



Property Fact Sheet for Account 209113000

January 22, 2021

General Information

Property Account	209113000
Site Address	2000 NE LOCKWOOD CREEK RD, LA CENTER, WA 98629
Owner	HUNG SUSANNA S TRUSTEE
Mail Address	SUSANNA S HUNG TRUST 710 COLUMBIA ST #414 VANCOUVER WA , 98660
Land Use	MANUFACTURED or MOBILE HOME ASSESSED WITH LAND
Property Status	Active
Tax Status	Regular
1st Line Legal	#94 SEC 2 T4N R1EWM 20A
Area (approx.)	871,200 sq. ft. / 20 acres

Assessment (2020 Values for 2021 Taxes)

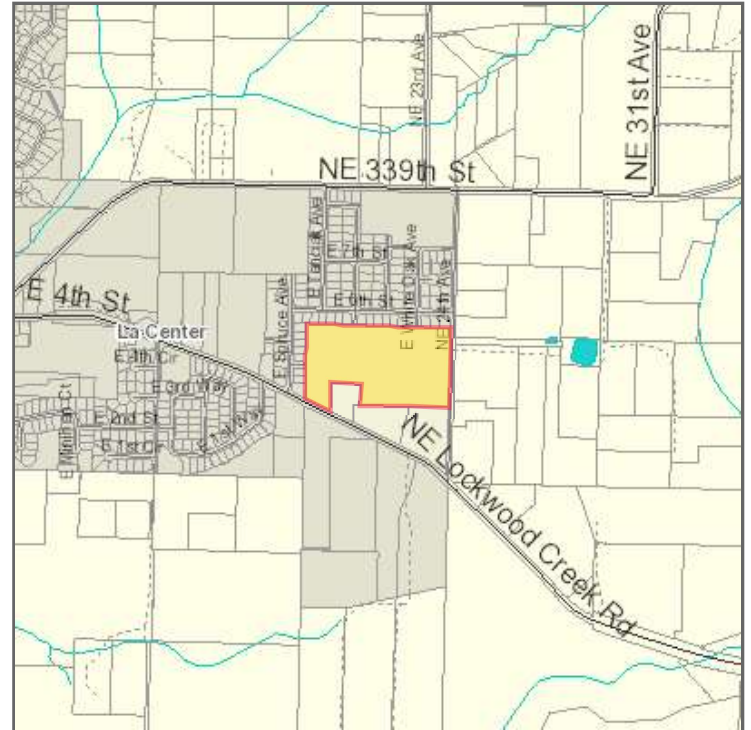
Land Value	\$339,883.00
Building Value	\$44,647.00
Total Property Value	\$384,530.00
Total Taxable Value	\$384,530.00

Most Recent Sale

Sale Date	07/08/2019
Document Type	D-SWD
Sale Number	806433
Sale Amount	\$800,000.00

Administrative

Zoning Designation	Single Family Residential (R1-7.5)
Zoning Overlay(s)	Urban Holding - 10 (UH-10)
Comprehensive Plan	Urban Low Density Residential
Comp. Plan Overlay(s)	Urban Holding
Census Tract	402.01
Jurisdiction	Clark County
Fire District	Clark-Cowlitz Fire Rescue
Park District	n/a
School District	La Center
Elementary	La Center
Middle School	La Center
High School	La Center
Sewer District	Rural/Resource
Water District	Clark Public Utilities
Neighborhood	n/a
Section-Township-Range	NE 1/4,S02,T4N,R1E
Urban Growth Area	La Center
C-Tran Benefit Area	No
School Impact Fee	La Center
Transportation Impact Fee	Rural
Transportation Analysis Zone	658
Waste Connections	Tuesday
Garbage Collection Day	Tuesday
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Intermix	No

**Wetlands and Soil Types**

Wetland Class	PEMA
Wetland Inventory	Presence
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / GeD Non-Hydric / HoA Non-Hydric / HoC Hydric / OdB
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0207D
Watershed	East Fork Lewis River
Sub Watershed	East Fork Lewis (r.m. 03.19)

Geological Hazards

Slope Stability	
Geological Hazard	Slopes > 15%
NEHRP Class	C D
Liquefaction	Very Low

Forest Practice Moratorium

none

Cultural Resources

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

Habitat and Species Impacts:

Riparian Habitat Area: Seasonal Stream Yes

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