b> Township: <b>10</b> Section: <b>31</b> |
| Narrative Description: <b>Section 31 Township 10 Range 18 Quarter NW; SE1/4 NW1/4</b>  |  |   |
| 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 |  |   |





| PROPERTY PHOTO   | PROPERTY INFORMATION   |   |
|--|--|---|
|  | Parcel Address: <b>POWERHOUSE &amp; ISLAND, ,WA</b>                      |   |
|  | Parcel Owner(s): <b>CITIZENS BUSINESS BANK</b>                           |   |
|  | Parcel Number: <b><u>18103221001</u></b>                                 | Parcel Size: <b>77.01 Acre(s)</b>                       |
|  | Property Use: <b>81 Agricultural Not Current Use</b>                     |   |
|  | TAX AND ASSESSMENT INFORMATION   |   |
|  | Tax Code Area (TCA): <b><u>602</u></b>                                   | Tax Year: <b>2019</b>                                   |
|  | Improvement Value: <b>\$0</b>  | Land Value: <b>\$209000</b>                             |
|  | CurrentUse Value: <b>\$0</b>   | CurrentUse Improvement: <b>\$0</b>                      |
|  | New Construction: <b>\$0</b>   | Total Assessed Value: <b>\$209000</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> |   |
| FEMA:<br><b>FEMA Map</b>   | FIRM Panel Number: <b>53077C1800D</b>                                    |   |
| LOCATION INFORMATION   |  |   |
| + Latitude: <b>46° 18' 48.522"</b>   | + Longitude: <b>-120° 35' 56.034"</b>                                    | Range: <b>18</b> Township: <b>10</b> Section: <b>32</b> |
| Narrative Description: <b>E1/2 NW1/4</b>   |  |   |
| 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 |  |   |

**Parcel Number:** 181032-21001 View Map | Property Tax | View Web Version | Print Page  
**Situs Address:** Powerhouse & Island  
**Property Use:** 81 Agricultural Not Current Use  
**Tax Code Area:** 602  
**Property Size:** 77.01  
**Neighborhood:** 151  
**Owners:** Citizens Business Bank  
**Abbreviated Legal Description:**  
 E1/2 NW1/4

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

**Gas:** No **Electricity:** Yes  
**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

**Details for Land Record #1**

**Land Flag:** A **Soil Class:** 2  
**Calc CU:** No **Water Source:**  
**Sewer Source:** **Flood Plain:** No  
**Lot Shape:** Rectangle **Topography:** Sloping  
**Land View:** Limited View **Landscaping:** None  
**Value Method:** Acres **Lots:** 0  
**SquareFeet:** **Acre(s):** 76.800

**Details for Land Record #2**

**Land Flag:** A **Soil Class:** 4  
**Calc CU:** No **Water Source:**  
**Sewer Source:** **Flood Plain:** No  
**Lot Shape:** **Topography:**  
**Land View:** **Landscaping:**  
**Value Method:** Acres **Lots:** 0  
**SquareFeet:** **Acre(s):** 3.200

**Excise Transactions on Parcel Number 181032-21001**

| Excise # | Grantor Name                                     | Excise Date  | Sale Price  | Document Type           | Portion (Y/N) | Parcel(s) Sold |
|----------|--|--------------|-------------|-------------------------|---------------|----------------|
| 453155   | Bankruptcy Estate Of Catherine & Andrew Sytsma   | Feb 12, 2019 | \$1,625,000 | Trustee Deed            | No            | 9              |
| 400007   | Albee, Sayles L & Mary, Melvin & Marilene Foster | Feb 27, 2008 | \$680,000   | Statutory Warranty Deed | No            | 7              |

