

EXHIBIT "A"

PETITION FOR VACATION OF CITY RIGHT-OF-WAY AT: 600 NW 18th Loop, Camas, WA, 98607

TO: City Council, City of Camas, State of Washington

We, the undersigned taxpayers and landowners within the City of Camas, Washington, present this Petition and request that the City right-of-way known as: North portion of parcel # 85145001 be vacated from the point commencing at Please see attached BLA Exhibit and ending at _____ . The area of the land requested to be vacated consists of approximately 3045 square feet.

The Petition for Vacation of right-of-way/alley/street (circle one) based on the following:

- The land is no longer used or has not been used for some time by the public or the city.
- The maintenance of this property is a waste of city funds.
- The land would be better used under private ownership.

The names and addresses of the abutting property owners whose realty abuts the City property are:

<u>Name</u>	<u>Address</u>
<u>Matthew Chad Deering</u>	<u>1804 NW Edgehill Dr, Camas, WA, 98607</u>
_____	_____
_____	_____
_____	_____

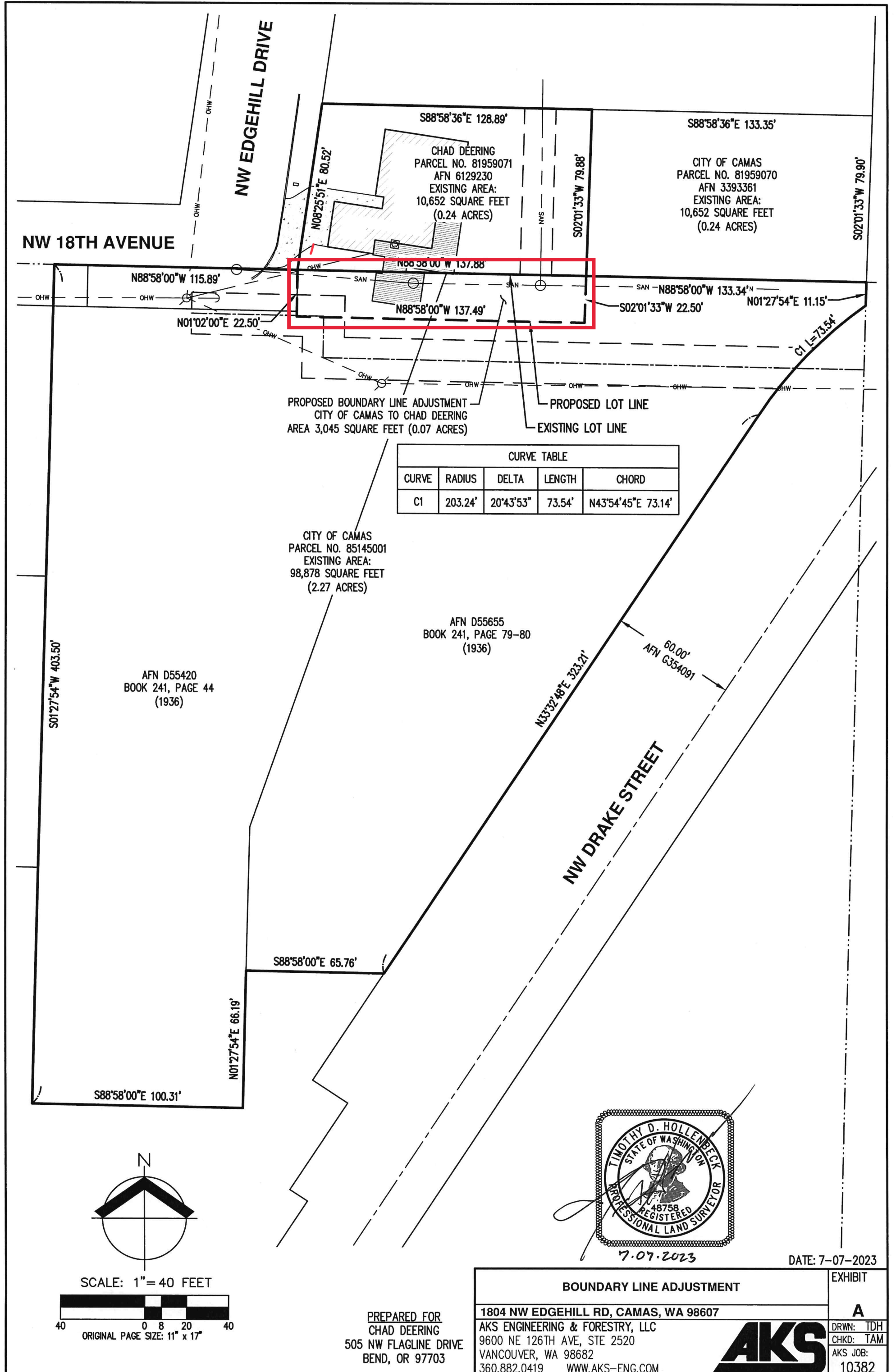
The effect of the vacation of this property to the owners thereof will be:

No negative effect, as the owner is requesting the vacation

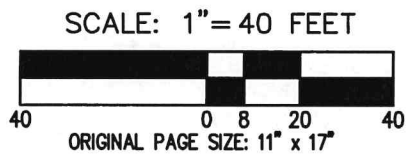
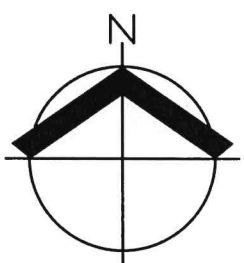
Respectfully submitted,

<u>Name</u>	<u>Address</u>	<u>Date</u>
<u>Matthew Chad Deering</u>	<u>1804 NW Edgehill Dr</u>	<u>Sept. 6th, 2023</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attachment: Assessor's map of the requested City property and legal description.



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	203.24'	20°43'53"	73.54'	N43°54'45"E 73.14'



PREPARED FOR
 CHAD DEERING
 505 NW FLAGLINE DRIVE
 BEND, OR 97703

BOUNDARY LINE ADJUSTMENT		EXHIBIT
1804 NW EDGEHILL RD, CAMAS, WA 98607		A
AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM		DRWN: TDH CHKD: TAM AKS JOB: 10382



General Information

Property Account	85145001
Site Address	600 NW 18TH LOOP, CAMAS, WA 98607
Legal Desc	# 23,89,57 SEC 10 T1NR3EWM 1.42A
Owner	CITY OF CAMAS
Mail Address	616 NE 4TH AVE CAMAS WA , 98607 US
Tax Status	TOTAL EXEMPTION
Property Status	Active
Area (approx.)	61,855 sq. ft. / 1.42 acres
Section-Township-Range	NE 1/4,S10,T1N,R3E

Assessment (2022 Values for 2023 Taxes)

Land Value	\$510,290.00
Building Value	\$792,199.00
Total Property Value	\$1,302,489.00
Total Taxable Value	\$0.00

