

Clark County School District  
Facility Planning Work Group  
March 28, 2014

**AGENDA**

**1. Student Enrollment**

- Eric Hovee (ED Hovee & Company)
  - Factors that are considered in forecasting future enrollment
  - How does GMA Update impact student enrollment?
- Oliver Orjiako, Bob Pool, Ken Pearrow
  - What information is available through GIS to assist districts in planning for changes in student enrollment?

**2. School District Facility Plan Methodology – Time Permitting**

- How do you forecast student enrollment
- How do you determine facility capacity
- Facility needs and costs
- Impact fees

**3. Current Issues Districts are Facing**

- Clark County stormwater fee waiver
- Draft regulations for marijuana land uses
- Sprinklers for portables
- Other

**4. Legislative Update**

**5. Next Meeting**

# GIS for School Planning

# Discussion Items

- Housing and Population
- School Projects
- Site Suitability Analysis
- School Enrollment Forecasts

# Housing and Population

- Current Estimates
  - Housing estimates based on Assessor records
    - Property Type codes
    - Building characteristics
  - Population estimates based on housing estimates and census persons per household figures
  - 2010 Census and American Community Survey (ACS) for population and housing characteristics
- Future Capacity
  - Housing Units based on Vacant Lands Model
  - Population based on applying 2.59 persons per household to potential housing units.
    - Growth Management Planning Assumptions

# Current Population and Housing Estimates

Elementary School	2014 Estimates	
	Housing	Population
Burnt Bridge Creek	2,041	6,157
Burton	1,947	5,604
Cape Horn-Skye	1,251	3,227
Captain Strong	3,529	10,242
Chinook	3,140	8,277
Columbia Valley	2,670	6,431
Crestline	3,132	7,214
Daybreak	2,835	8,804
Dorothy Fox	1,600	4,726
Eisenhower	2,688	6,221
Ellsworth	3,788	8,443
Endeavour	3,620	8,223

# GIS Projects for Schools

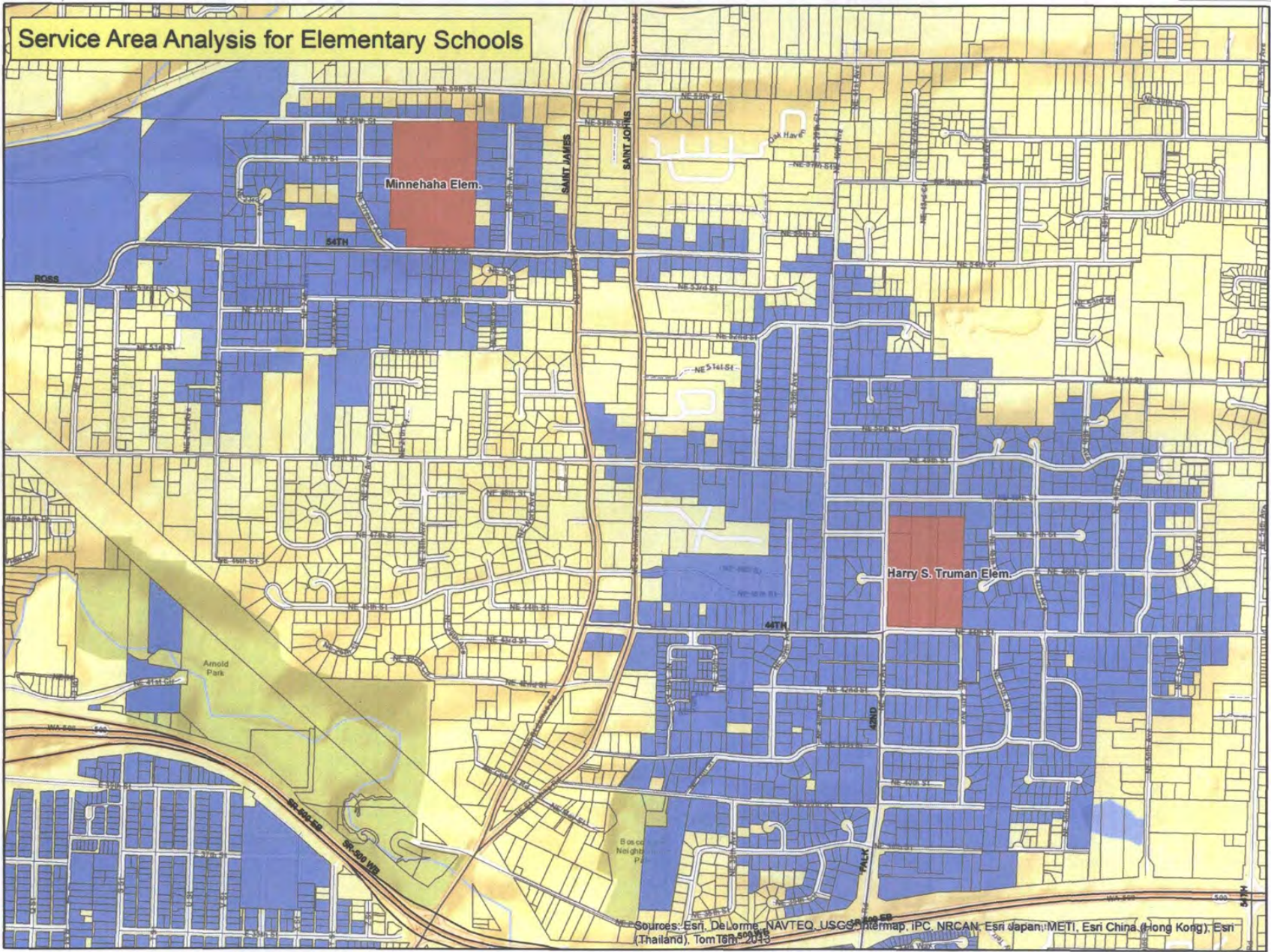
- Potential Housing Units
- Service Area Analysis
- Census Characteristics
- Redistricting








# Service Area Analysis for Elementary Schools








Sources: Esri, DeLorme, NAVTEQ, USCS, Intermap, IPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, Swire

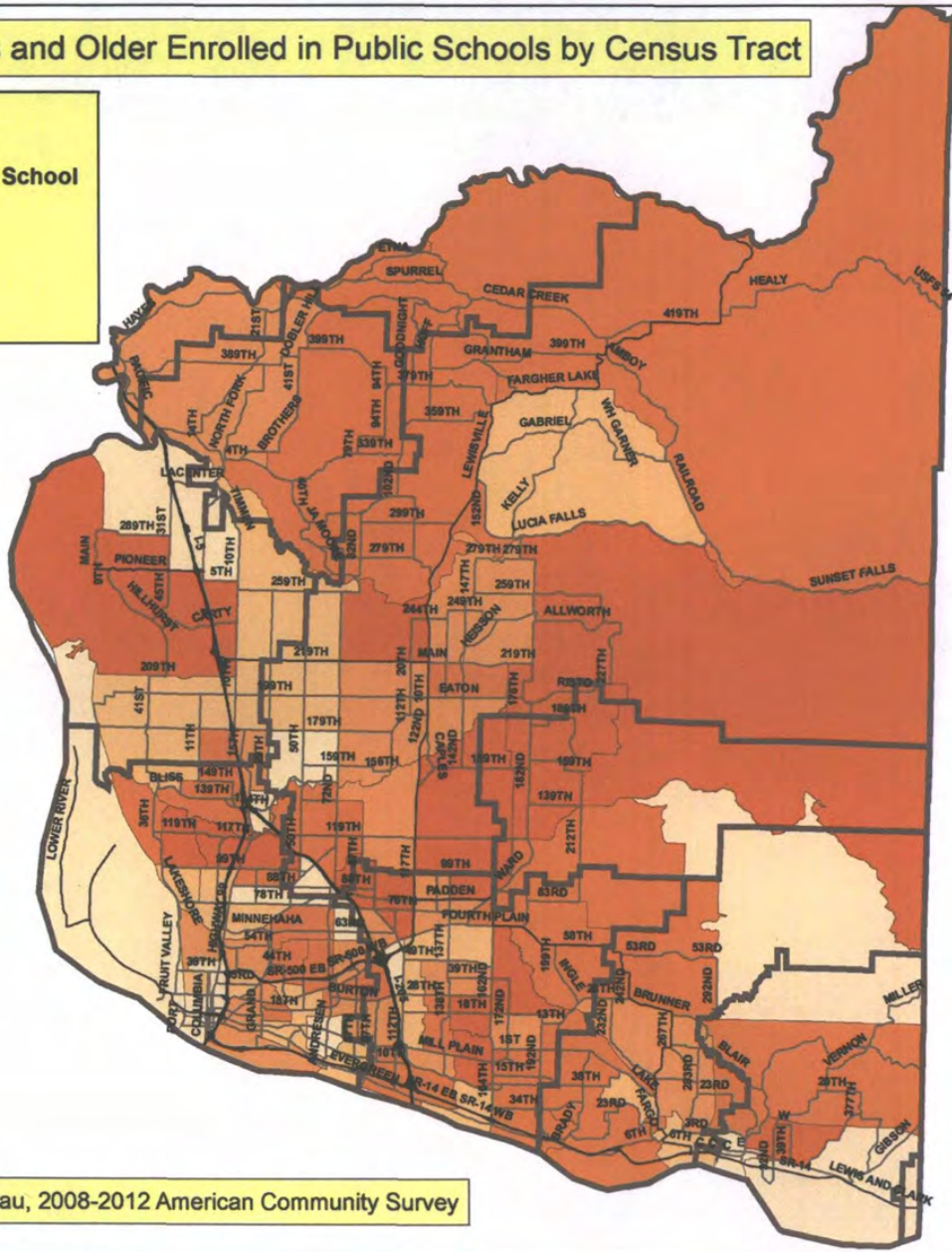
# Children Three Years and Older Enrolled in Public Schools by Census Tract

**Legend**

 School District

**Children Enrolled in Public School**

-  237 - 587
-  588 - 911
-  912 - 1172
-  1173 - 1563
-  1564 - 3078



Source: U.S. Census Bureau, 2008-2012 American Community Survey

# Redistricting

- GIS provides redistricting services
  - Alternative approaches
    - Census boundaries and data
    - Current estimates

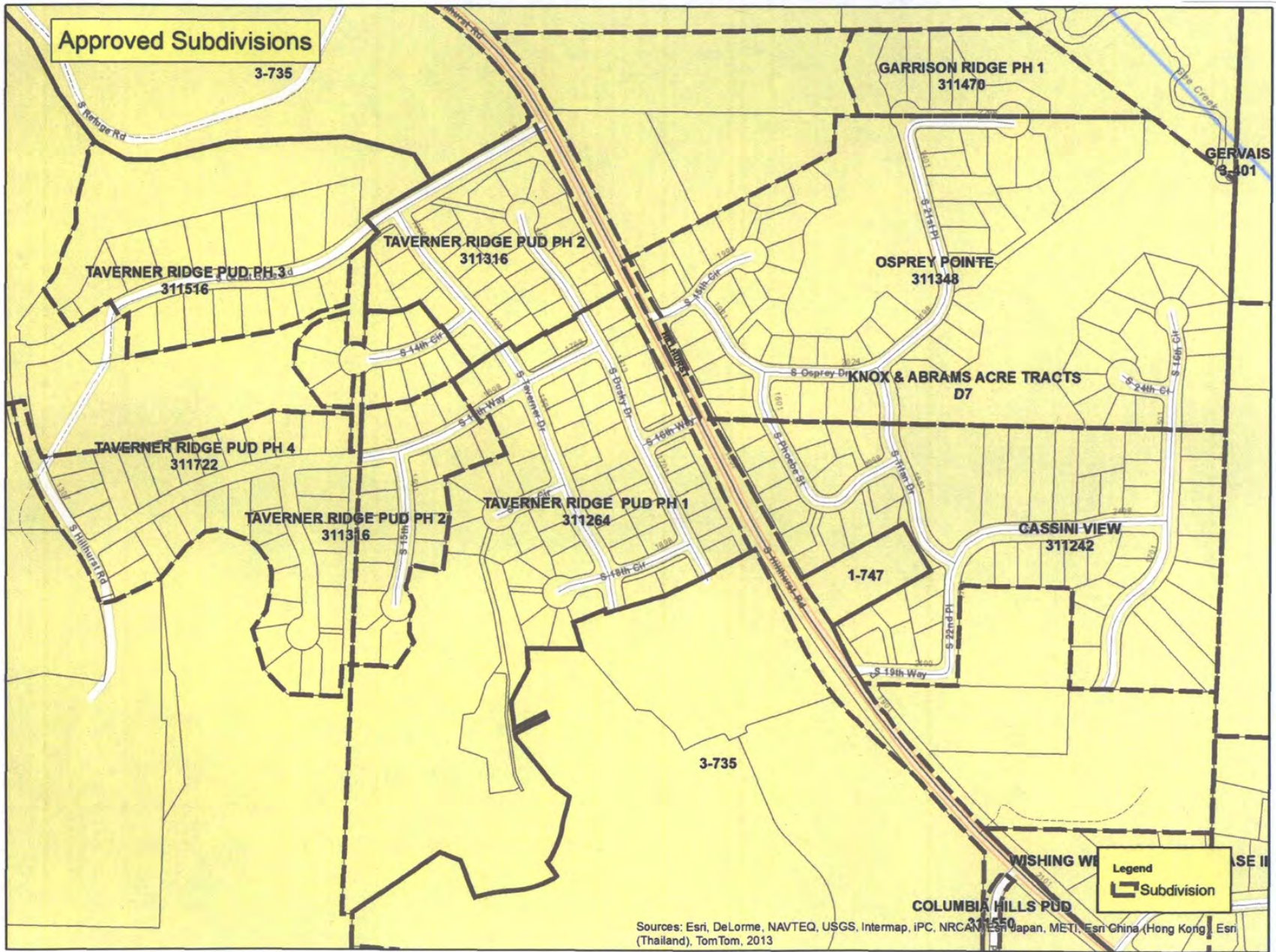
# Site Suitability Analysis

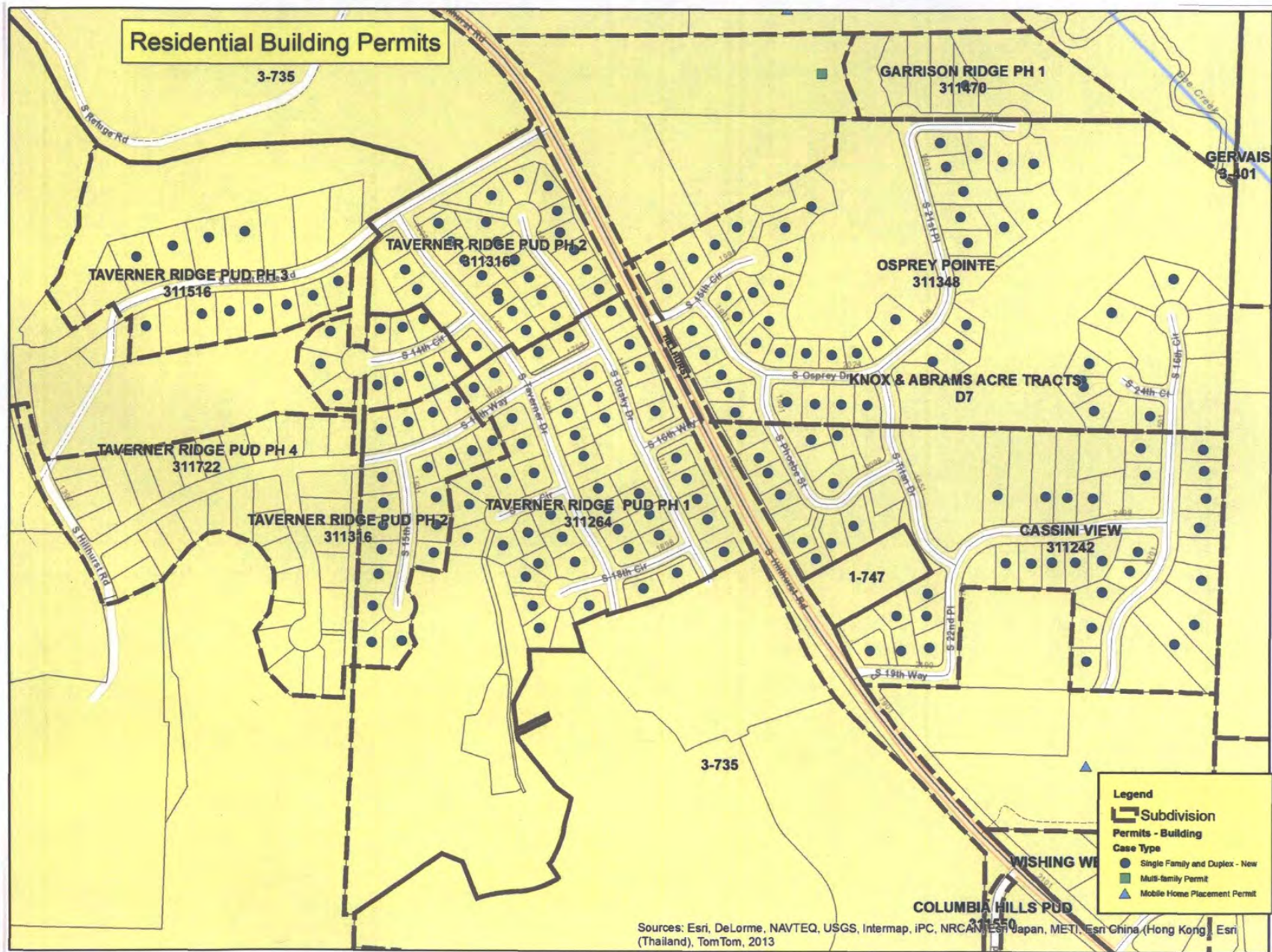
- Example GIS data for site analysis (hundreds of layers)
  - Taxlots
    - Assessor information
      - Minimum parcel size
      - Maximum Land Value
  - Land Use
    - Residential zoning
    - Inside UGA
  - Environmental Constraints
    - Avoid steep slopes and floodplains
  - Infrastructure
    - Water and Sewer within 200 feet
    - Adjacent to C-TRAN Routes
  - Existing Schools
    - Exclude areas within ½ mile of existing schools
  - Vacant Lands
    - Limit analysis to attendance areas with high potential for growth



# Potential for GIS Based Student Enrollment Forecasts

- What role can GIS play in enrollment forecasts?
  - GIS role will depend on requirements
- Proposed steps
  - Determine interest
  - Gather requirements
  - Determine if a GIS approach or use of other agencies like PSU or consultants is more cost effective







## The Road to Resilience – April 10

### Talking points for Laurie Lebowsky:

- Good evening everyone. I'm Laurie Lebowsky, chair of the Public Health Advisory Council. It's my pleasure to welcome you and also thank you for taking time out of your busy schedules to attend this special event.
- Tonight, as part of National Public Health Week, we'll have a presentation and discussion on a topic that's important to understand: ACES, or Adverse Childhood Experiences. ACES can have profound and lasting health impacts. Fortunately, people can and do recover from ACES, and tonight you'll learn more about what we can do as a community to promote resiliency.
- This event is hosted by the Public Health Advisory Council and the Clark County Board of Health. I'd like to thank my fellow council members for making ACES a priority for our work this year.
- I'm also pleased to welcome Commissioners Tom Mielke and David Madore, who are attending this evening as Board of Health representatives. I'd like to thank the Board of Health for their support for the work that's being done to address ACES in our community.
- We're going to start the evening with a short, 4-minute video that introduces the topic of ACES and includes interviews with some of Public Health's community partners who are working to address this issue here in Clark County.

[show video]

- And now it's my pleasure to introduce Dr. Alan Melnick, Clark County Health Officer and Public Health Administrator.

### Talking points for Dr. Melnick:

- Thank you, Laurie. Clark County Public Health is fortunate to have an active and engaged Public Health Advisory Council that advises the Board of Health on issues of importance to the health of our community.
- Public Health appreciates the support of our Board of Health, and I too would like to welcome Commissioners Mielke and Madore and thank them for attending tonight.
- Few health issues have such lasting impacts as adverse childhood experiences. That's why it's so important to understand ACES and to identify them early.
- Preventing ACES is consistent with one of the goals of Public Health's strategic plan, which is to increase opportunities for every child to have a healthy start.
- Prevention is key to the work of Public Health. Not only does prevention improve health and well-being in our communities, it also saves taxpayer dollars in the long run.
- But in addition to preventing ACES, we have to do more to help people who have adverse childhood experiences recover from these events so they can improve their chances of having healthy, productive lives. That's part of what we'll be learning tonight. People's chances of recovering from ACES are improved when they have support from the community.

- With that, I'm very pleased to introduce our guest speaker, Erinn Havig. Erinn is a program manager with Strengthening Families Washington. She is an expert on ACES and gives frequent presentations on the topic. Please join me in welcoming Erinn Havig.

#### Erinn Havig

- [Erinn makes introductory remarks including:]
  - I like to make my presentations interactive, so rather than have a formal Q&A at the end of my presentation, I welcome you to raise your hand anytime you'd like to ask a question or contribute a comment.
  - There will be times when I ask questions of the audience, too.

[Erinn presents]

- Thank you. And now I'd like to introduce Joan Caley, who is a member of the Public Health Advisory Council. Joan will make some brief closing remarks.

#### Joan Caley [wrap-up]

- Good evening, everyone. Thank you Erinn for your excellent, informative presentation. I am confident that most people in this room will leave here tonight with a greater understanding of ACES, and how common this issue is.
- As Laurie said earlier tonight, addressing ACES is the number 1 priority for the Public Health Advisory Council this year.
- Tonight's event marks a beginning for the work of the council. Next, the council will be meeting to formalize its work plan. One of our first tasks will be to get a clearer assessment of the work that's already being done in the community to prevent ACES.
- There's lots that's going on already, and I'll start by highlighting some of the work that's being done by Clark County Public Health.
  - Nurse Family Partnership. This is an evidence based program that fosters long-term success for first-time moms, their babies, and society. Nurse-Family Partnership services have been proven to help break the cycle of poverty, strengthen communities, and improve lives.
  - Partnerships For Healthy Neighborhoods is a program that improve conditions that support healthy babies and healthy, safe children who are ready to learn. One of the successes of this program has been to strengthen the connection with the faith community by forming a regular meeting known as Faith Based Coffee. Faith Based Coffee has been working with Public Health and local Vancouver schools to support the goal of healthy children who are ready to learn.

- Other Public Health programs that help prevent ACES include one that helps children with special health care needs, the GRADS program that encourages pregnant or parenting teens to stay in school and graduate, and the pregnancy partners program, connecting expectant mothers to community resources.
- The video you saw earlier this evening highlights the efforts of some of our community partners to address ACES. As we move forward, Public Health Advisory Council and Clark County Public Health would like to strengthen the connections with these partners and other community based organizations, faith based organizations, local governments, and schools.
- We also plan to strengthen our relationship with the community at large – including many of you, and others who may be interested in learning what they can do individually to make a difference.
- The Public Health Advisory Council hopes to mobilize the community around ACES through additional community forums or training opportunities.
- Before you leave, please take one of the postcards that you'll find on the table at the back of the room. If you'd like to stay informed or get involved, please contact Julie Grimm, whose contact information is listed on the postcard.
- Thanks again to Erinn Havig, the Clark County Board of Health, and everyone who attended tonight.

# Vacant Buildable Lands Model

VBLM

# Topics

- Model Overview and definition of terms
- VBLM Historical Perspective

# What does the model do?

- Measures acres of gross developable land
- Based on a formula agreed upon by the Cities, County, and the Community
- Based on the best available data
  - GIS map layers
  - Assessor/Treasurer records

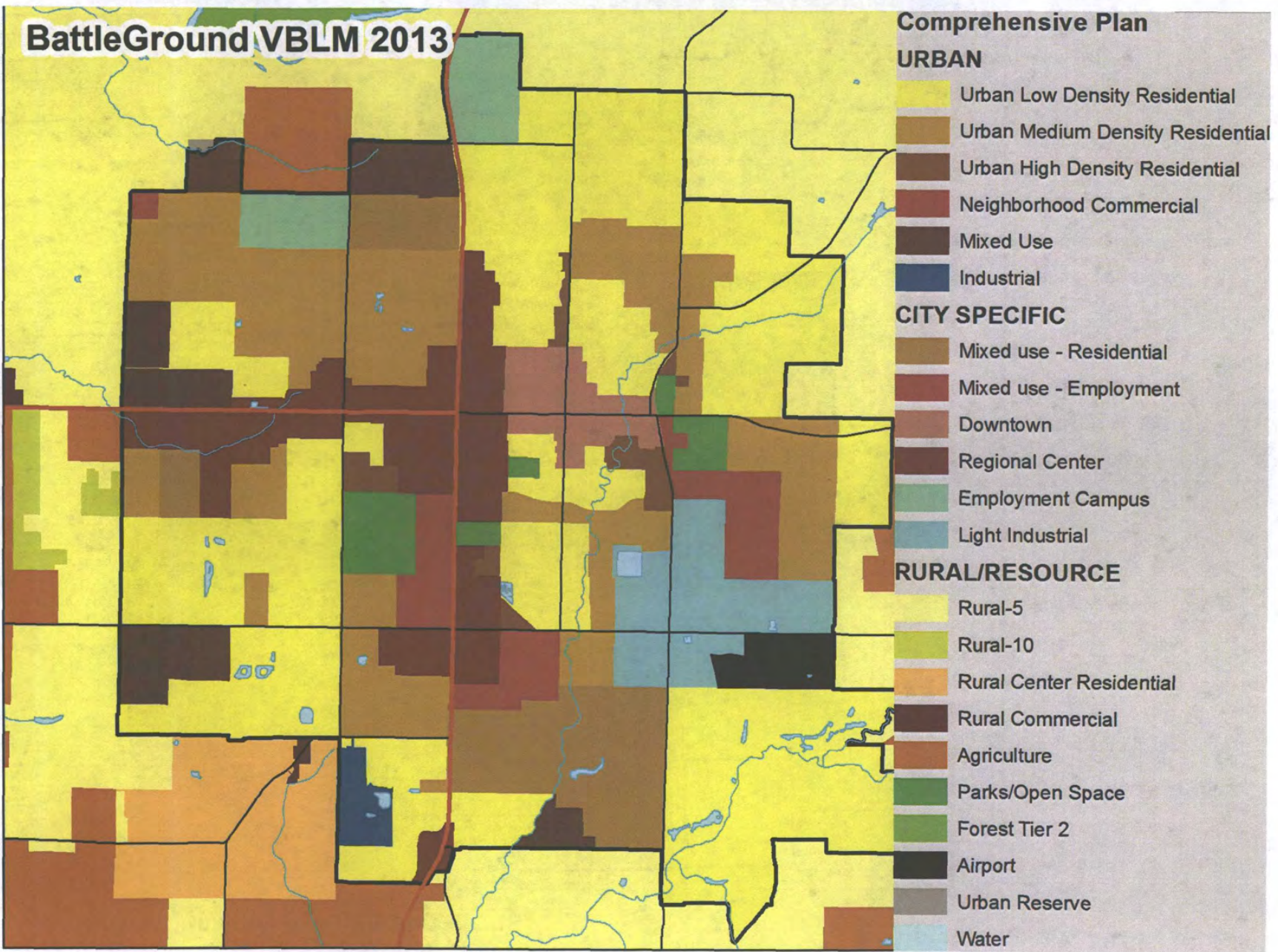
# VBLM is actually 3 models

- Residential
- Commercial
- Industrial

Source: Comprehensive Plan map

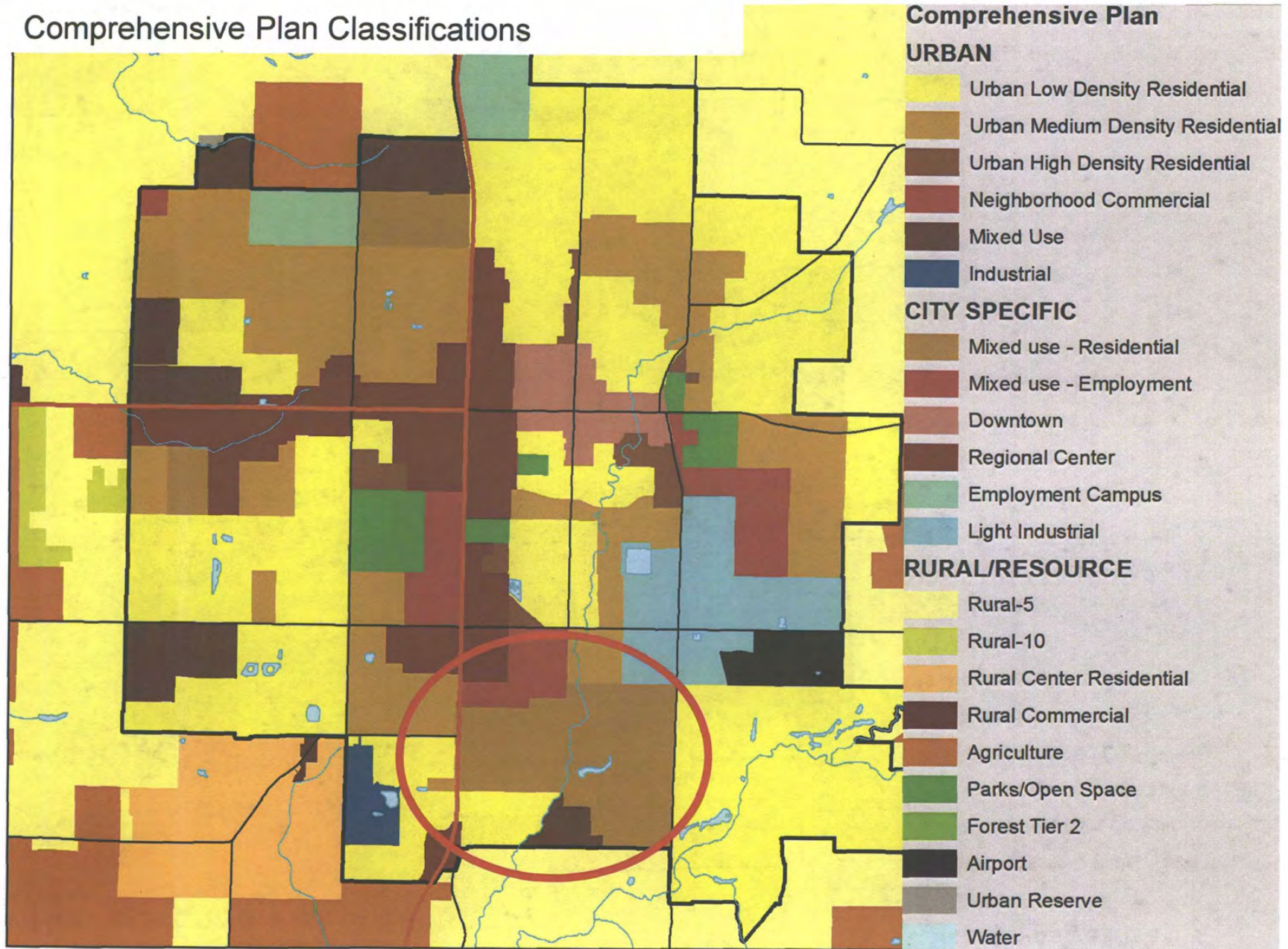
50 designations grouped into the 3 models

