



Clark C_ounty T_{it}le
Local · Professional · Independent

Property Address
For Sale Here
Prepared For:
Your Name Here
Company Name Here



Clark County Title & Escrow

Local • Professional • Independent



Downtown

1400 Washington St. Ste. 100
360.694.4722

CLARKCOUNTYTITLE.COM

East County

3200 SE 164th Ave. Ste. 219
360.787.9197

WELCOME GUEST

EMAIL

PHONE

ADDRESS

NAME

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WELCOME GUEST

NAME

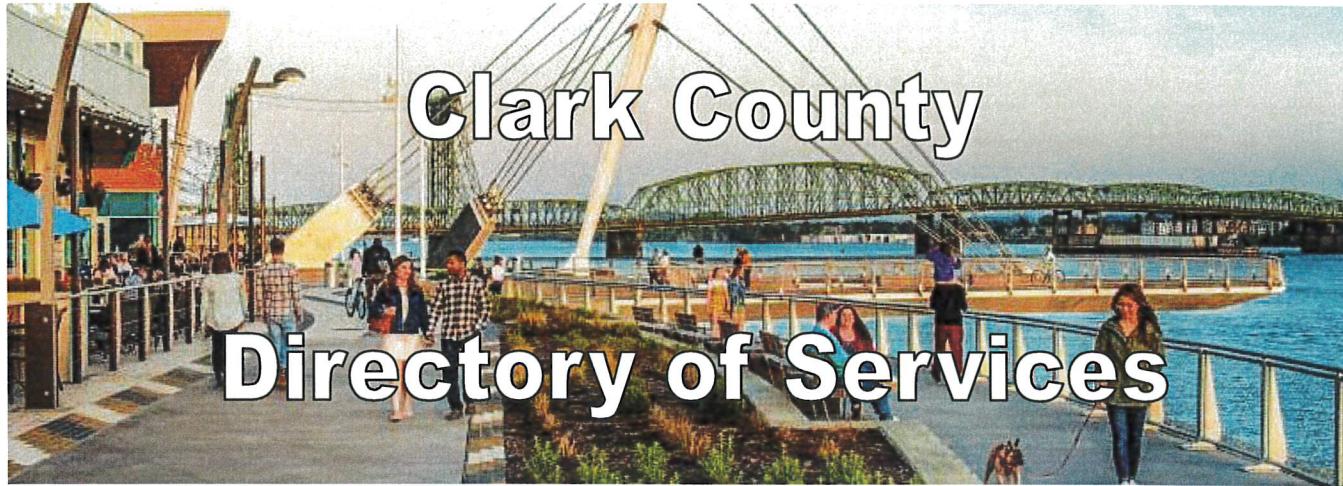
ADDRESS

PHONE

EMAIL

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Clark County

Directory of Services

COUNTY OFFICES

Assessor	(360) 397-2391
Community Development	(360) 397-2375
Building Permits & Zoning Dept.	(360) 397-2375
Emergency Services	(360) 737-1911
Treasurer	(360) 397-2252

UTILITIES

Northwest Natural (Gas)	(360) 571-5465
Northwest Natural Outages	1-800-882-3377
Clark County P.U.D.	(360) 992-3000
Clark County P.U.D. Outages	(360) 992-8000

WATER/SEWER

In City sewer and water service	(360) 696-8152
Clark Regional Water District	(360) 750-5876
Ridgefield	(360) 887-3557
Battle Ground	(360) 342-5002
Camas	(360) 834-2462
Washougal	(360) 835-8501
La Center	(360) 263-2782

WASTE COLLECTION/RECYCLING

Waste Management	(360) 737-2425
Waste Connections	(360) 892-5370
City of Camas	(360) 834-2462
Waste Control (Lewis River)	(360) 225-7808
Clark County Hazardous Waste	1-800-449-7587

NEWSPAPER SUBSCRIPTIONS

The Columbian	(360) 694-2312
The Oregonian	(360) 896-5701
Camas/Washougal Post	(360) 834-2141
Daily News Woodland	(360) 225-8287
Battle Ground, The Reflector	(360) 687-5151
The Salmon Creek Sentinel	(360) 573-4421
Thrifty Nickel	(360) 694-7507
Vancouver Business Journal	(360) 695-2442

TELEPHONE SERVICE

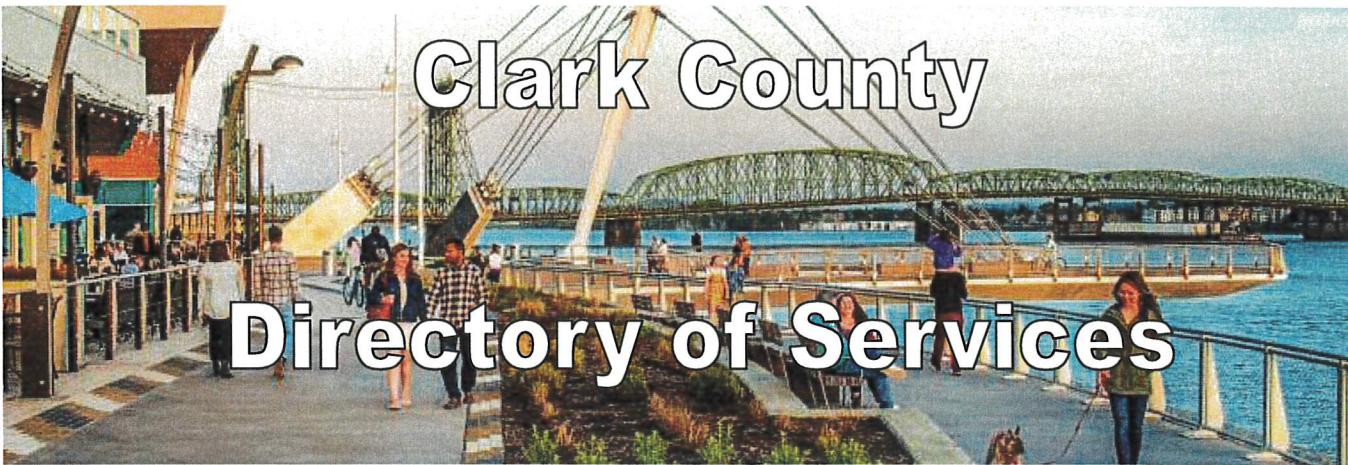
QWest Communications	1-800-244-1111
Verizon	1-800-483-4100
AT&T	1-800-222-0300
TDS Telecom	(360) 263-2191

TRANSPORTATION/BUS LINES

C-Tran	(360) 695-0123
C-Van	(360) 695-8918
Greyhound	(360) 696-0186
Tri-Met	(503) 238-7433

TELEVISION/CABLE/SATELLITE

Comcast Cable & Digital	360-828-3524
Satellite TV	1-800-659-2610
Star Satellite	(360) 696-3473
Direct Satellite TV	1-800-201-2979
Prime Focus Communication	(360) 695-5456
Total Satellite TV	(360) 260-4969



Clark County

Directory of Services

CITY OFFICES

City of Battle Ground	(360) 342-5000
City of Camas	(360) 834-6864
City of La Center	(360) 263-2782
City of Ridgefield	(360) 887-3557
City of Vancouver	(360) 696-8200
City of Washougal	(360) 835-8501

AREA HOSPITALS/MEDICAL

Southwest Washington	(360) 256-2000
Kaiser Permanente	(360) 256-0556
Providence Portland	(503) 215-1111
Legacy Emanuel	(503) 335-3500
Legacy Good Samaritan	(503) 229-7711
Portland Adventist	(503) 257-2500
Veterans Hospital	(360) 696-4061

SCHOOLS

Battle Ground Dist. # 119	(360) 885-5300
Camas Dist. # 117	(360) 817-4400
Evergreen Dist. # 114	(360) 604-4000
Green Mountain Dist. # 103	(360) 225-7366
Hockinson Dist. # 98	(360) 448-6400
La Center Dist. # 101	(360) 263-2131
Ridgefield Dist. # 122	(360) 887-0200
Vancouver Dist. # 37	(360) 313-1000
Washougal Dist. # 112-6	(360) 954-3000
Woodland Dist. # 404	(360) 225-9510

STATE OFFICES

Vehicle Inspections	(360) 260-6291
Auto Licensing	(360) 397-2288
Vehicle Emissions Testing	1-800-272-3780
Driver's License Exam. Info.	(360) 260-6288

POLICE/FIRE/EMERGENCY

Emergency Dial	9-1-1
American Medical Response	(360) 737-2525
Fire Dept. (General Info.)	(360) 892-4323
Camas Police Dept.	(360) 834-4151
Vancouver Police Dept.	(360) 696-8292
Washougal Police Dept.	(360) 835-8701
Sheriff's Office	(360) 397-2211
Washington State Patrol	(360) 260-6333
Clark County Animal Control	(360) 397-2489
Vancouver Humane Society	(360) 693-4746

LIBRARIES

Vancouver Community	(360) 695-1566
Vancouver Mall	(360) 892-8256
Cascade Park	(360) 256-7782
Camas	(360) 834-4692
Battle Ground	(360) 687-2322
Ridgefield	(360) 887-8281
La Center	(360) 619-1800
Washougal	(360) 835-5393
Three Creeks	(360) 571-9696
Woodland Library	(360) 225-2115

MISC

Child Care Resource Info.	(360) 750-9735
Vancouver Parks & Rec.	(360) 619-1111
Luepke Senior Center	(360) 696-8202
Visitor Information Center	(360) 750-1553
Clark County Public Info.	(360) 397-6012
YWCA of Clark County	(360) 696-0167
Vancouver Chamber of Com.	(360) 694-2588
ARC of Clark County	(360) 254-1562
Clark County Newcomers	(360) 256-1433
Post Office	1-800-275-8777



**1400 Washington St. Suite 100 Vancouver, WA 98660
Phone: 360-694-4722 Fax: 360-694-4734**

Parcel Information

Parcel: **118137830**

Related Parcel:

Site Address: 13416 NW 42nd Ave
Vancouver WA 98685

Owner: Marman, Levan M
Christman, Stephanie C
13416 NW 42nd Ave
Vancouver WA 98685

Twn/Range/Section: 03N / 01E / 29 / NW

Parcel Size: 0.27 Acres (11,691 SqFt)
Plat/Subdivision: Strawberry Wine 02
Lot: 37
Block:
Census Tract/Block: 040907 / 1010
Map: 476-C6
Levy Code: 037076
Levy Rate: 10.8935
Mkt Land Value: \$114,300.00
Mkt Impr Value: \$281,910.00
Total Mkt Value: \$396,210.00 (2020)
Total Assd Value: \$396,210.00 (2020)



12/06/2021

Tax Information

Tax Year	Annual Tax
2022	\$4,767.38
2021	\$4,664.26
2020	\$4,133.47

Legal

STRAWBERRY WINE II LOT 37

Land

Land Use: 11 - Household, Single Family Units
Zoning: R1-10 - Single Family Residential (R1-10)
Watershed: Salmon Creek-Frontal Columbia River

Neighborhood: 184
School District: 37 - Vancouver
View:

Improvement

Year Built: 1986	Stories: 2	Building Type: 03 - 1.5 Finished
Total Baths: 2.75	Bedrooms: 4	A/C: Yes
Full Baths: 2	3Qtr Baths: 1	Half Baths:
Finished SqFt: 2,413	Roof Covering: CMP	Bsmt Fin/Unfin:
Garage SqFt: 483	Carport SqFt:	Deck SqFt:
Fireplace: 1	Heat: FA	Building Count: 1

Transfer Information

Loan Date: 06/10/2013

Loan Amt: \$212,500.00

Doc Num: 4980461

Doc Type: Deed Of Trust

Loan Type:

Finance Type: Conventional

Lender: SUNTRUST MTG INC

Rec. Date: 09/29/2008

Sale Price: \$294,900.00

Doc Num: 4497313

Doc Type: Deed

Owner: Stephanie C Christman

Grantor: MOBLEY GREG D & SUSAN J

Orig. Loan Amt:

Title Co: CLARK COUNTY TITLE - WA

Finance Type:

Loan Type:

Lender:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

PROPERTY INFORMATION CENTER

Account Summary

Property Identification Number: 118137830 [MapsOnline](#) [Fact Sheet](#)

Property Type: Real

Property Status: Active

Site Address: 13416 NW 42ND AVE, VANCOUVER, WA 98685 ([Situs Addresses](#))

Abbreviated Description: STRAWBERRY WINE II LOT 37

Tax Status: Regular

Info for Senior/Disabled Property Tax Exemption

Property Owner MARMAN LEVAN M & CHRISTMAN STEPHANIE C		Owner Mailing Address 13416 NW 42ND AVE VANCOUVER WA , 98685 US	Property Site Address 13416 NW 42ND AVE, VANCOUVER, WA 98685 Google Maps Street View
Administrative Data Info...		Land Data	Assessment Data Info...
Zoning Designation - Codes	Single Family Residential (R1-10)	Clark County Road Atlas Page 25	2021 Values for 2022 Taxes
Zoning Overlay(s)	none	Approximate Area Info... 11,691 sq. ft. 0.27 acres	Market Value as of January 1, 2021
Comprehensive Plan	UL	Subdivision STRAWBERRY WINE PHASE II NW1/2	Land Value \$124,200.00
Comp. Plan Overlay(s)	none	Survey 014084	Building Value \$307,290.00
Census Tract	409.07	DOR Land Use Code Info... 11	Total Property \$431,490.00
Jurisdiction	Clark County		Taxable Value Info...
Fire District	FD 6		Total \$431,490.00
Park District	District 9		
School District	Vancouver	Sales History	2020 Values for 2021 Taxes
Elementary	Felida	Sale Date 09/23/2008	Market Value as of January 1, 2020
Middle School	Jefferson	Document Type DEED	Land Value \$114,300.00
High School	Skyview	Excise Number 630220	Building Value \$281,910.00
Sewer District	Clark Regional	Document Number	Total Property \$396,210.00
Sewer Board District	Clark Regional	Sale Amount \$294,900.00	Taxable Value Info...
Water District	Clark Public Utilities		Total \$396,210.00
Neighborhood	Felida		
Section-Township-Range	NW 1/4,S29,T3N,R1E PDF	Sale Date 07/28/1993	
Urban Growth Area	Vancouver	Document Type DEED	
C-Tran Benefit Area	Yes	Excise Number 354216	
School Impact Fee	Vancouver	Document Number	
Transportation Impact Fee	Hazel Dell	Sale Amount \$177,777.00	
Transportation Analysis Zone	84		
Waste Collection Service Provider	Waste Connections		General
Garbage Collection Day	Tuesday		Re-valuation Cycle 2
Last Street Sweeping	4/9/2021		Assessor Neighborhood 184
CPU Lighting Utility District	82		Notice of Value 2021 2020 2019 2018 2017 2016 2015
Burning Allowed	No		
Increased Wildfire Danger Area	No		
Public Health Food Inspector District	District 3		
Public Health Food Plan Review Area	District C		
Public Health WRAP Inspector District	District 2		
Councilor District	2		
Drainage District	none		

Property assessment value is valid as of the date printed on the linked notice of value. The notice of value will not reflect any updates to property value that occurred after the notice mail date. Please contact the Assessor's office if you have a question about your assessed value.