Most Recent Sale

Sale Date	
Document Type	
Sale Number	
Sale Amount	

Administrative

Jurisdiction	Camas
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Land Use Planning

Comprehensive Plan Designation	SFM
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Camas
Zoning Designation - Codes	Residential-7,500 (R-7.5)
Zoning Overlay(s)	none

Miscellaneous

Census Tract	406.10
Drainage District	n/a
Neighborhood	n/a
Park District	n/a

Public Safety

Burning Allowed	No
EMS Response Area	Camas Washougal Fire
Fire District	Camas
Increased Wildfire Danger Area	Yes
Police Jurisdiction	Camas Police Dept

Schools

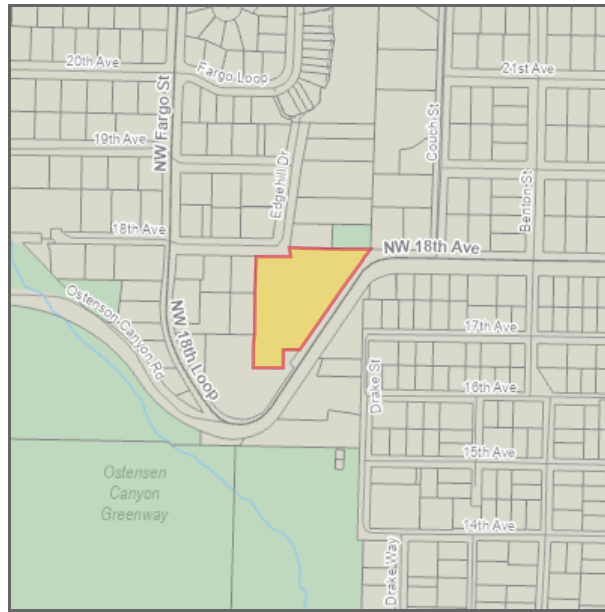
School District Name	Camas
Elementary School Attendance Area	Helen Baller
Middle School Attendance Area	Liberty
High School Attendance Area	Camas

Transportation

C-TRAN Public Transportation Benefit Area	Yes
Traffic Impact Fee (TIF) District	Camas
Transportation Analysis Zone	416

Utilities

CPU Lighting Utility District	n/a
Last Street Sweeping	n/a
Sewer District	Camas
Waste Collection Provider	n/a
Water District	Camas



Environmental Public Health

Public Health Food Inspector District	District 2
Public Health Food Plan Review Area	District B
Public Health WRAP Inspector District	District 1

Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0533D
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HcB Non-Hydric / HcD Non-Hydric / OIF Non-Hydric / VaC
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: LaCamas
Watershed	Columbia Slope
Sub Watershed	Camas
Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators

Geological Hazards

Geological Hazard	Areas of Potential Instability Slopes > 15%
Liquefaction	Very Low
NEHRP Class	C
Slope Stability	Severe Erosion Hazard Area

Forest Practice Moratorium

	none
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Cultural Resources

Archaeological Probability	Low Moderate
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators

Habitat and Species Resources

Habitat and Species Impacts	No Mapping Indicators
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Zoning and Comprehensive Plan

Layers Search Info Show / Hide

Parcel Report

Zoom To Parcel on Map
Property Information Center
Property Fact Sheet

Parcel Information

Property Identification Number: 85145001

Property Location Address
600 NW 18TH LOOP, CAMAS, WA 98607

Property Owner
CITY OF CAMAS

Owner Mailing Address
616 NE 4TH AVE
CAMAS WA, 98607

Most Recent Sale

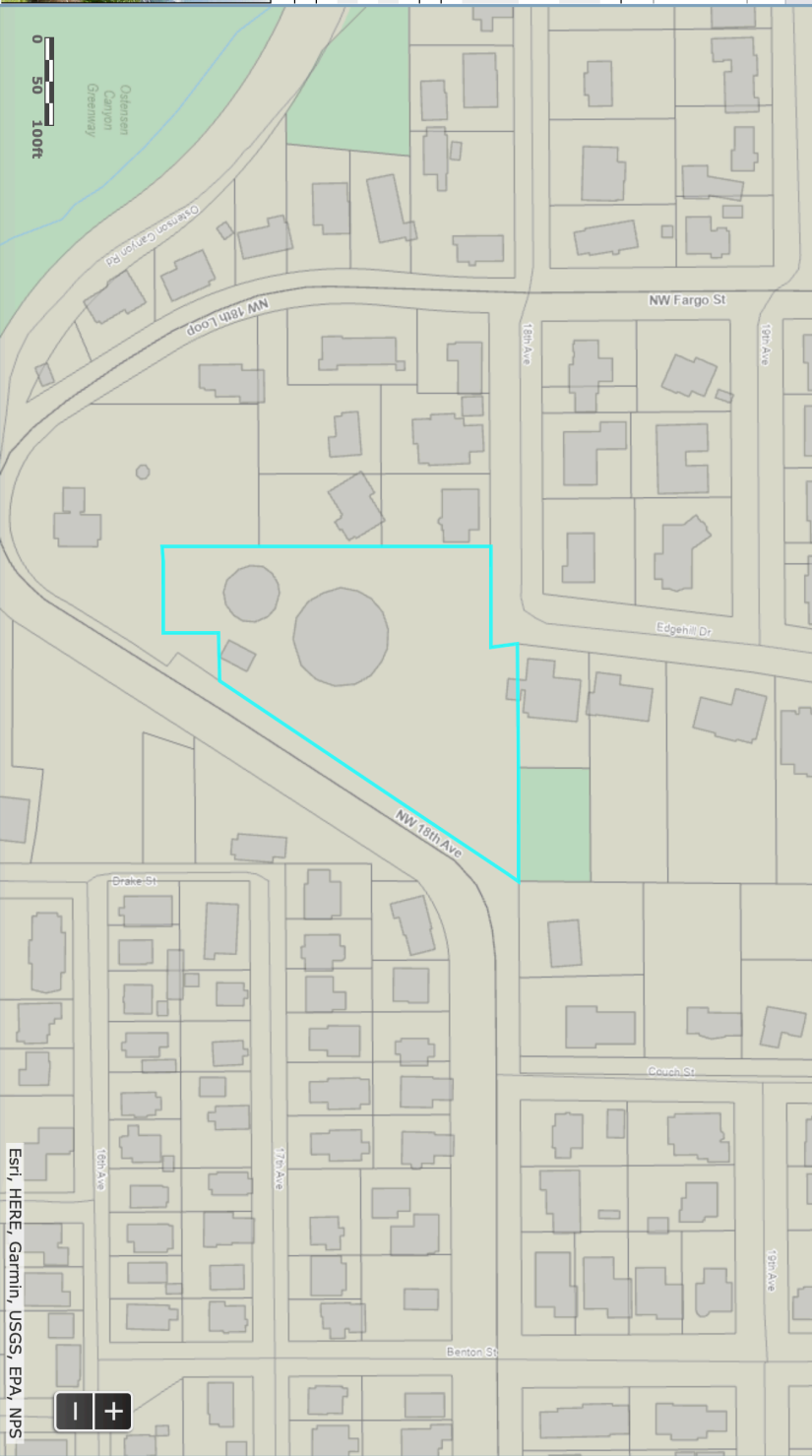
Sale Date:
Document Type:
Document Number:
Sale Amount:

Property Photo

Photo Date: 05/01/2001



Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground. [\[More\]](#)



Dear Mr. Deering,

In completing this Broker Price Opinion (BPO) there are a few points to take into consideration to better understand the data and methodology that were used to arrive at the enclosed evaluation. This BPO is unique in that rather than evaluating an existing parcel or home, we are evaluating a portion of an existing lot that is being considered for a boundary line adjustment. This presents a challenge in that there are far less data/comparable sales for transactions like this compared to other typical real estate transactions. That said, by using the methodology below, I believe the result is a reasonable, fair evaluation for the land in question.

The land being evaluated as described herein shall be referred to as "The Property".

- The Property rests on the lot located at 600 NW 18th Loop, Camas, WA, 98607, and abuts the South property line of the property at 1804 NW Edgehill Drive, Camas, WA, 98607. There are drawings of The Property attached to this BPO (see attached survey work).
- The property rests in a fair/good neighborhood surrounded by homes valued from approximately \$550k-\$950k. Some of the homes in the neighborhood have views of the Columbia River and/or Mt. Hood. Camas, WA, is known for its excellent schools, scenic parks/lakes/waterways, and highly regarded community. Camas is generally considered one of the most desirable residential locations in all of SW Washington.
- The zoning of The Property is R-7.5, which is residential property planned for an average lot size of 7500 sq ft. This is a valuable zone in Camas, as residential properties on lots this size with views are highly desirable; however, because The Property is only 3045 sq ft and because the shape of the property is extremely narrow (approximately 22.5') in width, it doesn't fit the size or dimensions necessary to be a buildable lot. The limited size of The Property makes it considerably less valuable than if it were large enough and of the shape that would allow for construction of a dwelling that meets the required setbacks.
- For this purpose, the comparable sales used in this evaluation are **not** of buildable lots. This is an important point, because when evaluating \$/sq ft or \$/acre of land, the comparable sales used must be of similar highest and best use, and it would be inaccurate to include properties that allow for a use that is not possible on The Property (in the same way it would be inaccurate to include properties of a commercial or multifamily zone). In short, because The Property offers no opportunity to build a residential dwelling, it must be compared with parcels with the same limited use.
- There are other notable characteristics of The Property that drastically encumber its potential uses and value. For example, while the western-most portion of The Property is somewhat flat, generally speaking the majority of the land is severely sloped and would require extensive excavation/engineering to create any sort of enhanced use (ex. to create a yard, build a shed or shop, or expanding possible parking would all require considerable investment). Furthermore, there appears to be a utility easement and manhole sitting on The Property presently (see attached survey work), that would need to be taken into consideration and would likely limit potential non-dwelling uses. There is also an existing deck on The Property that takes up most of the usable space but is in disrepair and will require significant rehabilitation if it is to stay. (I am not attributing any value to this deck in its current condition). These characteristics all limit the possible uses of The Property, and in turn encumber its value.
- When searching for comparable sales, due to a lack of available data, I searched all of Clark County and its outlying areas, and as far back as far as 2 years to find sales comps of recreational (non-buildable) properties, which yielded 2 active listings ranging in price from \$59k to \$99k, and 6 sold listings ranging in sold price from \$15k to \$48k. The lots ranged in size from .19 acres all the way up to 30.04 acres.

- In comparing lots this size with those that are buildable it illustrates the significantly diminished value that occurs when a home cannot be built on the lot in question- it is virtually unheard of to find a buildable lot for \$15k-\$48k in Southwest Washington in our current market.
- There was another commonality that stood out about non buildable lots when reviewing the data: those that sold generally had some sort of attractive potential use (ex. campground, on a creek, next to a boat launch, etc.) that I could imagine appealing to a Buyer, and the listings all marketed these potential uses as selling points. It is difficult to imagine a similarly viable selling point for The Property. It isn't an appealing campsite as it rests in the middle of a residential neighborhood. It isn't private. It's much smaller than all the comparable sales. It doesn't sit next to a body of water or park.
- That said, it is important to note that the property does have a remarkable view, and the fact that it is in the City of Camas is a plus. These attributes are uniquely valuable in comparison to all of the comparable sales.
- Among the comps listed the price/sq ft of land ranged from \$0.06/ft to \$4.83/ft. When the highest and lowest comparable sales are removed, the remaining sales come in at \$0.32/sq ft, \$0.45/sq ft, \$1.81/sq ft, and \$2.73/sq ft respectively, with gives us an average sales price of non-buildable land of \$1.33/sq ft.
- A straight-line application of this value to The Property gives us an estimated value of **\$4,049.85**.
- That said, I would argue a more basic approach in imagining trying to sell this sliver of land would suggest a higher value. The Property does have an exceptional view, and if a Buyer did want to take on the task of rehabilitating the deck, I could imagine selling that sliver of land for more than the average \$/sq ft given its location. While I view it as unlikely, it is possible that someone might be willing to pay to have a small sliver of land with a view of the river, and a small deck they could work on as a project. My experience as a Broker informs me that this possibility must be considered, despite the available data, as this situation is truly unique. It is difficult to imagine someone paying much more than \$10,000, though, for such a small amount of land with such limited uses.

Broker's Opinion of Value for The Property: \$10,500.

All of the comparable sales, surveyor drawings, pictures of The Property, and the GIS slopes report are attached for your reference. Please contact me with any questions/feedback/concerns, or if I can be of any further assistance.

Sincerely,

Rod Wilkinson

Real Estate Broker

John L. Scott Clark County West

(360) 518-9950

RodWilkinson@johnlscott.com

rodwilkinson.johnlscott.com



Agent Full

Lots and Land

7/28/2023 5:51PM

\$99,000 20K-.99AC

0 Etna RD Woodland, WA 98674

Unit/Lot #:

Status: **Active**

DOM: 88

List Date: 5/1/2023

Acres: 0.57

MLS#: 23138725

XST/Dir: Etna Road, just beyond Cedar Creek Boat launch

Show: Vacant

Offer/Nego: Call Seller's Agent

AG: Mary Meeker

AG Ph: [360-936-5797](tel:360-936-5797)

AG Cell:

CoAgent:

CoPh:

Private: Recreational property adjacent to public boat launch, Cedar Creek Fishing Hole. Seller makes no warranties, Buyer responsible for due diligence. Seller needs a 30 day close.

Public: Recreational property adjacent to public boat launch, Cedar Creek Fishing Hole. Best access down below, off of the parking lot for boat launch. Very steep drop off from the top.