# BattleGround VBLM 2013

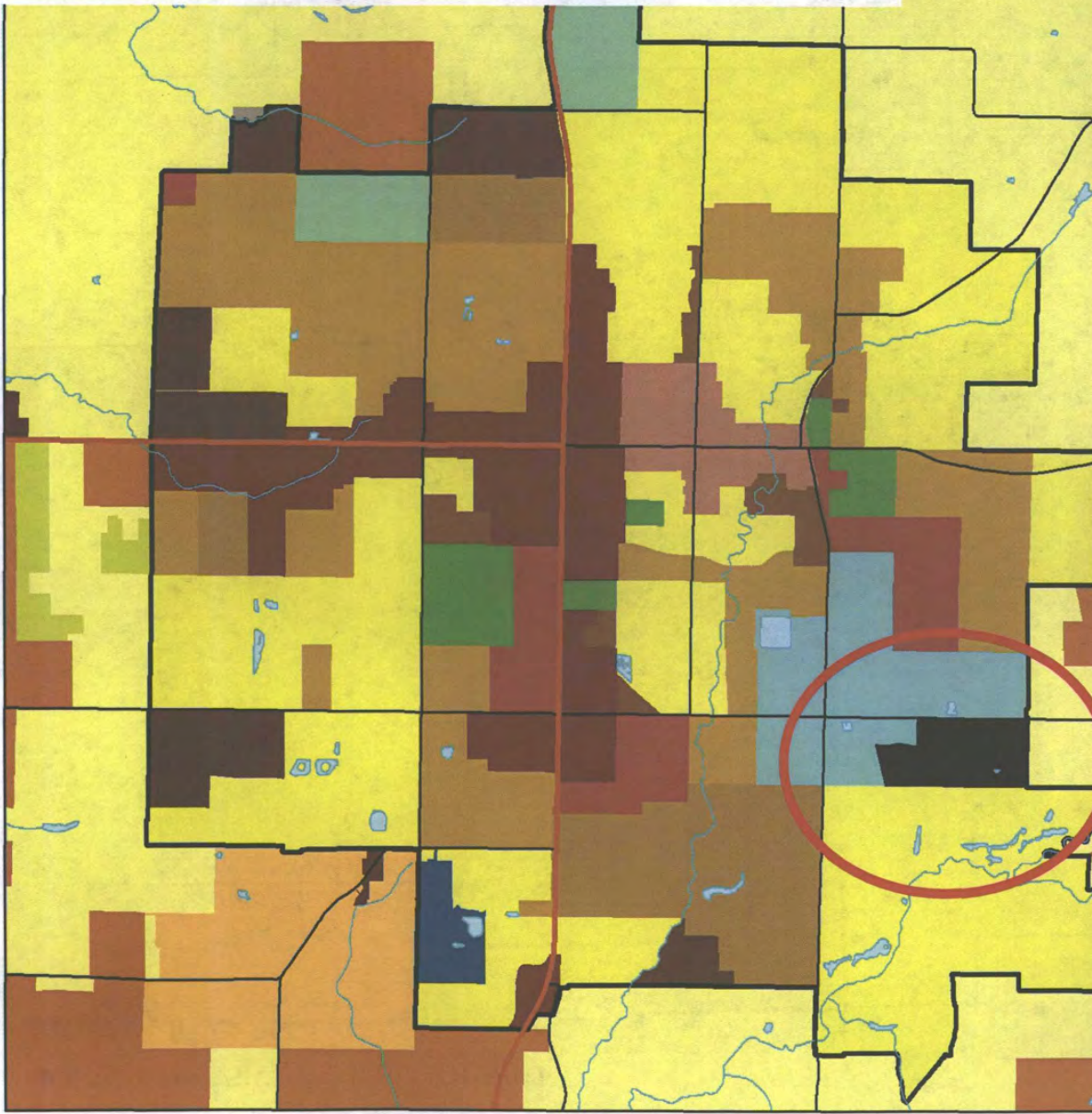




# Comprehensive Plan Classifications

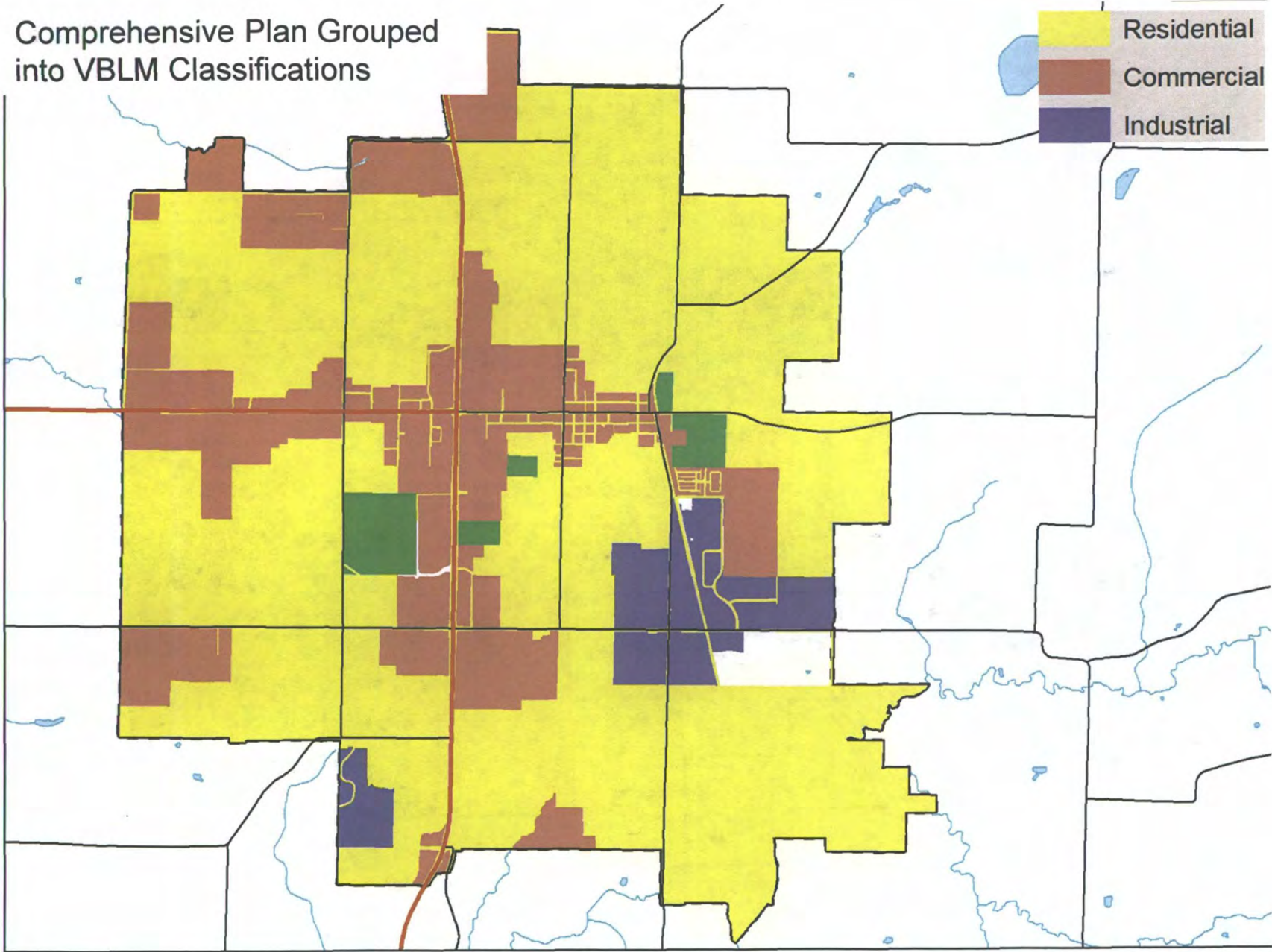


# Comprehensive Plan Classifications

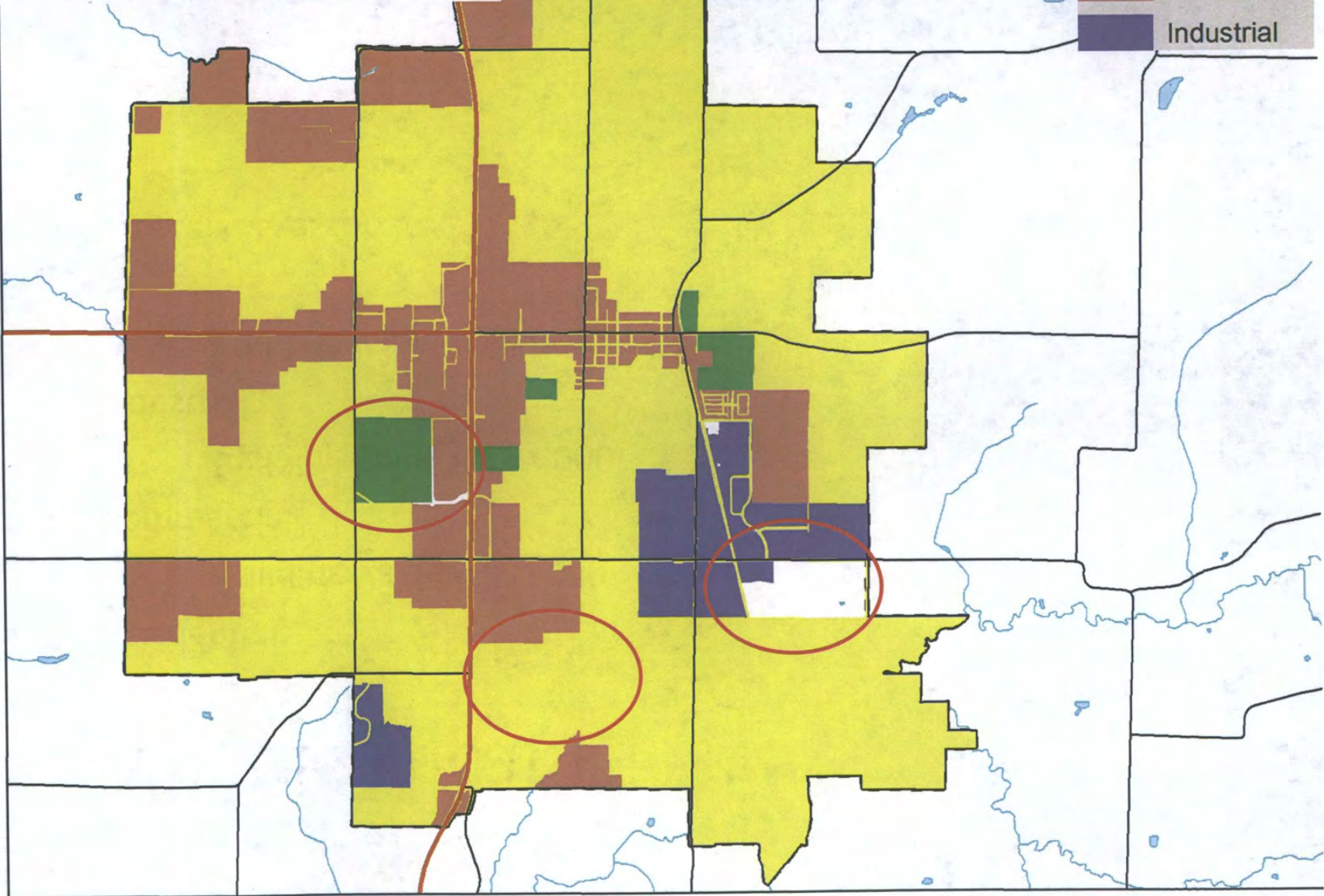
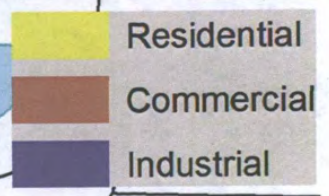


- Comprehensive Plan**
- URBAN**
- Urban Low Density Residential
  - Urban Medium Density Residential
  - Urban High Density Residential
  - Neighborhood Commercial
  - Mixed Use
  - Industrial
- CITY SPECIFIC**
- Mixed use - Residential
  - Mixed use - Employment
  - Downtown
  - Regional Center
  - Employment Campus
  - Light Industrial
- RURAL/RESOURCE**
- Rural-5
  - Rural-10
  - Rural Center Residential
  - Rural Commercial
  - Agriculture
  - Parks/Open Space
  - Forest Tier 2
  - Airport
  - Urban Reserve
  - Water

Comprehensive Plan Grouped  
into VBLM Classifications



# Comprehensive Plan Grouped into VBLM Classifications



# What is Vacant?

Residential

Building Value < \$13000

Commercial

Building Value < \$67,000

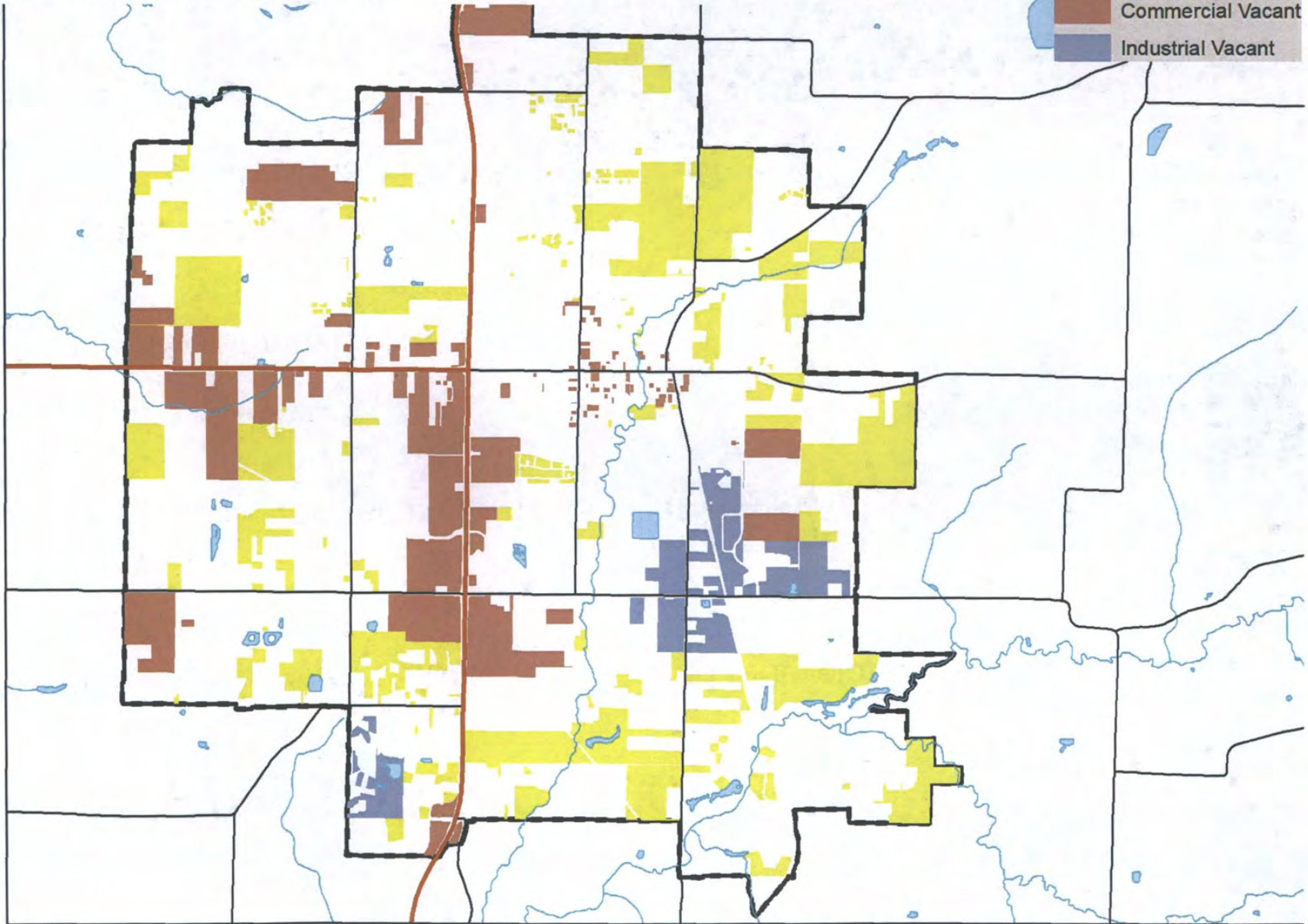
Industrial

Building Value < \$67,000

Source: Assessor

# Battle Ground Vacant Land

- Residential Vacant
- Commercial Vacant
- Industrial Vacant



# Underutilized Property

Larger parcels with a structure that could redevelop at a higher density

Building Value per Acre (BVA) = Building Value / Number of Acres

Residential

Minimum lot size 1 acre

Bottom 10<sup>th</sup> percentile of BVA

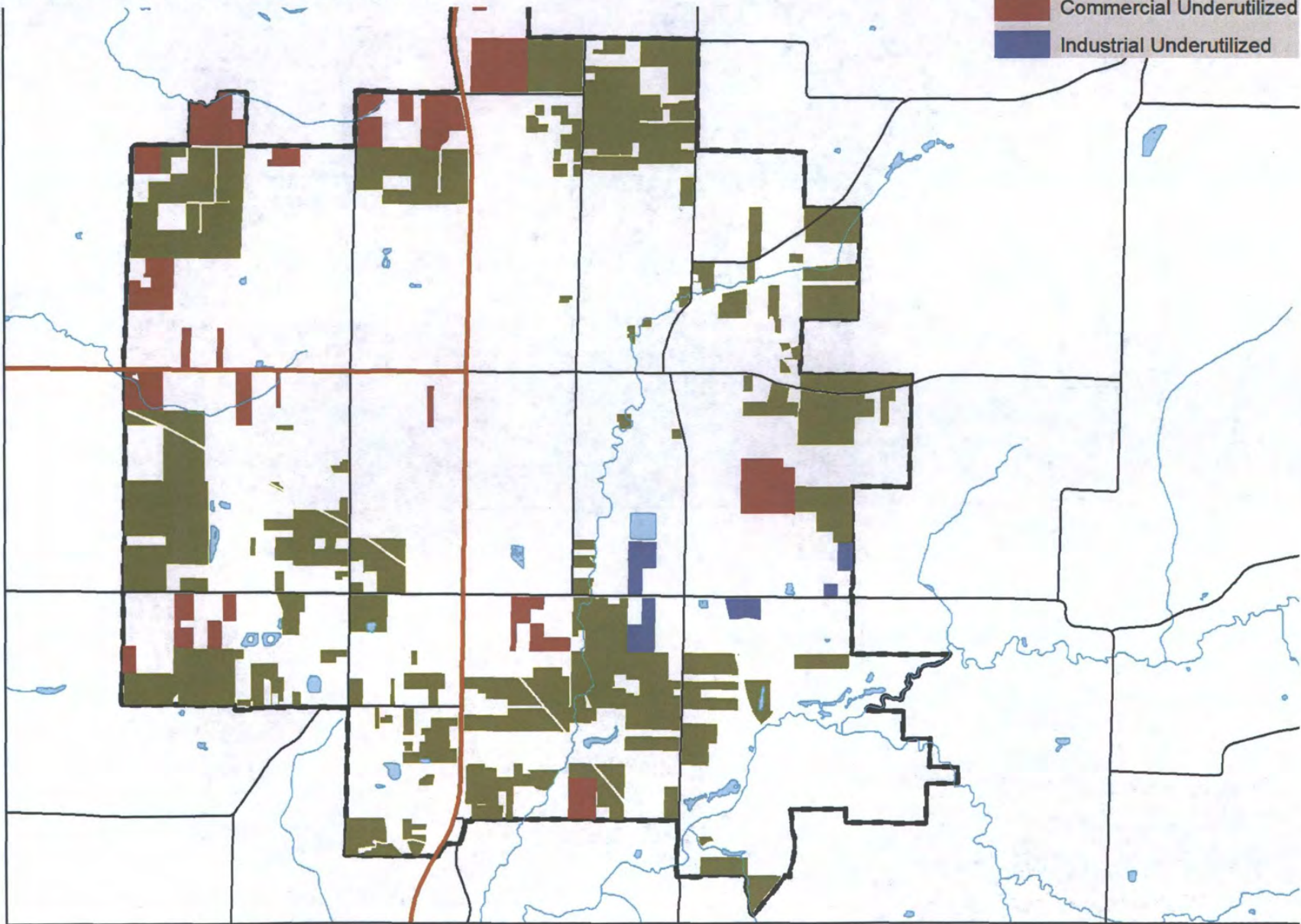
Commercial /Industrial

BVA less than \$50,000

Source: Assessor

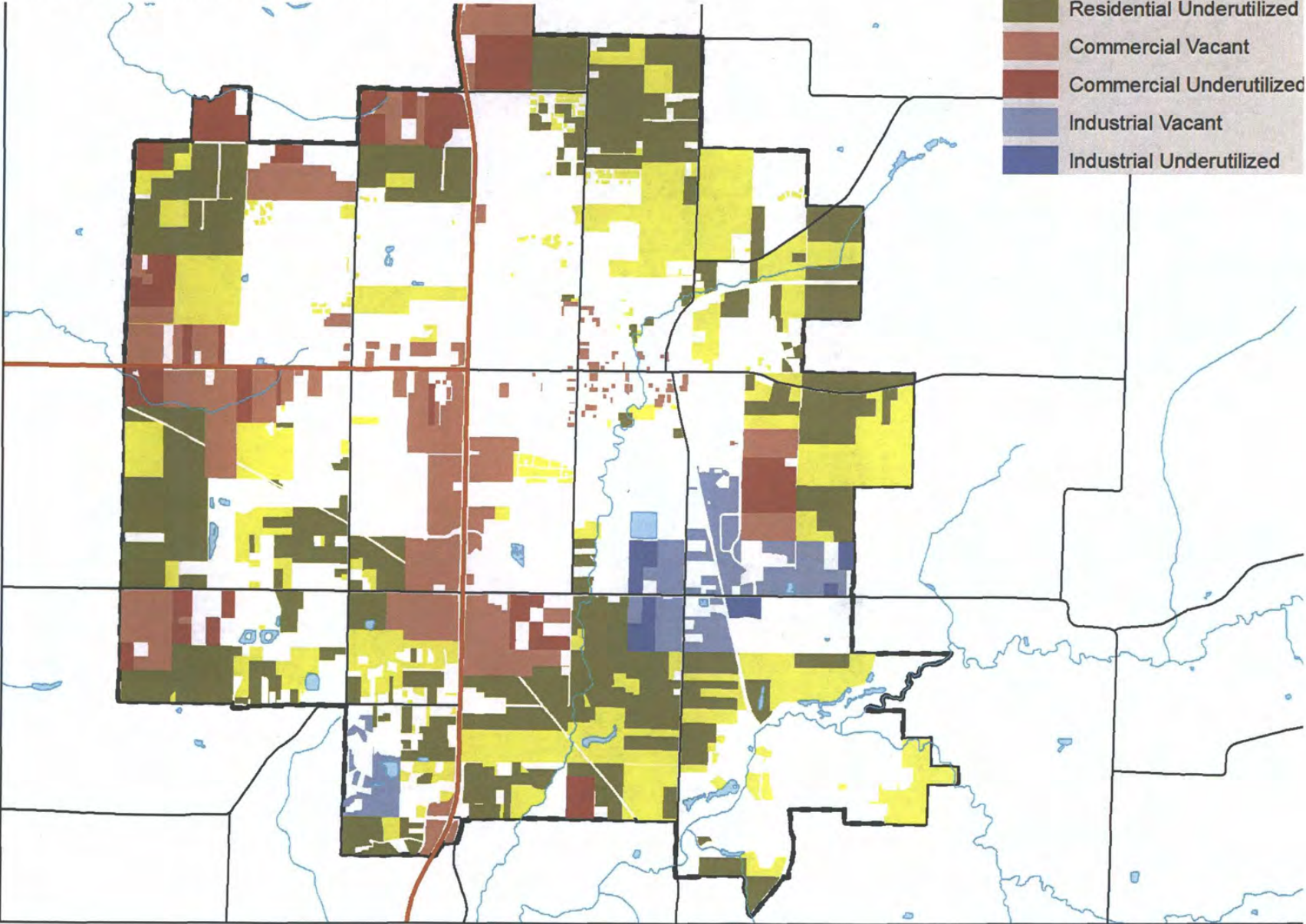
# Battle Ground Underutilized

- Residential Underutilized
- Commercial Underutilized
- Industrial Underutilized