PROPERTY INFORMATION CENTER

Land & Building Details

Property Identification Number: 118137830

[MapsOnline](#)  [Fact Sheet](#) 

Property Type: Real

Property Status: Active

Site Address: 13416 NW 42ND AVE, VANCOUVER, WA 98685 ([Situs Addresses](#))

Abbreviated Description: STRAWBERRY WINE II LOT 37

Tax Status: Regular

Info for Senior/Disabled Property Tax Exemption

Photos & Imagery

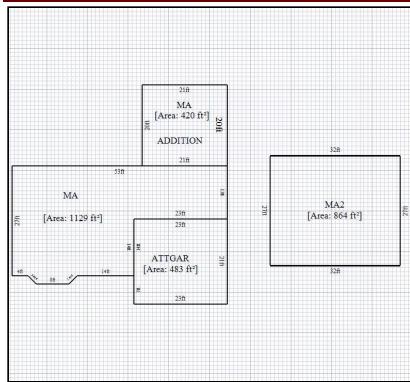
Property Photo

Photo Date: 12/06/2021



Click photo for printable image

Building Sketch



Building 1

Summary Information

Building Style	1.5 FINISHED
Number of Bedrooms	4
Number of Bedrooms Approved for Septic System	no data
FULL BATH	2
3/4 BATH	1
HEAT TYPE	FA
A/C	Y
Fireplace	FIRE1-SIN 1.00

Details 1

MAIN	1549 sq. ft.
Effective Year Built	1986
Actual Year Built	1986
Building Type	CONVENTIONAL
Construction Quality	AVERAGE PLUS
Condition	AVERAGE

Details 2

SECOND	864 sq. ft.
Effective Year Built	1986
Actual Year Built	1986
Building Type	CONVENTIONAL
Construction Quality	AVERAGE PLUS
Condition	AVERAGE

Details 3

ATTACHED GARAGE	483 sq. ft.
Effective Year Built	1986
Actual Year Built	1986
Building Type	RESIDENTIAL
Construction Quality	AVERAGE PLUS
Condition	AVERAGE

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (564) 397-2391, Email: assessor@clark.wa.gov

PROPERTY INFORMATION CENTER

Tax Summary

Property Identification Number: 118137830 [MapsOnline](#) [!\[\]\(e462f608b89f421f9d905728e26f6429_img.jpg\)](#) [Fact Sheet](#) [!\[\]\(d23a1e673062c7f9dd7f31b0bf3952ee_img.jpg\)](#)

Property Type: Real

Property Status: Active

Site Address: 13416 NW 42ND AVE, VANCOUVER, WA 98685 ([Situs Addresses](#))

Abbreviated Description: STRAWBERRY WINE II LOT 37

Tax Status: Regular

Info for Senior/Disabled Property Tax Exemption

Property Owner MARMAN LEVAN M & CHRISTMAN STEPHANIE C	Owner Mailing Address 13416 NW 42ND AVE VANCOUVER WA, 98685	Property Location Address 13416 NW 42ND AVE, VANCOUVER, WA 98685 Google Maps Street View Bing Maps Birds Eye
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2022 Tax Information

[\\$ Pay Online](#)

Payment service fees: Free E-Check, 2.39% Credit Card, \$3.95 Debit Card

[Other Payment Options](#)

Tax Code Area: 037076	Tax and Assessment Distribution	Tax Statements
Tax Bill Summary	1st Half Billed - Does not reflect payments	2nd Half Billed - Does not reflect payments
Taxable Value 10.8935166152	\$431,490.00	Amount Billed \$2,383.74
Tax Amount \$4,767.38	Payment Due Date Apr. 30, 2022	Amount Billed \$2,383.64
Tax Paid \$2,383.74		Payment Due Date Oct. 31, 2022

Tax Years Owing *Interest & Penalty calculates on delinquent taxes

Tax Year	Statement ID	Amount Billed	Calc Date*	Interest	Penalty	Total Due
2022	81597	\$2,383.64	 05/27/2022	\$0.00	\$0.00	\$2,383.64

Tax History

Tax Year	Statement ID	Billed	Paid	Interest Paid	Penalty Paid
2022	81597	\$4,767.38	\$2,383.74	\$0.00	\$0.00
2021	81673	\$4,664.26	\$4,664.26	\$0.00	\$0.00
2020	81738	\$4,133.47	\$4,133.47	\$0.00	\$0.00
2019	81800	\$3,891.84	\$3,891.84	\$0.00	\$0.00
2018	81838	\$4,295.42	\$4,295.42	\$0.00	\$0.00
2017	81883	\$3,934.26	\$3,934.26	\$0.00	\$0.00
2016	81919	\$3,310.74	\$3,310.74	\$0.00	\$0.00
2015	82137	\$3,276.76	\$3,276.76	\$0.00	\$0.00
2014	82190	\$3,257.40	\$3,257.40	\$0.00	\$0.00
2013	82242	\$3,068.48	\$3,068.48	\$0.00	\$0.00
2012	82339	\$3,024.26	\$3,024.26	\$0.00	\$0.00
2011	82384	\$2,969.59	\$2,969.59	\$0.00	\$0.00
2010	82408	\$2,842.91	\$2,842.91	\$0.00	\$0.00
2009	82420	\$2,916.48	\$2,916.48	\$0.00	\$0.00
2008	409153	\$3,033.50	\$3,033.50	\$0.00	\$0.00
2007	248908	\$3,061.20	\$3,061.20	\$0.00	\$0.00
2006	92424	\$2,851.40	\$2,851.40	\$0.00	\$0.00

If you have any questions concerning the data on this page, please contact Clark County Treasurer's Office. Main Phone: (564) 397-2252, Email: treasoff@clark.wa.gov

PROPERTY INFORMATION CENTER

Recorded Auditor Document History

Property Identification Number: 118137830 [MapsOnline](#) [!\[\]\(70d2c6078ab65d8fee937ad46006682c_img.jpg\)](#) [Fact Sheet](#) [!\[\]\(178372ff0d4d34b957c354a8a42577cd_img.jpg\)](#)

Property Type: Real

Property Status: Active

Site Address: 13416 NW 42ND AVE, VANCOUVER, WA 98685 ([Situs Addresses](#))

Abbreviated Description: STRAWBERRY WINE II LOT 37

Tax Status: Regular

Info for Senior/Disabled Property Tax Exemption

Auditor documents

Number	Date	Type	Recorded By	Grantor(s)	Grantee(s)	Excise
4987083	Jun 28, 2013	SUBSTITUTION OF TRUSTEE	NATIONWIDE TITLE CLEARING	WELLS FARGO BANK NA	WELLS FARGO FINANCIAL NATIONAL BANK	
4987084	Jun 28, 2013	RECONVEYANCE	NATIONWIDE TITLE CLEARING	WELLS FARGO FINANCIAL NATIONAL BANK	MARMAN LEVAN M, MARMAN STEPHANIE	
4980461	Jun 10, 2013	DEED OF TRUST	COLUMBIA TITLE AGENCY	MARMAN LEVAN M, MARMAN STEPHANIE C	THE COMMONWEALTH OF VIRGINIA, WASHINGTON ADMINISTRATIVE SERVICE	
4632972	Jan 07, 2010	DEED OF TRUST	CUSTOM RECORDING SOLUTIONS	MARMAN LEVAN M, MARMAN STEPHANIE	NORTHWEST TRUSTEE SERVICES LLC, WELLS FARGO BANK NA	
4497312	Sep 29, 2008	POWER OF ATTORNEY	CLARK COUNTY TITLE CO	MOBLEY SUSAN J	MOBLEY GREG D	
4497313	Sep 29, 2008	DEED	CLARK COUNTY TITLE CO	MOBLEY GREG D, MOBLEY SUSAN J	CHRISTMAN STEPHANIE C, MARMAN LEVAN M	630220
4497314	Sep 29, 2008	DEED OF TRUST	CLARK COUNTY TITLE CO	CHRISTMAN STEPHANIE C, MARMAN LEVAN M	CLARK COUNTY TITLE CO, M&T BANK	
4477979	Jul 24, 2008	SATISFACTION OF LIEN	CLARK REGIONAL WASTEWATER DIST	CLARK REGIONAL WASTEWATER DISTRICT	MOBLEY GREG	
4445995	Apr 17, 2008	LIEN	CLARK REGIONAL WASTEWATER DIST	MOBLEY GREG, MOBLEY SUSAN	CLARK REGIONAL WASTEWATER DISTRICT	

Note: Any document recorded without a parcel number will not be found on this site. For help, please [visit the Auditor's webpage](#).

If you have any questions concerning the data on this page, please contact Clark County Auditor's Office. Main Phone: (564) 397-2208, Email: recording@clark.wa.gov

PROPERTY INFORMATION CENTER

Misc Documents

Property Identification Number: 118137830 [MapsOnline](#)  [Fact Sheet](#) 

Property Type: Real

Property Status: Active

Site Address: 13416 NW 42ND AVE, VANCOUVER, WA 98685 ([Situs Addresses](#))

Abbreviated Description: STRAWBERRY WINE II LOT 37

Tax Status: Regular

[Info for Senior/Disabled Property Tax Exemption](#)

Documents

Dept	Doc Type	Image Link	Name	Date	Description
Community Development	CD - Permit	 PDF		05/07/2018	PERMIT
Community Development	CD - Permit	 PDF		09/28/2011	

If you have any questions about a specific document, please contact the County department that is listed to the left of the document. Contact information can be found on each department's webpage.

PROPERTY INFORMATION CENTER

Building Permit History

Property Identification Number: 118137830 [MapsOnline](#) [!\[\]\(869f8db8cb6058a4d20fc99f4521bf06_img.jpg\)](#) [Fact Sheet](#) [!\[\]\(a66a83d8bbf1163be0390378a813901a_img.jpg\)](#)**Property Type:** Real**Property Status:** Active**Site Address:** 13416 NW 42ND AVE, VANCOUVER, WA 98685 ([Situs Addresses](#))**Abbreviated Description:** STRAWBERRY WINE II LOT 37**Tax Status:** Regular[Info for Senior/Disabled Property Tax Exemption](#)**Permits**

Tidemark ID	LMS ID	Project Number	Docs	Issuing Agency	Jurisdiction	Case Type	Received	Name	Issued	Status	Role Type	Valuation	Calc Value
86B15418		00040880		County	Clark County	Converted Cases	10/28/1986	BARTO BRIAN		Final	OWN		
86P14035		00040880		County	Clark County	Converted Cases	12/16/1986	BARTO BRIAN		Final	OWN		
87M03552		00040880		County	Clark County	Converted Cases	05/15/1987	BARTO BRIAN		Final	OWN		
88B19938		00040880		County	Clark County	Converted Cases	06/22/1988	BARTO BRIAN		Final	OWN		
88P18251		00040880		County	Clark County	Converted Cases	07/08/1988	BARTO BRIAN		Final	OWN		
MEC2011-01179		00040880		County	Clark County	Mechanical Permit	09/28/2011	MILLERS ONE HOUR HEATING & AC	09/28/2011	Final	CON	\$4,500.00	
MCH-2018-00836				County	Clark County	Residential Limited Trade (LTD)	04/12/2018	Lambert Era	04/12/2018	Completed	Applicant	\$4,100.00	

If you have any questions concerning the data on this page, please contact the building department in your jurisdiction. For properties not within a city limits, contact Clark County Community Development. Main Phone: (564) 397-2375, Email: commdev@clark.wa.gov

PROPERTY INFORMATION CENTER

Environmental Constraints

Property Identification Number: 118137830 [MapsOnline](#)  [Fact Sheet](#) 

Property Type: Real

Property Status: Active

Site Address: 13416 NW 42ND AVE, VANCOUVER, WA 98685 ([Situs Addresses](#))

Abbreviated Description: STRAWBERRY WINE II LOT 37

Tax Status: Regular

Info for Senior/Disabled Property Tax Exemption

Wetlands and Soil Types		Geological Hazards	Cultural Resources
Wetland Class:	No Mapping Indicators	Info...	Archaeological Probability: Moderate-High
Wetland Inventory:	No Mapping Indicators	Slope	Archaeological Site Buffer: High
Info...		Stability:	Historic Site: No
Flood Hazard Area:	Outside Flood Area	Geological Hazard:	
Info...		NEHRP Class:	Mapping Indicators
Shoreline Designation:	none	Liquefaction: D	
Soil Types / Class:	Non-Hydric / HoA		
Critical Aquifer Recharge Area:	Category 2 Recharge Areas	Water Well Details	Habitat and Species Resources
FEMA Map / FIRM Panel:	Info... 53011C0354D	none	Info...
Watershed:	Salmon Creek		Habitat and Species Impacts: No
Sub Watershed:	Salmon Creek (r.m. 00.60)		Mapping Indicators
Water Resource Inventory Area:	Name: SALMON-WASHOUGAL Sub-Basin: Salmon	Septic Document Details	Development Moratorium Info...
		none	none

If you have any questions concerning the data on this page, please contact Clark County Environmental Services. Main Phone: (564) 397-4489, Email: landuse@clark.wa.gov

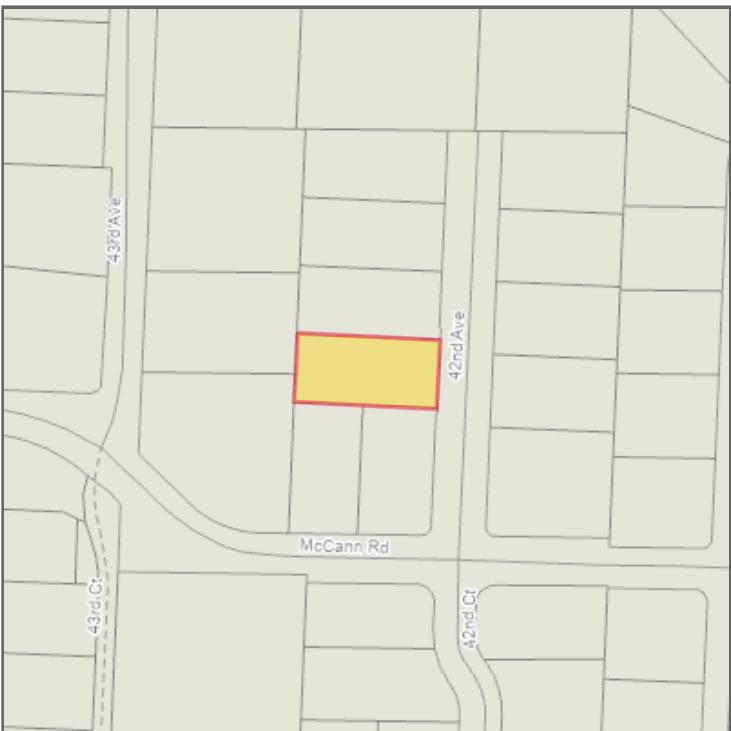


Property Fact Sheet for Account 118137830

May 27, 2022

General Information

Property Account	118137830
Site Address	13416 NW 42ND AVE, VANCOUVER, WA 98685
Owner	MARMAN LEVAN M & CHRISTMAN STEPHANIE C
Mail Address	13416 NW 42ND AVE VANCOUVER WA , 98685 US
Land Use	SFR UNIT NOT SHARING STRUCTURE WITH OTHER USES
Property Status	Active
Tax Status	Regular
1st Line Legal	STRAWBERRY WINE II LOT 37
Area (approx.)	11,691 sq. ft. / 0.27 acres



Assessment (2021 Values for 2022 Taxes)

Land Value	\$124,200.00
Building Value	\$307,290.00
Total Property Value	\$431,490.00
Total Taxable Value	\$431,490.00

Most Recent Sale

Sale Date	09/23/2008
Document Type	DEED
Sale Number	0630220
Sale Amount	\$294,900.00

Administrative

Zoning Designation	Single Family Residential (R1-10)
Zoning Overlay(s)	none
Comprehensive Plan	Urban Low Density Residential
Comp. Plan Overlay(s)	none
Census Tract	409.07
Jurisdiction	Clark County
Fire District	FD 6
Park District	District 9
School District	Vancouver
Elementary	Felida
Middle School	Jefferson
High School	Skyview
Sewer District	Clark Regional
Water District	Clark Public Utilities
Neighborhood	Felida
Section-Township-Range	NW 1/4,S29,T3N,R1E
Urban Growth Area	Vancouver
C-Tran Benefit Area	Yes
School Impact Fee	Vancouver
Transportation Impact Fee	Hazel Dell
Transportation Analysis Zone	84
Waste Connections	
Garbage Collection Day	Tuesday
Last Street Sweeping	4/9/2021
CPU Lighting Utility District	82
Burning Allowed	No
Increased Wildfire Danger Area	No
Public Health Food Inspector District	District 3

Wetlands and Soil Types

Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HoA
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0354D
Watershed	Salmon Creek
Sub Watershed	Salmon Creek (r.m. 00.60)