Property Details:

Additional Parcels: /

Property Type: Recreation only

County: Clark

Subdivision:

Area: 52

Zoning: R-10

Elementary: Green Mountain

Middle: Green Mountain

High: Woodland

Internet: Y

Address: Y

No Blog:

No AVM:

Availability: Sale

#Lots:

Legal: #23 SEC 12 T5N R1E

0.57A FOR ASSESSOR USE

ONLY A TT IN GOVT LOT 5 SEC

12 T5N R1EWM DAF BEG ON

THE NLY RW

Tax ID: 253091000

Seller Disc:

Other Disc:

List Type: ER

Limited Representation: N

CC&R: N

Manufactured House Okay:

View: River

Waterfront: /

Body Water:

Lot Size: 20,000 SqFt to .99 Acres

Lot Dimensions:

Lot Desc: Bluff, Brush, Wooded

Land Desc: Level, Sloped

Road Frntg:

Road Surface: Paved

Percolation Test: /

Soil Type/Class:

Soil Cond:

Current Use: Recreational

PDF Doc(s): 2

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Improvements:

Utilities: None

Existing Structures: /None

Financial:

Property Tax/Yr: \$890.26 / 2022

HOA: N

Escrow Pref: Cascade Title Vancouver, Gretchen

Crop/Land Lease:

Terms: Cash

Assoc. Am:

Spcl Asmt Balance: Dues:

Tax Deferral: N
BAC: \$ 2000

Other Dues:

Short Sale: N
\$ Pre-Approv:

3rd Party: N

Total Comm Differs: N
Bankruptcy (WA): N
Bank Owned/Real Estate Owned: N

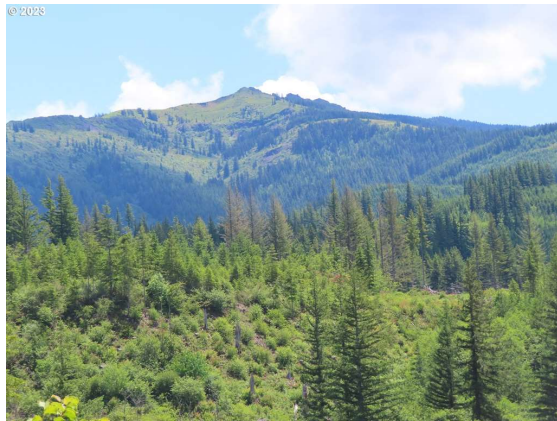
Broker/Agent Data:

Agent: Mary Meeker	Agent Lic: 23236	Agent Ph: 360-936-5797	Agent Cell:	SAID: MEEKERMA
Email(s) Agent: maryameeker@gmail.com	OFC: jkjoneswre@outlook.com			
CoAgent:	CoSAID:	CoBRCD:	CoPh:	
CoAgent Email:				
Office: Woodland Real Estate	Office Lic: 2120	Office Ph: 360-225-8278	Agent Ext:	Fax: 360-225-8279
Office Email: jkjoneswre@outlook.com				
BRCD: 4WRE01	FIRPTA: N	WUCIO: N		
Owner(s): VOGES MICHAEL	Tenant/Other:	Owner Phone:		
Tran: 5/1/2023	Exp:	Tenant/Other Phone:		
Poss: Close Of Escrow				

Comparable Information:

Original Price: \$99,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Agent Full Lots and Land

7/28/2023 5:51PM

\$59,900 5-6.99AC
 L-1100 RD Yacolt, WA 98675
 Unit/Lot #: 1
 Status: **Active**
 List Date: 6/25/2023

DOM: 33
 Acres: 5
 MLS#: 23143251

XST/Dir: see attached documents

Show: See Remarks,
 Vacant
Offer/Nego: Call Seller's
 Agent
AG: Curt Christopherson
AG Ph: [253-640-2121](tel:253-640-2121)
AG Cell:
CoAgent:
CoPh:

Private: DFL tax status buyer must continue this classification at closing or pay for removal. Could be hard to find if you're not use to selling land, use GPS 45.80055 -122.27533. The property is 8 miles off the pavement on the L-1100 road a very drivable road. Stay on the main L-1100 Rd then left on the L-1195 Rd. at approx the 6 mi mark then another 1.5 mi. then left. Property is 1000' walk in to Lot 1 until the seller clears the debris on the DNR land. No survey, property markers onsite are approximate

Public: Off grid very remote & very beautiful 5 acres of recreational property that is located under 60 miles from Portland OR. The property offers level to gently sloping terrain with views of the Cascade Mountains. Access is by the L1100 road using a Dept. of Natural Resources road use permit. Best use for the property is camping, hunting, hiking & growing timber, due diligence is the buyer's responsibility. Property markers are approximate and not part of a survey. Best bet to find this property using a map & directions combined with the GPS coordinates which are 45.80055 -122.27533. Owner terms available

Property Details:

Additional Parcels: /	Availability: Sale	Lot Size: 5 to 6.99 Acres	PDF Doc(s): 2
Property Type: Recreation only	#Lots:	Lot Dimensions:	Open House:
County: Clark	Legal: #1 SEC 26 T4NR4EWM	Lot Desc: Reproduced Timber,	Upcoming Open House:
Subdivision:	15A FOR ASSESSOR USE ONLY	Secluded, Trees, Wooded	Broker Tour:
Area: 66	S 12 OF N 12 OF NW 14 OF SE	Land Desc: Gentle Sloping,	Upcoming Broker Tour:
Zoning: Forest	14 N 12 OF N 12 OF S 1 2 OF	Level	
Elementary: Yacolt	NW	Road Frntg:	
Middle: Amboy	Tax ID: 249742000	Road Surface: Dirt, Gravel	
High: Battle Ground	Seller Disc: Disclosure	Percolation Test: /	
Internet: Y	Other Disc:	Soil Type/Class:	
Address: Y	List Type: ER	Soil Cond: Native	
No Blog:	Limited Representation: N	Current Use: Recreational,	
No AVM:	CC&R: N	Timber	
	Manufactured House Okay:		
	View: Mountain(s), Territorial,		
	Trees/Woods		
	Waterfront: /		
	Body Water:		

Improvements:

Utilities: None
Existing Structures: /

Financial:

Property Tax/Yr: \$29.10 / 2023	Spcl Asmt Balance:	Tax Deferral: Y, DFL	Short Sale: N
HOA: N	Dues:	BAC: % 3.5	\$ Pre-Approv:
Escrow Pref:		Other Dues:	3rd Party: N
Crop/Land Lease:			
Terms: Cash, Contract, Owner Will Carry			Total Comm Differs: N
Assoc. Am:			Bankruptcy (WA): N
			Bank Owned/Real Estate
			Owned: N

Broker/Agent Data:

Agent: Curt Christopherson **Agent Lic:** 98314 **Agent Ph:** [253-640-2121](tel:253-640-2121) **Agent Cell:** **SAID:** CCHRISTO
Email(s) Agent: seaportrealty@gmail.com
CoAgent: **CoSAID:** **CoBRCD:** **CoPh:**
CoAgent Email:
Office: Sea-Port Realty Inc. **Office Lic:** 18114 **Office Ph:** [360-515-7838](tel:360-515-7838) **Agent Ext:** **Fax:** 360-864-2903
Office Email:
BRCD: 4SPT01 **FIRPTA:** N **WUCIO:** N
Owner(s): HOLBROOK FAMILY LLC **Tenant/Other:** **Owner Phone:**
Tran: 6/30/2023 **Exp:** **Tenant/Other Phone:**
Poss:

Comparable Information:

Original Price: \$69,900

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Agent Full

Lots and Land

7/28/2023 5:51PM

\$48,000 3-4.99AC

38100 NE SUNSET FALLS RD Yacolt, WA 98675

Unit/Lot #:

Status: **Sold**

List Date: 10/14/2022

DOM: 6

Acres: 3.48

MLS#: 22055362

XST/Dir: 38100 NE Sunset Falls Rd

Show: Vacant

Offer/Nego: Call Seller's Agent

AG: Justin McClellan

AG Ph: [360-609-6380](tel:360-609-6380)

AG Cell:

CoAgent:

CoPh:

Private: Buyer paid part of sellers closing costs. Pre escrow open with Mark Korpela at Chicago Title. Property is a legal lot per Clark County but seller does not think it's buildable due to topography and stream setbacks.

Public: 3+ acres or recreational land backed up to 1,000's of acres of Weyerhaeuser land and across the road from the East Fork of the Lewis River! Lots of hiking, biking, hunting, fishing, and other recreational opportunities nearby! Close by is Bells Mountain, Tarbell, Hidden Falls, Silver Star, Moulton Falls, Lucia Falls and more! This may be just right for your recreational property. Less than 30 minutes to Battle Ground! Owner will carry a contract with the right terms.

Property Details:

Additional Parcels: N/

Property Type: Recreation only

County: Clark

Subdivision:

Area: 66

Zoning: FR-80

Elementary: Yacolt

Middle: Amboy

High: Battle Ground

Internet: Y

Address: Y

No Blog:

No AVM:

Availability: Sale

#Lots: 1

Legal: #5 SEC 23 T4N R4EWM

3.48A M/L THT PTN OF E1/2 OF

SE1/4 OF NW1/4 LYN N OF CO

RD #12 EXC #20

Tax ID: 249116000

Seller Disc:

Other Disc:

List Type: ER

Limited Representation: N

CC&R:

Manufactured House Okay:

View: Territorial, Trees/Woods

Waterfront: /

Body Water:

Lot Size: 3 to 4.99 Acres

Lot Dimensions:

Lot Desc: Stream, Wooded

Land Desc: Level, Sloped, Steep

Slope

Road Frntg:

Road Surface: Paved

Percolation Test: /

Soil Type/Class:

Soil Cond: Native

Current Use: Raw Land

Open House:

Upcoming Open House:

Broker Tour:

Upcoming Broker Tour:

Improvements:

Utilities: Electricity Available

Existing Structures: N/

Financial:

Property Tax/Yr: \$271.71 / 2021

HOA: N

Escrow Pref: Mark Korpela, Chicago Title

Crop/Land Lease:

Terms: Cash, Farm Credit Service, Contract

Assoc. Am:

Spcl Asmt Balance: Dues:

Tax Deferral: N
BAC: \$ 2000

Other Dues:

Short Sale: N
\$ Pre-Approv:

3rd Party: N

Total Comm Differs: N
Bankruptcy (WA): N
Bank Owned/Real Estate Owned: N

Broker/Agent Data:

Agent: Justin McClellan **Agent Lic:** 23019813 **Agent Ph:** [360-609-6380](tel:360-609-6380) **Agent Cell:** **SAID:** MCJUSTIN
Email(s) Agent: justin@blackhawk.team **OFC:** Notices@PRSadmin.com
CoAgent: **CoSAID:** **CoBRCD:** **CoPh:**
CoAgent Email:
Office: Professional **Office Lic:** 24458 **Office Ph:** [888-302-5550](tel:888-302-5550) **Agent Ext:** **Fax:** 509-241-0336
 Realty Services
 International, Inc.
Office Email: Notices@PRSadmin.com
BRCD: 4PRW01 **FIRPTA:** N **WUCIO:** N
Owner(s): Wolf Industries **Tenant/Other:** **Owner Phone:**
Tran: 10/28/2022 **Exp:** **Tenant/Other Phone:**
Poss:

Comparable Information:

Pending Date: 10/20/2022	Original Price: \$48,000	CDOM: 6	%SP/OLP: 100
Sold Date: 10/28/2022	List Price: \$48,000	BAID: NONRMLS	%SP/LP: 100
Terms: Contract	Sold Price: \$48,000	B/Agt: OR and WA Non Rmls	B/Off: NMLS01
			B/Off Phone: 503-236-7657

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Agent Full Lots and Land

7/28/2023 5:51PM

\$15,000 7K-9,999SF

10 Kellogg RD Ariel, WA 98603

Unit/Lot #:

Status: **Sold**

DOM: 31

List Date: 2/14/2023

Acres: 0.19

MLS#: 23453497

XST/Dir: Hwy 503/Lewis River Road to Thurman Ave
to Kellogg Road[VirtualTour #1](#)**Show:** See Remarks,
Vacant**Offer/Nego:** Call Seller's
Agent**AG:** Erica L Rodman**AG Ph:** [360-281-0768](tel:360-281-0768)**AG Cell:****CoAgent:****CoPh:****Private:** Address is the LOT # for identification purposes; and is not the actual address.**Public:** Recreational lot on Brooks Creek in Ariel-home of DB Cooper lore & legend! In addition to being a beautiful & quiet retreat w/yr long fun; the property is located around the corner to excellent access to Lake Merwin/Speelyai Bay so you can boat, kayak, fish & recreate to you hearts content. Also just a 30 min. drive to the Ape Caves, Gifford Pinchot Natl Forest & Mt. St. Helens! Excellent location for a weekend getaway. Additional-adjacent lots available. Year round fun await!