# Battle Ground Vacant Lands Inventory

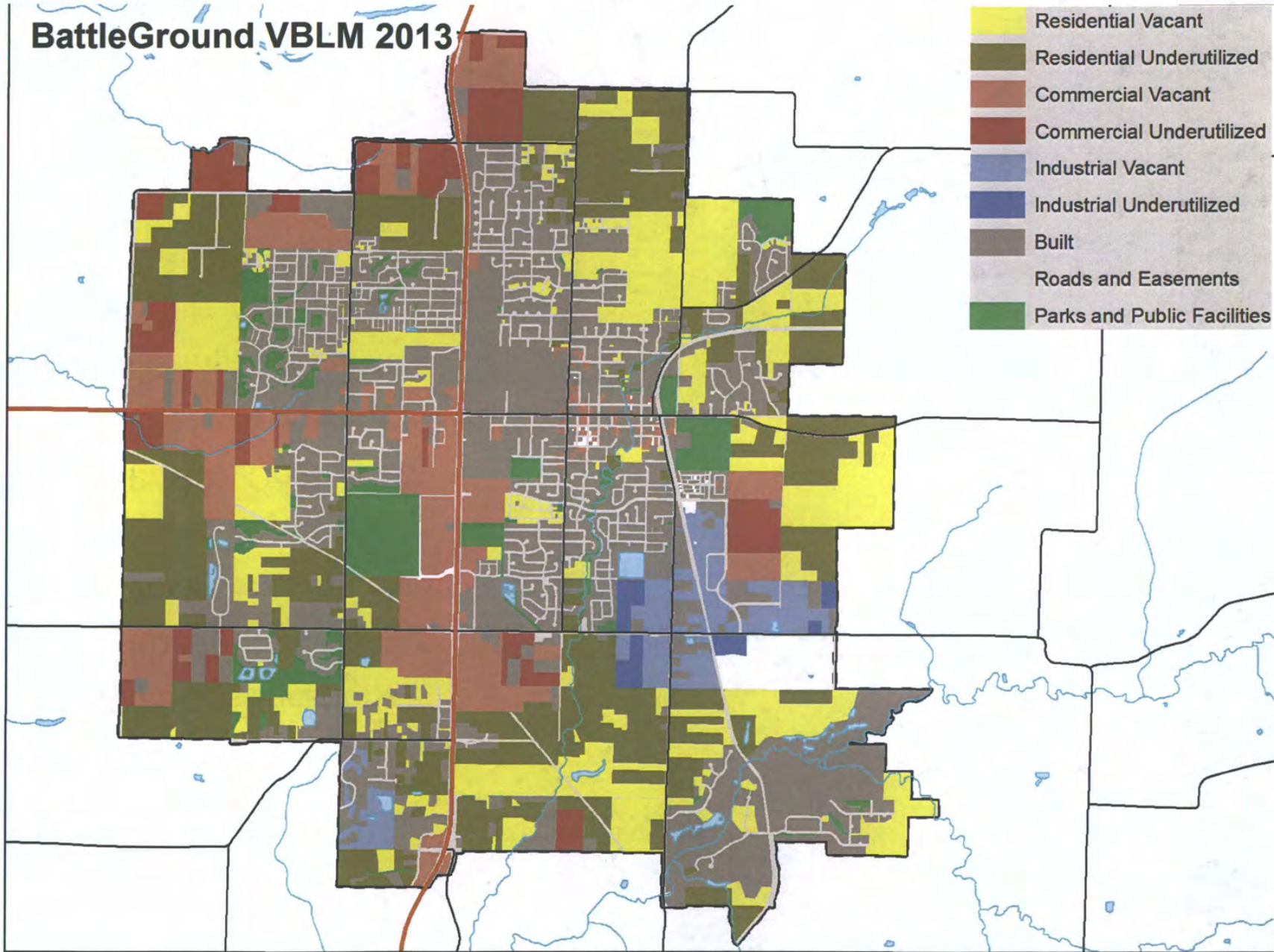


# Not Vacant or Underutilized

## Built Classifications

- Built (undifferentiated)
- Easements and Right of Way
- Parks
- Private Open space
- Public Facilities
- Exempt Properties
- Court Yards
- Mansions
- Condos

# BattleGround VBLM 2013



# Rates of Development

- Vacant land will develop faster than Underutilized
- Some land will never develop
  - A larger portion of Underutilized will not redevelop
- Environmental Constraints will further limit development potential

# Environmental Constraints

Limits development on vacant or underutilized land

Steep Slopes

Landslide Areas

Riparian Areas

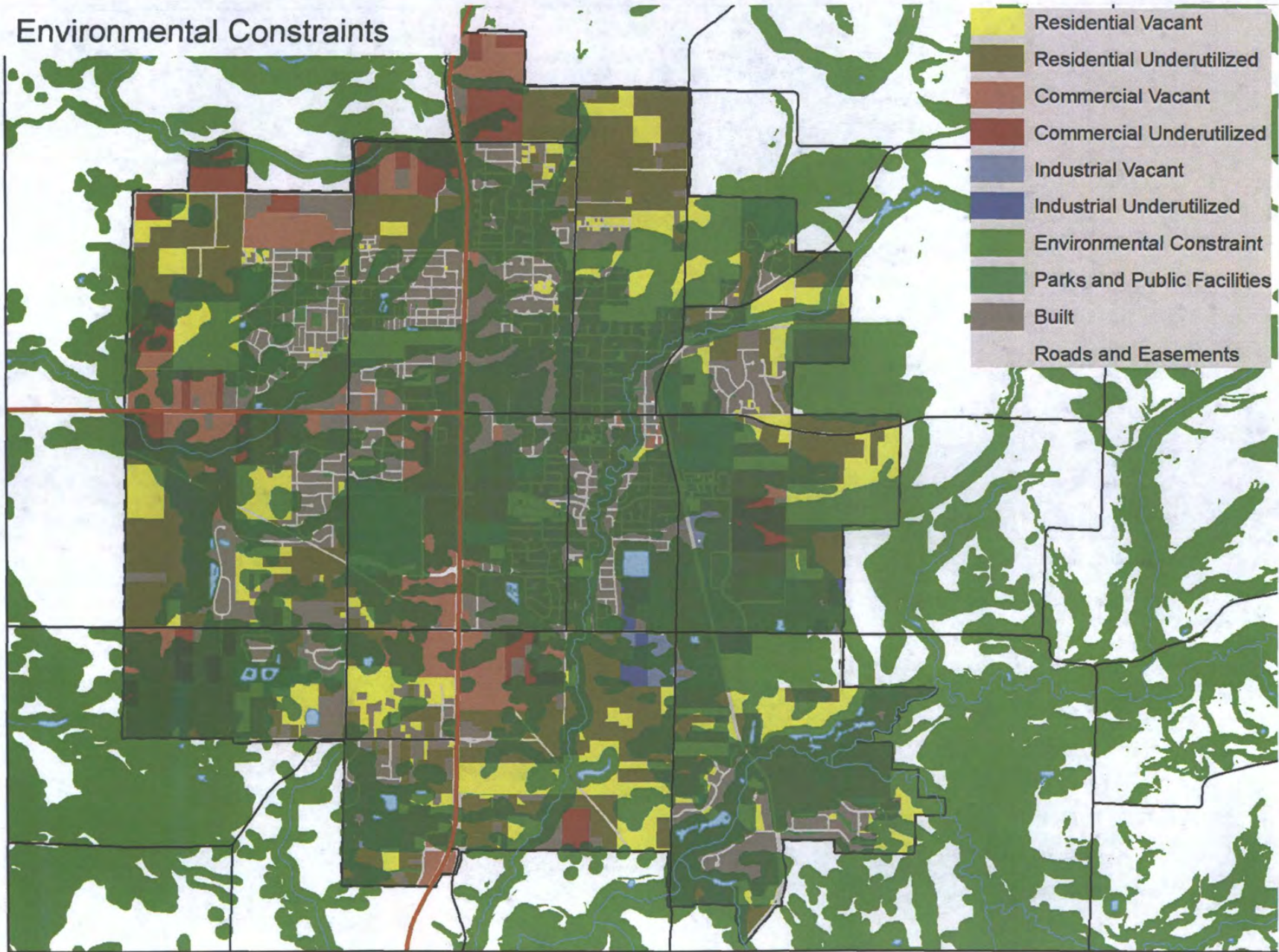
Flood plains

Wetlands

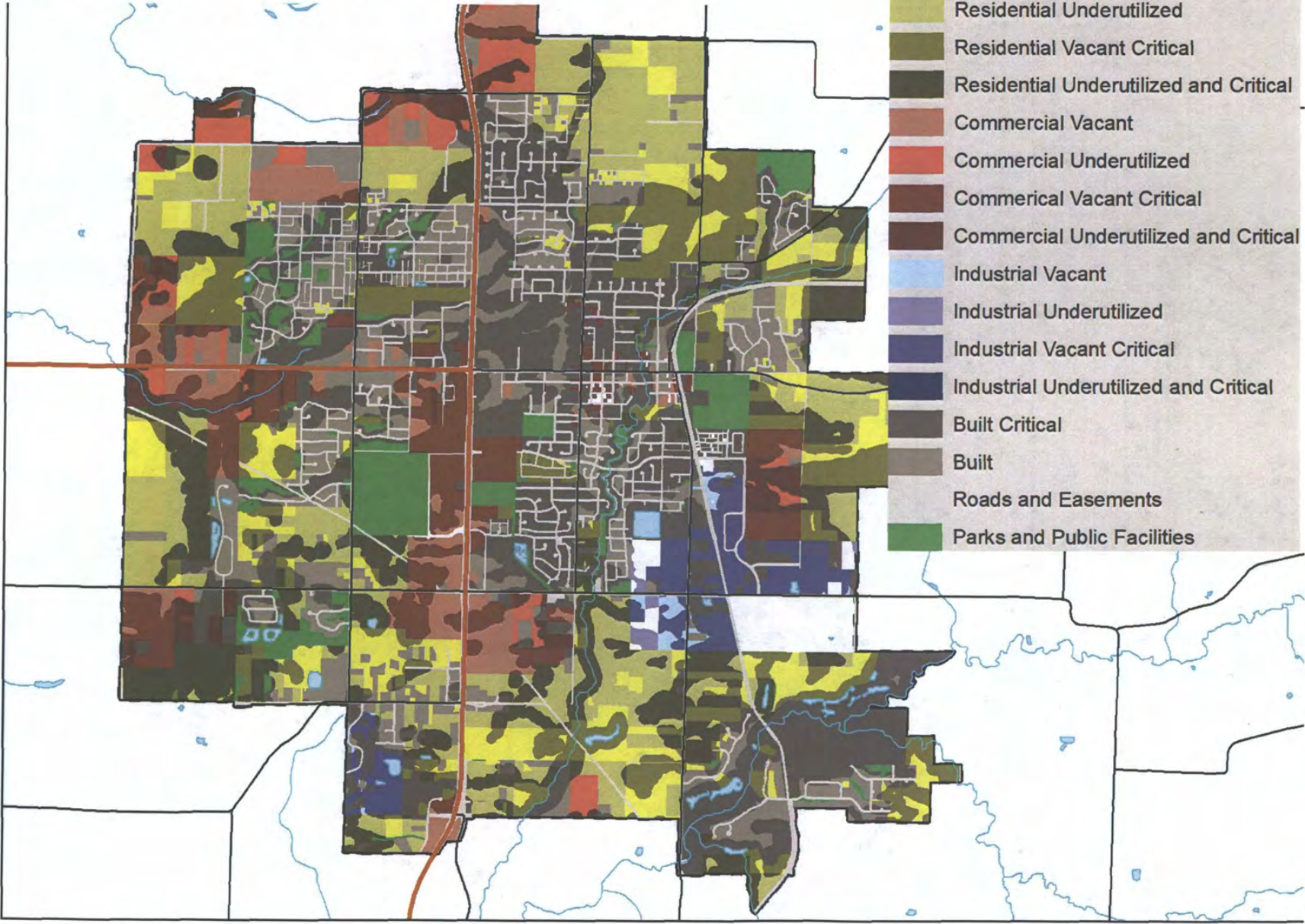
Habitat and Species

Source: GIS Layers

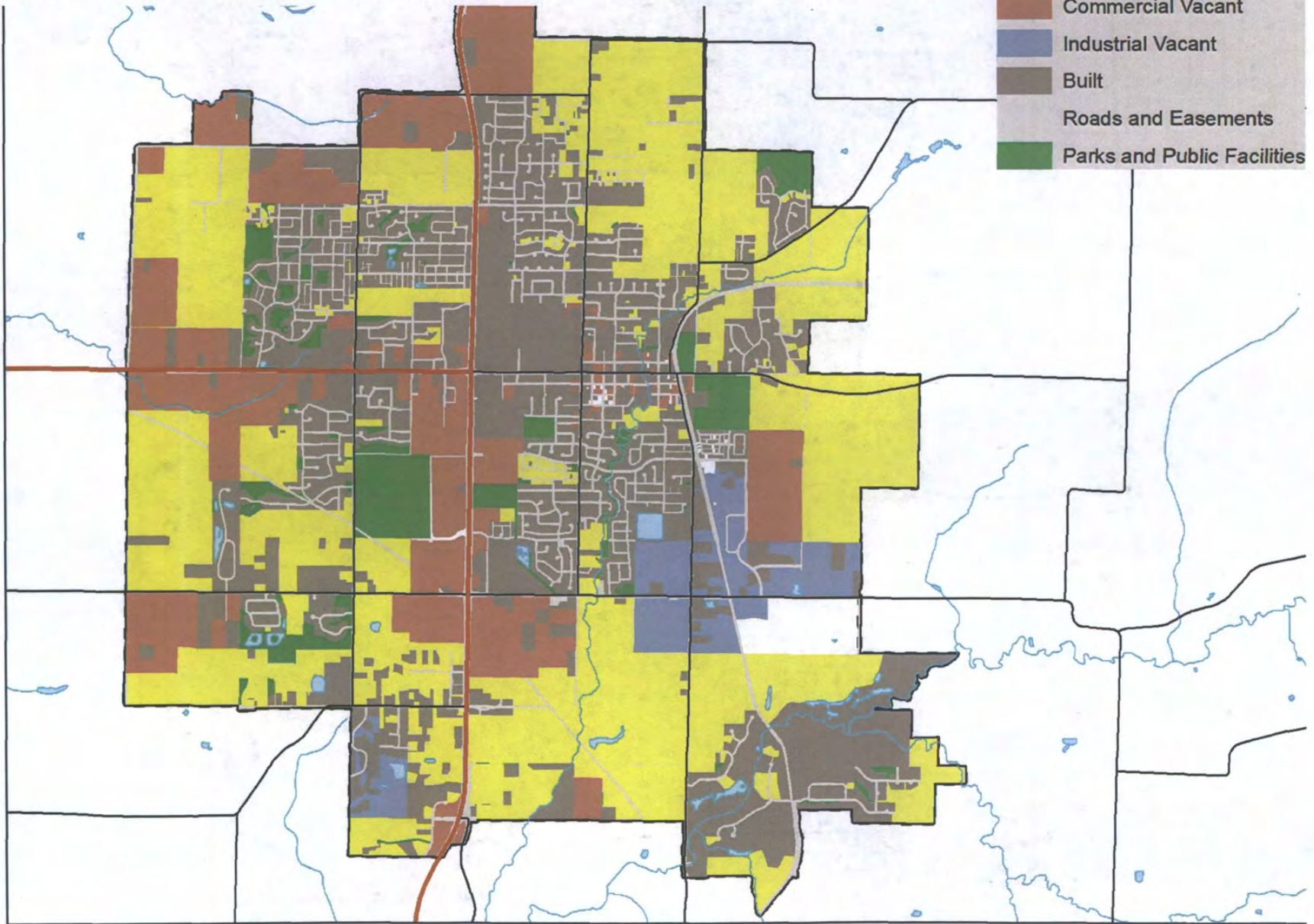
# Environmental Constraints



# All VBLM Classifications

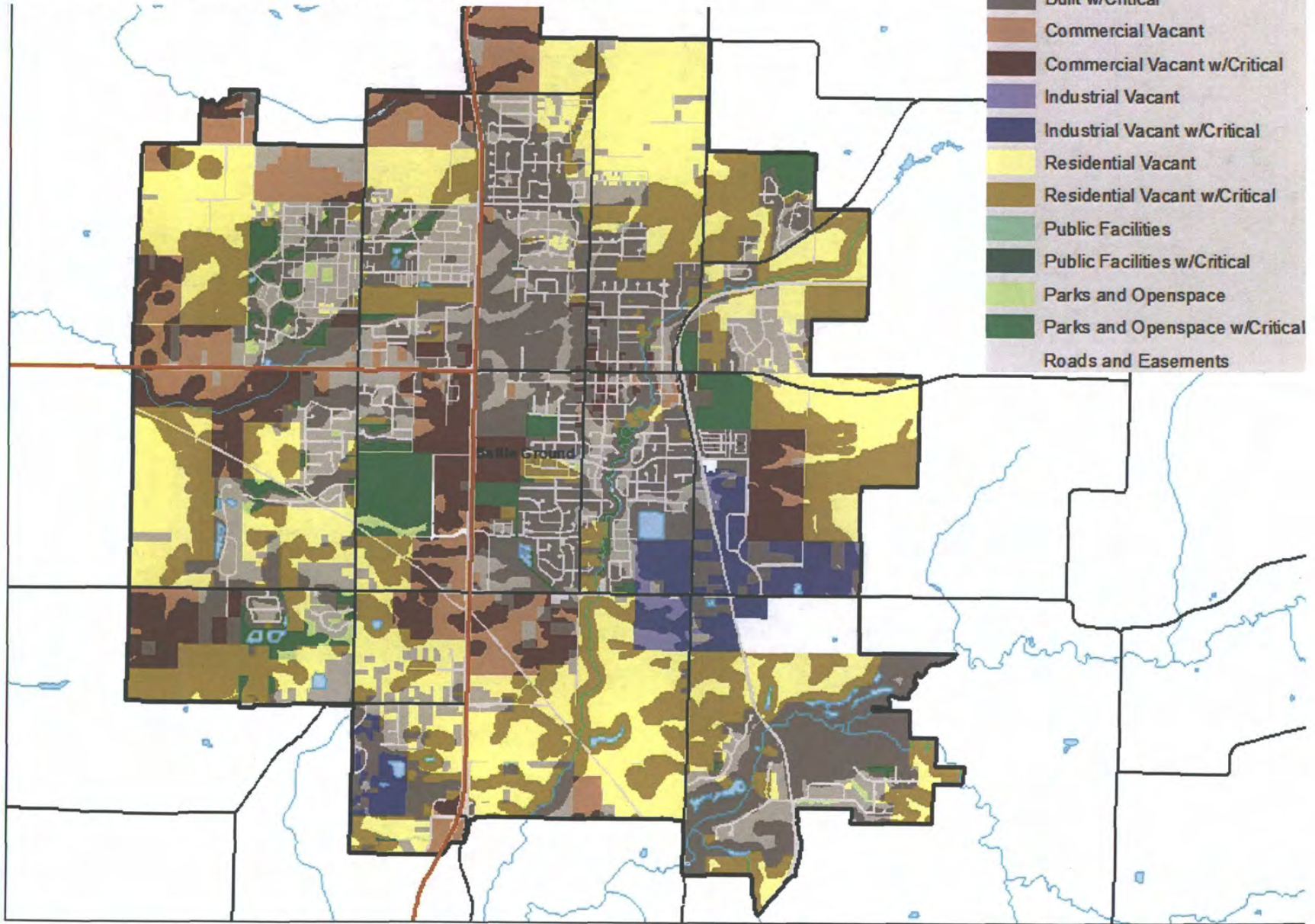


# VBLM Classifications Collapsed





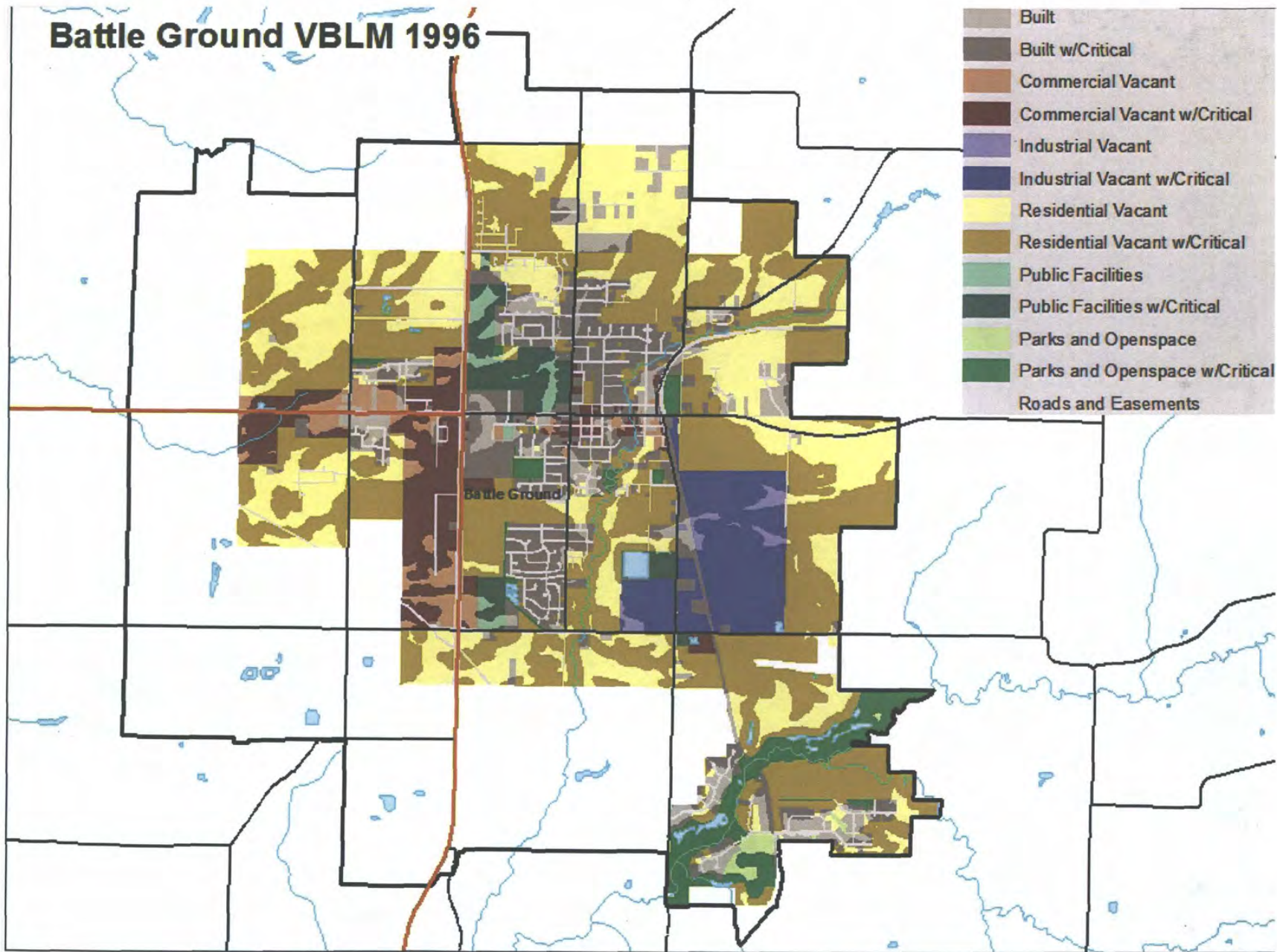
# VBLM and Environmental Classifications



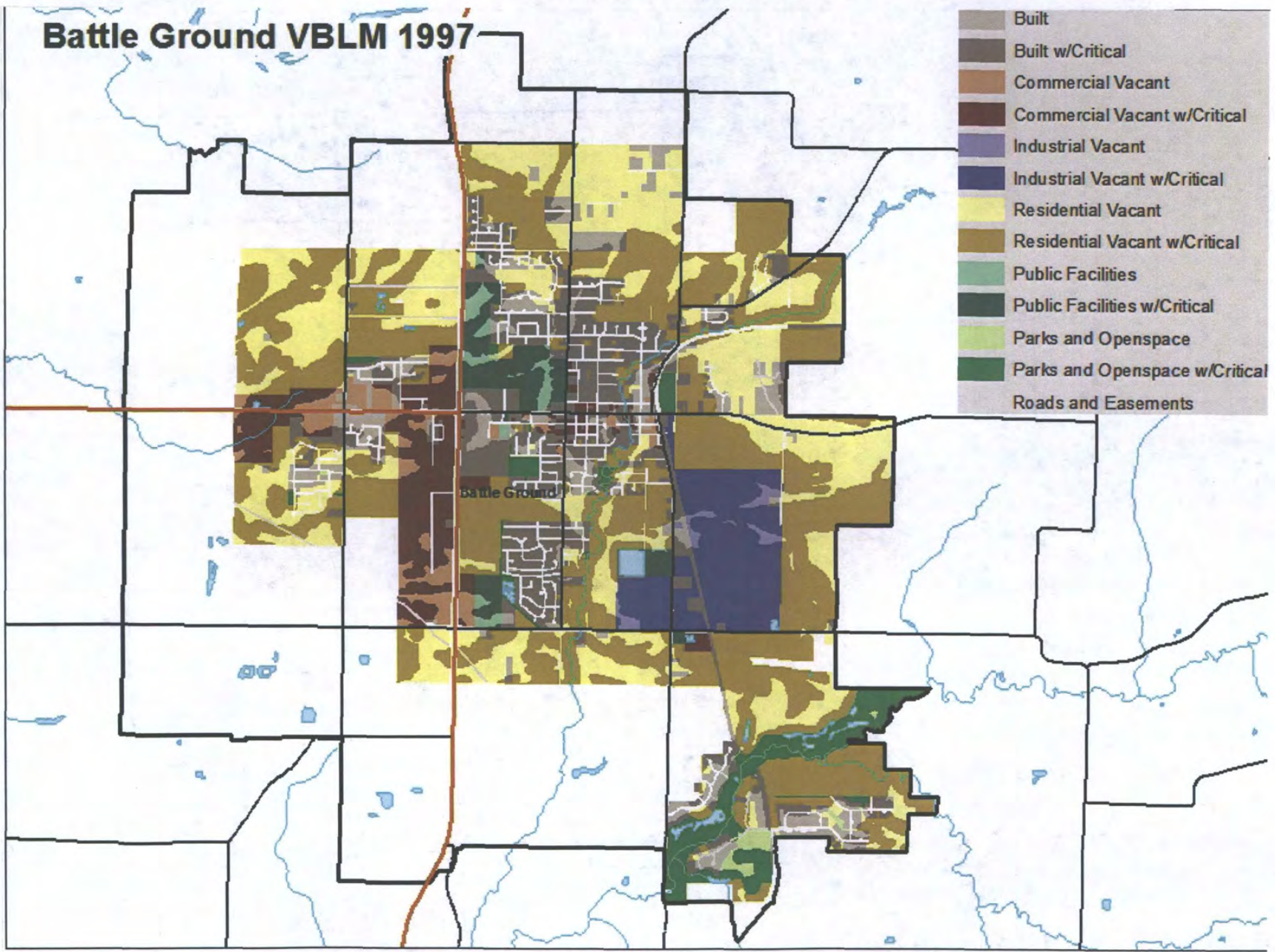
Viewing the model through  
time.

