

RESIDENTIAL PROPERTY RECORD CARD

Date Printed 04/06/20

Owner Information

Parcel **16190003250030000**
 Owner **WERNICKE, DALE E**
WERNICKE, SUSAN
 2617 3RD AVE
 CLARKSTON, WA 99403
 Location **OR1 2620 3RD AVE**
 Descr: **THE RIDGES AT DRY GULCH~PT LOTS**
32,31~

Parcel Value Information

Land Value	47,500	Homestead	0
Dwelling Value	0	Housesite	0
Site Imprvmt	0		
Outbuildings	0		
Misc. Adj.	0		
Total	47,500		

Parcel Information

Tax Map #	/32/	NBHD	9
Span		Acres	1.75
Status	A - Active	Last Update	04/06/20

Sales Information

Book	365592	Sale Date	03/23/20
Page	53023	Sale Price	62,500

Sketch Updated: / /

BUILDING	Total Rooms	0	Year Built	0	Building SF	0	Energy Adj	No Data	Roughins	0
	Bedrooms	0	Effect Age	0.0	Quality	0.00	Bsmt Wall	NoData	Plumb Fixt	0
	Full Baths	0	Condition	No Data	Style	No Data	Bsmt SF	0.00	Fireplaces	0
	Half Baths	0	Phys Depr	0	Design	No Data	Bsmt Fin	No Data	Porch	0
	Kitchens	0	Funct Depr	0	Bldg Type	No Data	Bsmt Fin SF	0	Gar/Shed	0
			Econ Depr	0					% Complete:	0

INSPECT	INSP.	NoData	INSP.	NoData	INSP.	NoData	APPT	NoData	APPTSCHD
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NOTES
 1/12/18 BOE Stipulation - Land Value \$20,000
 INCLUDES 5 PARCELS IN 2019 SALE
 2/20/20 BROUGHT TO MY ATTENTION THAT THIS HAD JUMPED FROM \$20K TO \$95K. THIS IS A VERY STEEP PARCEL WITH DIFFICULT TERRAIN FOR BUILDING. GRADED TO 50% = \$47,500