Property Details:

Additional Parcels: N/	Availability: Sale	Lot Size: 7,000 to 9,999 SqFt	PDF Doc(s): 4
Property Type: Recreation only	#Lots: 1	Lot Dimensions: 114 x 61	Open House:
County: Cowlitz	Legal: 570 (TURNER HAVEN) -10	Lot Desc: Brush, Stream, Trees, Wooded	Upcoming Open House:
Subdivision:	23 -6N -3E	Land Desc: Gentle Sloping, Level	Broker Tour:
Area: 81	Tax ID: EM2321010	Road Frntg: Y	Upcoming Broker Tour:
Zoning: UZ	Seller Disc: Disclosure	Road Surface: Paved	
Elementary: Yale	Other Disc:	Percolation Test: N/	
Middle: Woodland	List Type: ER	Soil Type/Class:	
High: Woodland	Limited Representation: N	Soil Cond: Native	
Internet: Y	CC&R: Y	Current Use: Recreational	
Address: Y	Manufactured House Okay:		
No Blog: Y	View: Creek/Stream, Territorial		
No AVM: Y	Waterfront: Y/Creek		
	Body Water: Brooks Creek		

Improvements:

Utilities: Phone Available, Electricity Available**Existing Structures:** Y/Driveway

Financial:

Property Tax/Yr: \$346.82 / 2022	Spcl Asmt Balance:	Tax Deferral: N	Short Sale: N
HOA: N	Dues:	BAC: % 2.75	\$ Pre-Approv: N
Escrow Pref: Cascade Title		Other Dues:	3rd Party: N
Crop/Land Lease: N			
Terms: Cash, Conventional			Total Comm Differs: N
Assoc. Am:			Bankruptcy (WA): N
			Bank Owned/Real Estate Owned: N

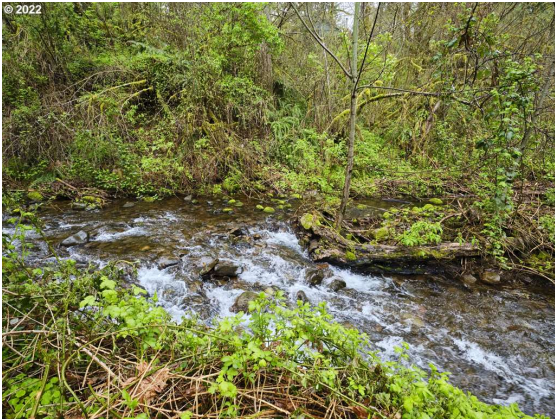
Broker/Agent Data:

Agent: Erica L Rodman **Agent Lic:** 18852 **Agent Ph:** [360-281-0768](tel:360-281-0768) **Agent Cell:** **SAID:** RODMANER
Email(s) Agent: ericalrodmanwre@outlook.com **OFC:** jkjoneswre@outlook.com
CoAgent: **CoSAID:** **CoBRCD:** **CoPh:**
CoAgent Email:
Office: Woodland Real Estate **Office Lic:** 2120 **Office Ph:** [360-225-8278](tel:360-225-8278) **Agent Ext:** **Fax:** 360-225-8279
Office Email: jkjoneswre@outlook.com
BRCD: 4WRE01 **FIRPTA:** N **WUCIO:** N
Owner(s): LEE JANICE K, LEE KENT **Tenant/Other:** **Owner Phone:**
Tran: 3/30/2023 **Exp:** **Tenant/Other Phone:**
Poss: Close Of Escrow

Comparable Information:

Pending Date: 3/17/2023	Original Price: \$29,000	CDOM: 31	%SP/OLP: 51.72
Sold Date: 3/30/2023	List Price: \$29,000	BAID: RVDAVIS	%SP/LP: 51.72
Terms: Cash	Sold Price: \$15,000	B/Agt: Rick Davis	B/Off: 4WEI01
			B/Off Phone: 360-253-1212

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Agent Full Lots and Land

7/28/2023 5:51PM

\$25,000 7K-9,999SF

8 Kellogg RD Ariel, WA 98603

Unit/Lot #:

Status: **Sold**

DOM: 23

List Date: 2/14/2023

Acres: 0.21

MLS#: 23652396

XST/Dir: Hwy 503/Lewis River Road to Thurman Ave to Kellogg Rd

Show: See Remarks, Vacant
Offer/Nego: Call Seller's Agent
AG: Erica L Rodman
AG Ph: [360-281-0768](tel:360-281-0768)
AG Cell:
CoAgent:
CoPh:

Private: Adjacent parcels also available. Address is the LOT # for identification purposes--not the ACTUAL address.
Public: Gorgeous opportunity to own along Brooks Creek. Make this your private get-away just a short stroll to the Speeylai Launch on Lake Merwin. This lot provides seclusion & is perfect for you to set up your own private camping spot. No more making reservations! You can enjoy this rural sanctuary any time! Driveway is in, power is at the road. This lot is recreational ONLY; but County allows installation of a septic & well for your recreational use. Adjacent lots also available; friends &/or family?!

Property Details:

Additional Parcels: N/	Availability: Sale	Lot Size: 7,000 to 9,999 SqFt	PDF Doc(s): 4
Property Type: Recreation only	#Lots: 1	Lot Dimensions: 144 x 86	Open House:
County: Cowlitz	Legal: 570 (TURNER HAVEN) -8	Lot Desc: Cleared, Stream, Wooded	Upcoming Open House:
Subdivision:	23 -6N -3E	Land Desc: Gentle Sloping, Level	Broker Tour:
Area: 81	Tax ID: EM2321008	Road Frntg: Y	Upcoming Broker Tour:
Zoning: UZ	Seller Disc: Disclosure	Road Surface: Paved	
Elementary: Yale	Other Disc:	Percolation Test: N/	
Middle: Woodland	List Type: ER	Soil Type/Class:	
High: Woodland	Limited Representation: N	Soil Cond: Native	
Internet: Y	CC&R: Y	Current Use: Raw Land, Recreational	
Address: Y	Manufactured House Okay:		
No Blog: Y	View: Creek/Stream, Territorial		
No AVM: Y	Waterfront: Y/Creek		
	Body Water: Brooks Creek		

Improvements:

Utilities: Phone Available, Electricity Available
Existing Structures: Y/Driveway

Financial:

Property Tax/Yr: \$346.82 / 2022	Spcl Asmt Balance:	Tax Deferral: N	Short Sale: N
HOA: N	Dues:	BAC: % 2.75	\$ Pre-Approv: N
Escrow Pref: Cascade Title		Other Dues:	3rd Party: N
Crop/Land Lease: N			
Terms: Cash, Conventional			Total Comm Differs: N
Assoc. Am:			Bankruptcy (WA): N
			Bank Owned/Real Estate Owned: N

Broker/Agent Data:

Agent: Erica L Rodman **Agent Lic:** 18852 **Agent Ph:** [360-281-0768](tel:360-281-0768) **Agent Cell:** **SAID:** RODMANER
Email(s) Agent: ericalrodmanwre@outlook.com **OFC:** jkjoneswre@outlook.com
CoAgent: **CoSAID:** **CoBRCD:** **CoPh:**
CoAgent Email:
Office: Woodland Real **Office Lic:** 2120 **Office Ph:** [360-225-8278](tel:360-225-8278) **Agent Ext:** **Fax:** 360-225-8279
Estate
Office Email: jkjoneswre@outlook.com
BRCD: 4WRE01 **FIRPTA:** N **WUCIO:** N
Owner(s): LEE JANICE K, LEE KENT **Tenant/Other:** **Owner Phone:**
Tran: 3/23/2023 **Exp:** **Tenant/Other Phone:**
Poss: Close Of Escrow