**Tax Breakdown Information\***

**Details for Tax Year 2019**

| District                       | Regular Rate | Regular Value | Regular Tax | Excess Rate | Excess Value | Excess Tax |
|--------------------------------|--------------|---------------|-------------|-------------|--------------|------------|
| County Ems                     | 0.22482857   | \$209,000     | \$46.99     | 0.00000000  | \$209,000    | \$0.00     |
| County Flood Control           | 0.08175978   | \$209,000     | \$17.09     | 0.00000000  | \$209,000    | \$0.00     |
| Mount Adams School             | 0.00000000   | \$209,000     | \$0.00      | 1.33635076  | \$209,000    | \$279.30   |
| State School Levy              | 1.98903490   | \$209,000     | \$415.71    | 0.00000000  | \$209,000    | \$0.00     |
| State School Levy Part 2       | 0.73920334   | \$209,000     | \$154.49    | 0.00000000  | \$209,000    | \$0.00     |
| Yakima County                  | 1.51660106   | \$209,000     | \$316.97    | 0.00000000  | \$209,000    | \$0.00     |
| Yakima County Fire District 5  | 1.25008336   | \$209,000     | \$261.27    | 0.00000000  | \$209,000    | \$0.00     |
| Yakima County Road             | 1.71973355   | \$209,000     | \$359.42    | 0.00000000  | \$209,000    | \$0.00     |
| Yakima Valley Regional Library | 0.43454323   | \$209,000     | \$90.82     | 0.00000000  | \$209,000    | \$0.00     |

\*Please Note: These are not guaranteed tax amounts and are only provided for convenience. Tax amounts above may have rounding errors and are only provided as an indication of what taxes would be if the parcel were taxed at current values for the full tax year. In addition no assessments are included in these lists and may be included in the property tax bill. If you want exact tax amounts please view this property on the County Treasurer Tax Portal.

**Value Breakdown Information**

| Value Type            | 2019      | 2018      | 2017      | 2016      | 2015      | 2014      | 2013      |
|-----------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Taxable Value Regular | \$209,000 | \$160,000 | \$148,000 | \$124,000 | \$124,000 | \$124,000 | \$124,000 |
| Taxable Value Excess  | \$209,000 | \$160,000 | \$148,000 | \$124,000 | \$124,000 | \$124,000 | \$124,000 |
| Market Land           | \$209,000 | \$160,000 | \$148,000 | \$124,000 | \$124,000 | \$124,000 | \$124,000 |



| PROPERTY PHOTO   | PROPERTY INFORMATION   |   |
|--|--|---|
|  | Parcel Address: <b>PUMPHOUSE &amp; ISLAND, ,WA</b>                       |   |
|  | Parcel Owner(s): <b>CITIZENS BUSINESS BANK</b>                           |   |
|  | Parcel Number: <b><u>18103222001</u></b>                                 | Parcel Size: <b>78.35 Acre(s)</b>                       |
|  | Property Use: <b>81 Agricultural Not Current Use</b>                     |   |
|  | TAX AND ASSESSMENT INFORMATION   |   |
|  | Tax Code Area (TCA): <b><u>602</u></b>                                   | Tax Year: <b>2019</b>                                   |
|  | Improvement Value: <b>\$0</b>  | Land Value: <b>\$210700</b>                             |
|  | CurrentUse Value: <b>\$0</b>   | CurrentUse Improvement: <b>\$0</b>                      |
|  | New Construction: <b>\$0</b>   | Total Assessed Value: <b>\$210700</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> |   |
| FEMA:<br><b>FEMA Map</b>   | FIRM Panel Number: <b>53077C1800D</b>                                    |   |
| LOCATION INFORMATION   |  |   |
| + Latitude: <b>46° 18' 48.395"</b>   | + Longitude: <b>-120° 36' 14.499"</b>                                    | Range: <b>18</b> Township: <b>10</b> Section: <b>32</b> |
| Narrative Description: <b>W1/2 NW1/4</b>   |  |   |
| 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 |  |   |

**Parcel Number:** 181032-22001 View Map | Property Tax | View Web Version | Print Page  
**Situs Address:** Pumphouse & Island  
**Property Use:** 81 Agricultural Not Current Use  
**Tax Code Area:** 602  
**Property Size:** 78.35  
**Neighborhood:** 151  
**Owners:** Citizens Business Bank  
**Abbreviated Legal Description:**  
 W1/2 NW1/4

