

RE: Comp Review

Property: 30000 NW 31st Ave Ridgefield WA and adjacent southwest 6.5 ac vacant land site.

To whom it may concern,

I am the owner of TAX ID: 211011000 and 213020000. I would appreciate a discussion about these parcels as it relates to the current comprehensive planning review.

20 Acs: 211011000 is zoned AG with the industrial overlay. My hope is that the overlay is activated.

6.5 Acs: 213020000 the neighboring parcel (and under same ownership) is zoned R-5 apparently with no overlay.

It would seem to me that it would make sense for the 6.5 acre track to be zoned the same as the 20 (industrial) so that the County would have more industrial land in the future and both together would make for a nice project someday.

Obviously, until a future industrial development happens, we would want the AG for tax designation. The property is currently being used for hay and homes about a dozen + horses at any given time.

Your thoughts, concerns and feedback are appreciated and welcomed. Thank you.

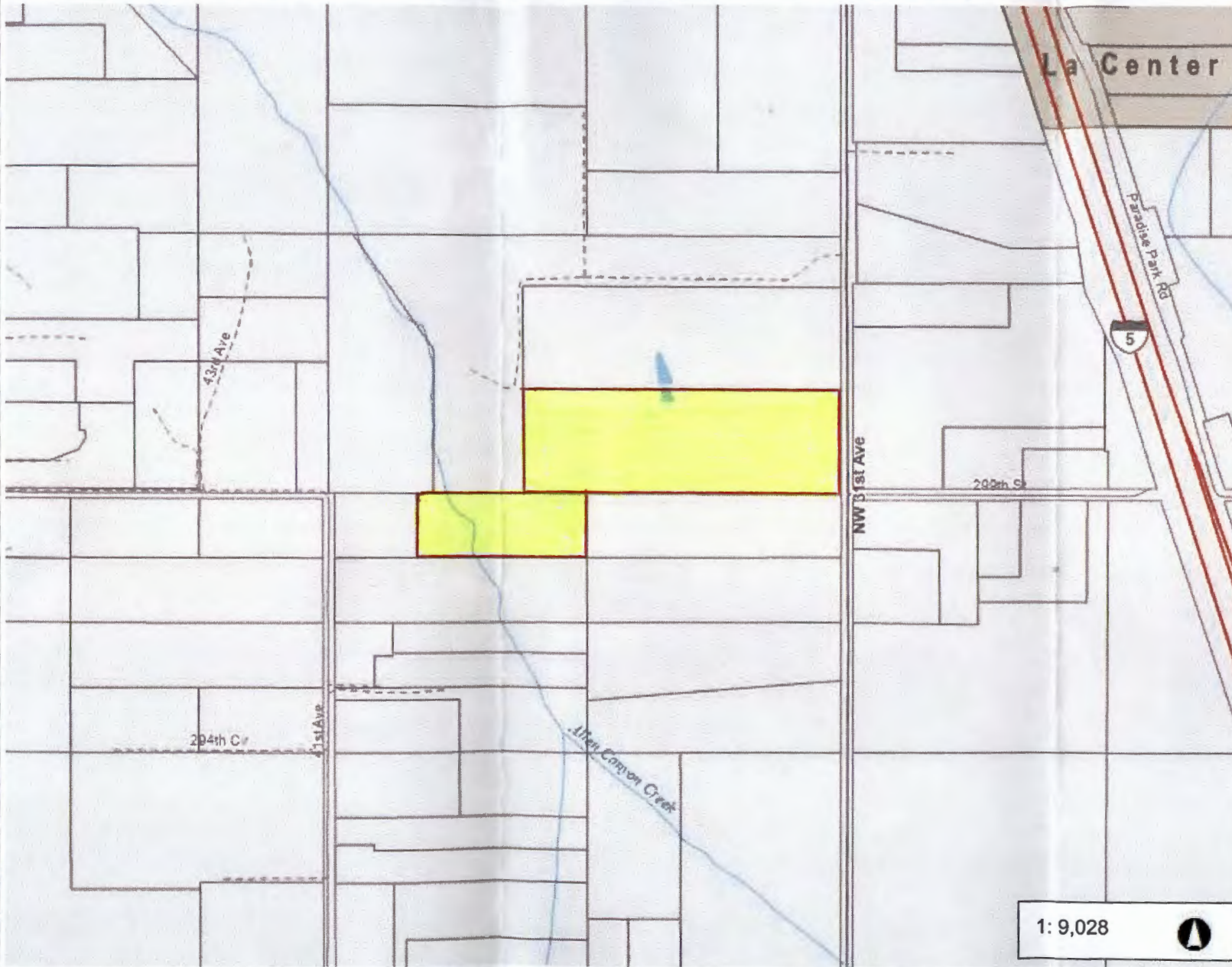


Travis Glendenning

360-903-7002



G4 RANCH LLC



Legend

Taxlots

Notes:

1: 9,028





1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>



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PROPERTY INFORMATION CENTER

Account Summary

Property Identification Number: 211011000 [MapsOnline](#)  [Fact Sheet](#) 
Property Type: Real
Property Status: Active
Site Address: 30000 NW 31ST AVE, RIDGEFIELD, WA 98642 ([Situs Addresses](#))
Abbreviated Description: #27 SEC 8 T4NR1E 20.00A

Tax Status: Regular
Current Use Classification: Farm and Agricultural Land

Property Owner G4 RANCH LLC	Owner Mailing Address 30000 NW 31ST AVE RIDGEFIELD WA , 98642	Property Site Address 30000 NW 31ST AVE, RIDGEFIELD, WA 98642 Google Maps Street View