1996 - 2013

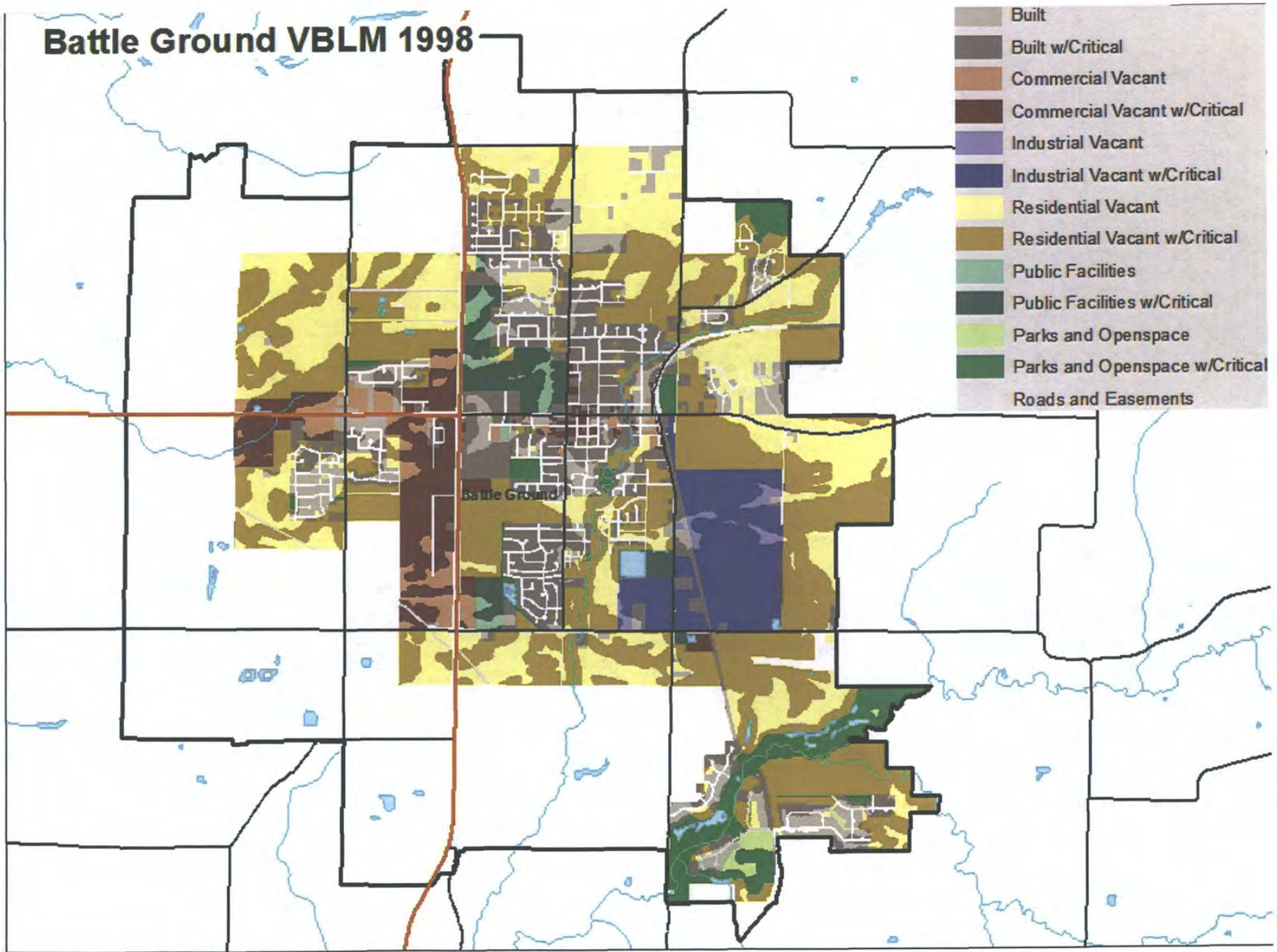
# Battle Ground VBLM 1996



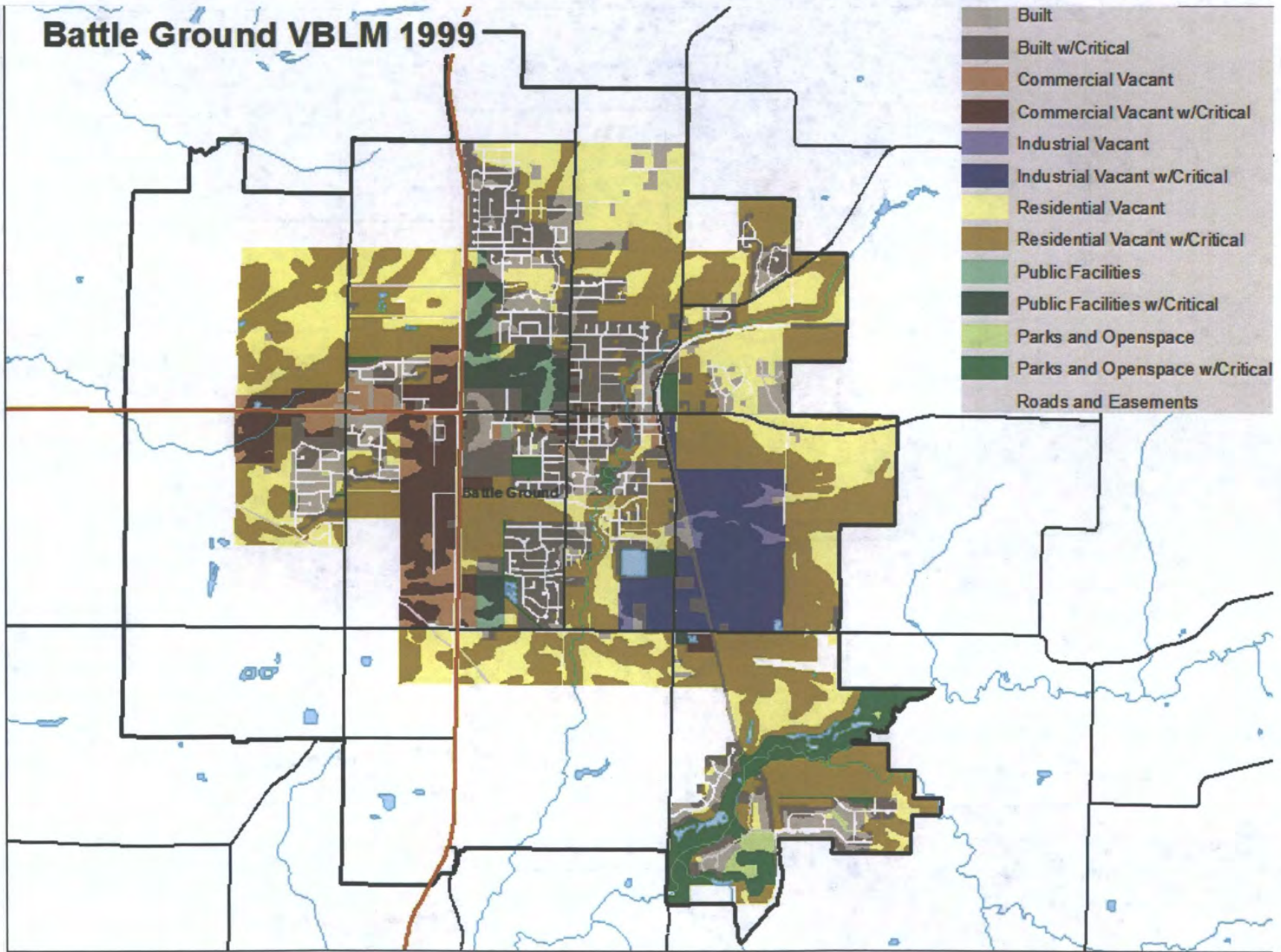
# Battle Ground VBLM 1997



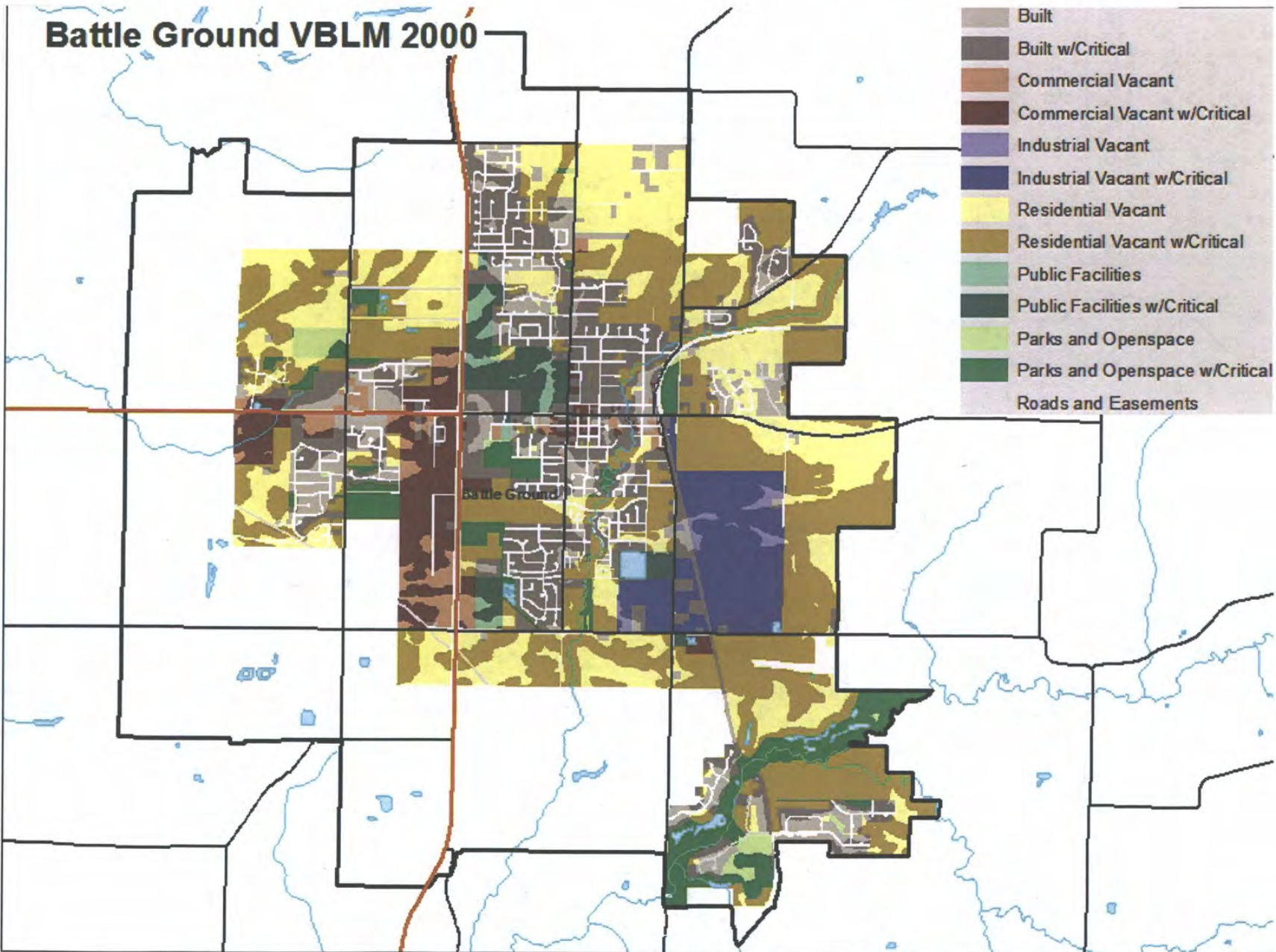
# Battle Ground VBLM 1998



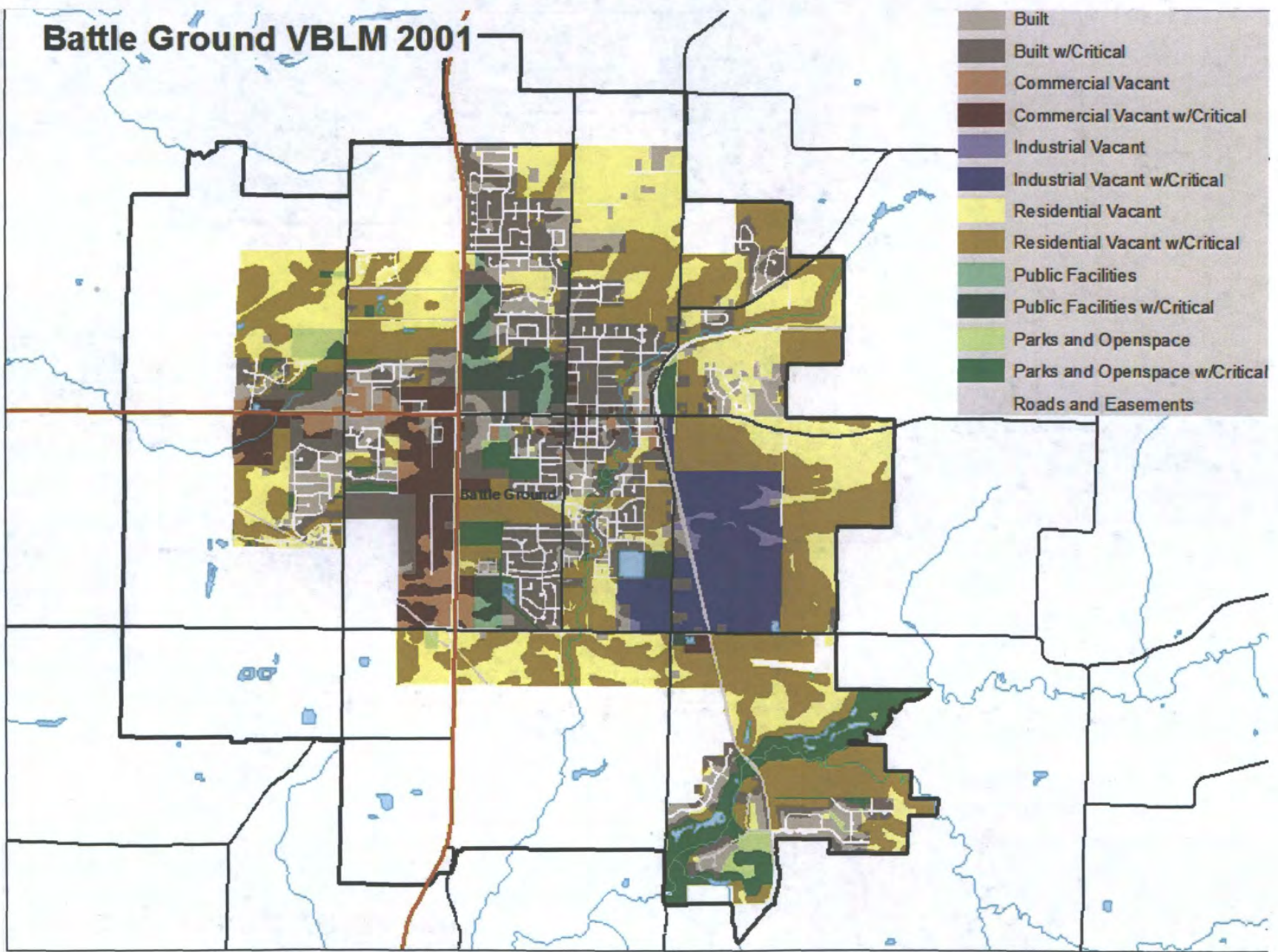
# Battle Ground VBLM 1999



# Battle Ground VBLM 2000

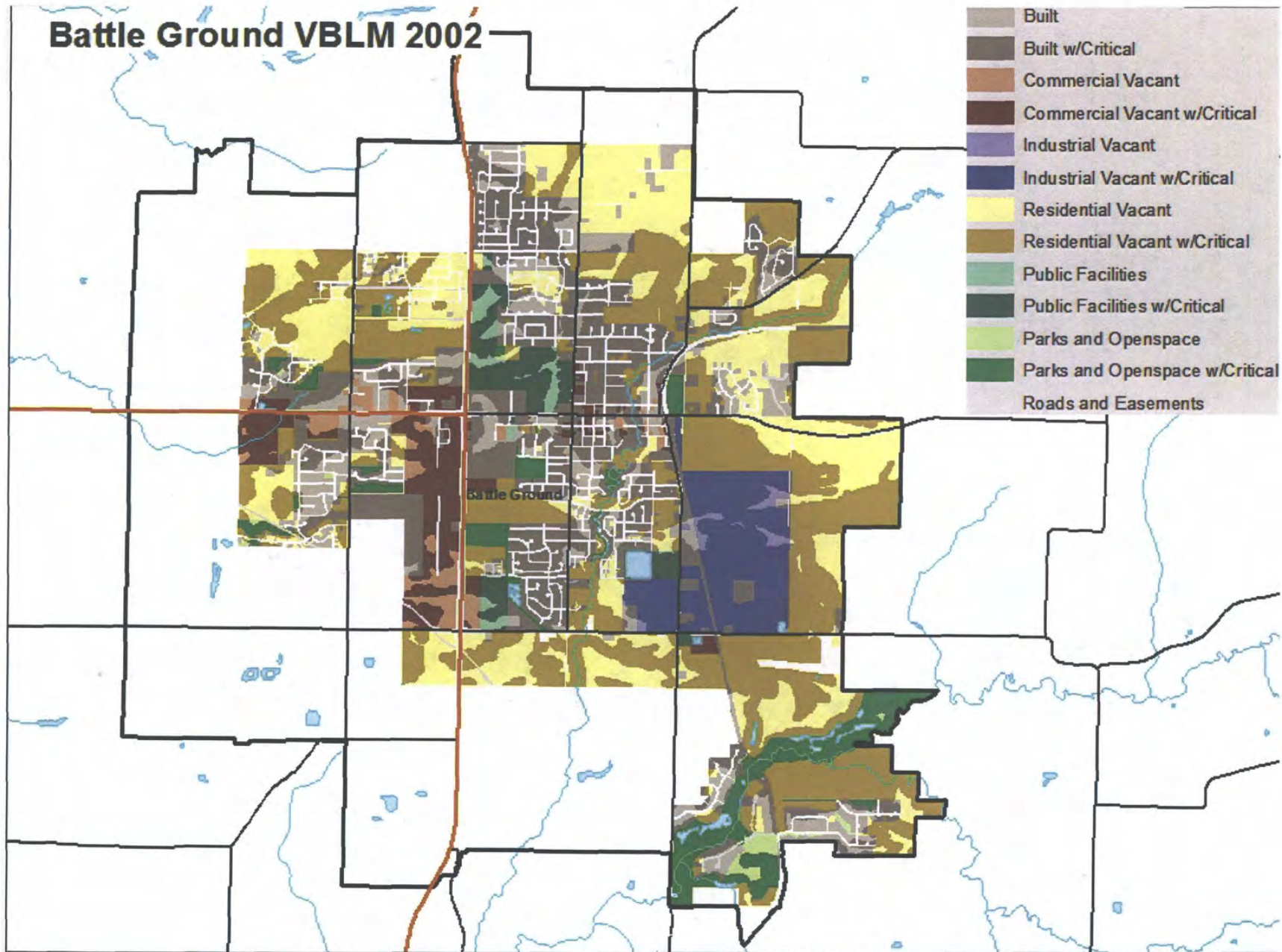


# Battle Ground VBLM 2001

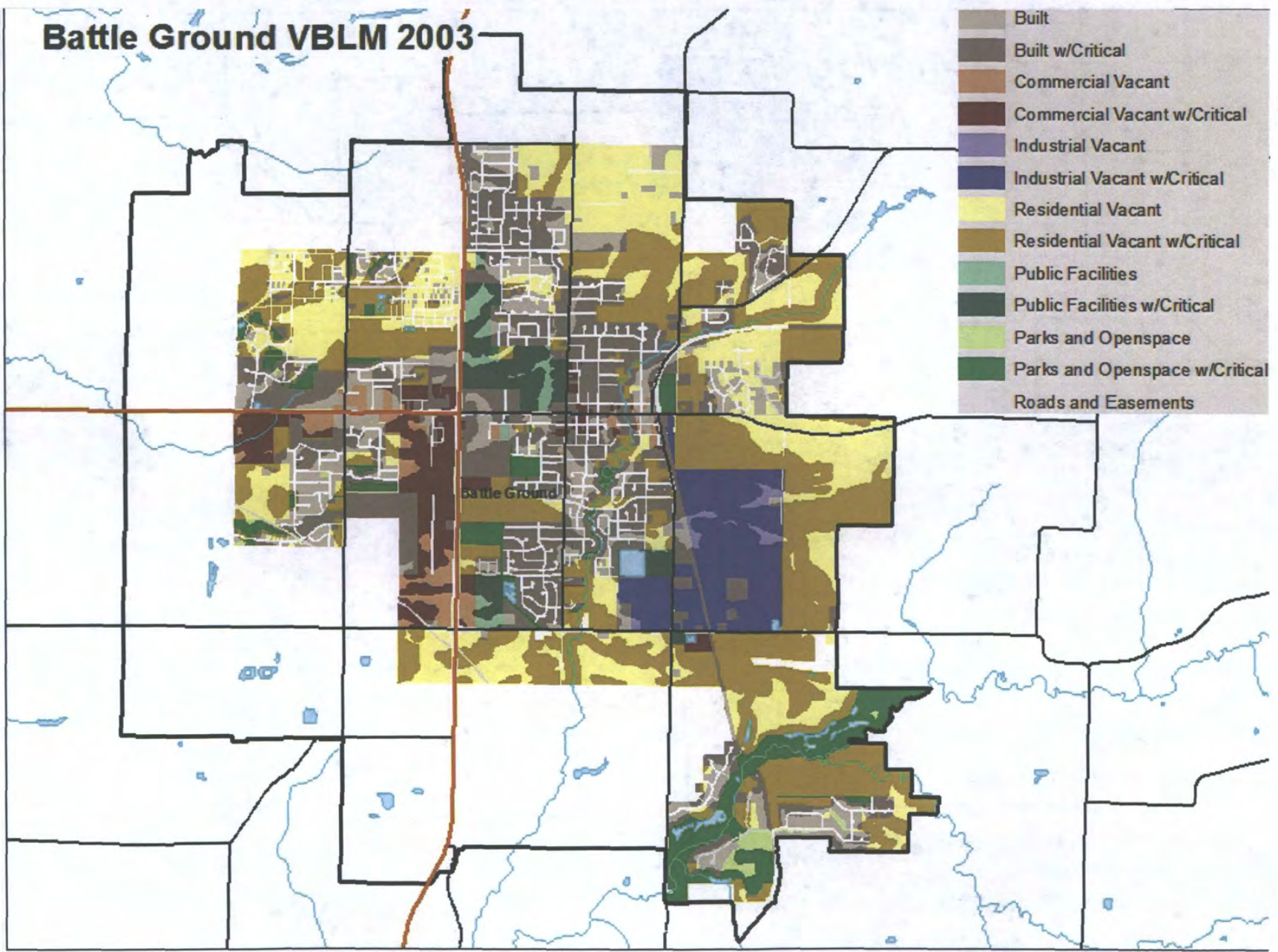




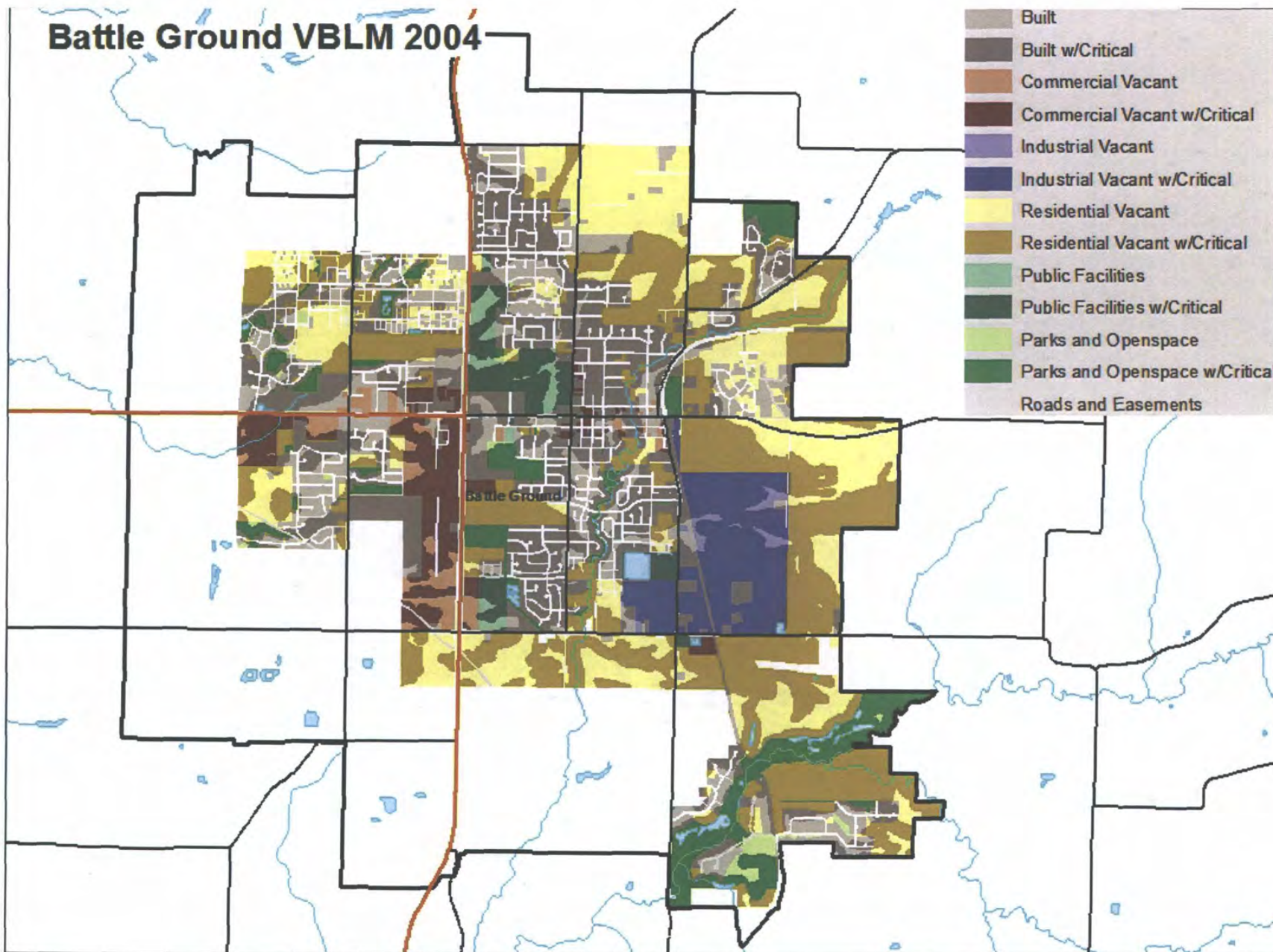
# Battle Ground VBLM 2002



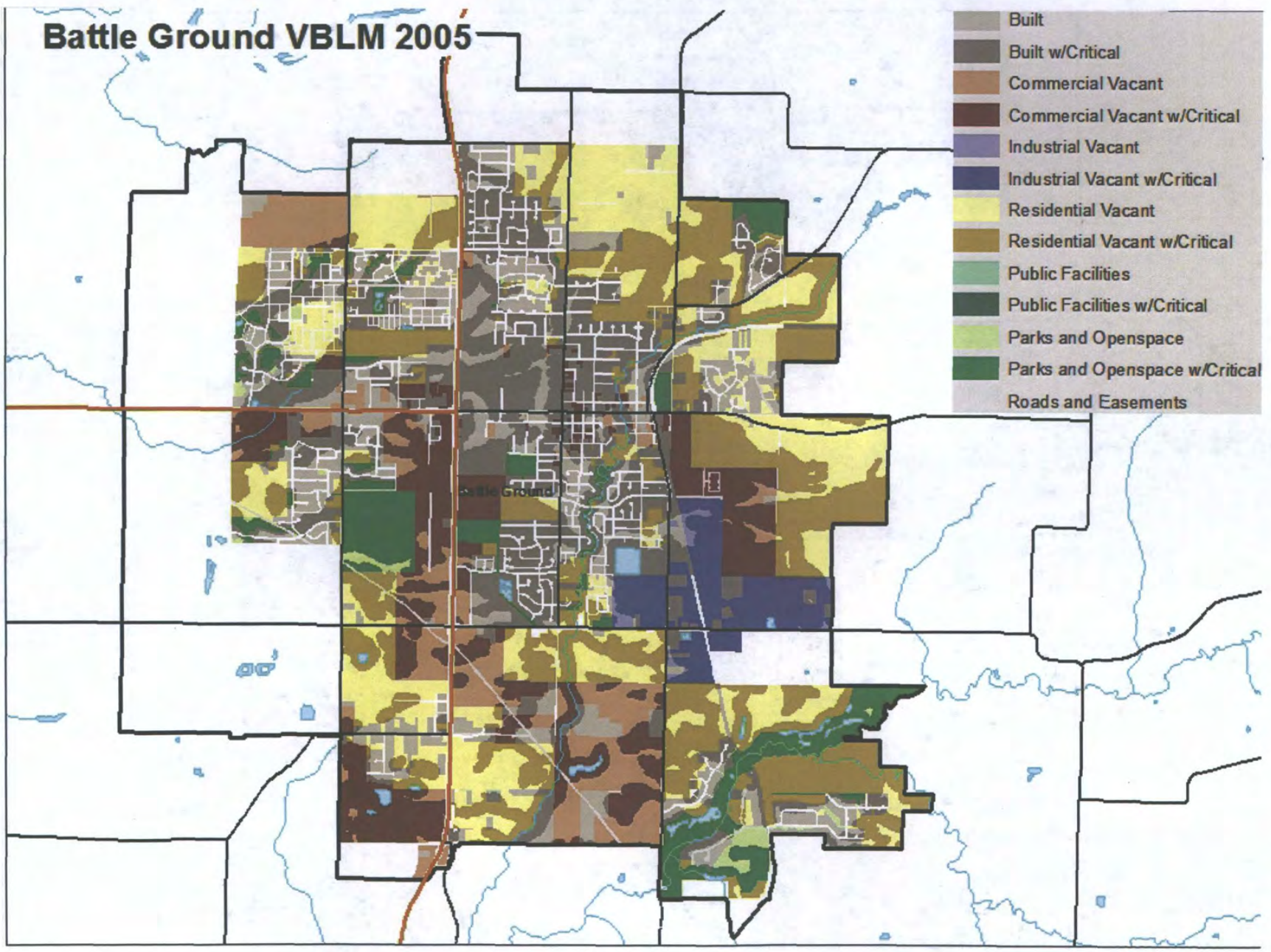