Geological Hazards

Slope Stability	
Geological Hazard	
NEHRP Class	D
Liquefaction	Very Low to Low

Development Moratorium

none

Cultural Resources

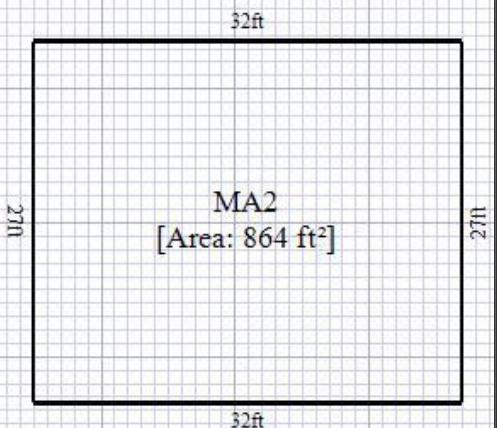
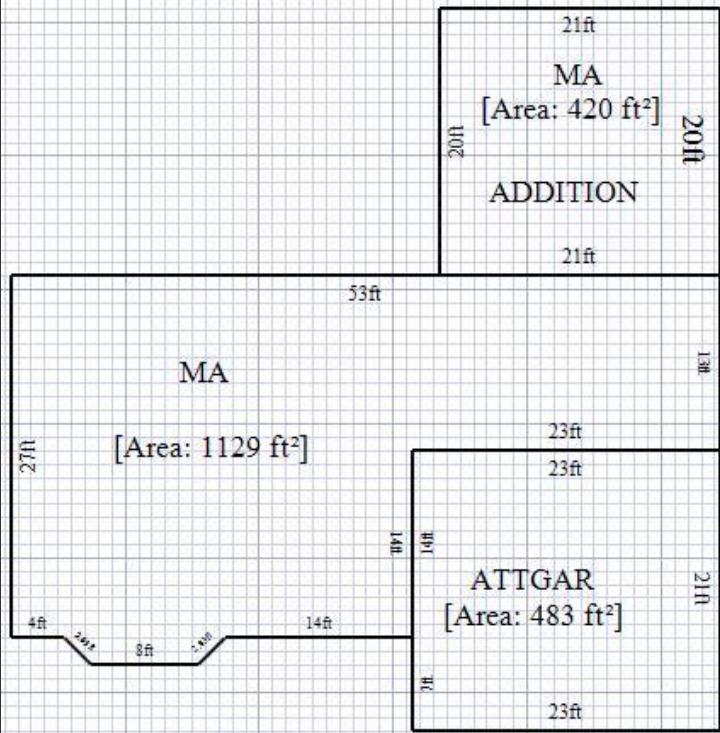
Archaeological Probability	Moderate-High High
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators

Habitat and Species Impacts:

No Mapping Indicators

Public Health Food Plan Review Area	District C
Public Health WRAP Inspector District	District 2
Public Health WRAP Inspector District	District 2
Councilor District	2

Clark County does not warrant the accuracy, reliability or timeliness of any information in this report, and shall not be held liable for losses caused by using this information.



9
4497313 D
RecFee - \$42.00 Pages: 1 - CLARK COUNTY TITLE CO
Clark County, WA 09/29/2008 02:32

When recorded return to:
LEVAN M. MARMAN and
STEPHANIE C. CHRISTMAN
13416 NW 42ND AVENUE
VANCOUVER, WA 98685

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
\$5249.22 has been paid
630220 Recd.# Date 9-29-08
Sec. 61, see Affd. No. _____
Doug Lasher
Clark County Treasurer
By Deputy

Statutory Warranty Deed

00122773 JS

THE GRANTOR GREG D. MOBLEY and SUSAN J. MOBLEY, husband and wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to LEVAN M. MARMAN, an unmarried man and STEPHANIE C. CHRISTMAN, an unmarried woman the following described real estate, situated in the County of Clark, State of Washington:

Lot 37, STRAWBERRY WINE II, according to the plat thereof, recorded in Book "H" of plats, page 244, records of Clark County, Washington.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Tax Parcel Number(s): 118137-830, SD#037076

Abbreviated Legal: LOT 37, OF STRAWBERRY WINE II

Dated this 23RD day of SEPTEMBER, 2008.

Greg D. Mobley

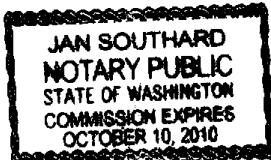
GREG D. MOBLEY
Susan J. Mobley by Greg D. Mobley POA

SUSAN J. MOBLEY BY GREG D.
MOBLEY, HER ATTY IN FACT

STATE OF WASHINGTON }
COUNTY OF CLARK }ss

On this 23rd day of SEPTEMBER, 2008, before me personally appeared GREG D. MOBLEY, to me known to be the individual described in and who executed the foregoing instrument for himself and as Attorney in Fact for SUSAN J. MOBLEY and acknowledged that he signed and sealed the same as his free and voluntary act and deed for himself and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Dated: Sept 23 2008



Jan Southard
Jan Southard LPO#332
Notary Public in and for the State of Washington
Residing in RIDGEFIELD
My appointment expires: 10-10-10

Comparables Search Criteria

Query Distance 300 feet
Plat / Subdivision Strawberry Wine 02
Land Use Standard Single Family Residence
Finished SqFt min: 2600
 max: 3000
Sale Date min: 06/01/2021

Subject Property

ParcelID 118137830
Tax Account
Site Address 13416 NW 42nd Ave
 Vancouver WA 98685
Year Built 1986
Total SqFt 2,413 SqFt
Fin SqFt 2,413 SqFt
Beds 4
Bathrooms 2.75

Comparables Identification Map**Averages**

Sale Price	\$305,232.93	Loan Amt	\$263,230.22	SqFt	2,243 SqFt
Assessed Total Value	\$413,488.50	Market Total Value	\$423,223.88	Price/SqFt	\$134.64



Comp #	1	Dist From Subject	0.05 Miles
Parcel #	117768180	Tax Account	
Site Address	13516 NW 43rd Ave	Acres	0.23 Acres
	Vancouver WA 98685	Assessed Total Value	\$521,125.00
Year Built	1994	Market Total Value	\$521,125.00
Rec. Date	01/21/2011	Sale Price	\$335,000.00
Bedrooms	4	Bathrooms	2.5
Total Rooms		Total SqFt	2,681 SqFt
Owner	Mitchell, Steven D	Fin SqFt	2,681 SqFt



Comp #	2	Dist From Subject	0.05 Miles
Parcel #	117893562	Tax Account	
Site Address	13516 NW 40th Ave	Acres	0.24 Acres
	Vancouver WA 98685	Assessed Total Value	\$305,669.00
Year Built	1992	Market Total Value	\$305,669.00
Rec. Date	07/22/2015	Sale Price	\$296,000.00
Bedrooms	4	Bathrooms	2.25
Total Rooms		Total SqFt	1,754 SqFt
Owner	Duke, Dean T	Fin SqFt	1,754 SqFt



Comp #	3	Dist From Subject	0.04 Miles
Parcel #	117893564	Tax Account	
Site Address	13508 NW 40th Ave	Acres	0.24 Acres
	Vancouver WA 98685	Assessed Total Value	\$280,368.00
Year Built	1992	Market Total Value	\$280,368.00
Rec. Date	11/24/1992	Sale Price	\$93,600.00
Bedrooms	3	Bathrooms	1.75
Total Rooms		Total SqFt	1,442 SqFt
Owner	Youngs, Steven	Fin SqFt	1,442 SqFt



Comp #	4	Dist From Subject	0.04 Miles
Parcel #	117893566	Tax Account	
Site Address	13418 NW 40th Ave	Acres	0.24 Acres
	Vancouver WA 98685	Assessed Total Value	\$285,556.00
Year Built	1992	Market Total Value	\$285,556.00
Rec. Date	08/09/2017	Sale Price	\$300,000.00
Bedrooms	3	Bathrooms	1.75
Total Rooms		Total SqFt	1,446 SqFt
Owner	Brown, Angela Andrews	Fin SqFt	1,446 SqFt



Comp #	5	Dist From Subject	0.04 Miles
Parcel #	117893568	Tax Account	
Site Address	13410 NW 40th Ave	Acres	0.24 Acres
	Vancouver WA 98685	Assessed Total Value	\$286,676.00
Year Built	1992	Market Total Value	\$286,676.00
Rec. Date	04/05/2019	Sale Price	\$335,500.00
Bedrooms	3	Bathrooms	1.75
Total Rooms		Total SqFt	1,440 SqFt
Owner	Park, Kale	Fin SqFt	1,440 SqFt



Comp #	6	Dist From Subject	0.04 Miles
Parcel #	117893570	Tax Account	
Site Address	13404 NW 40th Ave	Acres	0.25 Acres
	Vancouver WA 98685	Assessed Total Value	\$294,313.00
Year Built	1992	Market Total Value	\$294,313.00
Rec. Date	04/21/2015	Sale Price	\$255,000.00
Bedrooms	3	Bathrooms	1.75
Total Rooms		Total SqFt	1,440 SqFt
Owner	Olson, John	Fin SqFt	1,440 SqFt



Comp #	7	Dist From Subject	0.05 Miles
Parcel #	118137758	Tax Account	
Site Address	13316 NW 40th Ave	Acres	0.25 Acres
	Vancouver WA 98685	Assessed Total Value	\$332,872.00
Year Built	1984	Market Total Value	\$332,872.00
Rec. Date	03/19/2003	Sale Price	\$184,900.00
Bedrooms	2	Bathrooms	2.75
Total Rooms		Total SqFt	1,760 SqFt
Owner	Corlett, Daniel R	Fin SqFt	1,760 SqFt



Comp #	8	Dist From Subject	0.01 Miles
Parcel #	118137814	Tax Account	
Site Address	4102 NW McCann Rd	Acres	0.37 Acres
	Vancouver WA 98685	Assessed Total Value	\$440,740.00
Year Built	1958	Market Total Value	\$440,740.00
Rec. Date	05/29/2015	Sale Price	\$371,708.00
Bedrooms	3	Bathrooms	1.75
Total Rooms		Total SqFt	2,816 SqFt
Owner	Portschy, Brent L	Fin SqFt	2,816 SqFt



Comp #	9	Dist From Subject	0.01 Miles
Parcel #	118137816	Tax Account	
Site Address	13417 NW 42nd Ave	Acres	0.25 Acres
	Vancouver WA 98685	Assessed Total Value	\$337,957.00
Year Built	1988	Market Total Value	\$337,957.00
Rec. Date		Sale Price	\$70,000.00
Bedrooms	3	Bathrooms	2.5
Total Rooms		Total SqFt	1,733 SqFt
Owner	Thornton, Todd	Fin SqFt	1,733 SqFt



Comp #	10	Dist From Subject	0.01 Miles
Parcel #	118137818	Tax Account	
Site Address	13423 NW 42nd Ave	Acres	0.25 Acres
	Vancouver WA 98685	Assessed Total Value	\$460,290.00
Year Built	1986	Market Total Value	\$460,290.00
Rec. Date	12/07/2010	Sale Price	\$259,900.00
Bedrooms	4	Bathrooms	2.25
Total Rooms		Total SqFt	2,078 SqFt
Owner	Iverson, Christian M	Fin SqFt	2,078 SqFt

	Comp #	11	Dist From Subject	0.02 Miles
	Parcel #	118137820	Tax Account	
	Site Address	13511 NW 42nd Ave Vancouver WA 98685	Acres	0.25 Acres
	Year Built	1986	Assessed Total Value	\$386,937.00
	Rec. Date	12/30/2011	Market Total Value	\$386,937.00
	Bedrooms	3	Sale Price	\$216,000.00
	Total Rooms		Bathrooms	2.25
	Owner	Proctor, James L	Total SqFt	1,902 SqFt
			Fin SqFt	1,902 SqFt
	Comp #	12	Dist From Subject	0.03 Miles
	Parcel #	118137822	Tax Account	
	Site Address	13517 NW 42nd Ave Vancouver WA 98685	Acres	0.27 Acres
	Year Built	1989	Assessed Total Value	\$354,884.00
	Rec. Date	08/05/2016	Market Total Value	\$354,884.00
	Bedrooms	3	Sale Price	\$0.00
	Total Rooms		Bathrooms	2.5
	Owner	Pratt, Stephen L	Total SqFt	1,778 SqFt
			Fin SqFt	1,778 SqFt
	Comp #	13	Dist From Subject	0.03 Miles
	Parcel #	118137824	Tax Account	
	Site Address	13516 NW 42nd Ave Vancouver WA 98685	Acres	0.28 Acres
	Year Built	1986	Assessed Total Value	\$349,158.00
	Rec. Date		Market Total Value	\$349,158.00
	Bedrooms	3	Sale Price	\$85,000.00
	Total Rooms		Bathrooms	1.75
	Owner	Schwinof, Arthur	Total SqFt	1,616 SqFt
			Fin SqFt	1,616 SqFt
	Comp #	14	Dist From Subject	0.01 Miles
	Parcel #	118137826	Tax Account	
	Site Address	13510 NW 42nd Ave Vancouver WA 98685	Acres	0.27 Acres
	Year Built	1987	Assessed Total Value	\$383,952.00
	Rec. Date	10/31/2012	Market Total Value	\$383,952.00
	Bedrooms	3	Sale Price	\$245,000.00
	Total Rooms		Bathrooms	2.25
	Owner	Pennock, Allen J	Total SqFt	2,252 SqFt
			Fin SqFt	2,252 SqFt



Comp #	15	Dist From Subject	0.00 Miles
Parcel #	118137828	Tax Account	
Site Address	13422 NW 42nd Ave Vancouver WA 98685	Acres	0.27 Acres
Year Built	1989	Assessed Total Value	\$335,866.00
Rec. Date	10/11/2018	Market Total Value	\$335,866.00
Bedrooms	3	Sale Price	\$281.00
Total Rooms		Bathrooms	2.5
Owner	Jurgensen, John Daniel Trust	Total SqFt	1,593 SqFt
		Fin SqFt	1,593 SqFt



Comp #	16	Dist From Subject	0.00 Miles
Parcel #	118137832	Tax Account	
Site Address	13406 NW 42nd Ave Vancouver WA 98685	Acres	0.26 Acres
Year Built	1986	Assessed Total Value	\$352,762.00
Rec. Date	09/10/2009	Market Total Value	\$352,762.00
Bedrooms	3	Sale Price	\$245,000.00
Total Rooms		Bathrooms	1.75
Owner	Hylton, Rick A	Total SqFt	1,775 SqFt
		Fin SqFt	1,775 SqFt



Comp #	17	Dist From Subject	0.00 Miles
Parcel #	118137834	Tax Account	
Site Address	4208 NW McCann Rd Vancouver WA 98685	Acres	0.25 Acres
Year Built	1990	Assessed Total Value	\$339,222.00
Rec. Date	03/23/2022	Market Total Value	\$339,222.00
Bedrooms	3	Sale Price	\$538,000.00
Total Rooms		Bathrooms	1.75
Owner	Case, Carola	Total SqFt	1,687 SqFt
		Fin SqFt	1,687 SqFt



Comp #	18	Dist From Subject	0.05 Miles
Parcel #	183268002	Tax Account	
Site Address	13404 NW 43rd Ct Vancouver WA 98685	Acres	0.22 Acres
Year Built	2007	Assessed Total Value	\$566,749.00
Rec. Date	10/21/2015	Market Total Value	\$566,749.00
Bedrooms	3	Sale Price	\$450,000.00
Total Rooms		Bathrooms	2.5
Owner	Jones, Timothy C	Total SqFt	2,651 SqFt
		Fin SqFt	2,651 SqFt