Administrative Data Info...	Electoral Data	Assessment Data Info...
Jurisdiction Clark County	Board of County Councilors District 5	2023 Values for 2024 Taxes
Land Use Planning	Camas Council Ward n/a	Market Value as of January 1, 2023
Comprehensive Plan Designation AG	CPU Commissioner District 1	Land Value \$580,704.00
Comprehensive Plan Overlay(s) Urban Reserve	Election Precinct 513	Building Value \$292,945.00
Urban Growth Area County	Legislative District 20	Total Property \$873,649.00
Zoning Designation - Codes Agriculture-20 (AG-20)	Library District Fort Vancouver Regional Library	Taxable Value Info...
Zoning Overlay(s) Urban Reserve - 20 (UR-20), Industrial	Port District Ridgefield Port District 2	Total \$330,320.00
Miscellaneous	School District Board Director District 3	2022 Values for 2023 Taxes
Census Tract 403.01	Sewer Board District n/a	Market Value as of January 1, 2022
Drainage District n/a	State Weed Board District 1	Land Value \$634,831.00
Neighborhood Ridgefield Junction	Land Data	Building Value \$276,446.00
Park District n/a	Approximate Area Info... 871,200 sq. ft. 20 acres	Total Property \$911,277.00
Public Safety	Clark County Road Atlas  Page 43	Taxable Value Info...
Burning Allowed Yes	DOR Land Use Code Info... 11	Total \$313,682.00
EMS Response Area AMR	Section-Township-Range SE 1/4,S08,T4N,R1E  PDF	General
Fire District Clark-Cowlitz Fire Rescue	Subdivision no data	Assessor Neighborhood 5
Increased Wildfire Danger Area No	Survey 010138	Re-valuation Cycle 3
Police Jurisdiction CCSO West	Sales History	Notice of Value 2023
Schools	Date of Sale 03/02/2023	2022
School District Name Ridgefield	Document Type D-SWD	2021
Elementary School Union Ridge	Document Number	2020
	Excise Number 878831	2019
	Sale Amount \$750,000.00	2018
	Date of Sale 01/01/1900	2017
		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