# Battle Ground VBLM 2003



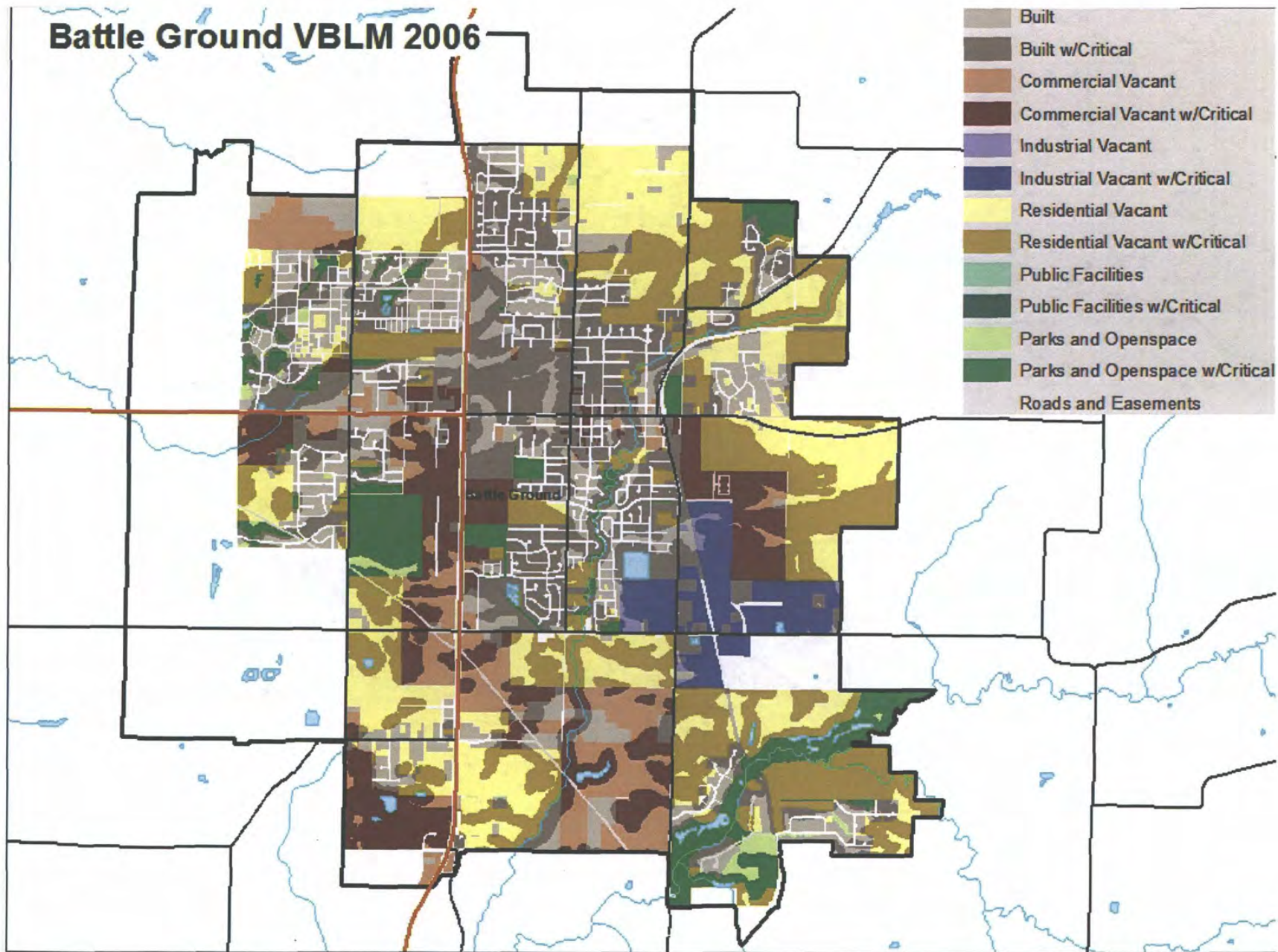
# Battle Ground VBLM 2004



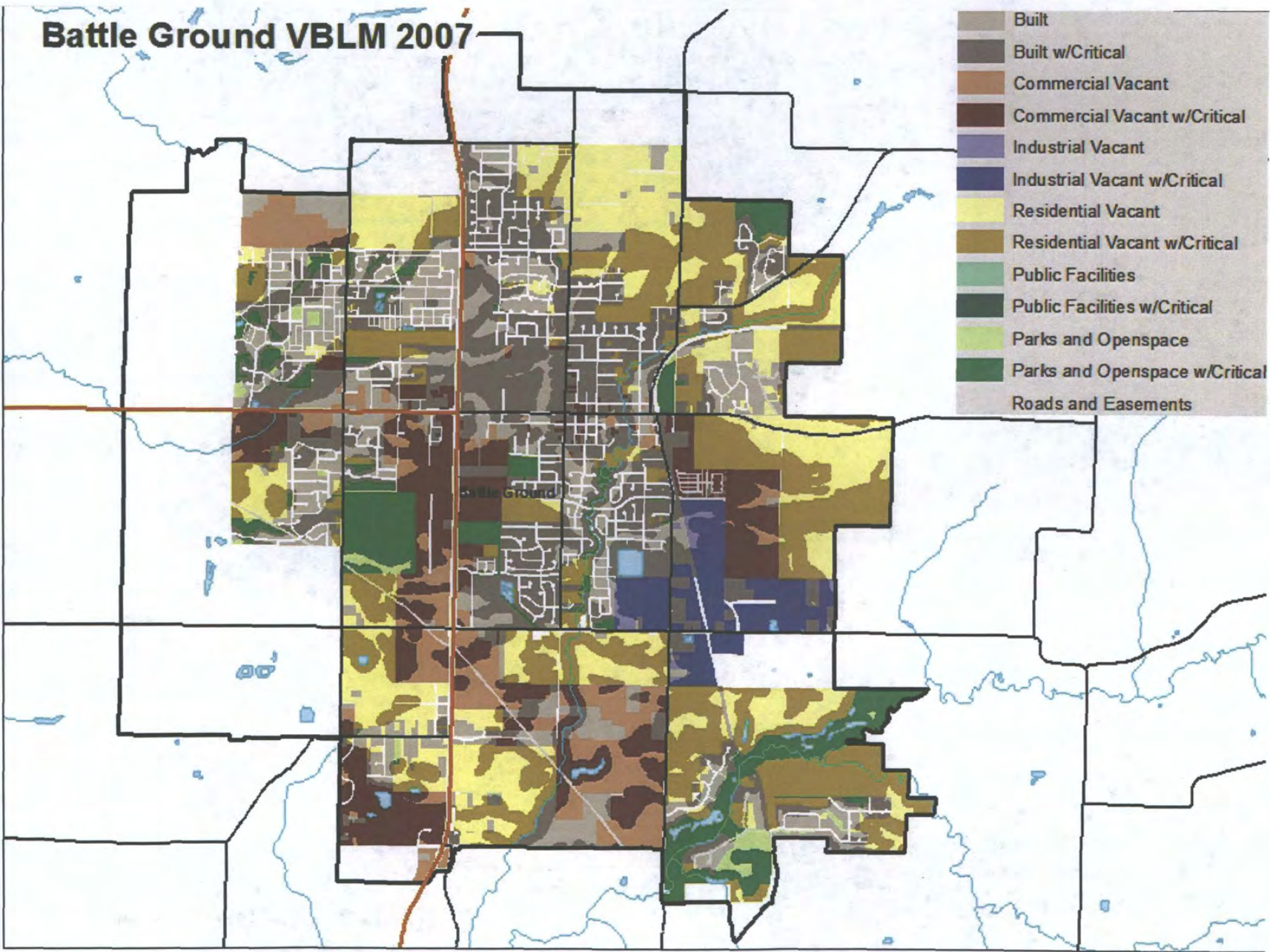
# Battle Ground VBLM 2005



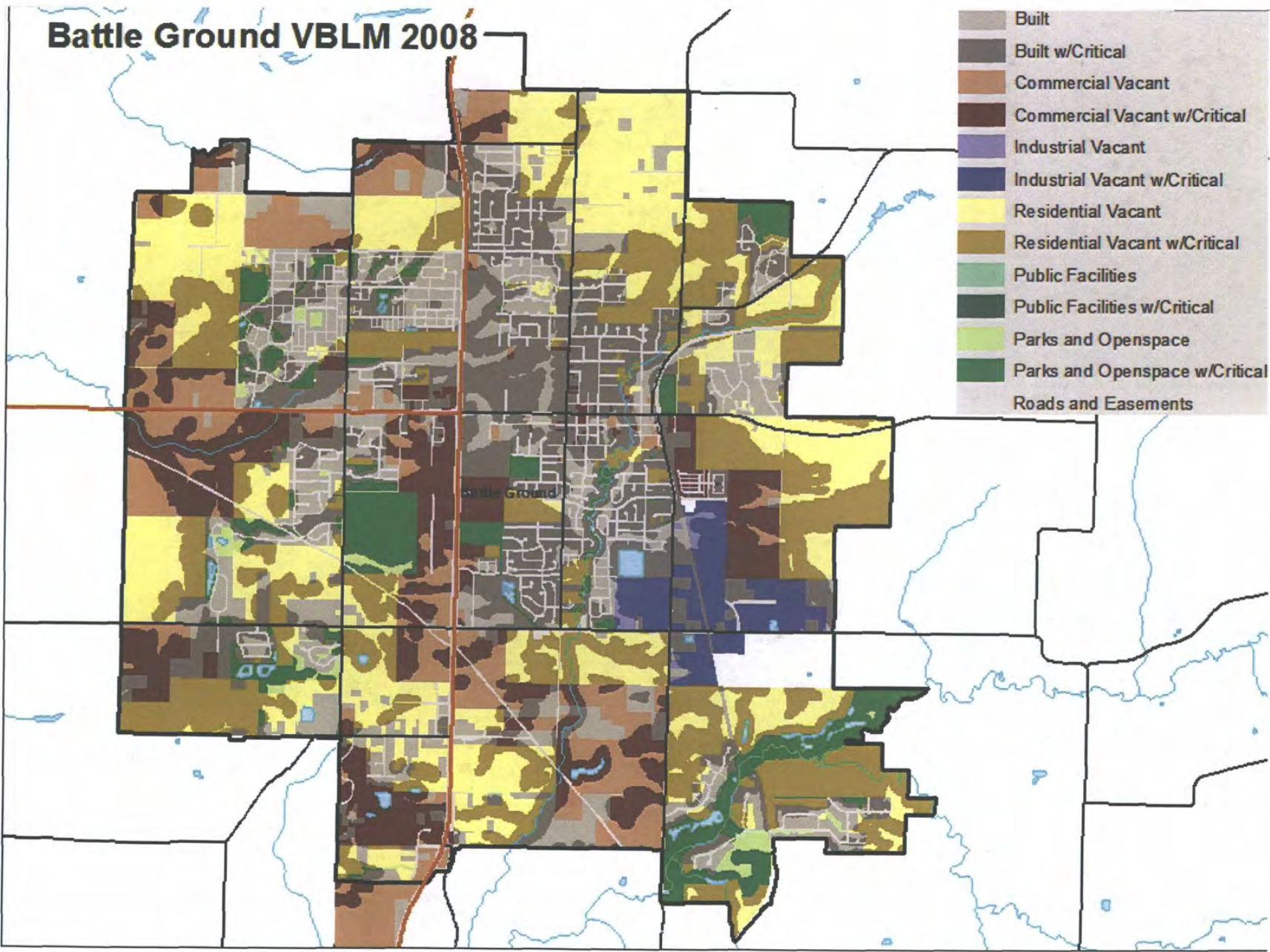
# Battle Ground VBLM 2006



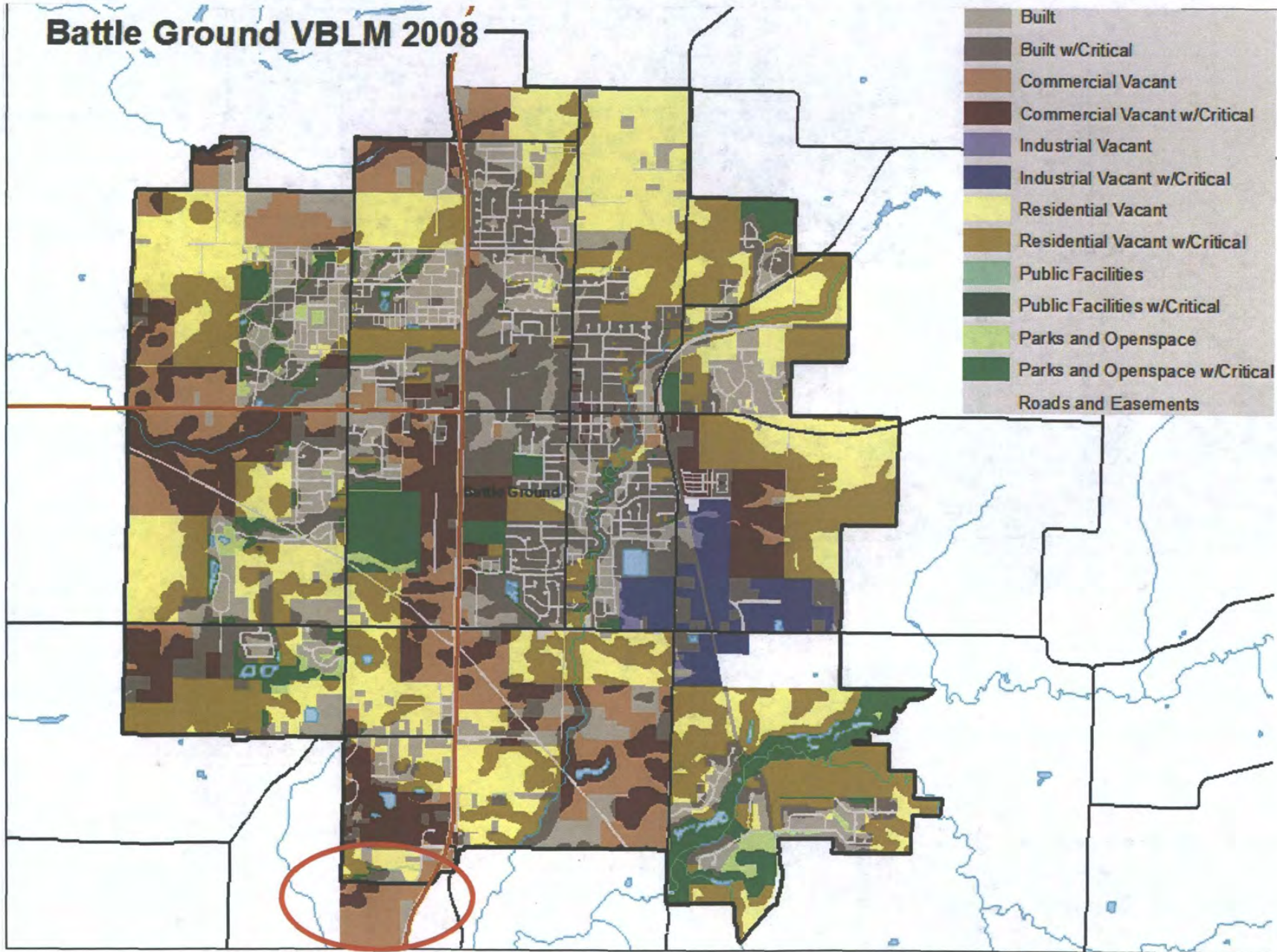
# Battle Ground VBLM 2007



# Battle Ground VBLM 2008

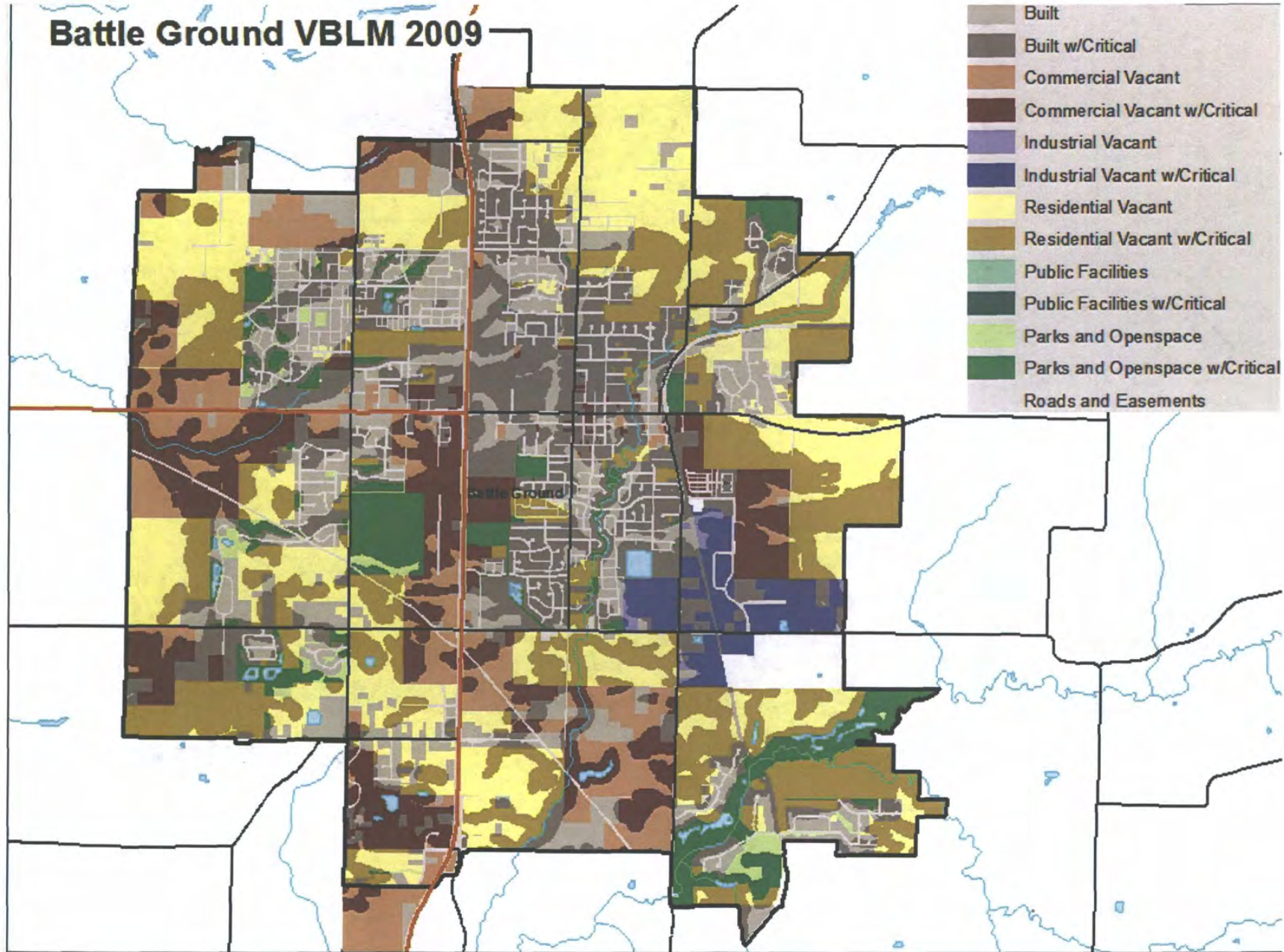


# Battle Ground VBLM 2008

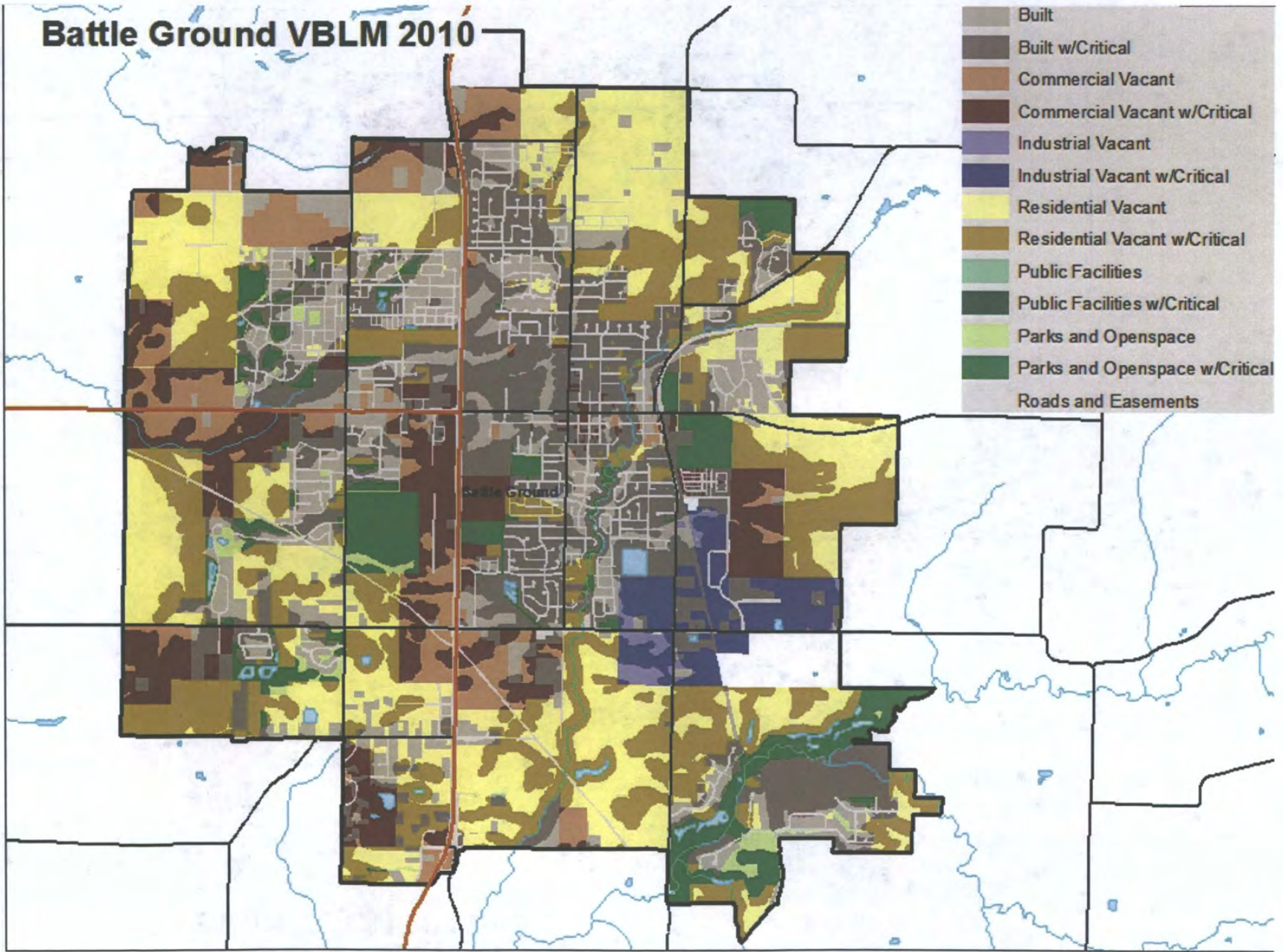




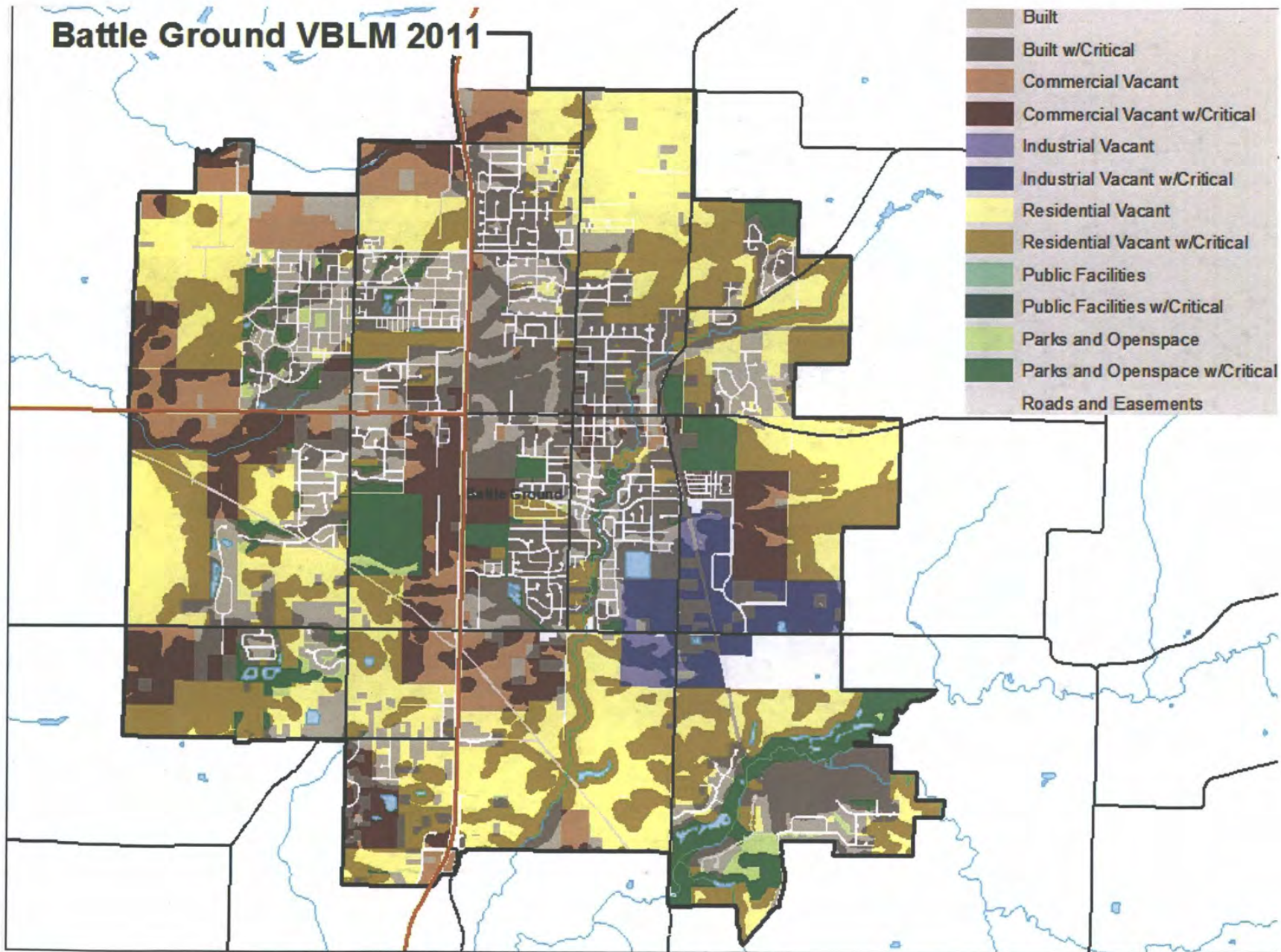
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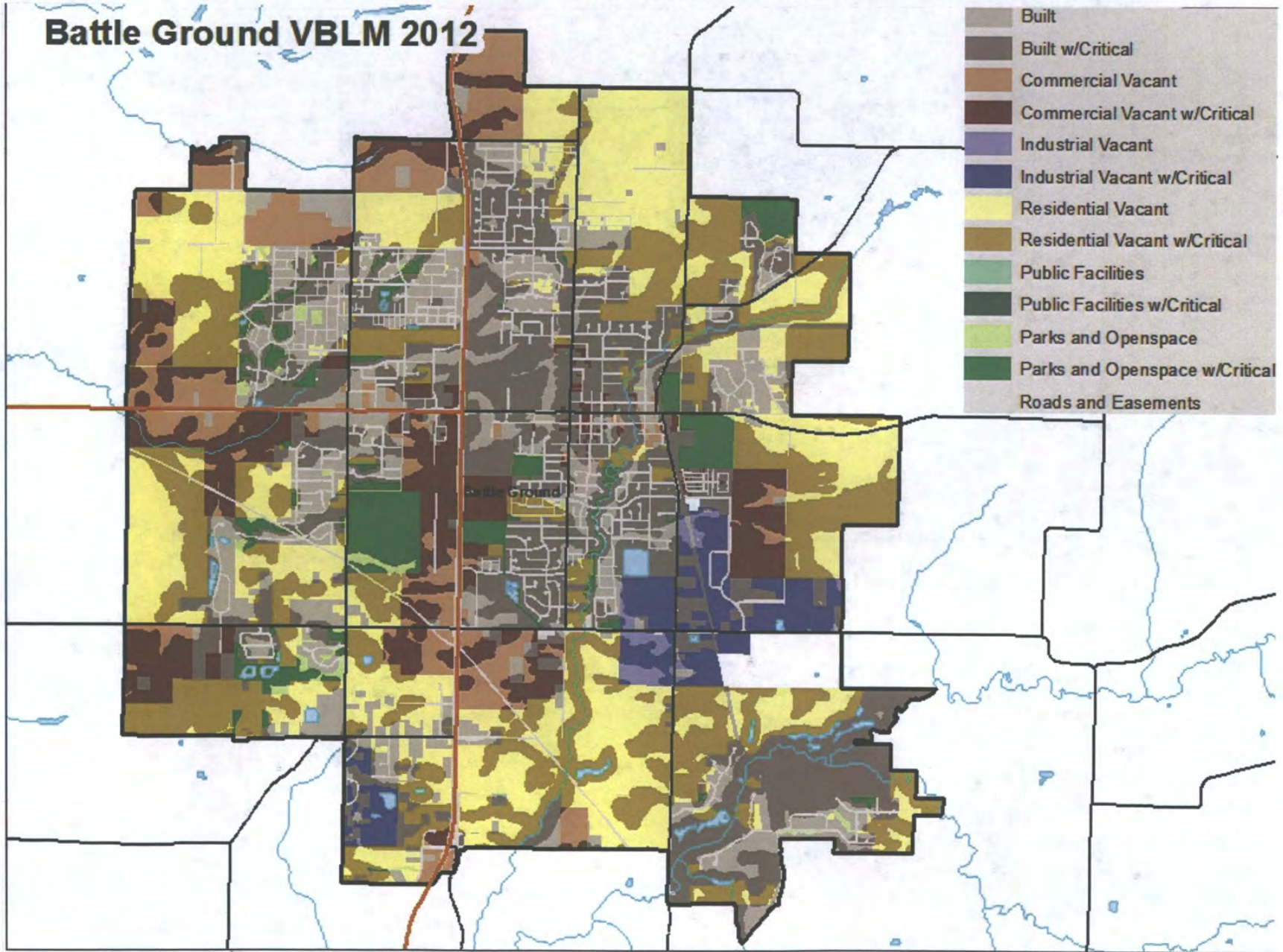
# Battle Ground VBLM 2010