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

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

**Site Information:**

**Property Type:** Agricultural **Zoning:** Ag  
**Street Type:** Two-Way **Street Finish:** Gravel  
**Traffic:** None **Side Walk:** No  
**Curbs:** No **Location:** Road-Frntage

**Details for Land Record #1**

**Land Flag:** A **Soil Class:** 2  
**Calc CU:** No **Water Source:**  
**Sewer Source:** **Flood Plain:** No  
**Lot Shape:** Rectangle **Topography:** Sloping  
**Land View:** Limited View **Landscaping:** None  
**Value Method:** Acres **Lots:** 0  
**SquareFeet:** **Acre(s):** 77.600

**Details for Land Record #2**

**Land Flag:** A **Soil Class:** 4  
**Calc CU:** No **Water Source:**  
**Sewer Source:** **Flood Plain:** No  
**Lot Shape:** **Topography:**  
**Land View:** **Landscaping:**  
**Value Method:** Acres **Lots:** 0  
**SquareFeet:** **Acre(s):** 2.400

**Excise Transactions on Parcel Number 181032-22001**

| Excise # | Grantor Name                                     | Excise Date  | Sale Price  | Document Type           | Portion (Y/N) | Parcel(s) Sold |
|----------|--|--------------|-------------|-------------------------|---------------|----------------|
| 453155   | Bankruptcy Estate Of Catherine & Andrew Sytsma   | Feb 12, 2019 | \$1,625,000 | Trustee Deed            | No            | 9              |
| 400007   | Albee, Sayles L & Mary, Melvin & Marilene Foster | Feb 27, 2008 | \$680,000   | Statutory Warranty Deed | No            | 7              |

**Tax Breakdown Information\***

**Details for Tax Year 2019**

| District                       | Regular Rate | Regular Value | Regular Tax | Excess Rate | Excess Value | Excess Tax |
|--------------------------------|--------------|---------------|-------------|-------------|--------------|------------|
| County Ems                     | 0.22482857   | \$210,700     | \$47.37     | 0.00000000  | \$210,700    | \$0.00     |
| County Flood Control           | 0.08175978   | \$210,700     | \$17.23     | 0.00000000  | \$210,700    | \$0.00     |
| Mount Adams School             | 0.00000000   | \$210,700     | \$0.00      | 1.33635076  | \$210,700    | \$281.57   |
| State School Levy              | 1.98903490   | \$210,700     | \$419.09    | 0.00000000  | \$210,700    | \$0.00     |
| State School Levy Part 2       | 0.73920334   | \$210,700     | \$155.75    | 0.00000000  | \$210,700    | \$0.00     |
| Yakima County                  | 1.51660106   | \$210,700     | \$319.55    | 0.00000000  | \$210,700    | \$0.00     |
| Yakima County Fire District 5  | 1.25008336   | \$210,700     | \$263.39    | 0.00000000  | \$210,700    | \$0.00     |
| Yakima County Road             | 1.71973355   | \$210,700     | \$362.35    | 0.00000000  | \$210,700    | \$0.00     |
| Yakima Valley Regional Library | 0.43454323   | \$210,700     | \$91.56     | 0.00000000  | \$210,700    | \$0.00     |

\*Please Note: These are not guaranteed tax amounts and are only provided for convenience. Tax amounts above may have rounding errors and are only provided as an indication of what taxes would be if the parcel were taxed at current values for the full tax year. In addition no assessments are included in these lists and may be included in the property tax bill. If you want exact tax amounts please view this property on the County Treasurer Tax Portal.

**Value Breakdown Information**

| Value Type            | 2019      | 2018      | 2017      | 2016      | 2015      | 2014      | 2013      |
|-----------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Taxable Value Regular | \$210,700 | \$134,000 | \$124,600 | \$105,800 | \$105,800 | \$105,800 | \$105,800 |
| Taxable Value Excess  | \$210,700 | \$134,000 | \$124,600 | \$105,800 | \$105,800 | \$105,800 | \$105,800 |
| Market Land           | \$210,700 | \$134,000 | \$124,600 | \$105,800 | \$105,800 | \$105,800 | \$105,800 |