Attendance Area		Document Type	LPROB	if you have a question about your assessed value.	
Middle School Attendance Area	View Ridge	Document Number	6114729		
High School Attendance Area	Ridgefield	Excise Number	0		
		Sale Amount	\$0.00		
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Transportation					
C-TRAN Public Transportation Benefit Area	No				
Traffic Impact Fee (TIF) District	Rural				
Transportation Analysis Zone	583				
Utilities					
CPU Lighting Utility District	n/a				
Last Street Sweeping	n/a				
Sewer District	Rural/Resource				
Waste Collection Provider	Waste Connections				
Waste Collection Day	Service Schedule				
Water District	Clark Public Utilities				
	The water service provider may be different from the indicated water district. Please contact the parcel's jurisdiction if you need to know the water service provider.				

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

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PROPERTY INFORMATION CENTER

Account Summary

Property Identification Number: 213020000 [MapsOnline](#)  [Fact Sheet](#) 

Property Type: Real



Property Status: Active

Site Address: [\(Situs Addresses\)](#)

Abbreviated Description: #25 SEC 17 T4NR1EWM 6.58A

Tax Status: Regular

Current Use Classification: Farm and Agricultural Land

Property Owner	Owner Mailing Address	Property Site Address
G4 RANCH LLC	30000 NW 31ST AVE RIDGEFIELD WA , 98642	Google Maps Street View
Administrative Data Info...	Electoral Data	Assessment Data Info...
Jurisdiction Clark County	Board of County Councilors District 5	2023 Values for 2024 Taxes
Land Use Planning	Camas Council Ward n/a	Market Value as of January 1, 2023
Comprehensive Plan R-5	CPU Commissioner District 1	Land Value \$416,823.00
Designation R-5	Election Precinct 513	Building Value \$0.00
Comprehensive Plan Overlay(s) none	Legislative District 20	Total Property \$416,823.00
Urban Growth Area County	Library District Fort Vancouver Regional Library	Taxable Value Info...
Zoning Designation - Codes Rural-5 (R-5)	Port District Ridgefield Port District 2	Total \$2,974.00
Zoning Overlay(s) none	School District Board Director District 3	2022 Values for 2023 Taxes
Miscellaneous	Sewer Board District n/a	Market Value as of January 1, 2022
Census Tract 403.01	State Weed Board District 1	Land Value \$343,886.00
Drainage District n/a	Land Data	Building Value \$0.00
Neighborhood Ridgefield Junction	Approximate Area Info... 286,625 sq. ft. 6.58 acres	Total Property \$343,886.00
Park District n/a	Clark County Road Atlas  Page 43	Taxable Value Info...
Public Safety	DOR Land Use Code Info... 91	Total \$2,809.00
Burning Allowed Yes	Section-Township-Range 1/4,S17,T4N,R1E  PDF	General
EMS Response Area AMR	Subdivision no data	Assessor Neighborhood 5
Fire District Clark-Cowlitz Fire Rescue	Survey No Records	Re-valuation Cycle 3
Increased Wildfire Danger Area No	Sales History	Notice of Value 2023
Police Jurisdiction CCSO West	Date of Sale 03/02/2023	2022
Schools	Document Type D-SWD	2021
School District Name Ridgefield	Document Number	2020
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	Sale Amount \$750,000.00	2018
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Middle School Attendance Area	View Ridge	Document Type	LPROB
High School Attendance Area	Ridgefield	Document Number	6114729
		Excise Number	0
		Sale Amount	\$0.00
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Transportation			
C-TRAN Public Transportation Benefit Area	No		
Traffic Impact Fee (TIF) District	Rural		
Transportation Analysis Zone	583		
Utilities			
CPU Lighting Utility District	n/a		
Last Street Sweeping	n/a		
Sewer District	Rural/Resource		
Waste Collection Provider	n/a		
Waste Collection Day	No Data		
Water District	Ridgefield		
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