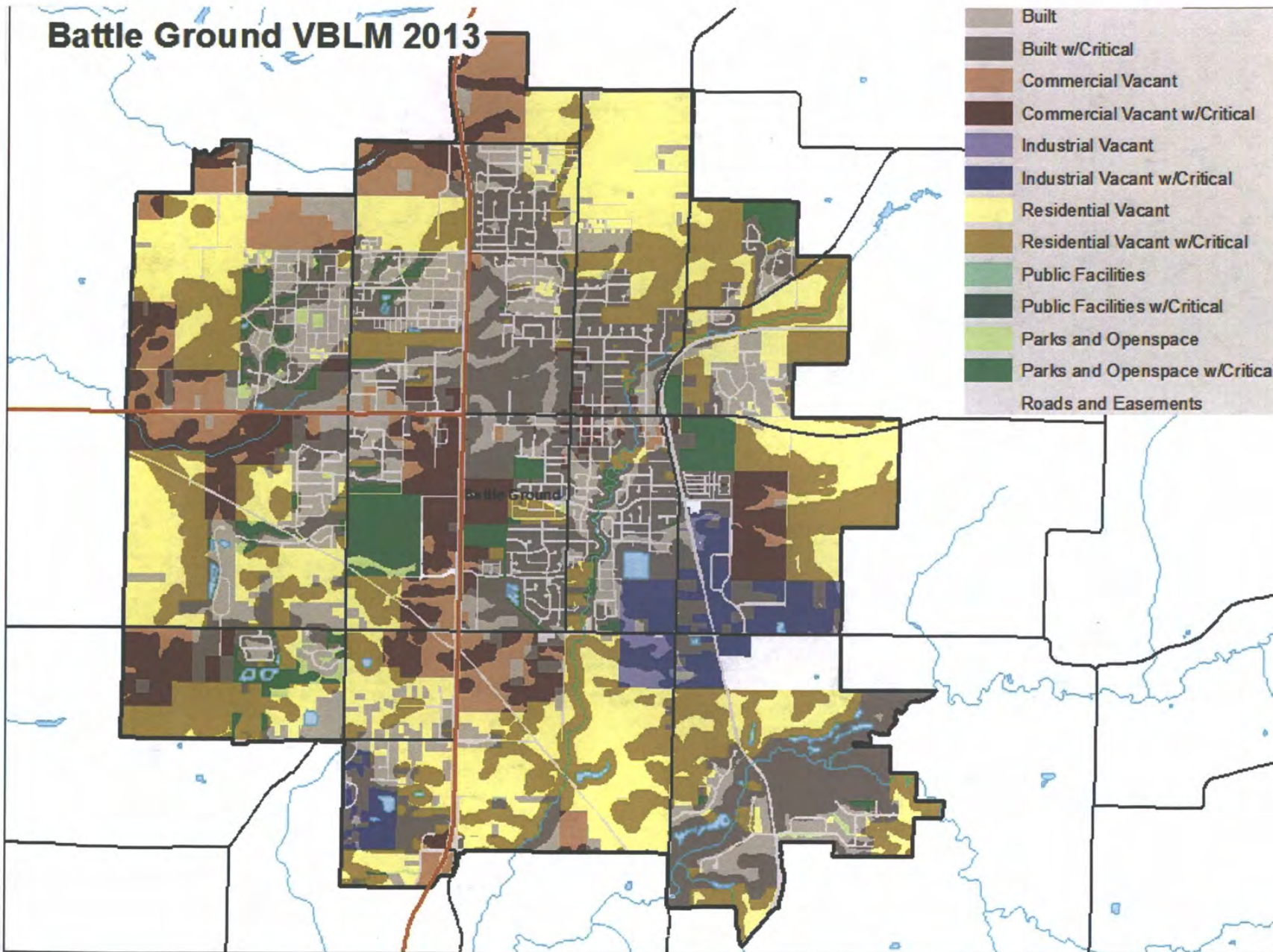
# Battle Ground VBLM 2011



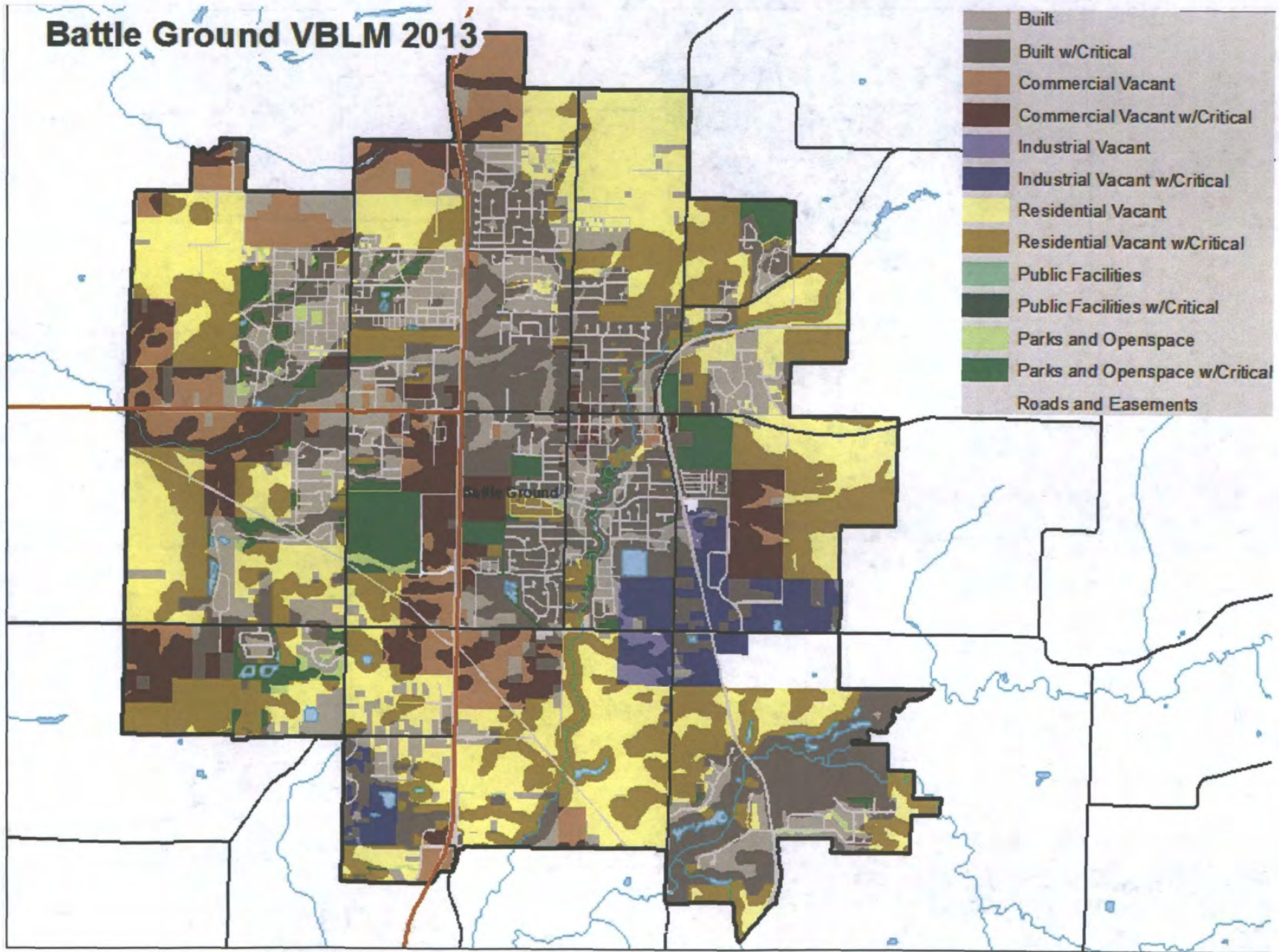
# Battle Ground VBLM 2012



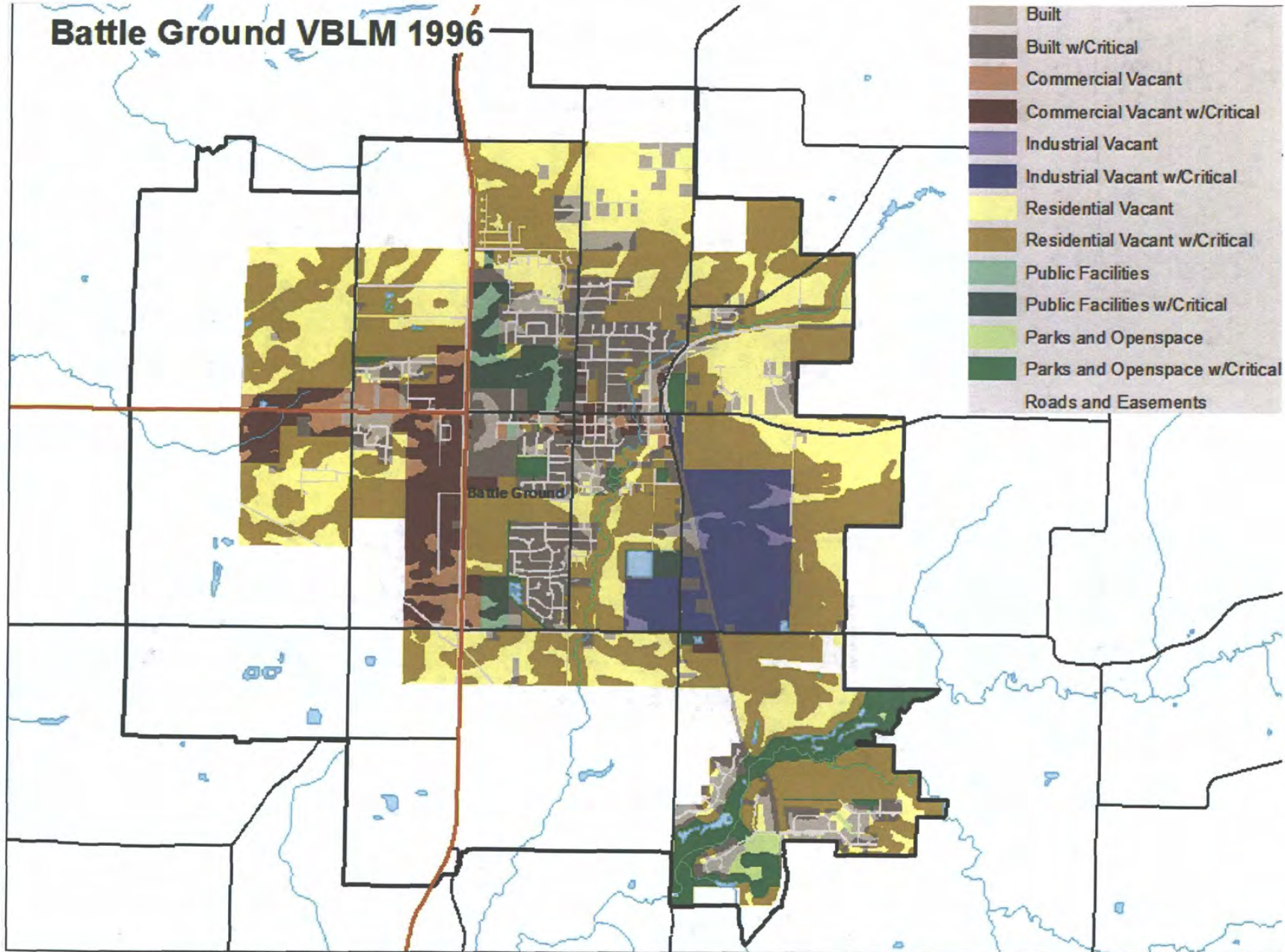
# Battle Ground VBLM 2013



# Battle Ground VBLM 2013



# Battle Ground VBLM 1996



# Model Runs

## Model parameters:

- Year: Selects Assessment Year, Parcel Layer
- UGA Boundary: Sets the extent for each city
- Comprehensive Plan:

A Letter is assigned to each UGA alternative.

Adopted plan keeps the letter.