Comparable Information:

Pending Date: 3/9/2023	Original Price: \$35,000	CDOM: 23	%SP/OLP: 71.43
Sold Date: 3/23/2023	List Price: \$35,000	BAID: RVDAVIS	%SP/LP: 71.43
Terms: Cash	Sold Price: \$25,000	B/Agt: Rick Davis	B/Off: 4WEI01
			B/Off Phone: 360-253-1212

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Agent Full Lots and Land

7/28/2023 5:51PM

\$35,000 1-2.99AC

14836 LEWIS RIVER RD Ariel, WA 98603

Unit/Lot #:

Status: **Sold**

DOM: 105

List Date: 7/14/2022

Acres: 1.79

MLS#: 22528289

XST/Dir: Lewis River Rd. marked by directional sign

Show: Text Seller's Agent,
Vacant**Offer/Nego:** Call Seller's
Agent**AG:** Justin Underwood**AG Ph:** [360-333-5706](tel:360-333-5706)**AG Cell:** [360-333-5706](tel:360-333-5706)**CoAgent:****CoPh:**

Private: Appraisers: lot recreational use only no power, no utilities, not possible to build on, in a flood plain. Property also needed extensive lot line adjustment with two neighboring properties.

Public: Your own private campground near Lake Merwin! Enjoy creek side camping near Yale reservoir and Speelyai Bay Park. Near Cougar store and restaurants, you can resupply quickly. Level lot features creek frontage to Yale creek. Lot is recreational only, no utilities and cannot be built one. Seller is in process of lot line adjustment.

Property Details:

Additional Parcels: /**Availability:** Sale**Lot Size:** 1 to 2.99 Acres**PDF Doc(s):** 3**Property Type:** Recreation only**#Lots:****Lot Dimensions:****Open House:****County:** Cowlitz**Legal:** 17 -6N -4E T-8C-1,9A-2,8C-2 INCL T-9A-2,8C-2 WAS ER1709007 IN 86 & PRIOR YEARS.**Lot Desc:** Flood Zone, Private, Stream, Trees, Wooded**Upcoming Open House:****Subdivision:****Tax ID:** ER1708010**Land Desc:** Below Flood Plain, Level**Broker Tour:****Area:** 81**Seller Disc:****Road Frntg:****Upcoming Broker Tour:****Zoning:** UZ**Other Disc:****Road Surface:** Gravel**Elementary:** Yale**List Type:** ER**Percolation Test:** /**Middle:** Woodland**Limited Representation:** N**Soil Type/Class:****High:** Woodland**CC&R:****Soil Cond:** Native**Internet:** Y**Manufactured House Okay:****Current Use:** Recreational**Address:** Y**View:** Creek/Stream, Territorial, Trees/Woods**No Blog:****Waterfront:** /**No AVM:****Body Water:**

Improvements:

Utilities: None**Existing Structures:** N/

Financial:

Property Tax/Yr: \$758.68 / 2021**Spcl Asmt Balance:**
Dues:**Tax Deferral:** N
BAC: % 3**Short Sale:** N
\$ Pre-Approv:**HOA:** N**Other Dues:****3rd Party:** N**Escrow Pref:** Sandy Fromm - Stewart Longview**Crop/Land Lease:****Terms:** Cash**Total Comm Differs:** N**Assoc. Am:****Bankruptcy (WA):** N**Bank Owned/Real Estate****Owned:** N

Broker/Agent Data:

Agent: Justin Underwood **Agent Lic:** 88418 **Agent Ph:** [360-333-5706](tel:360-333-5706) **Agent Cell:** [360-333-5706](tel:360-333-5706) **SAID:** UNDERJD
Email(s) Agent: justinunderwood@johnlscott.com **OFC:** notices.vancouver@johnlscott.com
CoAgent: **CoSAID:** **CoBRCD:** **CoPh:**
CoAgent Email:
Office: John L. Scott Real **Office Lic:** 101734 **Office Ph:** [360-253-4100](tel:360-253-4100) **Agent Ext:** **Fax:** 360-944-1397
 Estate
Office Email: notices.vancouver@johnlscott.com
BRCD: 4JLS03 **FIRPTA:** N **WUCIO:** N
Owner(s): Ronald Yankee **Tenant/Other:** **Owner Phone:**
Tran: 12/28/2022 **Exp:** **Tenant/Other Phone:**
Poss:

Comparable Information:

Pending Date: 10/27/2022	Original Price: \$79,900	CDOM: 105	%SP/OLP: 43.8
Sold Date: 12/16/2022	List Price: \$79,900	BAID: NONRMLS	%SP/LP: 43.8
Terms: Cash	Sold Price: \$35,000	B/Agt: OR and WA Non Rmls	B/Off: NMLS01
			B/Off Phone: 503-236-7657

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Agent Full Lots and Land

7/28/2023 5:52PM

\$40,000 7K-9,999SF

9 Kellogg RD Ariel, WA 98603

Unit/Lot #:

Status: **Sold**

DOM: 23

List Date: 2/14/2023

Acres: 0.19

MLS#: 23555179

XST/Dir: Hwy 503/Lewis River Rd to Thurman Ave to Kellogg Rd.

[VirtualTour #1](#)**Show:** See Remarks, Vacant**Offer/Nego:** Call Seller's Agent**AG:** Erica L Rodman**AG Ph:** [360-281-0768](tel:360-281-0768)**AG Cell:****CoAgent:****CoPh:****Private:** Adjacent lots also available. Address is the "LOT #" for identification purposes; not the actual address.**Public:** Camping site on the creek already for you to start using! Pull your trailer in, connect to the power on site & start enjoying the good life on Brooks Creek! Speeylai Bay boat launch right down the road on Merwin Reservoir, perfect for strolls, to launch your boat/ kayak & great Kokanee fishing too! Property is recreational only & permanent residential structures are not allowed. Adjacent lots available. Pristine; see why this is called Turner "Haven".