	Comp #	19	Dist From Subject	0.05 Miles
	Parcel #	183268004	Tax Account	
	Site Address	13400 NW 43rd Ct Vancouver WA 98685	Acres	0.23 Acres
			Assessed Total Value	\$697,045.00
	Year Built	2011	Market Total Value	\$697,045.00
	Rec. Date	02/12/2021	Sale Price	\$830,000.00
	Bedrooms	4	Bathrooms	3.5
	Total Rooms		Total SqFt	3,804 SqFt
	Owner	Guaglianone, Victor	Fin SqFt	3,804 SqFt
	Comp #	20	Dist From Subject	0.06 Miles
	Parcel #	183268006	Tax Account	
	Site Address	13310 NW 43rd Ct Vancouver WA 98685	Acres	0.28 Acres
			Assessed Total Value	\$665,489.00
	Year Built	2010	Market Total Value	\$665,489.00
	Rec. Date	06/30/2010	Sale Price	\$452,500.00
	Bedrooms	4	Bathrooms	2.75
	Total Rooms		Total SqFt	3,706 SqFt
	Owner	Siegel, Mike	Fin SqFt	3,706 SqFt
	Comp #	21	Dist From Subject	0.05 Miles
	Parcel #	183268018	Tax Account	
	Site Address	WA 98685	Acres	0.03 Acres
			Assessed Total Value	
	Year Built		Market Total Value	
	Rec. Date	03/07/2014	Sale Price	\$0.00
	Bedrooms		Bathrooms	
	Total Rooms		Total SqFt	
	Owner	Ashley Manor Community Hoa	Fin SqFt	
	Comp #	22	Dist From Subject	0.04 Miles
	Parcel #	183268020	Tax Account	
	Site Address	WA 98685	Acres	0.33 Acres
			Assessed Total Value	
	Year Built		Market Total Value	
	Rec. Date	03/07/2014	Sale Price	\$0.00
	Bedrooms		Bathrooms	
	Total Rooms		Total SqFt	
	Owner	Ashley Manor Community Hoa	Fin SqFt	



Comp #	23	Dist From Subject	0.04 Miles
Parcel #	183296000	Tax Account	
Site Address	13501 NW 44th Ave	Acres	0.40 Acres
	Vancouver WA 98685	Assessed Total Value	\$509,633.00
Year Built	1974	Market Total Value	\$509,633.00
Rec. Date	02/14/2019	Sale Price	\$0.00
Bedrooms	4	Bathrooms	2.25
Total Rooms		Total SqFt	2,824 SqFt
Owner	Dembowski, Peter Tobias	Fin SqFt	2,824 SqFt



Comp #	24	Dist From Subject	0.04 Miles
Parcel #	183297000	Tax Account	
Site Address	13503 NW 44th Ave	Acres	0.40 Acres
	Vancouver WA 98685	Assessed Total Value	\$213,900.00
Year Built	1975	Market Total Value	\$398,571.00
Rec. Date	08/22/2003	Sale Price	\$0.00
Bedrooms	3	Bathrooms	1.5
Total Rooms		Total SqFt	2,493 SqFt
Owner	Schrubbe-Chez, Julia	Fin SqFt	2,493 SqFt



Comp #	25	Dist From Subject	0.00 Miles
Parcel #	187769000	Tax Account	
Site Address	4218 NW McCann Rd	Acres	0.77 Acres
	Vancouver WA 98685	Assessed Total Value	\$425,432.00
Year Built	1972	Market Total Value	\$425,432.00
Rec. Date	11/10/2016	Sale Price	\$459,900.00
Bedrooms	3	Bathrooms	1.75
Total Rooms		Total SqFt	1,501 SqFt
Owner	Haney, Nathan J	Fin SqFt	1,501 SqFt



Comp #	26	Dist From Subject	0.04 Miles
Parcel #	187781000	Tax Account	
Site Address	13606 NW 42nd Ave	Acres	0.73 Acres
	Vancouver WA 98685	Assessed Total Value	\$459,622.00
Year Built	1978	Market Total Value	\$459,622.00
Rec. Date	05/29/2019	Sale Price	\$476,000.00
Bedrooms	3	Bathrooms	1.75
Total Rooms		Total SqFt	2,224 SqFt
Owner	Rovinelli, Stacey A	Fin SqFt	2,224 SqFt



Comp #	27	Dist From Subject	0.05 Miles
Parcel #	187803002	Tax Account	
Site Address	13308 NW 42nd Ct	Acres	0.30 Acres
	Vancouver WA 98685	Assessed Total Value	\$560,327.00
Year Built	2002	Market Total Value	\$560,327.00
Rec. Date	08/01/2013	Sale Price	\$350,000.00
Bedrooms	5	Bathrooms	3.5
Total Rooms		Total SqFt	3,157 SqFt
Owner	Winz, Calvin C	Fin SqFt	3,157 SqFt



Comp #	28	Dist From Subject	0.05 Miles
Parcel #	187803032	Tax Account	
Site Address	13305 NW 42nd Ct Vancouver WA 98685	Acres	0.23 Acres
Year Built	2002	Assessed Total Value	\$534,681.00
Rec. Date	01/26/2017	Market Total Value	\$534,681.00
Bedrooms	4	Sale Price	\$467,500.00
Total Rooms		Bathrooms	2.5
Owner	Martindale, Victor L Trustee	Total SqFt	2,502 SqFt
		Fin SqFt	2,502 SqFt



Comp #	29	Dist From Subject	0.04 Miles
Parcel #	187803034	Tax Account	
Site Address	13309 NW 42nd Ct Vancouver WA 98685	Acres	0.26 Acres
Year Built	2003	Assessed Total Value	\$566,290.00
Rec. Date	08/05/2015	Market Total Value	\$566,290.00
Bedrooms	3	Sale Price	\$445,000.00
Total Rooms		Bathrooms	2
Owner	Regier, Sharon S Trust	Total SqFt	2,792 SqFt
		Fin SqFt	2,792 SqFt



Comp #	30	Dist From Subject	0.04 Miles
Parcel #	187803036	Tax Account	
Site Address	WA 98685	Acres	0.23 Acres
Year Built		Assessed Total Value	
Rec. Date		Market Total Value	
Bedrooms		Sale Price	\$0.00
Total Rooms		Bathrooms	
Owner	Clark County Clean Water Program	Total SqFt	
		Fin SqFt	



Comp #	31	Dist From Subject	0.01 Miles
Parcel #	187826000	Tax Account	
Site Address	13509 NW 43rd Ave Vancouver WA 98685	Acres	0.64 Acres
Year Built	1988	Assessed Total Value	\$228,276.00
Rec. Date	07/21/1997	Market Total Value	\$228,276.00
Bedrooms	4	Sale Price	\$0.00
Total Rooms		Bathrooms	2
Owner	Kment, Clyde	Total SqFt	1,512 SqFt
		Fin SqFt	1,512 SqFt



Comp #	32	Dist From Subject	0.04 Miles
Parcel #	187830000	Tax Account	
Site Address	4207 NW McCann Rd Vancouver WA 98685	Acres	1.39 Acres
Year Built	1970	Assessed Total Value	\$544,881.00
Rec. Date		Market Total Value	\$544,881.00
Bedrooms	3	Sale Price	\$0.00
Total Rooms		Bathrooms	2.75
Owner	Lofdahl, William E Trust	Total SqFt	3,200 SqFt
		Fin SqFt	3,200 SqFt



Comp #	33	Dist From Subject	0.00 Miles
Parcel #	187875000	Tax Account	
Site Address	13501 NW 43rd Ave Vancouver WA 98685	Acres	0.45 Acres
Year Built	1972	Assessed Total Value	\$225,513.00
Rec. Date		Market Total Value	\$352,374.00
Bedrooms	3	Sale Price	\$68,000.00
Total Rooms		Bathrooms	1.75
Owner	Swenson, Michael	Total SqFt	2,352 SqFt
		Fin SqFt	2,352 SqFt



Comp #	34	Dist From Subject	0.04 Miles
Parcel #	187887000	Tax Account	
Site Address	13601 NW 43rd Ave Vancouver WA 98685	Acres	0.78 Acres
Year Built	1976	Assessed Total Value	\$501,178.00
Rec. Date		Market Total Value	\$501,178.00
Bedrooms	3	Sale Price	\$2,500.00
Total Rooms		Bathrooms	1.75
Owner	Ellingwood, Robert G	Total SqFt	3,116 SqFt
		Fin SqFt	3,116 SqFt



Comp #	35	Dist From Subject	0.04 Miles
Parcel #	187899000	Tax Account	
Site Address	13605 NW 42nd Ave Vancouver WA 98685	Acres	0.72 Acres
Year Built	1978	Assessed Total Value	\$484,269.00
Rec. Date	07/17/2015	Market Total Value	\$484,269.00
Bedrooms	4	Sale Price	\$409,000.00
Total Rooms		Bathrooms	2.25
Owner	Degrande, Darin	Total SqFt	2,739 SqFt
		Fin SqFt	2,739 SqFt



1400 Washington St. Suite 100 Vancouver, WA 98660
Phone: 360-694-4722 Fax: 360-694-4734

Demographics Report

Clark County WA

Subject Parcel

Site Address 13416 NW 42nd Ave
Vancouver WA 98685
Parcel # 118137830

Report Details

Query Distance From Parcel 1 miles
Census Blocks In Query 69

Population

Population 6592

Gender

	%	Total
Male	48.5	3200
Female	51.5	3392

Age Distribution

	Male	Female	Total	%
Median Age	36.6	36.3	37.1	
0-5	166	160	326	4.9
5-9	264	264	528	8
10-14	309	314	623	9.5
15-17	218	196	414	6.3
18-19	83	93	176	2.7
20-24	118	115	233	3.5
25-29	88	84	172	2.6
30-34	106	124	230	3.5
35-39	186	228	414	6.3
40-44	285	300	585	8.9
45-49	255	330	585	8.9
50-54	322	314	636	9.6
55-59	247	273	520	7.9
60-64	226	211	437	6.6
65-69	135	137	272	4.1
70-74	80	92	172	2.6
75-79	56	66	122	1.9
80-84	27	42	69	1
85+	29	49	78	1.2

Housing

	%	Total
Total Housing Units		2317
Housing Units - Urban	279.9	6485
Housing Units - Rural	4.6	107
Housing Units - Vacant	3.3	76
Owner Occupied	96.7	2241
Renter Occupied	0.2	5

Race Distribution

	%	Total
White	86.2	5683
Black	1.1	75
American Indian	0.6	41
Asian	4.5	295
Pacific Islander	0.2	15
Multirace	3.4	225
Hispanic	3.7	247
Other	0.2	11



Clark County Title

1400 Washington St. Suite 100 Vancouver, WA 98660
Phone: 360-694-4722 Fax: 360-694-4734

Subject Parcel**Site Address**

13416 NW 42nd Ave
Vancouver WA 98685

Parcel #

118137830

Report Details**Query Distance From Parcel**

1 miles

Census Blocks In Query

69



Neighborhood 100' Report



1400 Washington St. Suite 100 Vancouver, WA 98660
Phone: 360-694-4722 Fax: 360-694-4734

Subject Parcel: 13416 NW 42nd Ave

Parcel ID: 118137830



Parcel ID: 118137830

Site Address: 13416 NW 42nd Ave Vancouver WA 98685

Tax Acct:

Owner: Marman, Levan M
Christman, Stephanie C

Acreage: 0.27 Acres

Mail Addr: 13416 NW 42nd Ave Vancouver WA 98685

Lot Sq Ft: 11,691 SqFt

Assessed Value: \$396,210

Bldg Sq Ft: 2,413 SqFt

Sale Dt: 09/29/2008

Year Built: 1986

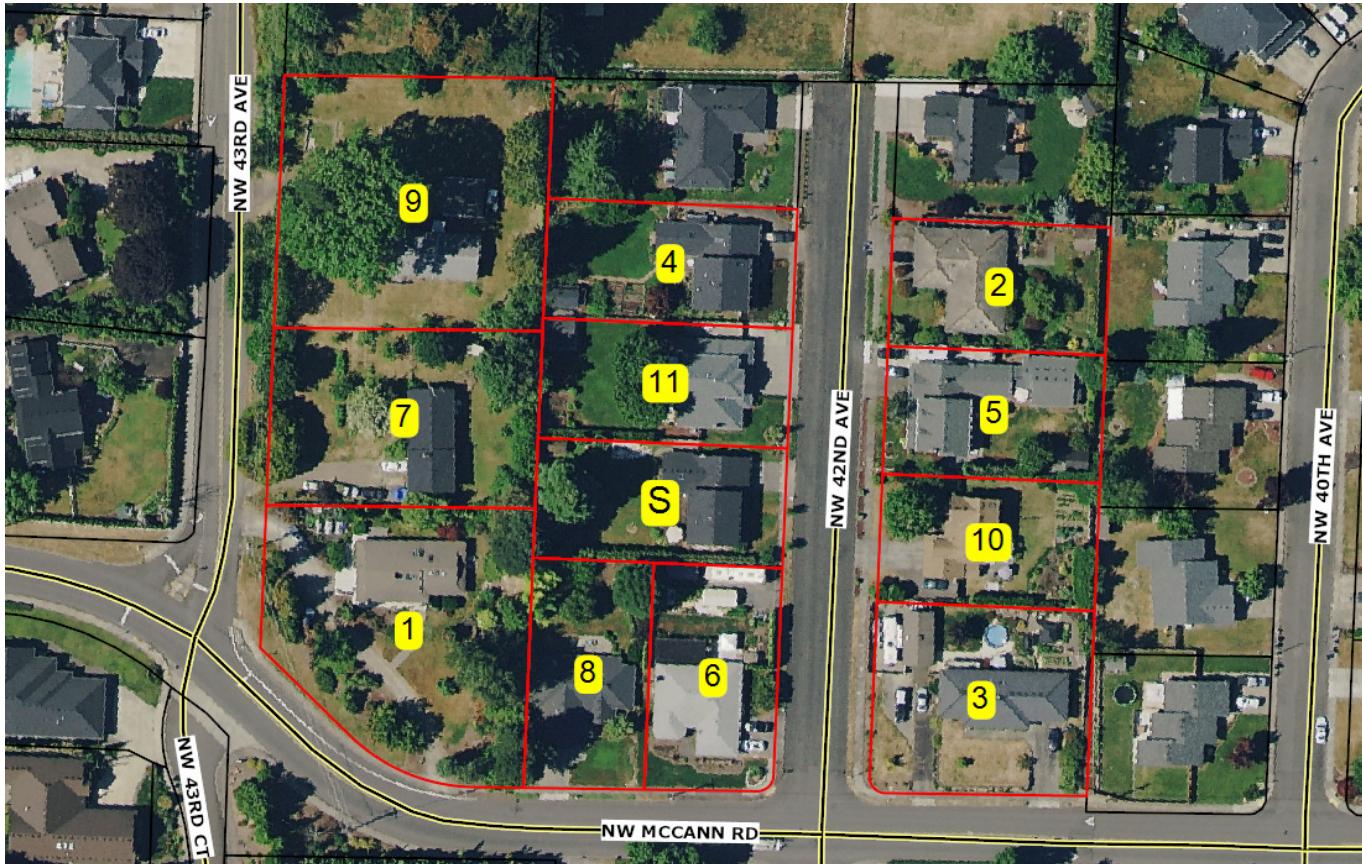
Sale Price: \$294,900

Beds: 4

Zoning: R1-10 - Single Family Residential (R1-10)