## Adopted Model Names.

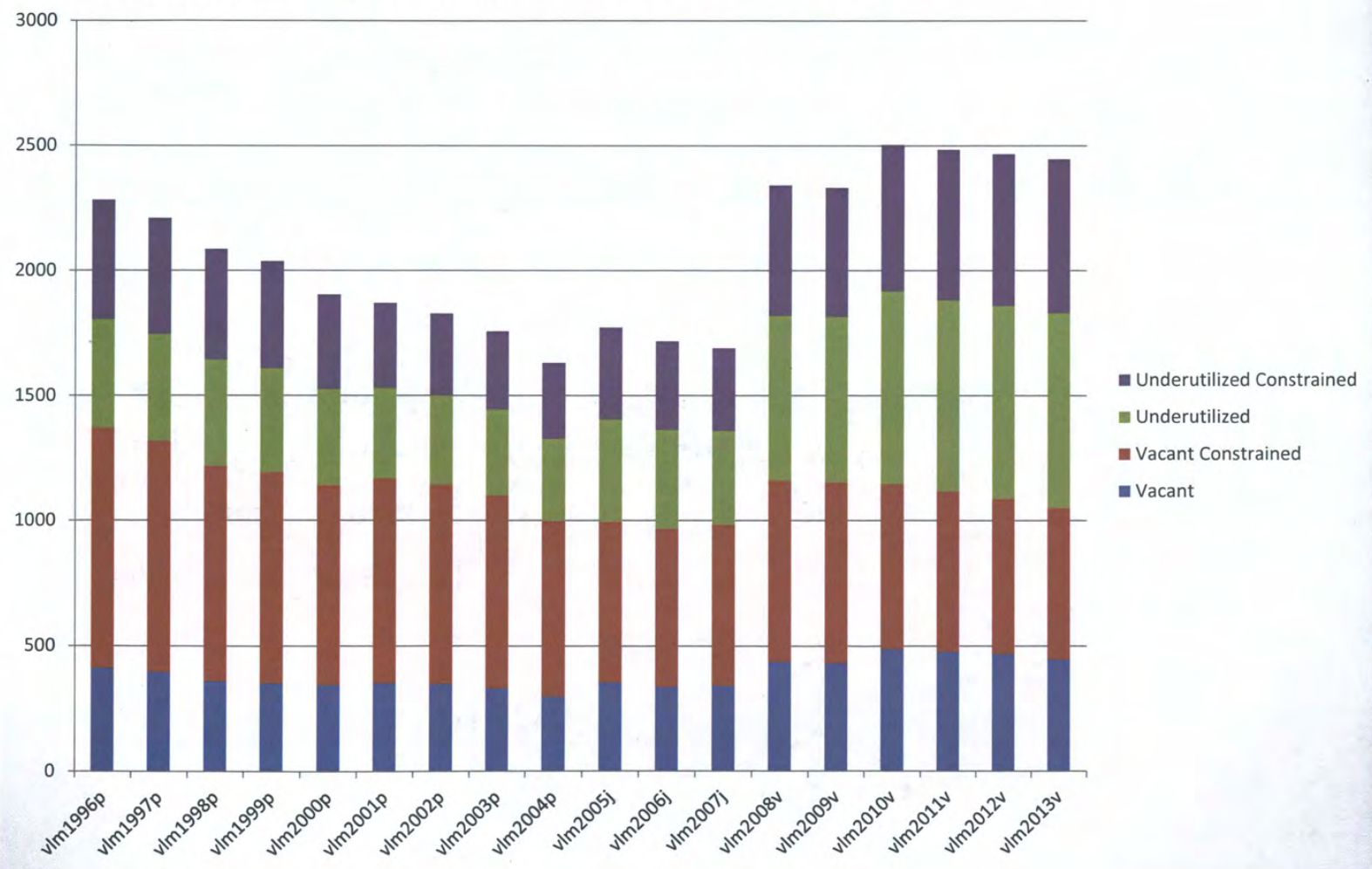
1994: P

2004: J

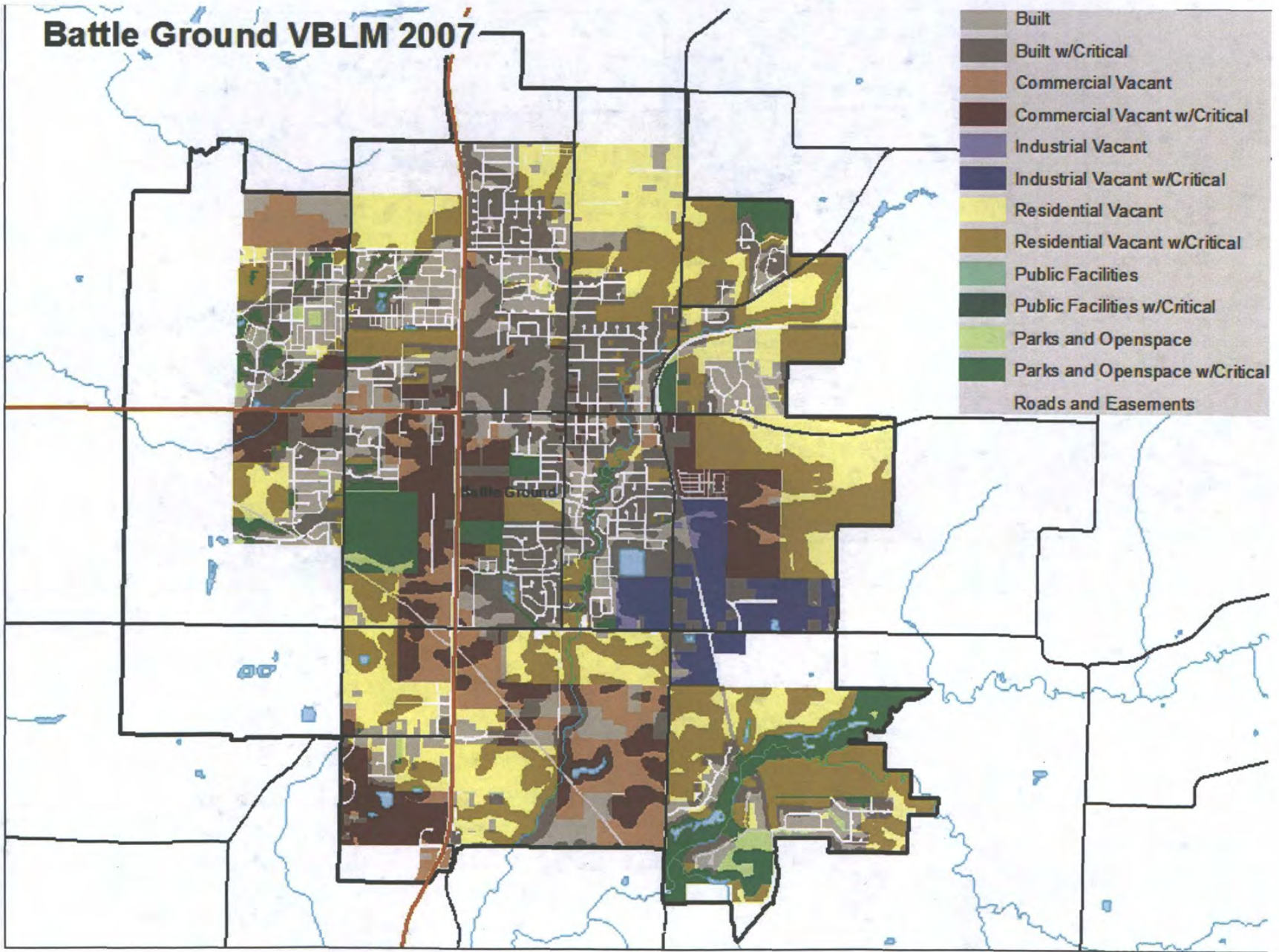
2007: V



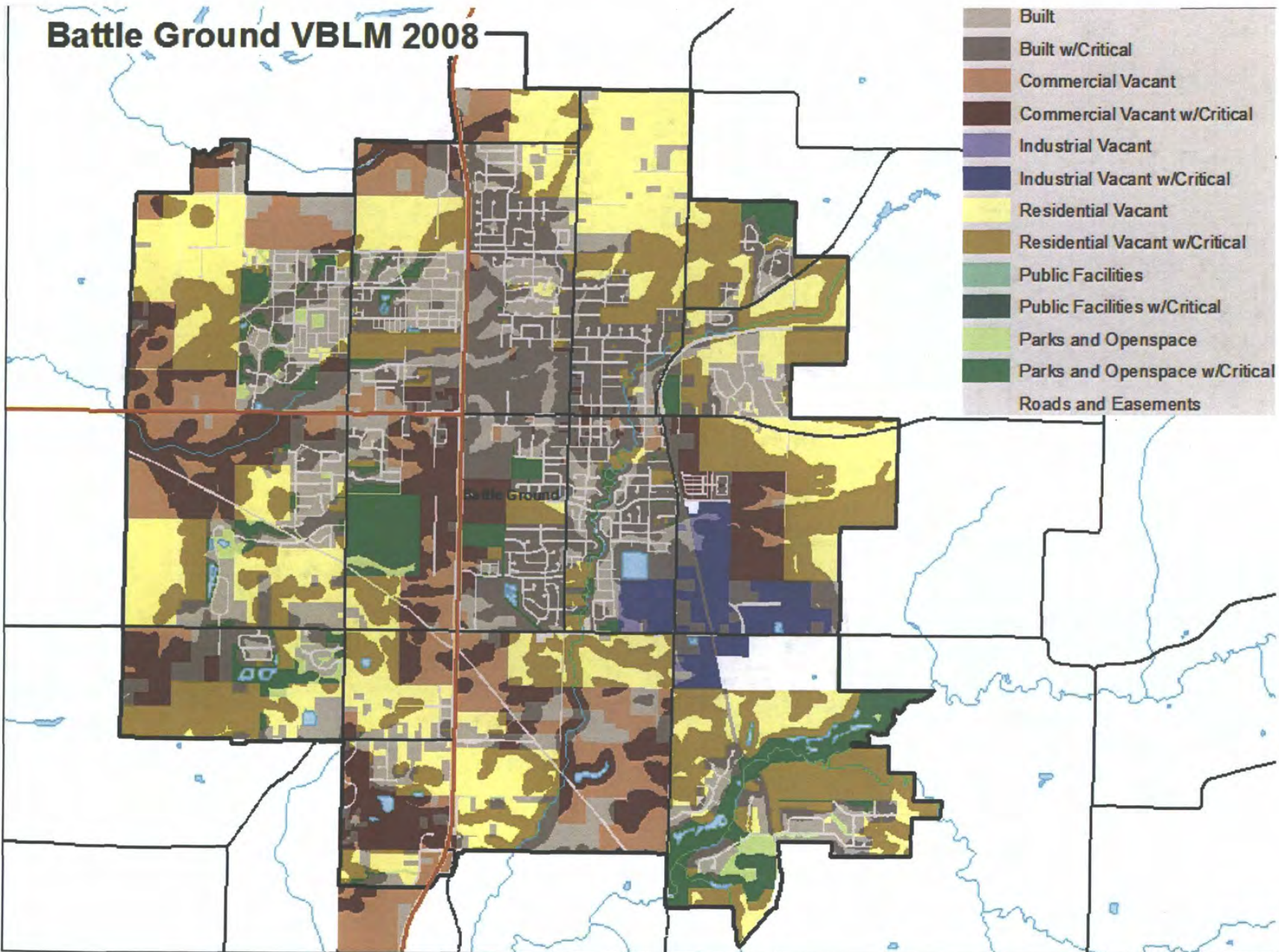
# Battle Ground Residential Gross Acres



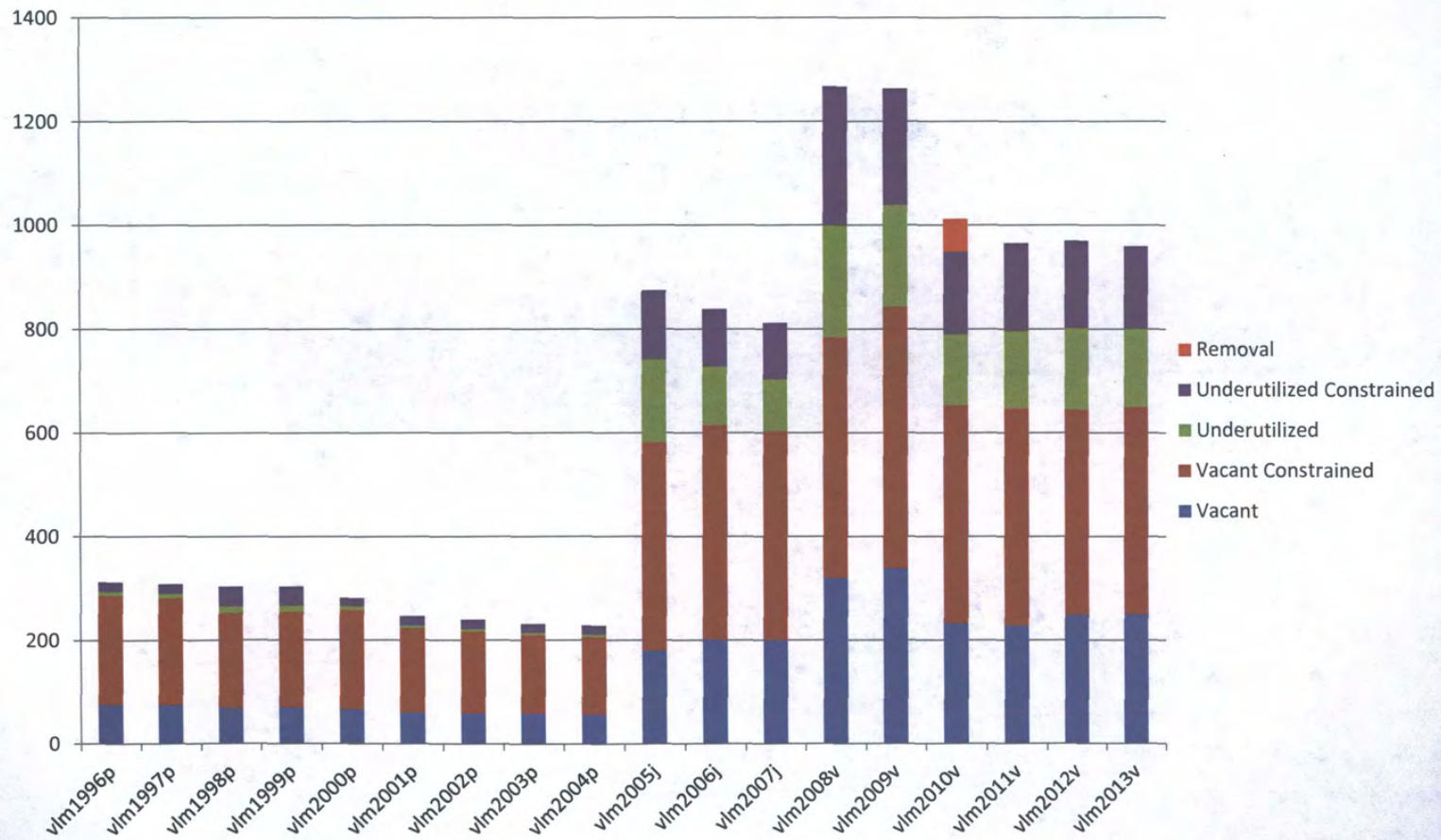
# Battle Ground VBLM 2007



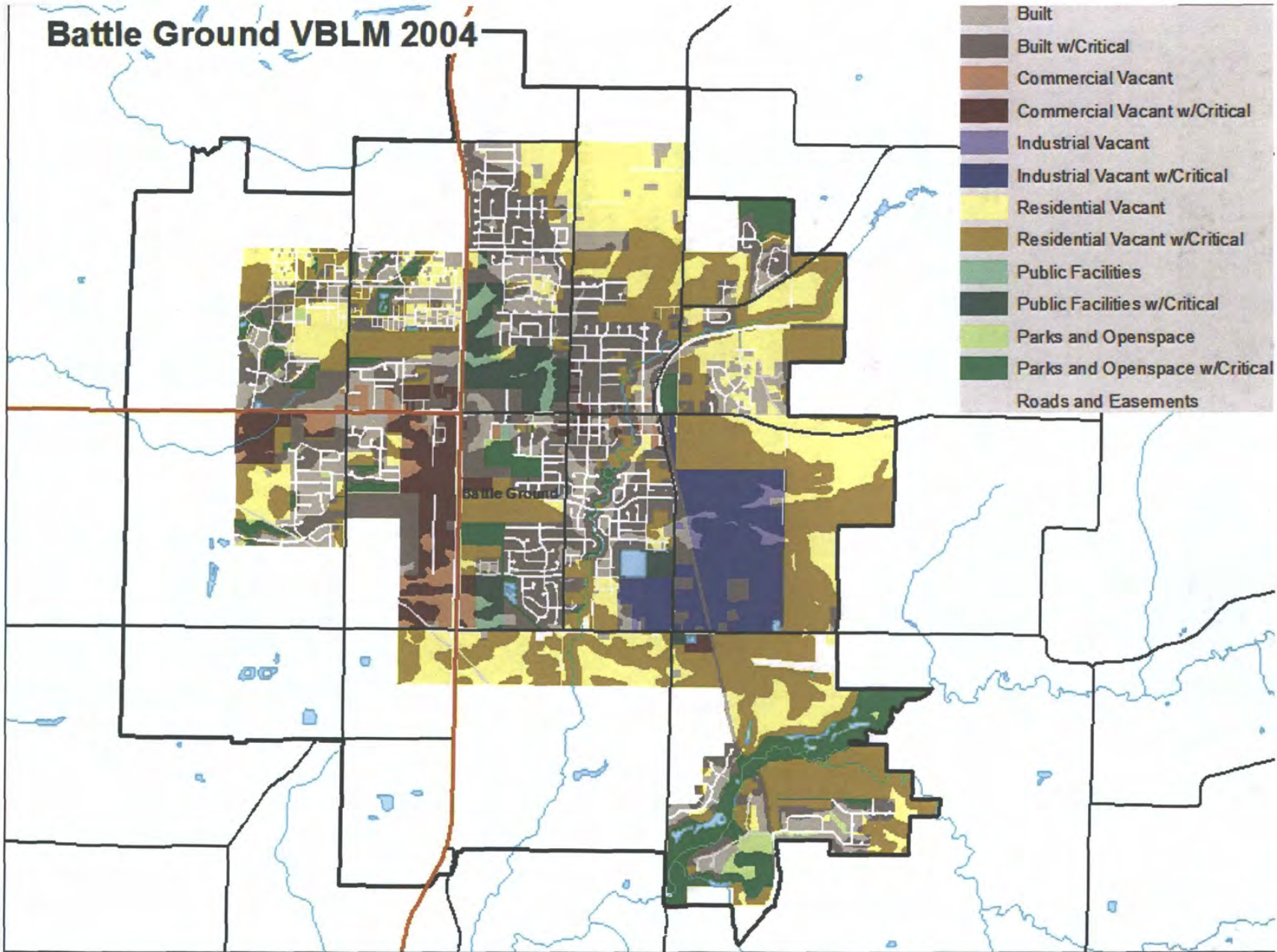
# Battle Ground VBLM 2008



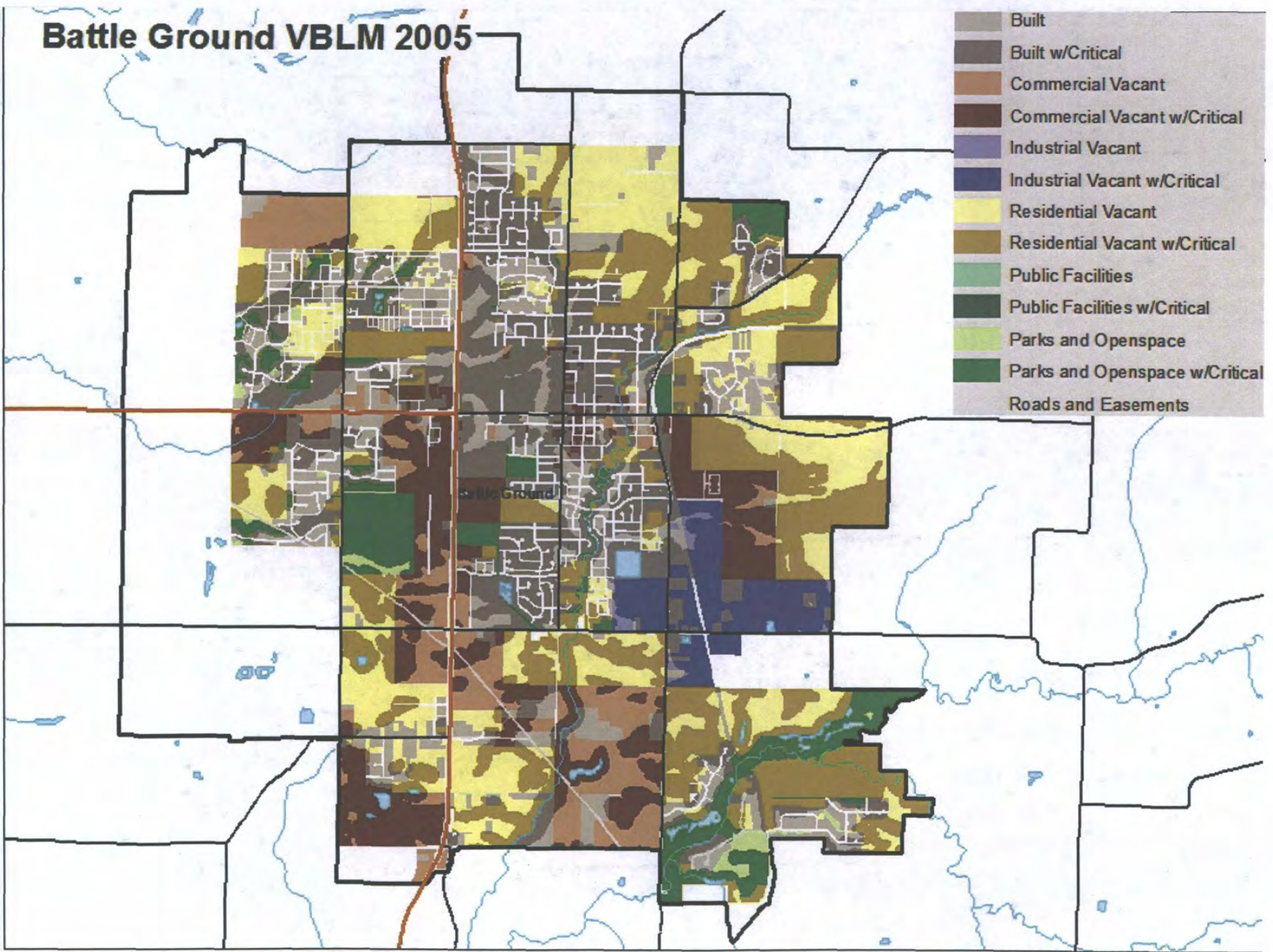
# Battle Ground Commercial Gross Acres



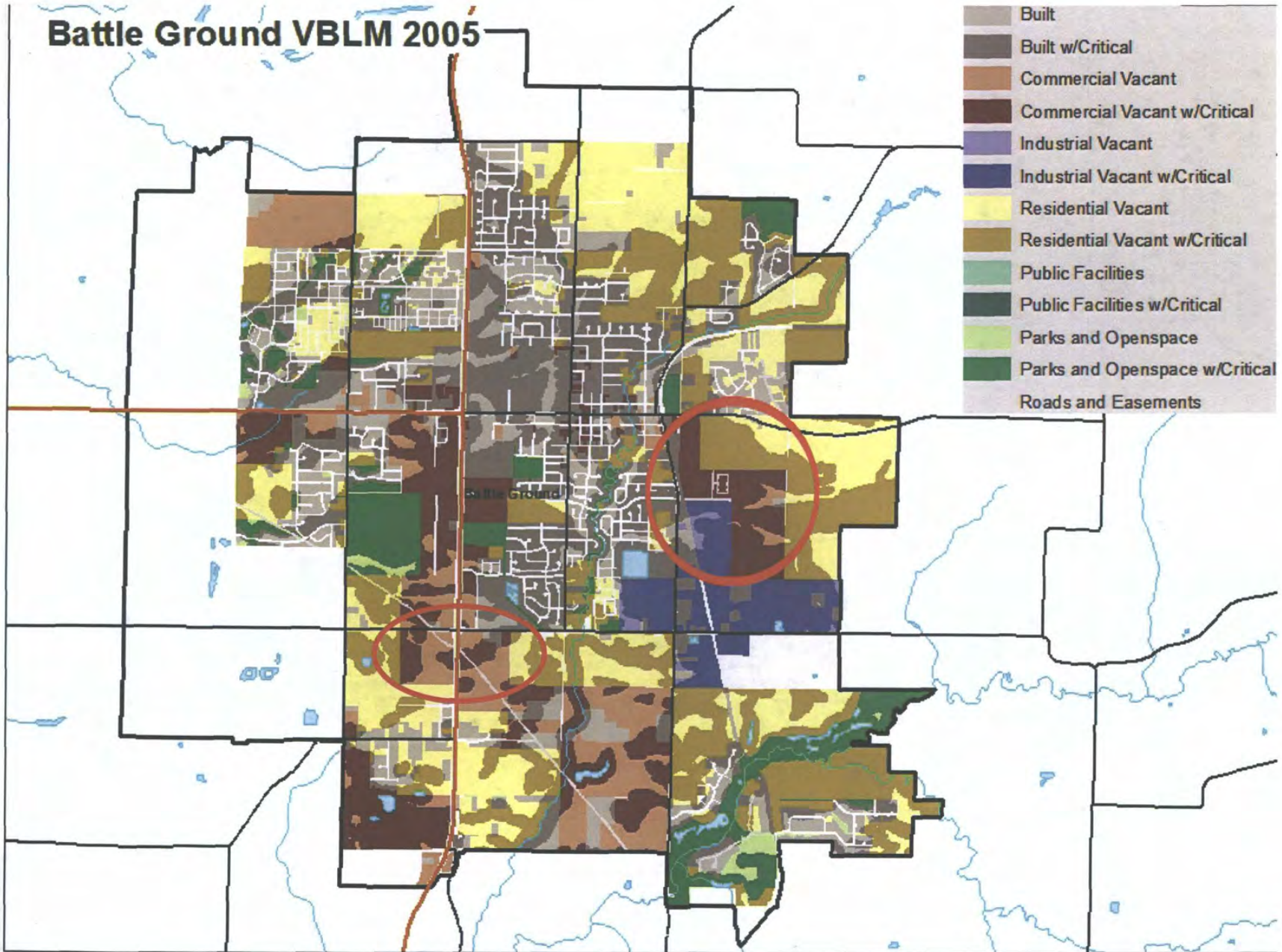
# Battle Ground VBLM 2004



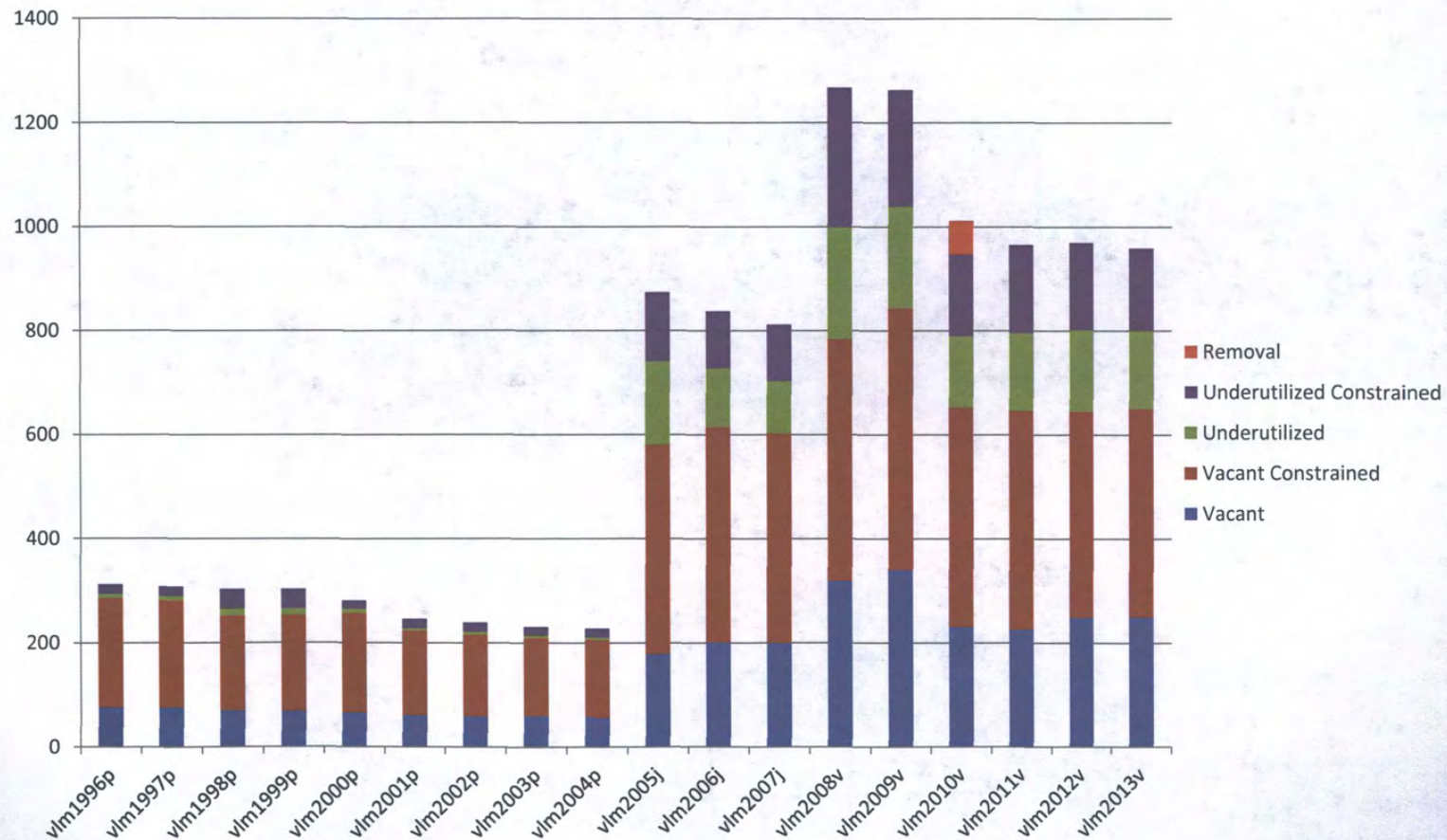
# Battle Ground VBLM 2005



# Battle Ground VBLM 2005

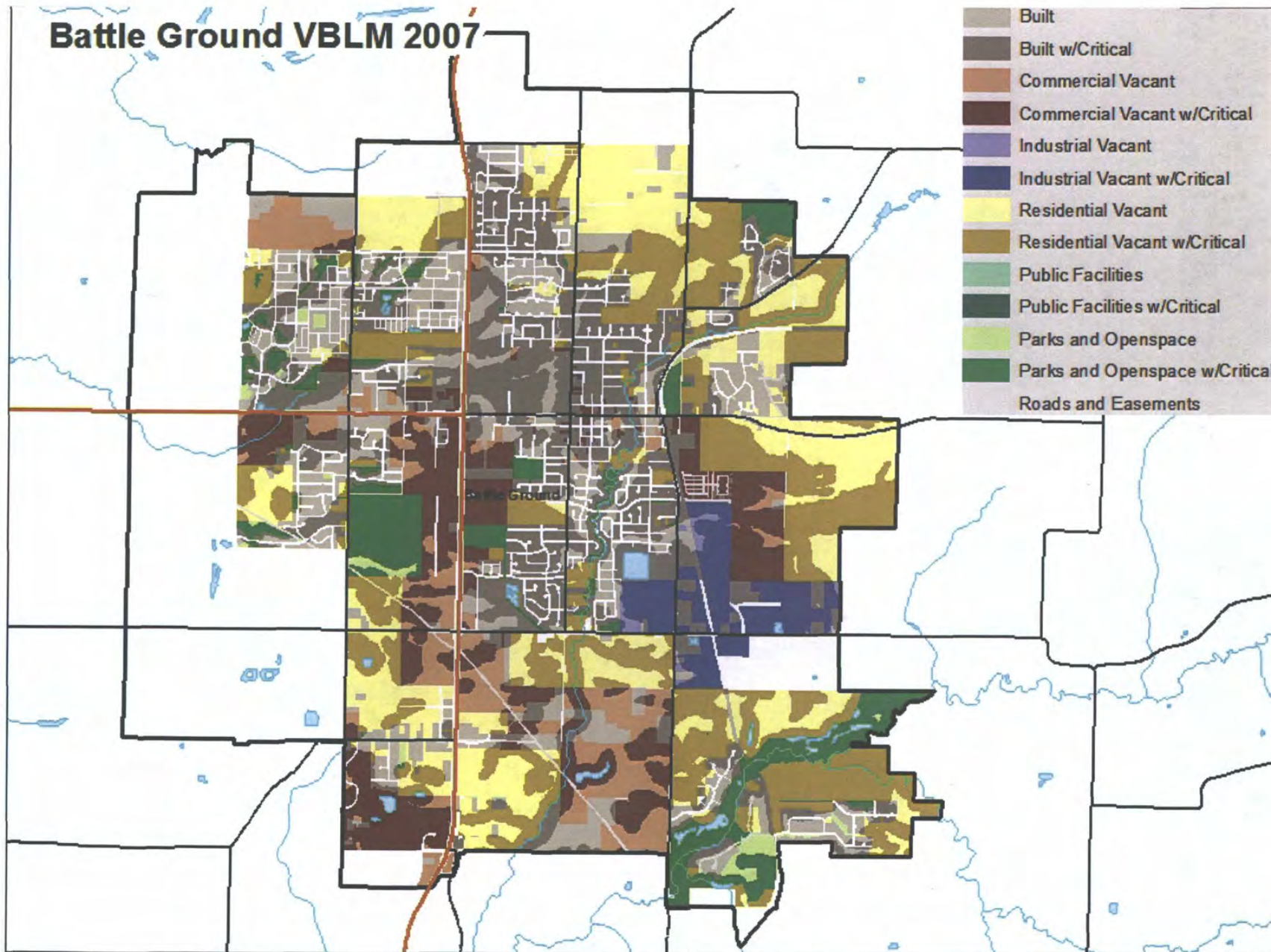