Property Details:

Additional Parcels: N/	Availability: Sale	Lot Size: 7,000 to 9,999 SqFt	PDF Doc(s): 4
Property Type: Recreation only	#Lots:	Lot Dimensions: 140 x 76	Open House:
County: Cowlitz	Legal: 570 (TURNER HAVEN) -9	Lot Desc: Brush, Cleared, Stream, Trees, Wooded	Upcoming Open House:
Subdivision:	23 -6N -3E	Land Desc: Gentle Sloping, Level	Broker Tour:
Area: 81	Tax ID: EM2321009	Road Frntg: Y	Upcoming Broker Tour:
Zoning: UZ	Seller Disc: Disclosure	Road Surface: Paved	
Elementary: Yale	Other Disc:	Percolation Test: N/	
Middle: Woodland	List Type: ER	Soil Type/Class:	
High: Woodland	Limited Representation: N	Soil Cond: Native	
Internet: Y	CC&R: Y	Current Use: Raw Land, Recreational	
Address: Y	Manufactured House Okay:		
No Blog: Y	View: Creek/Stream, Territorial, Trees/Woods		
No AVM: Y	Waterfront: Y/Creek		
	Body Water:		

Improvements:

Utilities: Phone Available, Electricity Available**Existing Structures:** Y/Driveway, Slab

Financial:

Property Tax/Yr: \$346.82 / 2022	Spcl Asmt Balance:	Tax Deferral: N	Short Sale: N
HOA: N	Dues:	BAC: % 2.75	\$ Pre-Approv: N
Escrow Pref: Cascade Title		Other Dues:	3rd Party: N
Crop/Land Lease: N			
Terms: Cash, Conventional			Total Comm Differs: N
Assoc. Am:			Bankruptcy (WA): N
			Bank Owned/Real Estate Owned: N

Broker/Agent Data:

Agent: Erica L Rodman **Agent Lic:** 18852 **Agent Ph:** [360-281-0768](tel:360-281-0768) **Agent Cell:** **SAID:** RODMANER
Email(s) Agent: ericalrodmanwre@outlook.com **OFC:** jkjoneswre@outlook.com
CoAgent: **CoSAID:** **CoBRCD:** **CoPh:**
CoAgent Email:
Office: Woodland Real Estate **Office Lic:** 2120 **Office Ph:** [360-225-8278](tel:360-225-8278) **Agent Ext:** **Fax:** 360-225-8279
Office Email: jkjoneswre@outlook.com
BRCD: 4WRE01 **FIRPTA:** N **WUCIO:** N
Owner(s): LEE JANICE K, LEE KENT **Tenant/Other:** **Owner Phone:**
Tran: 3/23/2023 **Exp:** **Tenant/Other Phone:**
Poss: Close Of Escrow

Comparable Information:

Pending Date: 3/9/2023	Original Price: \$50,000	CDOM: 23	%SP/OLP: 80
Sold Date: 3/23/2023	List Price: \$50,000	BAID: RVDAVIS	%SP/LP: 80
Terms: Cash	Sold Price: \$40,000	B/Agt: Rick Davis	B/Off: 4WEI01
			B/Off Phone: 360-253-1212

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Agent Full Lots and Land

7/28/2023 5:52PM

\$75,000 20-49.99AC

0 Dike RD Woodland, WA 98674

Unit/Lot #:

Status: **Sold**

List Date: 4/28/2021

DOM: 114

Acres: 30.04

MLS#: 21331227

XST/Dir: Exit 22, West on Dike Rd, at split take a right

Show: Vacant
Offer/Nego: Call Seller's Agent
AG: Jessica Honore
AG Ph: [360-601-5776](tel:360-601-5776)
AG Cell:
CoAgent: Marsha Thomas-Carney
CoPh: [360-601-1410](tel:360-601-1410)



Private: Listing Agent related to Seller. Prelim w/WFG-Kim Jones, Plz Honor. Include all 3 tax parcels in offer WB0209002, WB0304001 & WB0316001. Buyer to do due-diligence. Only access is by boat, there is no road access.
Public: Unique opportunity to own your own piece of island in the Columbia River off of Dike Rd in Woodland. Could be a recreational paradise with camping, boating and fishing on weekends. AG zoning and in floodzone. Buyer to do due-diligence - check with county to know regulations for any building.

Property Details:

Additional Parcels: Y/	Availability: Sale	Lot Size: 20 to 49.99 Acres	PDF Doc(s): 3
Property Type: Recreation only	#Lots: 3	Lot Dimensions:	Open House:
County: Cowlitz	Legal: 3 -5N -1W T-4,7 LOTS	Lot Desc: Flag Lot, Flood Zone, Trees	Upcoming Open House:
Subdivision:	10,11 EXC SUPER HWY AND	Land Desc: Below Flood Plain	Broker Tour:
Area: 81	EXC 20 FT STRIP N FRONT EXC	Road Frntg:	Upcoming Broker Tour:
Zoning: AG	T-7A IN FILE 423,488.	Road Surface: Unimproved	
Elementary: Woodland, Woodland	Tax	Percolation Test: N/	
Middle: Woodland	ID: WB0304001 WB0209002	Soil Type/Class:	
High: Woodland	WB0316001	Soil Cond: Native	
Internet: Y	Seller Disc: Disclosure	Current Use: Agricultural, Raw Land	
Address: Y	Other Disc:		
No Blog: N	List Type: ER		
No AVM: N	Limited Representation: N		
	CC&R:		
	Manufactured House Okay:		
	View: River		
	Waterfront: Y/River Front		
	Body Water: Columbia River		

Improvements:

Utilities: None
Existing Structures: N/

Financial:

Property Tax/Yr: \$329.86 / 2021	Spcl Asmt Balance:	Tax Deferral: N	Short Sale: N
HOA: N	Dues:	BAC: % 2.25	\$ Pre-Approv:
Escrow Pref: Kim Jones - WFG		Other Dues:	3rd Party: N
Crop/Land Lease: N			
Terms: Cash			Total Comm Differs: N
Assoc. Am:			Bankruptcy (WA): N
			Bank Owned/Real Estate Owned: N

Broker/Agent Data:

Agent: Jessica Honore **Agent Lic:** 113358 **Agent Ph:** [360-601-5776](tel:360-601-5776) **Agent Cell:** **SAID:** JHONORE1
Email(s) Agent: jessica.honore@live.com **OFC:** vanmall@equitygroup.com
CoAgent: Marsha Thomas- **CoSAID:** THOMASCA **CoBRCD:** 4EQT56 **CoPh:** [360-601-1410](tel:360-601-1410)
 Carney
CoAgent Email: Marsha@MarshaCarney.com
Office: RE/MAX Equity **Office Lic:** 20041 **Office Ph:** [360-882-6000](tel:360-882-6000) **Agent Ext:** **Fax:** 360-882-3600
 Group
Office Email: vanmall@equitygroup.com
BRCD: 4EQT45 **FIRPTA:** N **WUCIO:** N
Owner(s): CATES BERRICK CLARK JR **Tenant/Other:** **Owner Phone:**
Tran: 11/22/2021 **Exp:** **Tenant/Other Phone:**
Poss: Close Of Escrow

Comparable Information:

Pending Date: 8/20/2021	Original Price: \$90,000	CDOM: 114	%SP/OLP: 83.33
Sold Date: 11/15/2021	List Price: \$90,000	BAID: NONRMLS	%SP/LP: 83.33
Terms: Cash	Sold Price: \$75,000	B/Agt: OR and WA Non Rmls	B/Off: NMLS01
			B/Off Phone: 503-236-7657

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PICTURES OF "THE PROPERTY"