Baths: 2.75

Legal: STRAWBERRY WINE II LOT 37

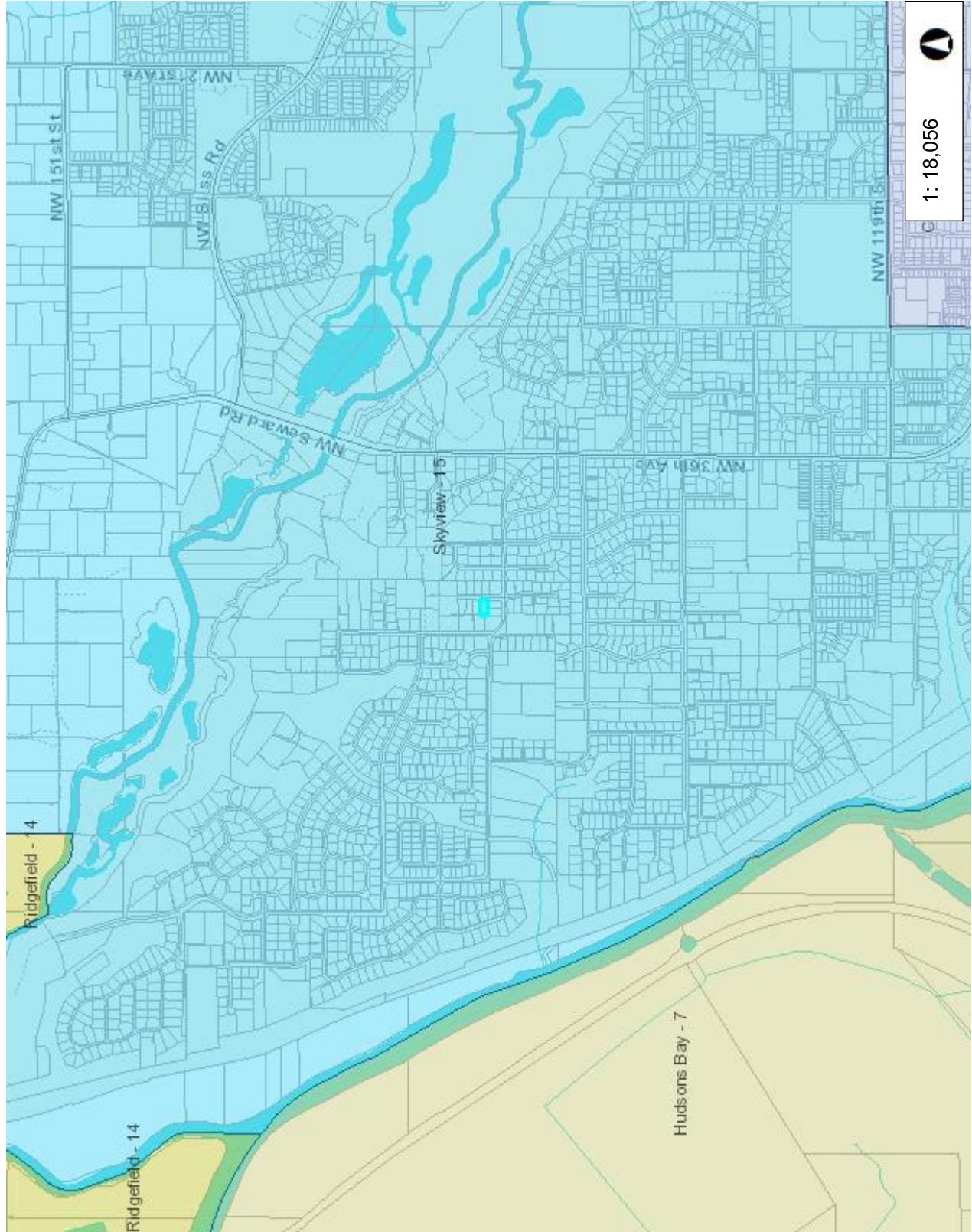


1. 4218 NW McCann Rd**Parcel ID: 187769000****Parcel ID: 187769000****Site Address:** 4218 NW McCann Rd Vancouver WA 98685**Owner:** Haney, Nathan J
Haney, Sheila A**Mail Addr:** 4218 NW McCann Rd Vancouver WA 98685**Assessed Value:** \$425,432**Sale Dt:** 11/10/2016**Sale Price:** \$459,900**Zoning:** R1-10 - Single Family Residential (R1-10)**Legal:** #16 SEC 29 T3N R1EWM .77A**Tax Acct:****Acreage:** 0.77 Acres**Lot Sq Ft:** 33,541 SqFt**Bldg Sq Ft:** 1,501 SqFt**Year Built:** 1972**Beds:** 3**Baths:** 1.75**2. 13511 NW 42nd Ave****Parcel ID: 118137820****Parcel ID: 118137820****Site Address:** 13511 NW 42nd Ave Vancouver WA 98685**Owner:** Proctor, James L
Proctor, Minnie L**Mail Addr:** 13511 NW 42nd Ave Vancouver WA 98685**Assessed Value:** \$386,937**Sale Dt:** 12/30/2011**Sale Price:** \$216,000**Zoning:** R1-10 - Single Family Residential (R1-10)**Legal:** STRAWBERRY WINE II LOT 32**Tax Acct:****Acreage:** 0.25 Acres**Lot Sq Ft:** 10,876 SqFt**Bldg Sq Ft:** 1,902 SqFt**Year Built:** 1986**Beds:** 3**Baths:** 2.25**3. 4102 NW McCann Rd****Parcel ID: 118137814****Parcel ID: 118137814****Site Address:** 4102 NW McCann Rd Vancouver WA 98685**Owner:** Portschy, Brent L
Portschy, Patti L**Mail Addr:** 4102 NW McCann Rd Vancouver WA 98685**Assessed Value:** \$440,740**Sale Dt:** 05/29/2015**Sale Price:** \$371,708**Zoning:** R1-10 - Single Family Residential (R1-10)**Legal:** STRAWBERRY WINE II LOT 29**Tax Acct:****Acreage:** 0.37 Acres**Lot Sq Ft:** 15,992 SqFt**Bldg Sq Ft:** 2,816 SqFt**Year Built:** 1958**Beds:** 3**Baths:** 1.75**4. 13510 NW 42nd Ave****Parcel ID: 118137826****Parcel ID: 118137826****Site Address:** 13510 NW 42nd Ave Vancouver WA 98685**Owner:** Pennock, Allen J
Pennock, Carol J**Mail Addr:** 13510 NW 42nd Ave Vancouver WA 98685**Assessed Value:** \$383,952**Sale Dt:** 10/31/2012**Sale Price:** \$245,000**Zoning:** R1-10 - Single Family Residential (R1-10)**Legal:** STRAWBERRY WINE II LOT 35**Tax Acct:****Acreage:** 0.27 Acres**Lot Sq Ft:** 11,679 SqFt**Bldg Sq Ft:** 2,252 SqFt**Year Built:** 1987**Beds:** 3**Baths:** 2.25

5. 13423 NW 42nd Ave**Parcel ID: 118137818****Parcel ID: 118137818****Site Address:** 13423 NW 42nd Ave Vancouver WA 98685**Owner:** Iverson, Christian M
Iverson, Heather A**Mail Addr:** 13423 NW 42nd Ave Vancouver WA 98685**Assessed Value:** \$460,290**Sale Dt:** 12/07/2010**Sale Price:** \$259,900**Zoning:** R1-10 - Single Family Residential (R1-10)**Legal:** STRAWBERRY WINE II LOT 31**Tax Acct:****Acreage:** 0.25 Acres**Lot Sq Ft:** 10,879 SqFt**Bldg Sq Ft:** 2,078 SqFt**Year Built:** 1986**Beds:** 4**Baths:** 2.25**6. 13406 NW 42nd Ave****Parcel ID: 118137832****Parcel ID: 118137832****Site Address:** 13406 NW 42nd Ave Vancouver WA 98685**Owner:** Hylton, Rick A
Hylton, Janet L**Mail Addr:** 13406 NW 42nd Avenue Vancouver WA 98685**Assessed Value:** \$352,762**Sale Dt:** 09/10/2009**Sale Price:** \$245,000**Zoning:** R1-10 - Single Family Residential (R1-10)**Legal:** STRAWBERRY WINE II LOT 38**Tax Acct:****Acreage:** 0.26 Acres**Lot Sq Ft:** 11,307 SqFt**Bldg Sq Ft:** 1,775 SqFt**Year Built:** 1986**Beds:** 3**Baths:** 1.75**7. 13501 NW 43rd Ave****Parcel ID: 187875000****Parcel ID: 187875000****Site Address:** 13501 NW 43rd Ave Vancouver WA 98685**Owner:** Swenson, Michael
Swenson, Georgia**Mail Addr:** 13501 NW 43rd Ave Vancouver WA 98685**Assessed Value:** \$225,513**Sale Dt:****Sale Price:****Zoning:** R1-10 - Single Family Residential (R1-10)**Legal:** #129 SEC 29 T3N R1EWM .45A**Tax Acct:****Acreage:** 0.45 Acres**Lot Sq Ft:** 19,602 SqFt**Bldg Sq Ft:** 2,352 SqFt**Year Built:** 1972**Beds:** 3**Baths:** 1.75**8. 4208 NW McCann Rd****Parcel ID: 118137834****Parcel ID: 118137834****Site Address:** 4208 NW McCann Rd Vancouver WA 98685**Owner:** Case, Carola**Mail Addr:** 4208 NW McCann Rd Vancouver WA 98685**Assessed Value:** \$339,222**Sale Dt:** 03/23/2022**Sale Price:** \$538,000**Zoning:** R1-10 - Single Family Residential (R1-10)**Legal:** STRAWBERRY WINE II LOT 39**Tax Acct:****Acreage:** 0.25 Acres**Lot Sq Ft:** 10,784 SqFt**Bldg Sq Ft:** 1,687 SqFt**Year Built:** 1990**Beds:** 3**Baths:** 1.75

9. 13509 NW 43rd Ave**Parcel ID: 187826000****Parcel ID: 187826000****Site Address:** 13509 NW 43rd Ave Vancouver WA 98685**Owner:** Kment, Clyde
Kment, Fujiko**Mail Addr:** 8701 NE 66th St Vancouver WA 98662**Assessed Value:** \$228,276**Sale Dt:** 07/21/1997**Sale Price:****Zoning:** R1-10 - Single Family Residential (R1-10)**Legal:** #80 OF SEC 29 T3NR1EWM .64A**Tax Acct:****Acreage:** 0.64 Acres**Lot Sq Ft:** 27,878 SqFt**Bldg Sq Ft:** 1,512 SqFt**Year Built:** 1988**Beds:** 4**Baths:** 2**10. 13417 NW 42nd Ave****Parcel ID: 118137816****Parcel ID: 118137816****Site Address:** 13417 NW 42nd Ave Vancouver WA 98685**Owner:** Thornton, Todd
Thornton, Janet**Mail Addr:** 13417 NW 42nd Ave Vancouver WA 98685**Assessed Value:** \$337,957**Sale Dt:****Sale Price:****Zoning:** R1-10 - Single Family Residential (R1-10)**Legal:** STRAWBERRY WINE II LOT 30**Tax Acct:****Acreage:** 0.25 Acres**Lot Sq Ft:** 10,880 SqFt**Bldg Sq Ft:** 1,733 SqFt**Year Built:** 1988**Beds:** 3**Baths:** 2.5**11. 13422 NW 42nd Ave****Parcel ID: 118137828****Parcel ID: 118137828****Site Address:** 13422 NW 42nd Ave Vancouver WA 98685**Owner:** Jurgensen, John Daniel Trust
Jurgensen, Hilary Trust**Mail Addr:** 13422 NW 42nd Ave Vancouver WA 98685**Assessed Value:** \$335,866**Sale Dt:** 10/11/2018**Sale Price:** \$281**Zoning:** R1-10 - Single Family Residential (R1-10)**Legal:** STRAWBERRY WINE II LOT 36**Tax Acct:****Acreage:** 0.27 Acres**Lot Sq Ft:** 11,694 SqFt**Bldg Sq Ft:** 1,593 SqFt**Year Built:** 1989**Beds:** 3**Baths:** 2.5

High School



Legend

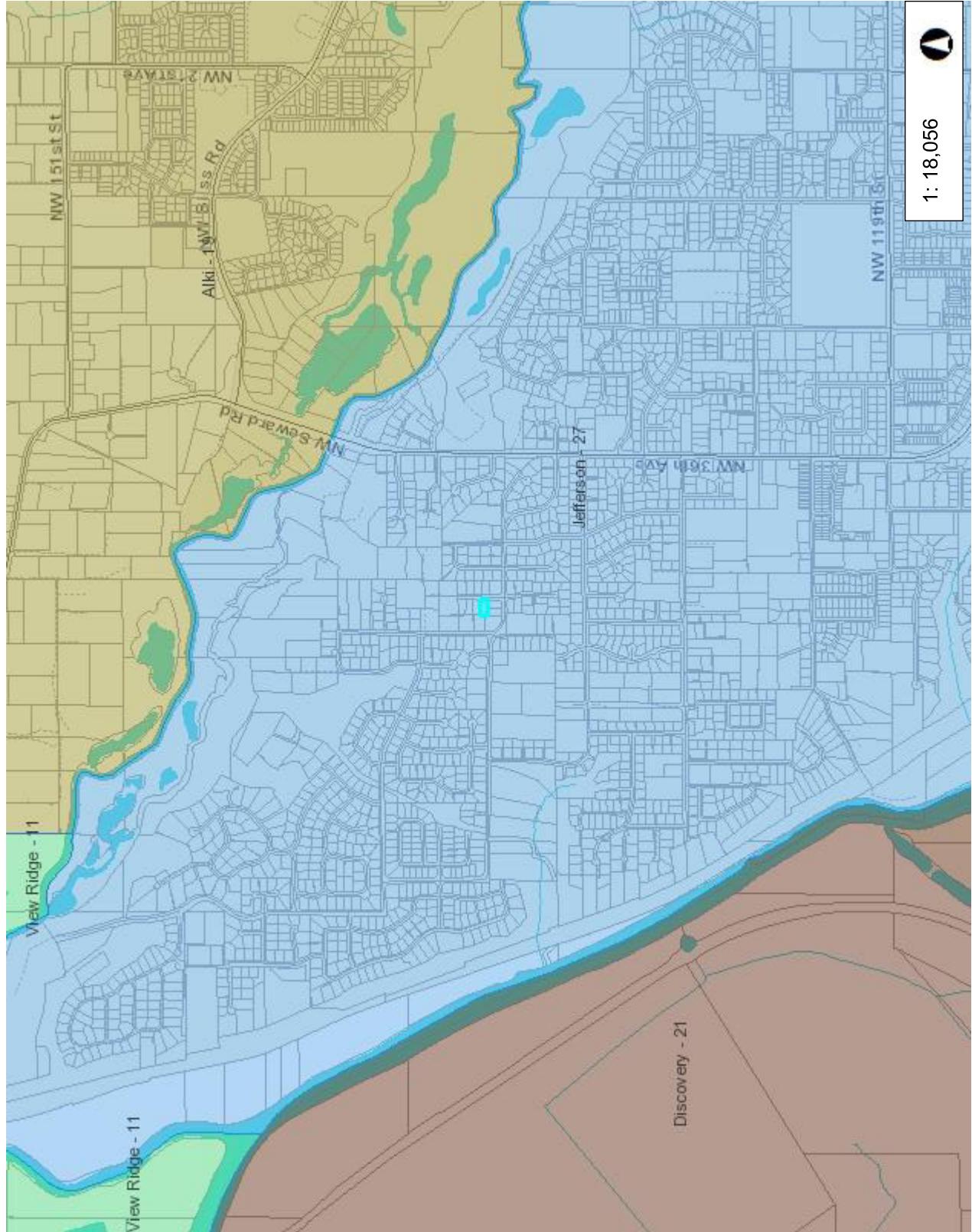
Senior High Attendance Area	
Battle Ground	
Camas	
Columbia River	
Evergreen	
Fort Vancouver	
Green Mountain	
Heritage	
Hockinson	
Hudsons Bay	
La Center	
Mt. Pleasant	
Mt. View	
Prairie	
Ridgefield	
Skyview	
Union	
Washougal	
Taxlots	
Cities Boundaries	
Urban Growth Boundaries	

Notes:

1: 18,056

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Middle School



Legend

Junior High Attendance Area	
Alki	
Amboy	
Canyon Creek	
Cascade	
Chief Umtuch	
Covington	
Daybreak	
Discovery	
Frontier	
Gaiser	
Green Mountain	
Hockinson	
Jason Lee	
Jefferson	
Jemtegaard	
La Center	
Laurin	
Liberty	
Maple Grove Middle	
McLoughlin	
Mt. Pleasant	
Pacific	
Pleasant Valley	
View Ridge - 11	
View Ridge - 11	
Discovery - 21	

Notes:

1: 18,056



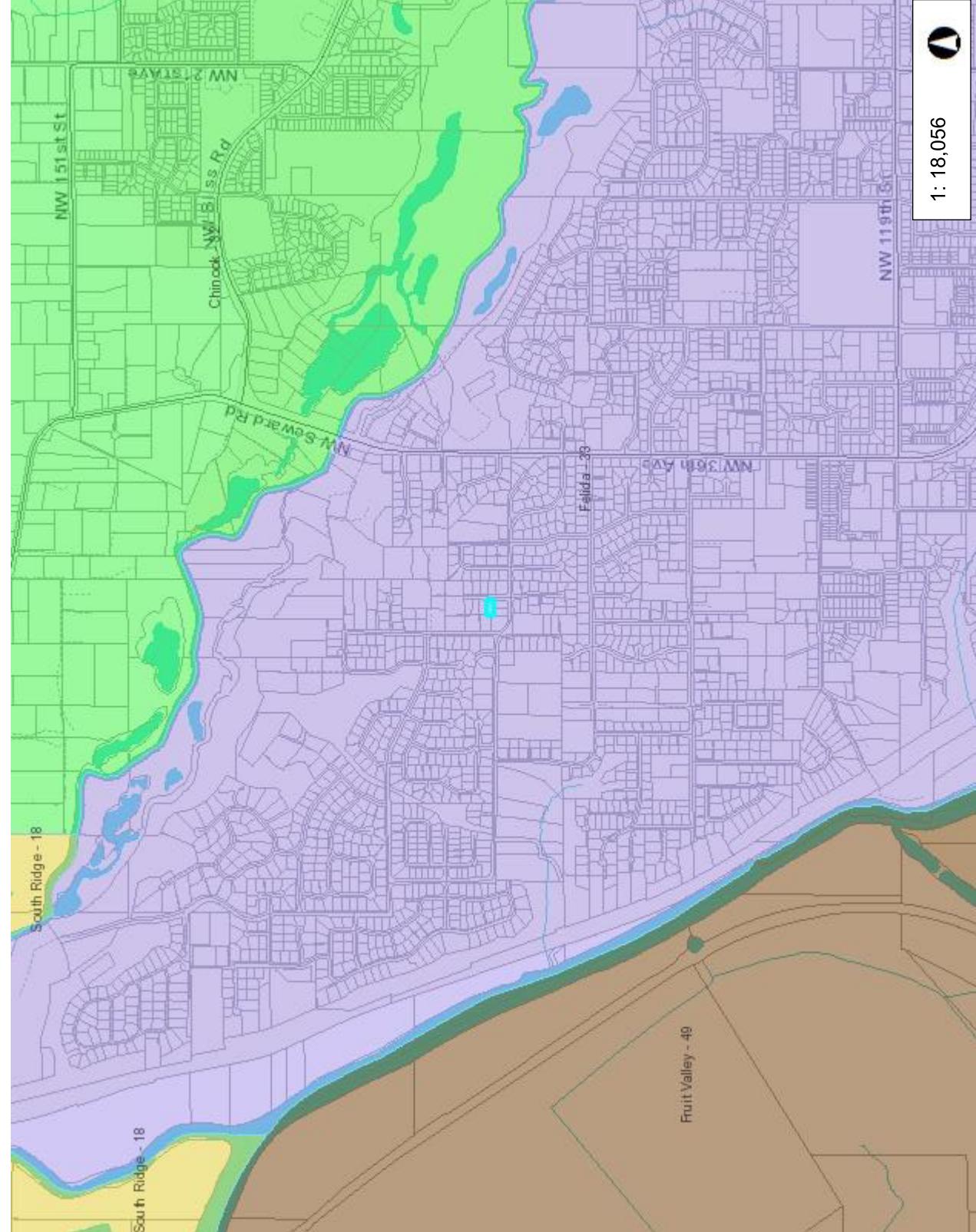
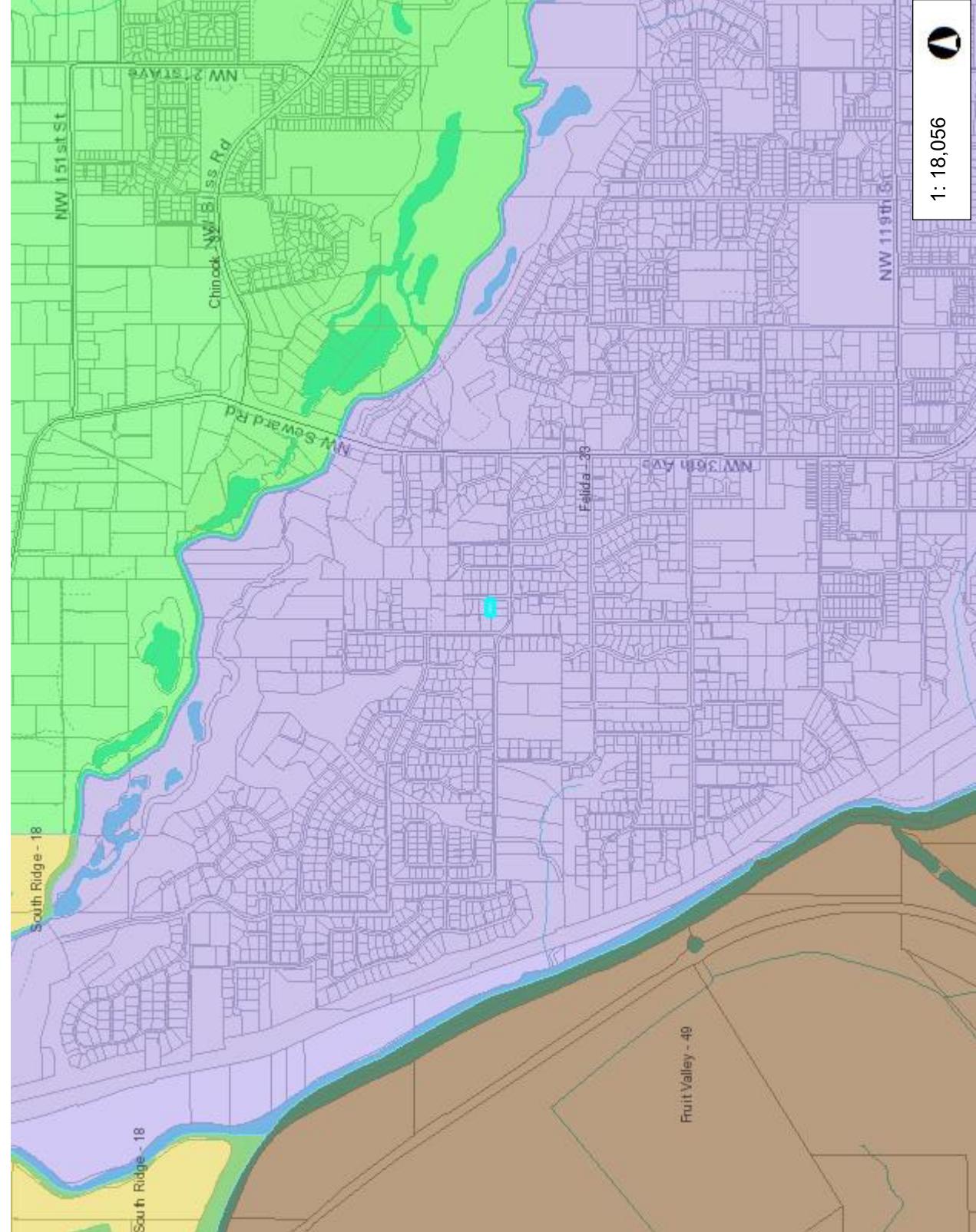
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1,504.67

3,009.3 Feet

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Elementary School



Legend

Elementary Attendance Area

- Burnt Bridge Creek
- Burton
- Cape Horn-Skye
- Captain Strong
- Chinook
- Columbia River Gorge
- Columbia Valley
- Crestline
- Daybreak
- Dorothy Fox
- Eisenhower
- Ellsworth
- Emerald
- Endeavour
- Felida
- Fircrest
- Fishers Landing
- Franklin
- Fruit Valley
- Gause
- Glenwood Heights
- Grass Valley
- Green Mountain

Notes:



1: 18,056

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Clark County Title

1400 Washington St. Suite 100 Vancouver, WA 98660
Phone: 360-694-4722 Fax: 360-694-4734

School Report

Clark County

Subject Parcel

Site Address	13416 NW 42nd Ave Vancouver WA 98685
Parcel	118137830
School District	37 Vancouver
Assigned Primary School	FELIDA
Assigned Middle School	JEFFERSON
Assigned High School	SKYVIEW

Report Detail

Query Distance From Parcel	1.5 miles
Schools In Query	5

Primary School

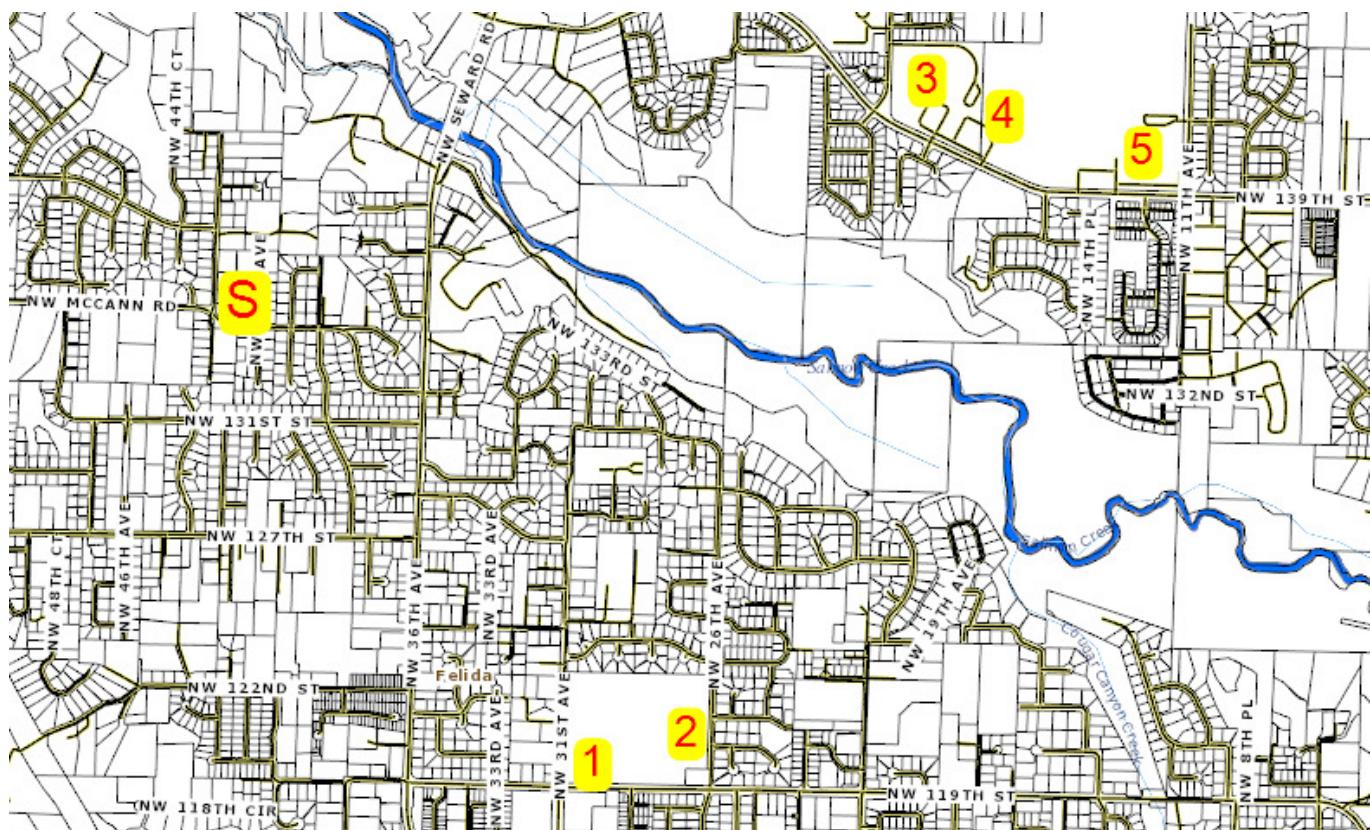
Felida Elementary School	Jefferson Middle School	Skyview High School
Chinook Elementary School	Alki Middle School	

Middle School

High School

Other School

School Map



School #1

School District	Vancouver School District	Dist From Subject	0.95 miles
School	Jefferson Middle School	Site Address	3000 NW 119th St
City	Vancouver	Zip	98685
Type	1-Regular school	Students	854
Charter	2-No	Magnet	2-No
Title 1 Elig		Title 1	6-Not eligible for either TAS or SWP
Free/Reduced Lunch		FTE Teachers Count	
Student/Teacher Ratio		Grade Levels	6th Grade - 8th Grade
Male	434	Female	420
Hispanic	122	White	599
Black	10	Am. Indian	5
Asian/Pacific Isl.	29		

School #2

School District	Vancouver School District	Dist From Subject	1.02 miles
School	Felida Elementary School	Site Address	2700 NW 119th St
City	Vancouver	Zip	98685
Type	1-Regular school	Students	709
Charter	2-No	Magnet	2-No
Title 1 Elig		Title 1	6-Not eligible for either TAS or SWP
Free/Reduced Lunch		FTE Teachers Count	
Student/Teacher Ratio		Grade Levels	Kindergarten - 5th Grade
Male	363	Female	346
Hispanic	59	White	556
Black	11	Am. Indian	1
Asian/Pacific Isl.	22		

School #3

School District	Vancouver School District	Dist From Subject	1.18 miles
School	Chinook Elementary School	Site Address	1900 NW Bliss Rd
City	Vancouver	Zip	98685
Type	1-Regular school	Students	741
Charter	2-No	Magnet	2-No
Title 1 Elig		Title 1	6-Not eligible for either TAS or SWP
Free/Reduced Lunch		FTE Teachers Count	
Student/Teacher Ratio		Grade Levels	Kindergarten - 5th Grade
Male	390	Female	351
Hispanic	83	White	568
Black	7	Am. Indian	1
Asian/Pacific Isl.	18		

School #4

School District	Vancouver School District	Dist From Subject	1.29 miles
School	Alki Middle School	Site Address	1800 NW Bliss Rd
City	Vancouver	Zip	98685
Type	1-Regular school	Students	643
Charter	2-No	Magnet	2-No
Title 1 Elig		Title 1	6-Not eligible for either TAS or SWP
Free/Reduced Lunch		FTE Teachers Count	
Student/Teacher Ratio		Grade Levels	6th Grade - 8th Grade
Male	339	Female	304
Hispanic	78	White	478
Black	8	Am. Indian	1
Asian/Pacific Isl.	25		

School #5

School District	Vancouver School District	Dist From Subject	1.50 miles
School	Skyview High School	Site Address	1300 NW 139th St
City	Vancouver	Zip	98685
Type	1-Regular school	Students	1865
Charter	2-No	Magnet	2-No
Title 1 Elig		Title 1	6-Not eligible for either TAS or SWP
Free/Reduced Lunch		FTE Teachers Count	
Student/Teacher Ratio		Grade Levels	9th Grade - 12th Grade
Male	977	Female	888
Hispanic	298	White	1267
Black	40	Am. Indian	2
Asian/Pacific Isl.	90		



Washington State Summary

Vancouver School District



2901 FALK RD
VANCOUVER, WA 98661-5683



360-313-1000

Enrollment

2021-22 school year

21,904



14.0%

English
Learners

53.1%

Low
Income

Student Performance

How are we doing getting students to their learning goals?

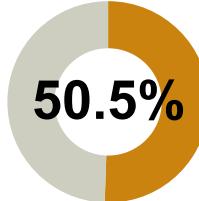


Fall 2021

English Language Arts

Math

Science



Met grade level standards on state administered tests

How engaged are our students?



74.5%

Have Regular
Attendance

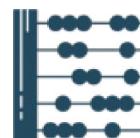
2020-21 school year



31%

Have High English
Language Arts Growth

2018-19 school year



33%

Have High Math
Growth

2018-19 school year

About Our Teachers and Classrooms

2020-21 school year



1,415
Number of
Teachers

67.6%

Have Master's
Degree or Higher

12.7

Average Years
Experience

20.0

2019-20 school year

Average Class Size

Finances

2019-20 school year

Instructional Costs:

\$41,397,858

Non-Instructional Costs

\$11,978,148

Some data is suppressed to protect student privacy and will be represented by N<10, blank fields indicate no data was submitted to OSPI for this district or school. To see more, visit <https://washingtonstatereportcard.ospi.k12.wa.us/>

If you have questions or comments, contact ReportCardRedesign@k12.wa.us





Washington State Summary

Skyview High School

1300 NW 139TH ST
VANCOUVER, WA 98685-1858

360.313.4200

Enrollment

2021-22 school year

1,724



4.8%
English
Learners

28.4%
Low
Income

Student Performance

How are we doing getting students to their learning goals?

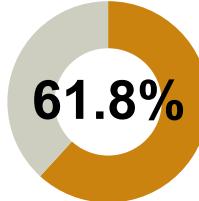
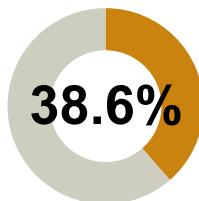


Fall 2021

English Language Arts

Math

Science



Met grade level standards on state administered tests

How engaged are our students?



82.7%

9th Graders on
Track to Graduate

2020-21 school year



59%

Took a Dual Credit
Course

2019-20 school year



96%

Graduate in 4 years

2019-20 school year

About Our Teachers and Classrooms

2020-21 school year



84
Number of
Teachers

71.4%

Have Master's
Degree or Higher

14.8

Average Years
Experience

19.0

2019-20 school year

Average Class Size

Finances

2019-20 school year

Instructional Costs:

\$41,397,858

Non-Instructional Costs

\$11,978,148

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Washington State Summary

Thomas Jefferson Middle School

3000 NW 119TH ST
VANCOUVER, WA 98685-4028

360.313.3700

Enrollment

2021-22 school year

756



5.0%
English
Learners

32.4%
Low
Income

Student Performance

How are we doing getting students to their learning goals?

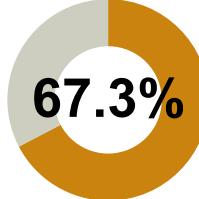
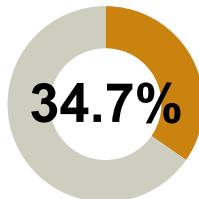


Fall 2021

English Language Arts

Math

Science



Met grade level standards on state administered tests

How engaged are our students?



77.7%

Have Regular
Attendance

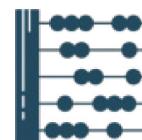
2020-21 school year



35%

Have High English
Language Arts Growth

2018-19 school year



28%

Have High Math
Growth

2018-19 school year

About Our Teachers and Classrooms

2020-21 school year



46

Number of
Teachers

71.7%

Have Master's
Degree or Higher

15.4

Average Years
Experience

24.0

2019-20 school year

Average Class Size

Finances

2019-20 school year

Instructional Costs:

\$41,397,858

Non-Instructional Costs

\$11,978,148

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Washington State Summary

Felida Elementary School

2700 NW 119TH ST
VANCOUVER, WA 98685-3699

360.313.1750

Enrollment

2021-22 school year

608



3.9%
English
Learners

15.0%
Low
Income

Student Performance

How are we doing getting students to their learning goals?

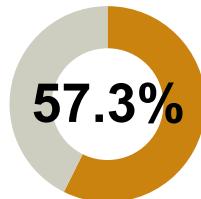


Fall 2021

English Language Arts

Math

Science



Met grade level standards on state administered tests

How engaged are our students?



97.5%

Have Regular
Attendance

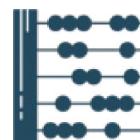
2020-21 school year



33%

Have High English
Language Arts Growth

2018-19 school year



43%

Have High Math
Growth

2018-19 school year

About Our Teachers and Classrooms

2020-21 school year



43

Number of
Teachers

81.4%

Have Master's
Degree or Higher

15.1

Average Years
Experience

23.0

2019-20 school year

Average Class Size

Finances

2019-20 school year

Instructional Costs:

\$41,397,858

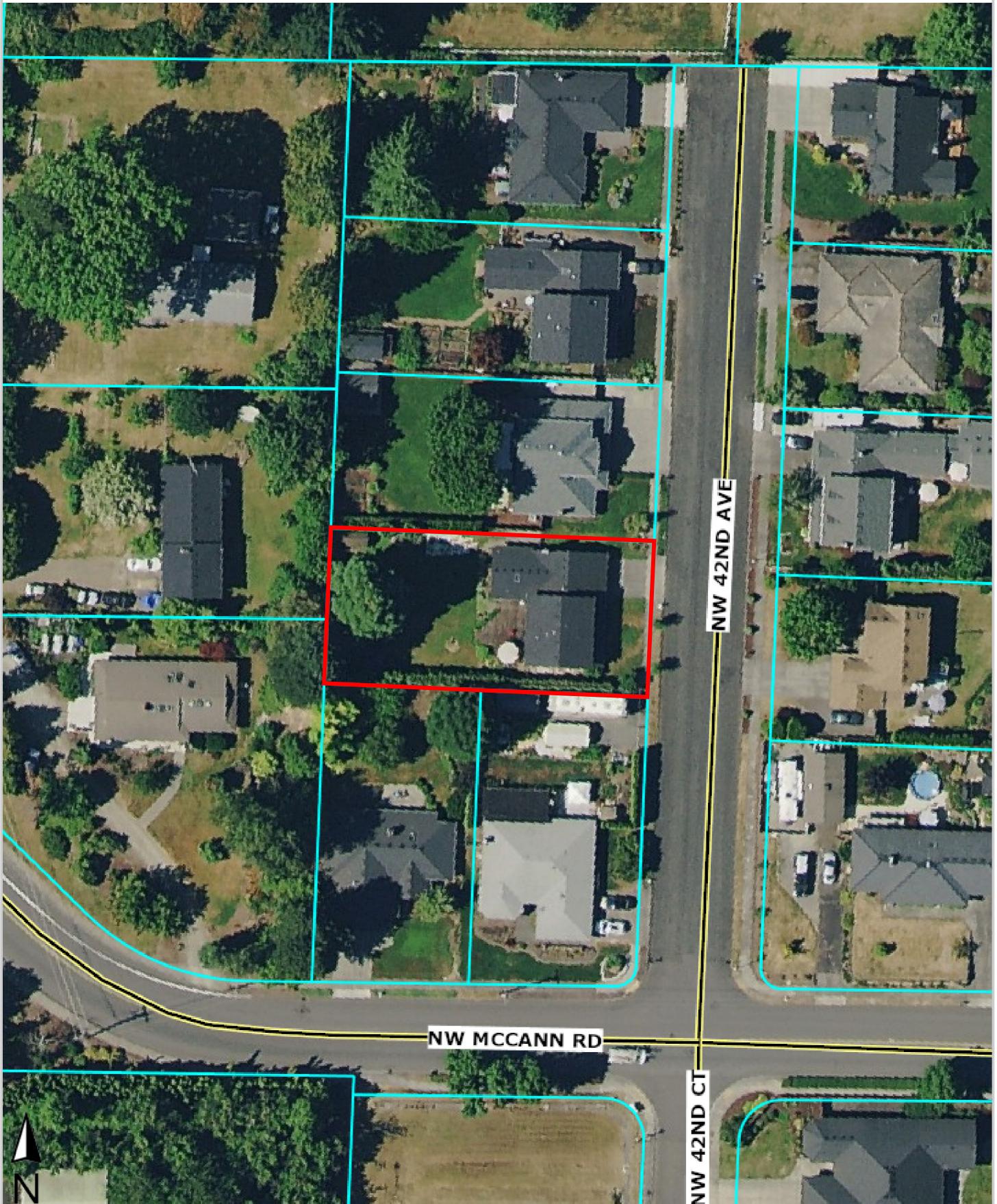
Non-Instructional Costs

\$11,978,148

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80
187826

34
-824

129
187875

35
-826

16
187769

36
-828

37
-830

39
-834 **38**
-832

33
-822
LOT 2

32
-820
18131

31
-818

30
-816

29
-814

TTA
-036

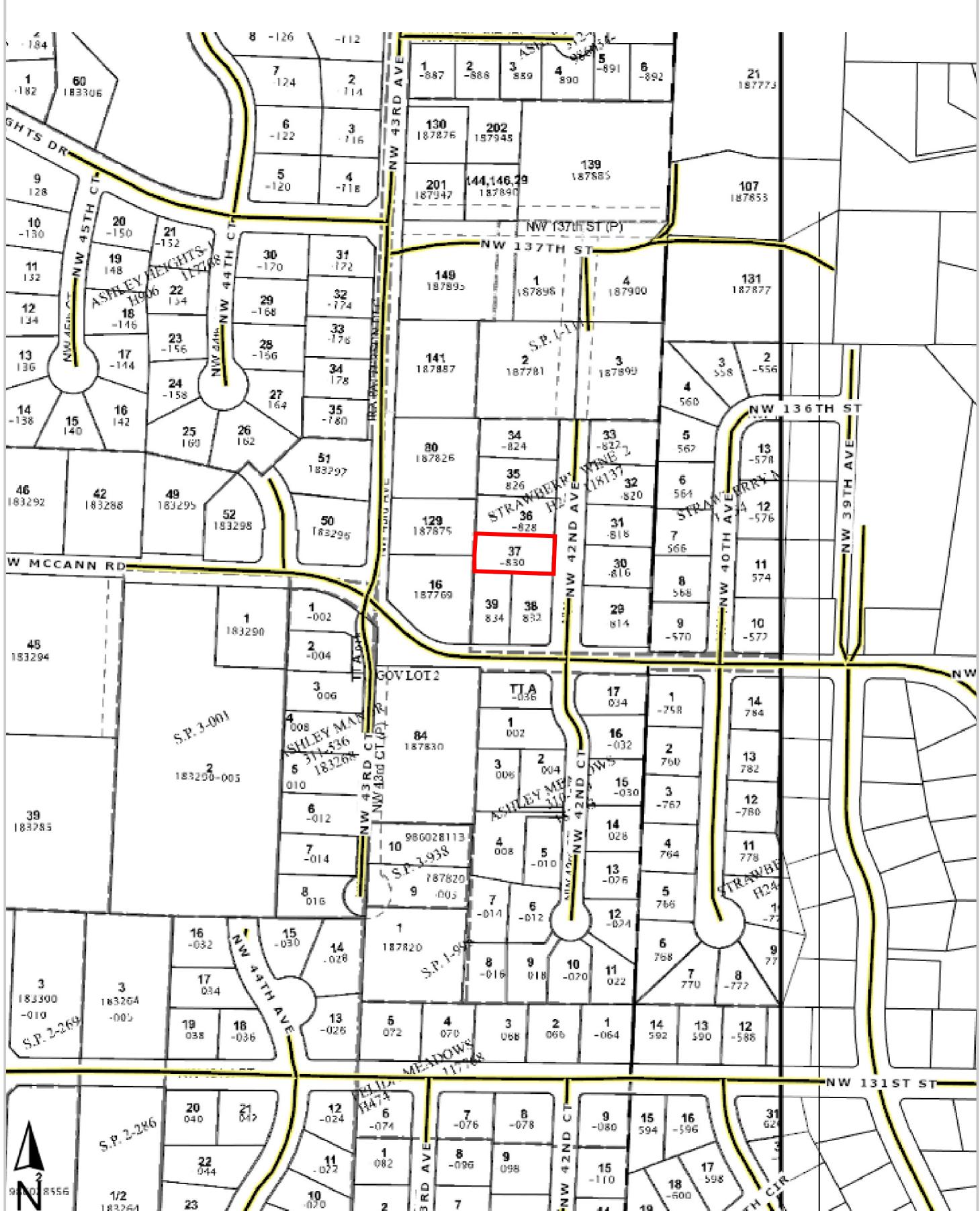
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V LOT 2

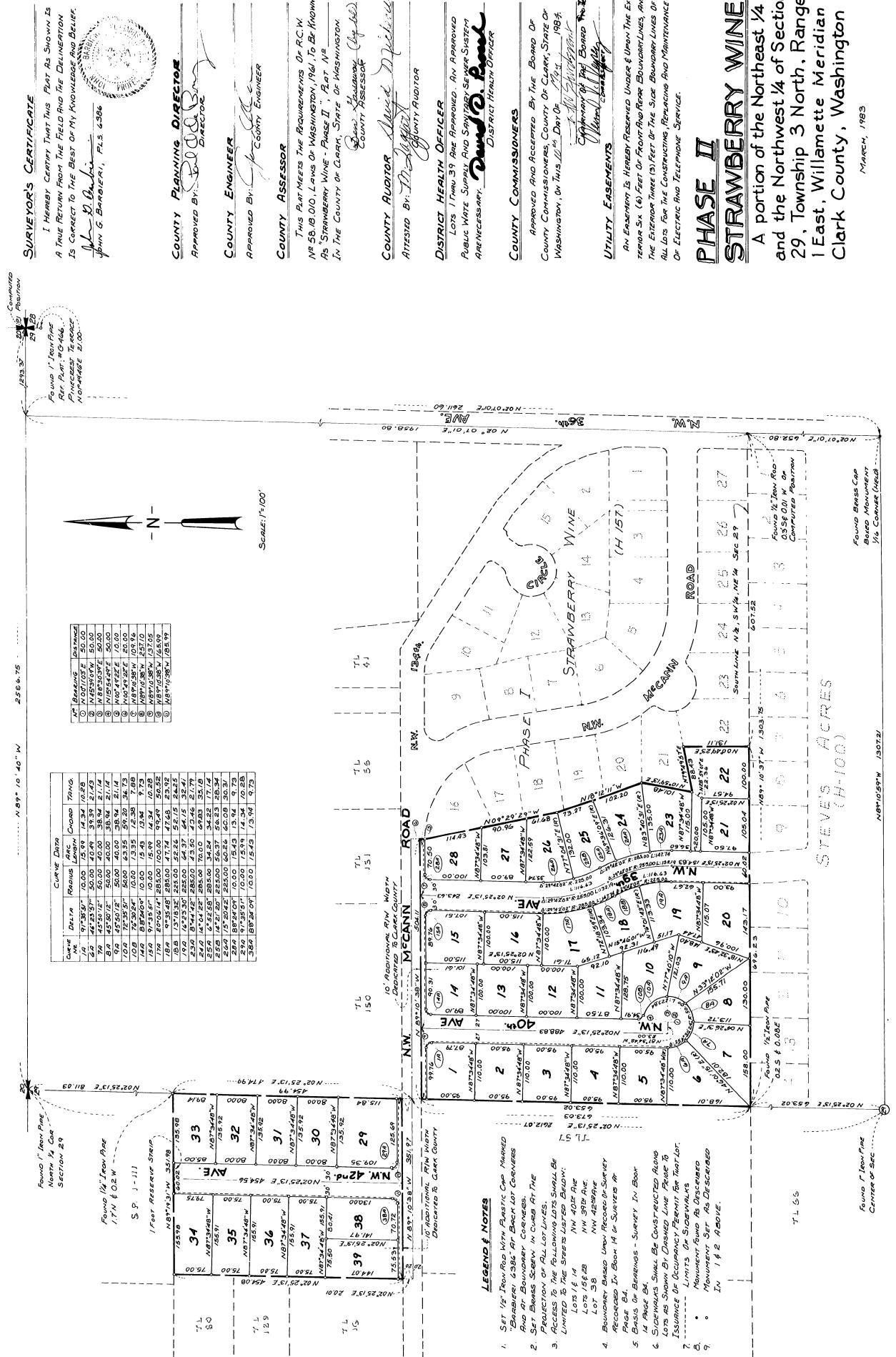
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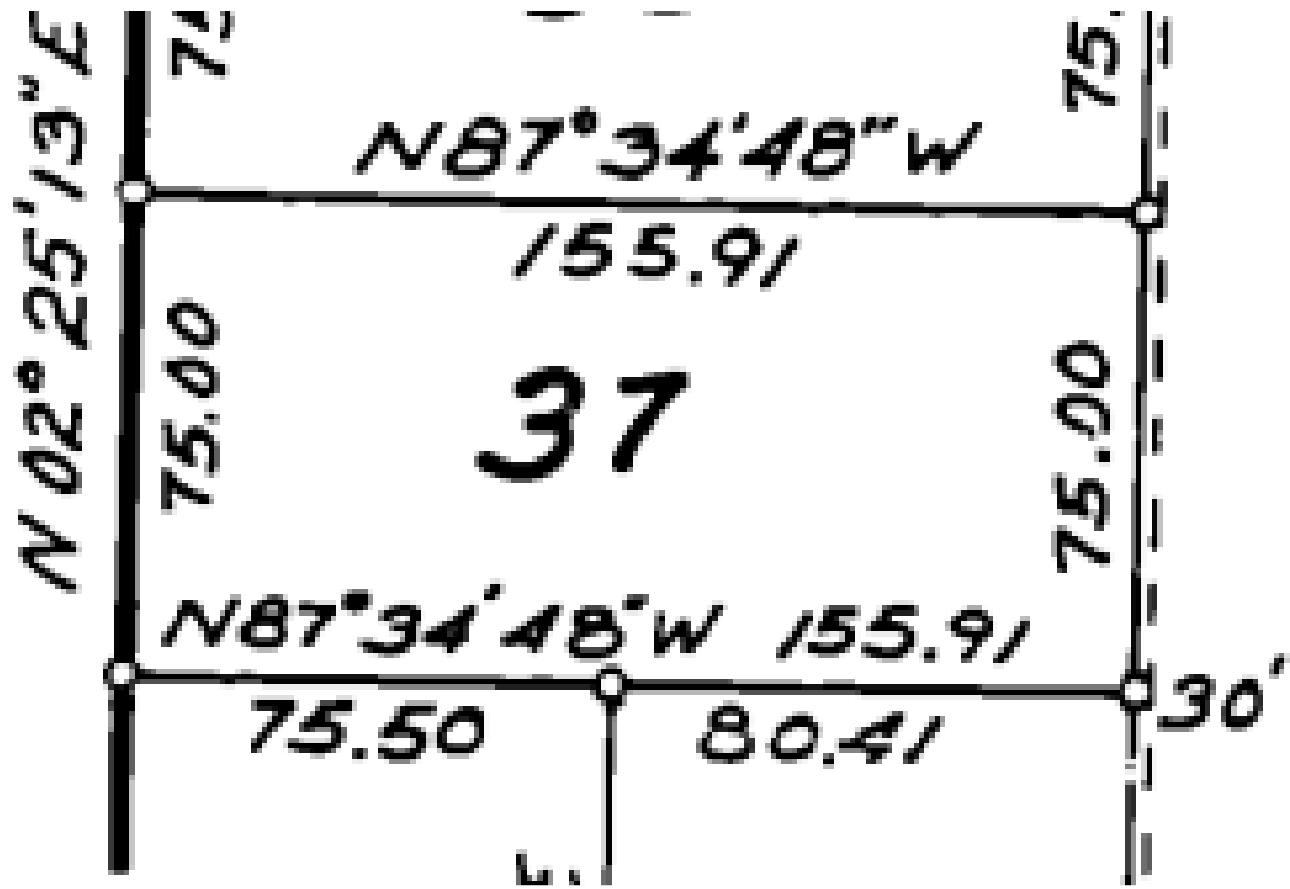
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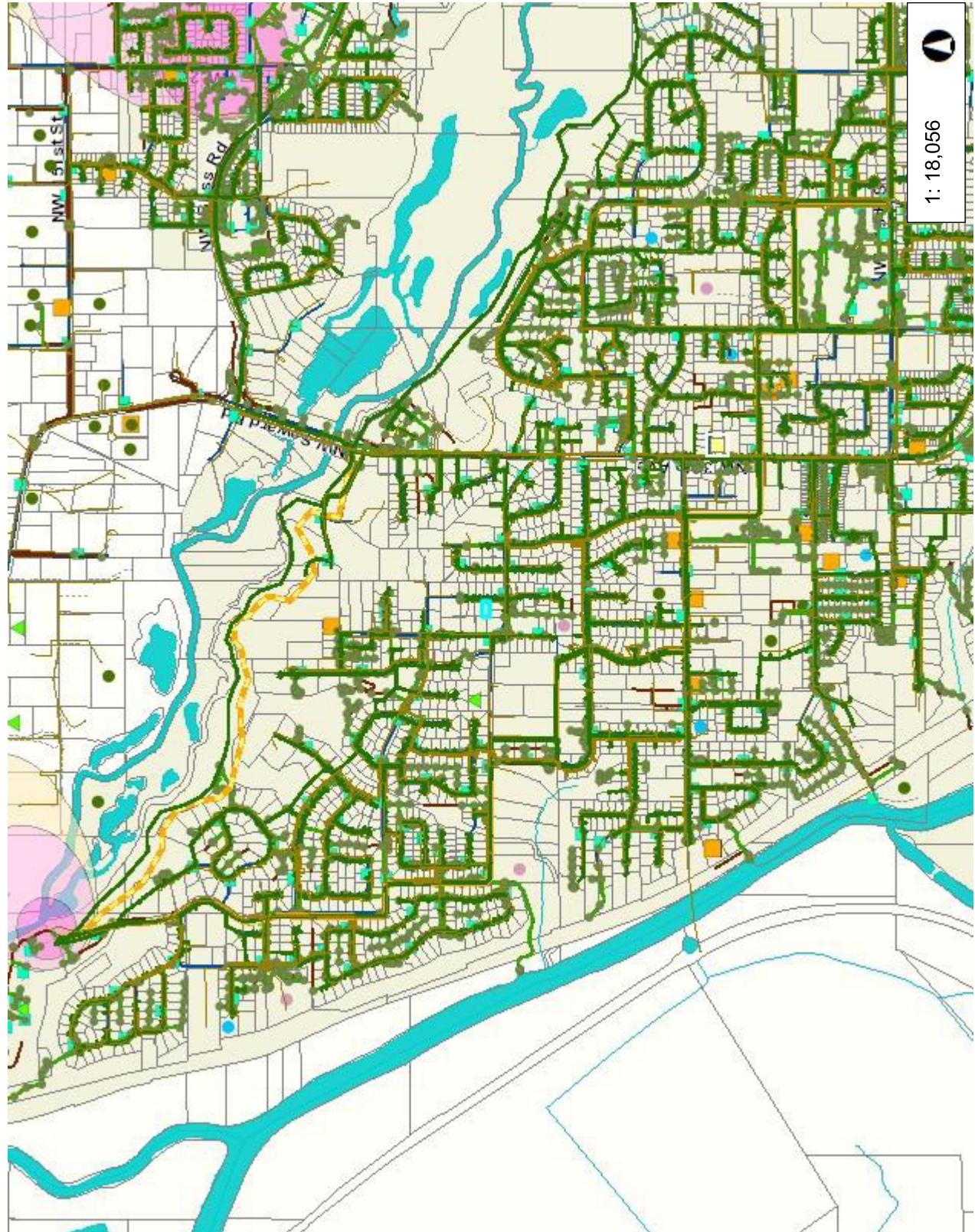


Electric/Sewer/Water/Storm

Legend

- Electrical Substations
- BPA Right of Way
- CPU Electric Lines
- Fiber Optics
- Olympic Pipe Line
- Sanitary Sewer
- Sanitary Sewer - County-owne
- Stormwater Point
- Stormwater Line
- Storm Sewer - includes cities
- Water Valves and Hydrants
- Water Well
- Group A Public Water System
- Group B Public Water System
- Individual Water System
- Irrigation Well
- Unclassified Water System
- Decommissioned
- Water Line
- Municipal Wellhead Protection
- 1 Year Until Impact
- 5 Years Until Impact
- 10 Years Until Impact
- Special Wellhead Protection A

Notes:



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VGGS 1984 Web Mercator Auxiliary Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

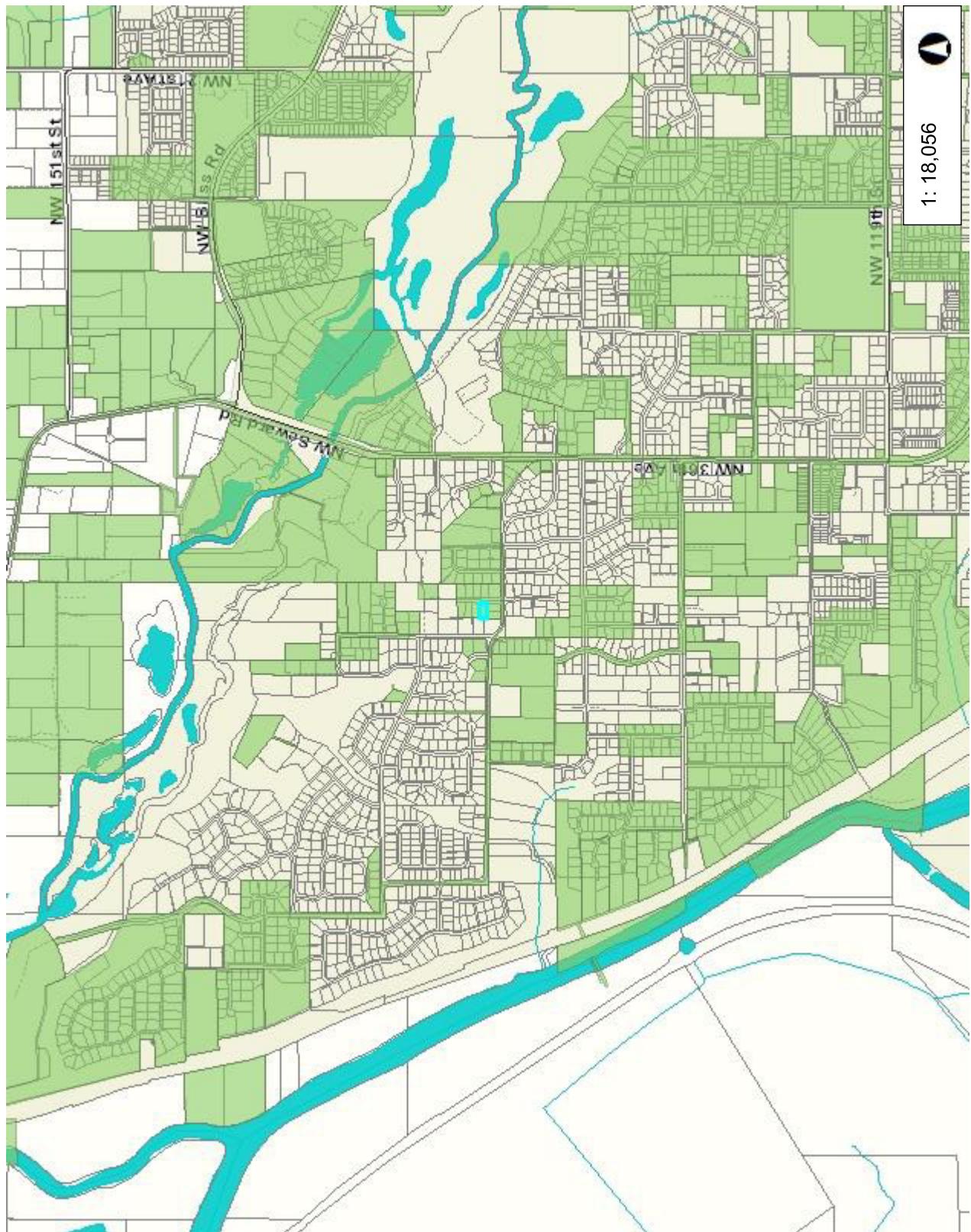


Legend

- Survey - Recorded
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Surveys



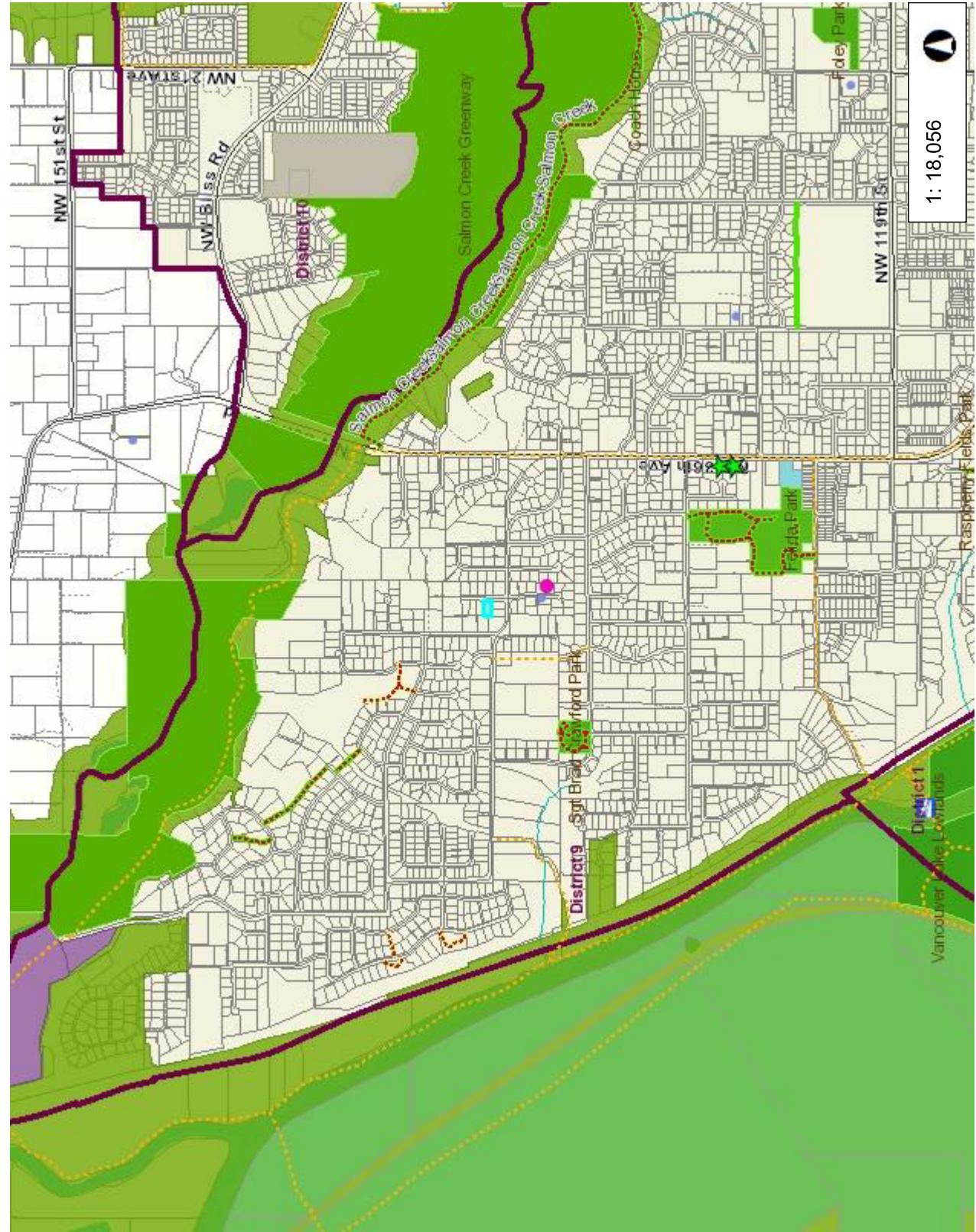
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Parks and Trails



No CC&Rs found

PARCELS: 118137830

**13416 NW 42ND AVE,
VANCOUVER, WA 98685**

EXHIBIT A

**LOT 37,
STRAWBERRY WINE II,
ACCORDING TO THE PLAT THEREOF,
RECORDED IN BOOK "H" OF PLATS, PAGE 244,
RECORDS OF CLARK COUNTY, WASHINGTON.**

X _____
Seller **Date**

X _____
Seller **Date**

X _____
Purchaser **Date**

X _____
Purchaser **Date**