# Battle Ground Commercial Gross Acres

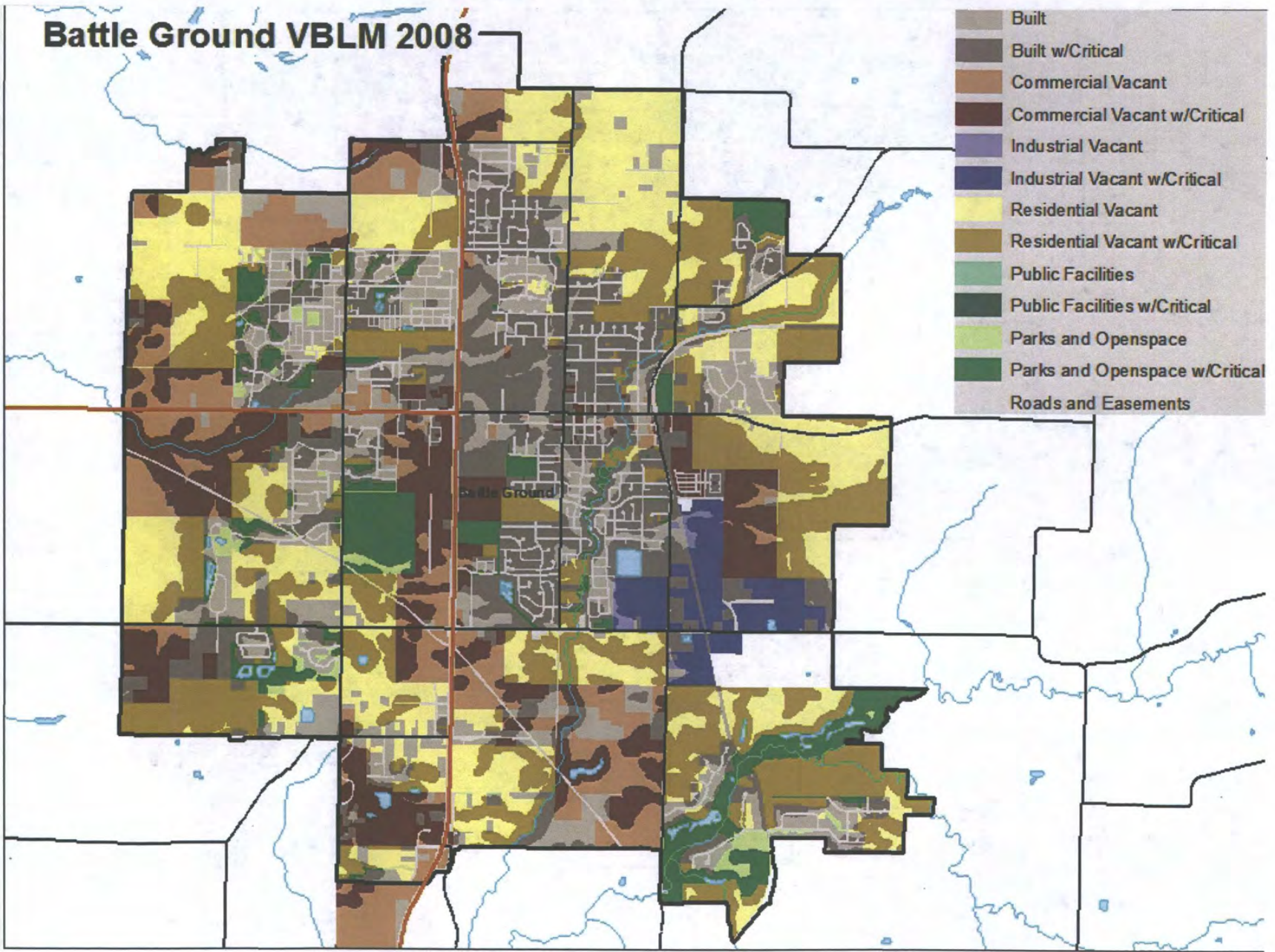




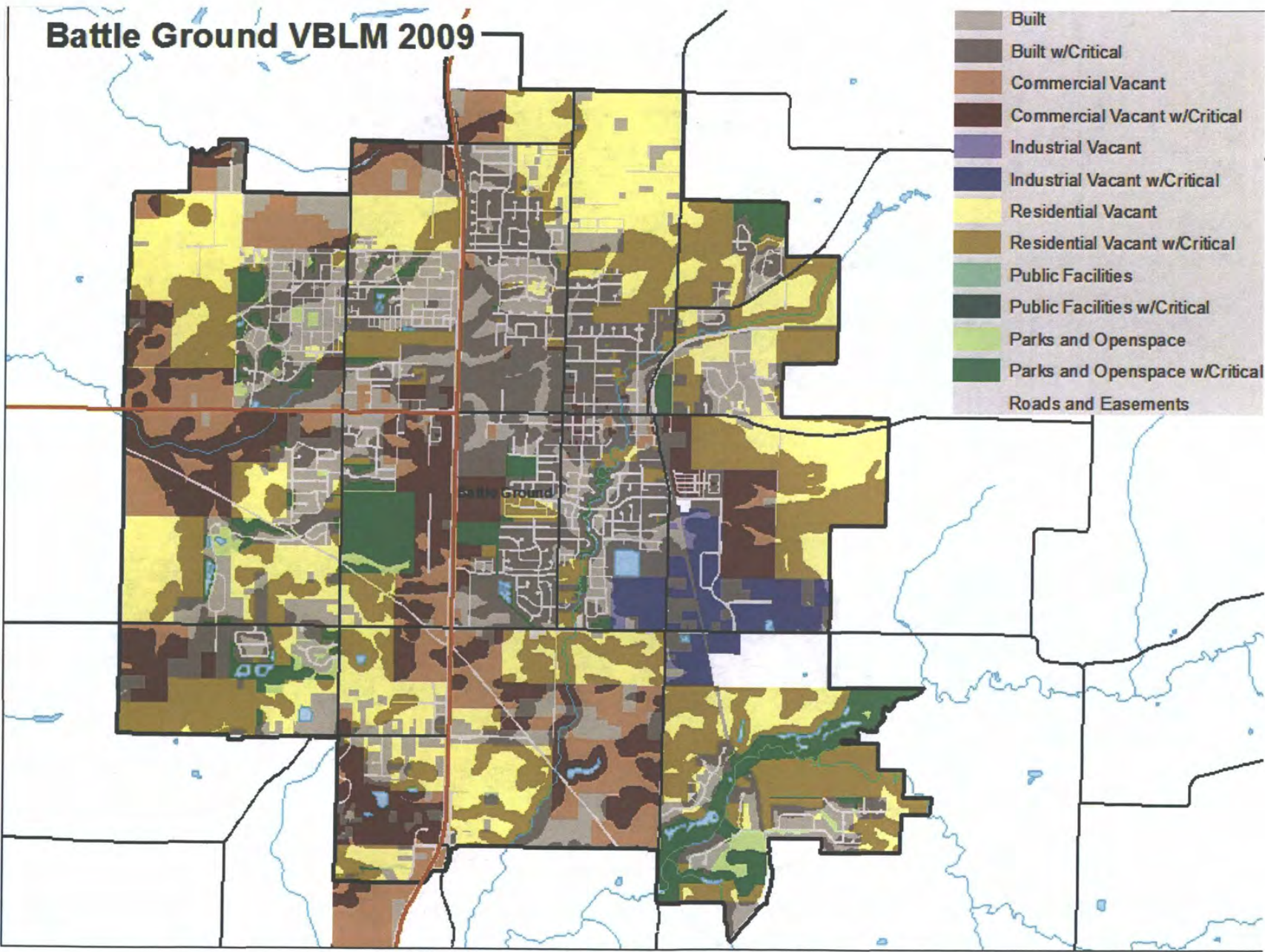
# Battle Ground VBLM 2007



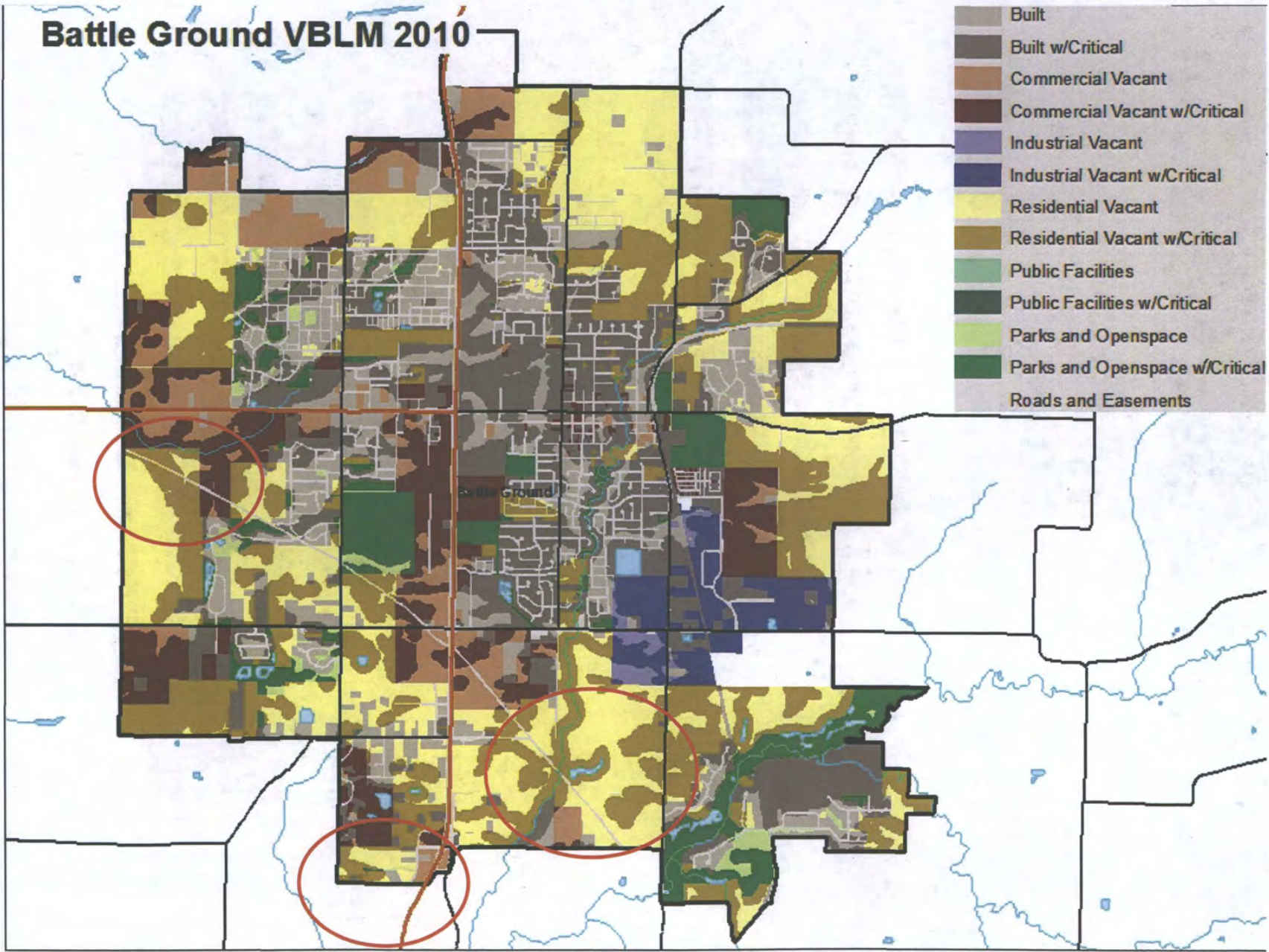
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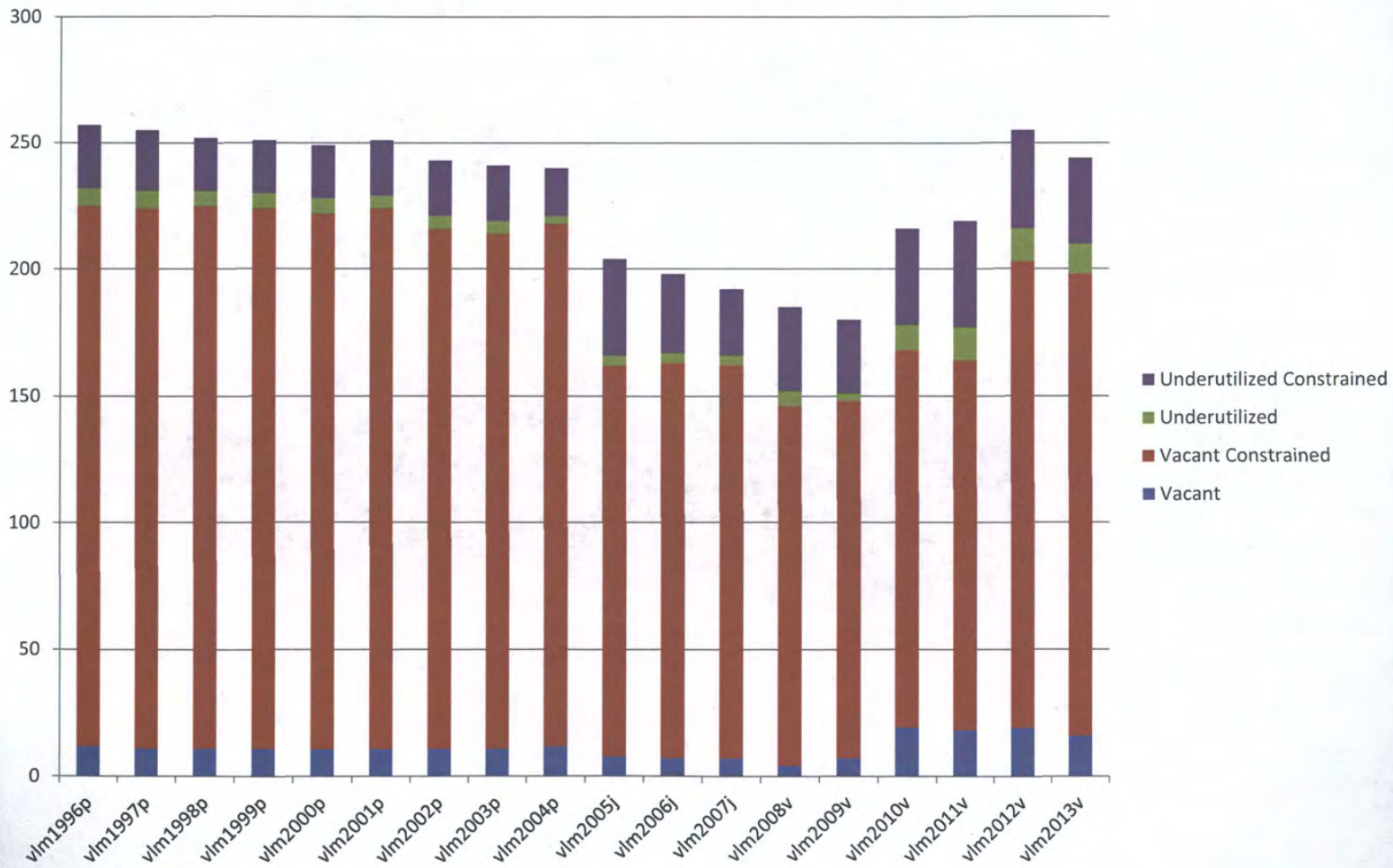
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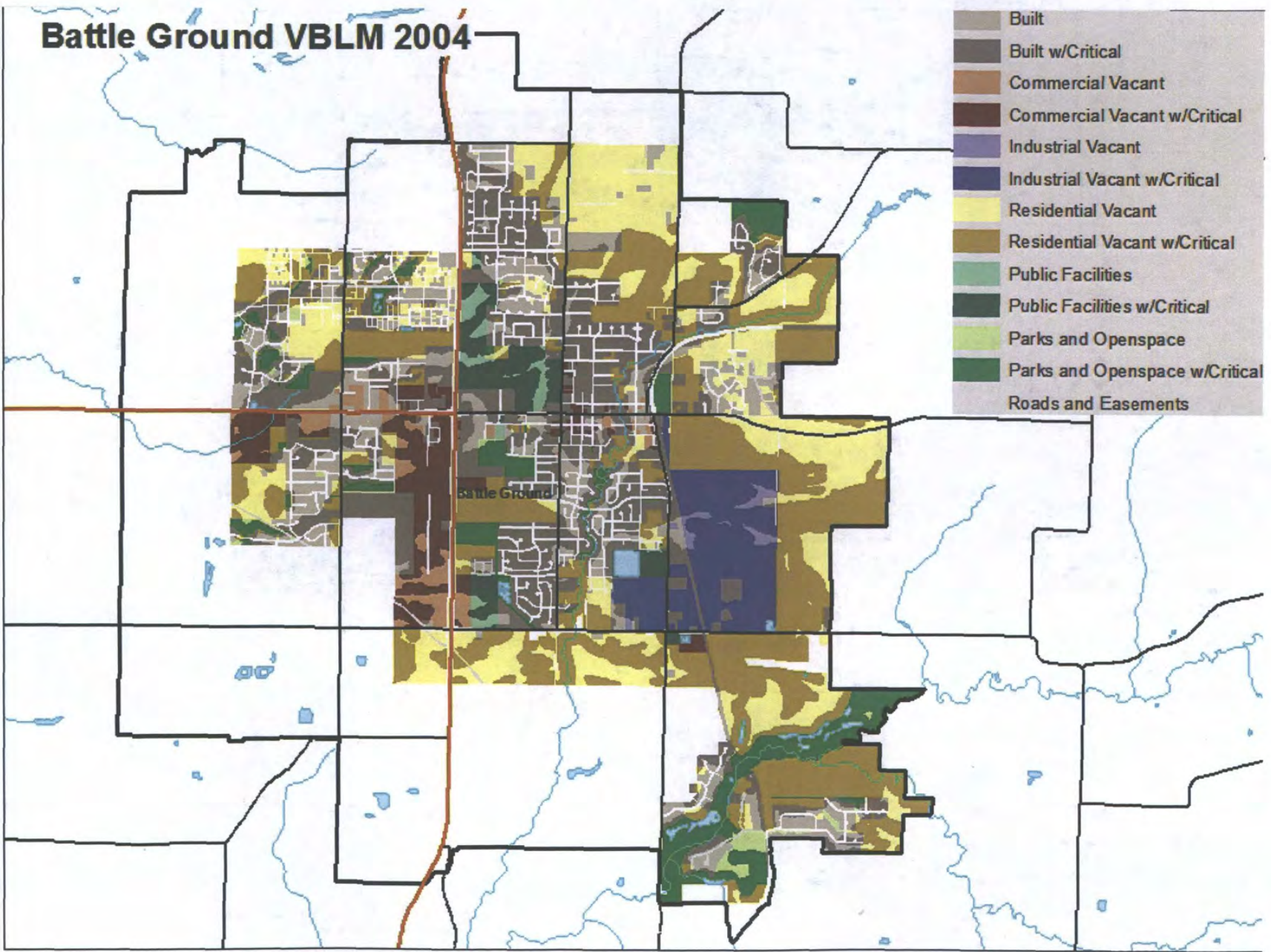
# Battle Ground VBLM 2010



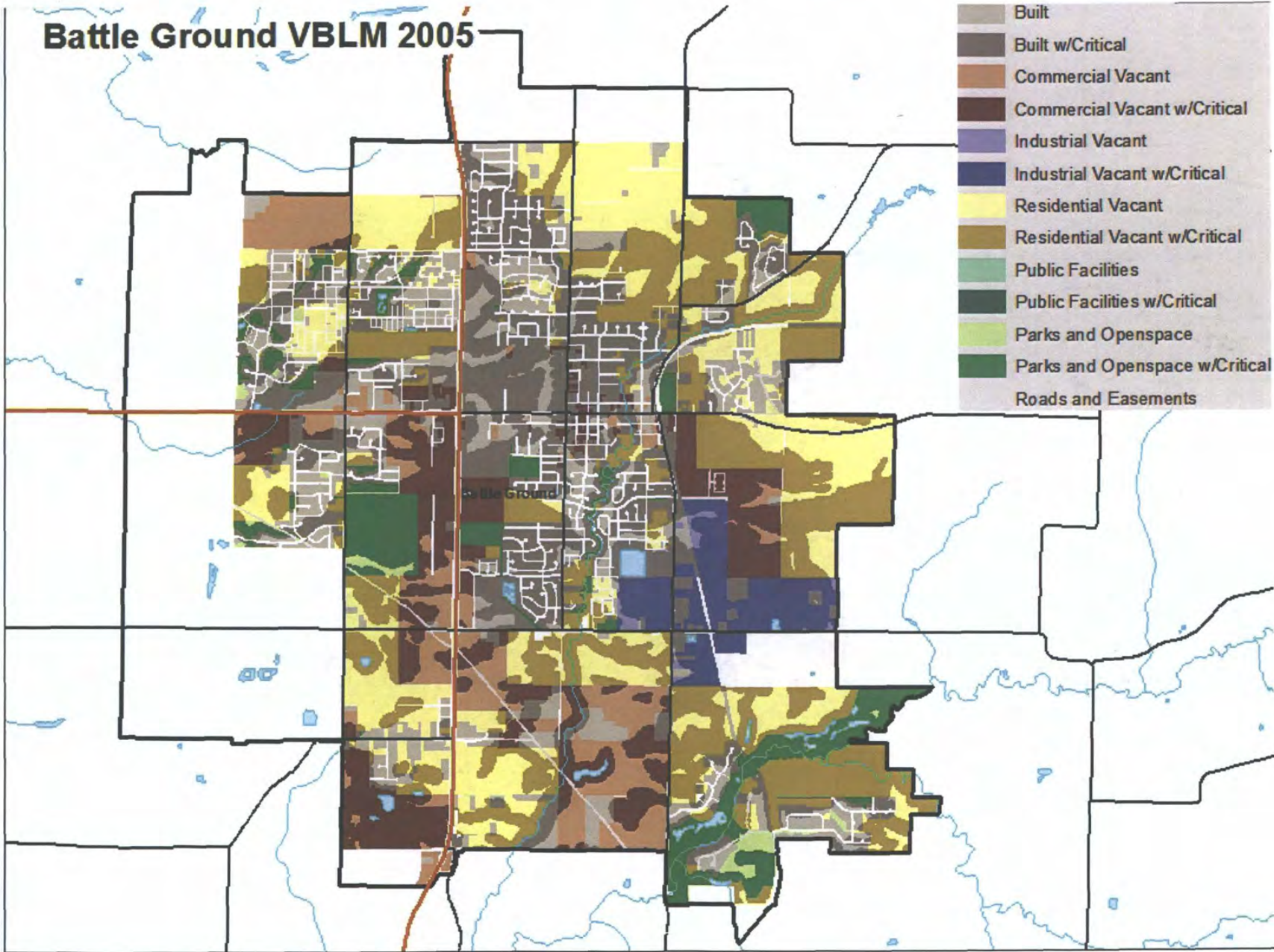
# Battle Ground Industrial Gross Acres



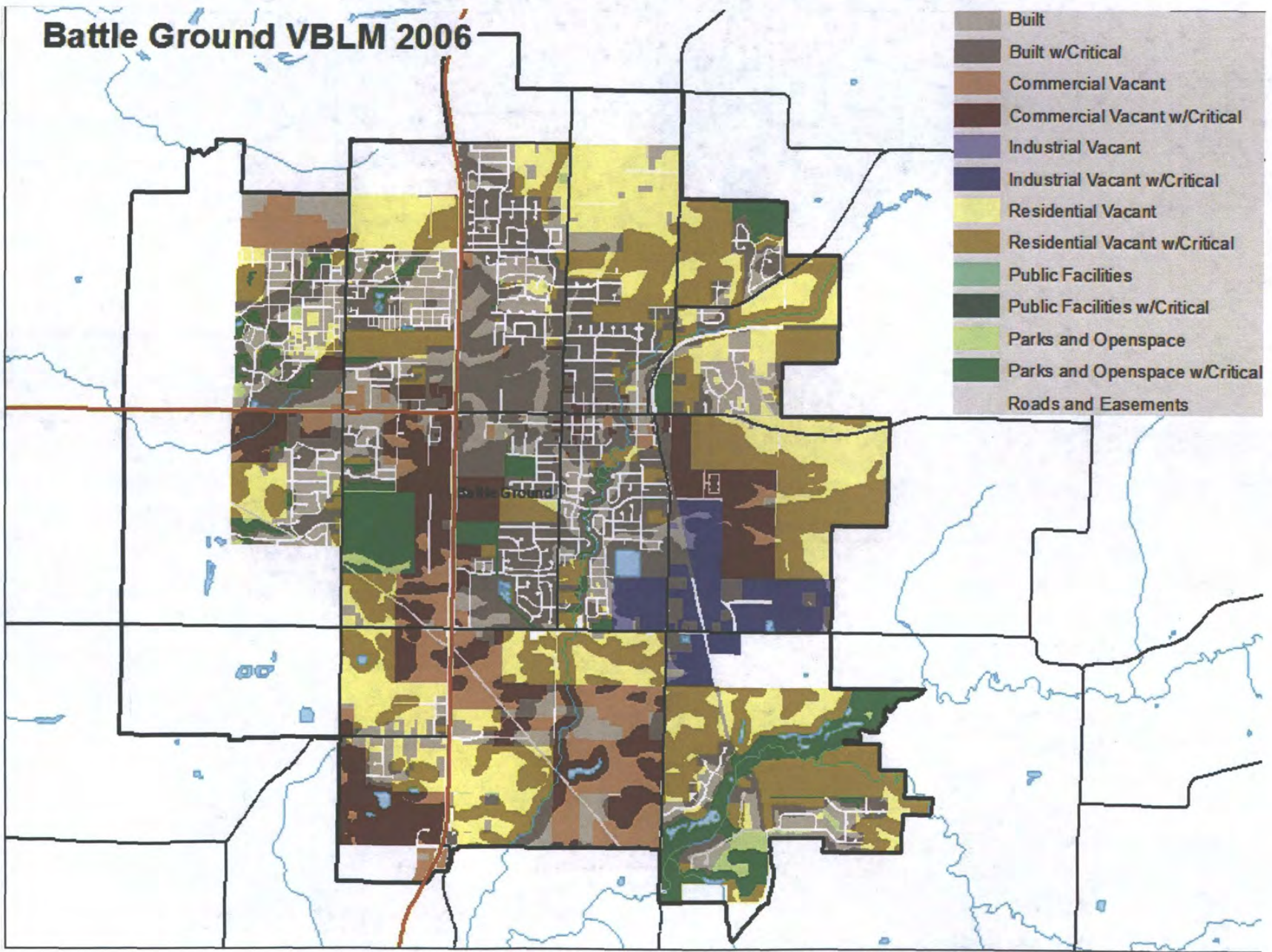
# Battle Ground VBLM 2004



# Battle Ground VBLM 2005

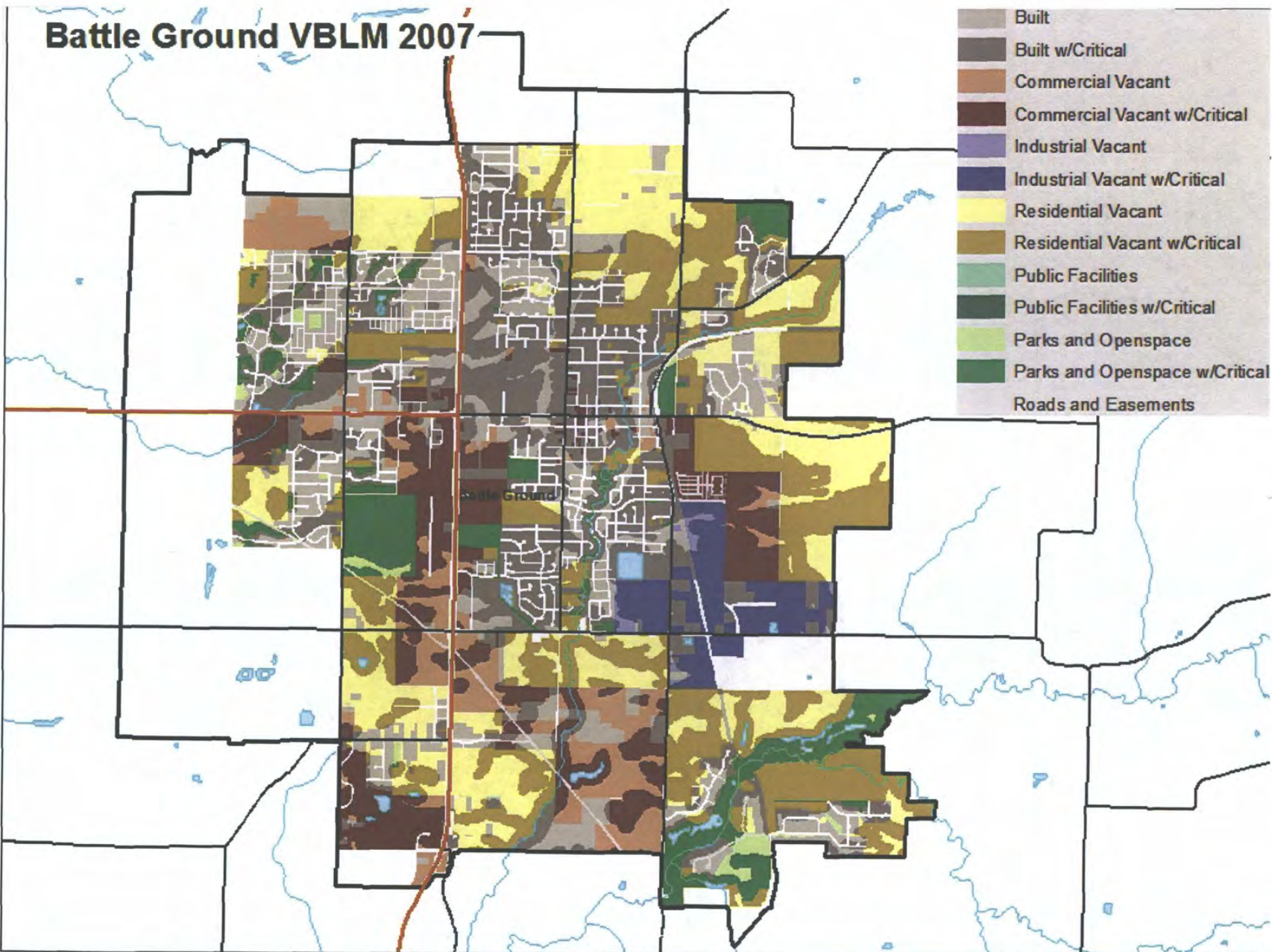


# Battle Ground VBLM 2006

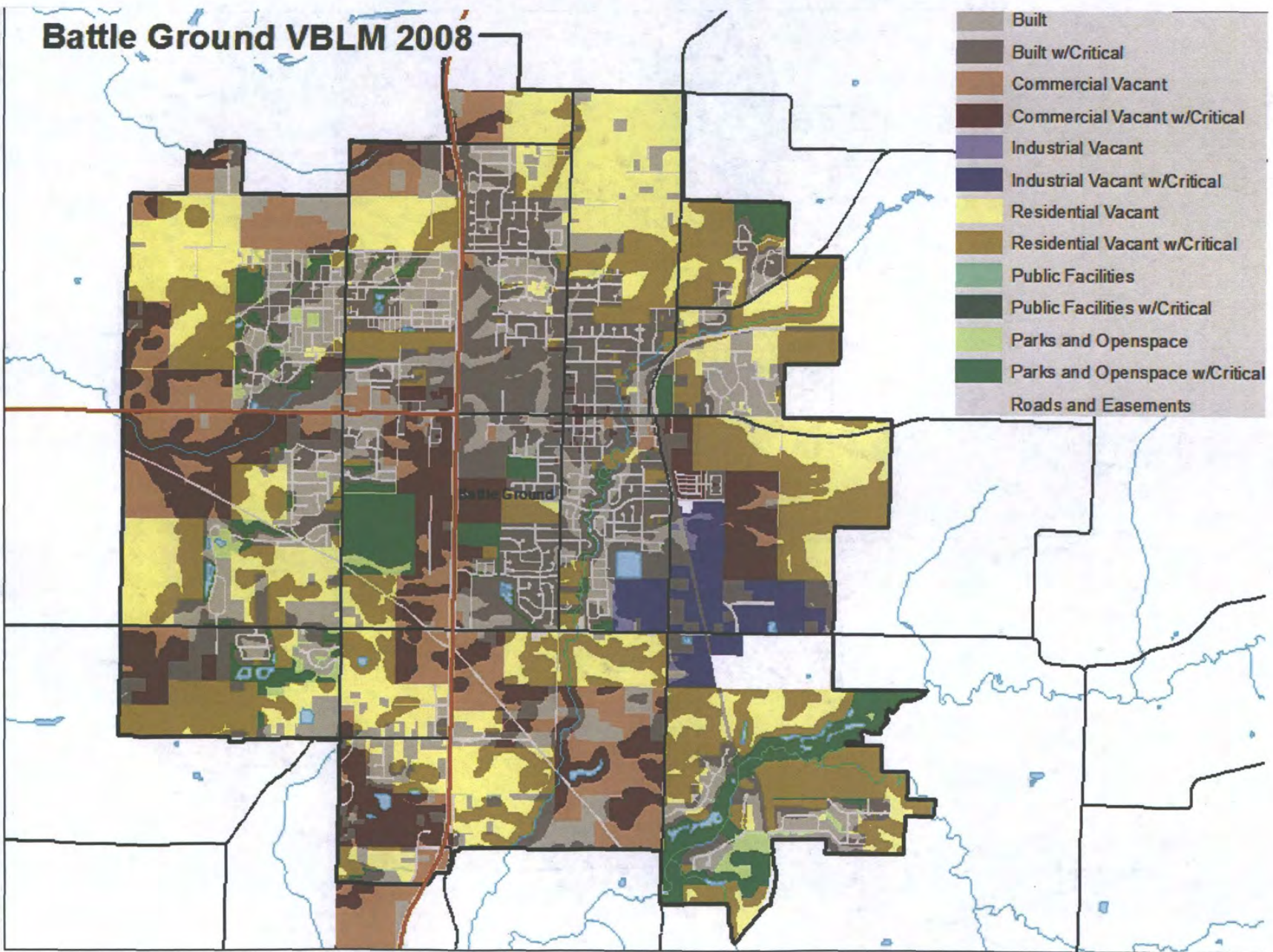




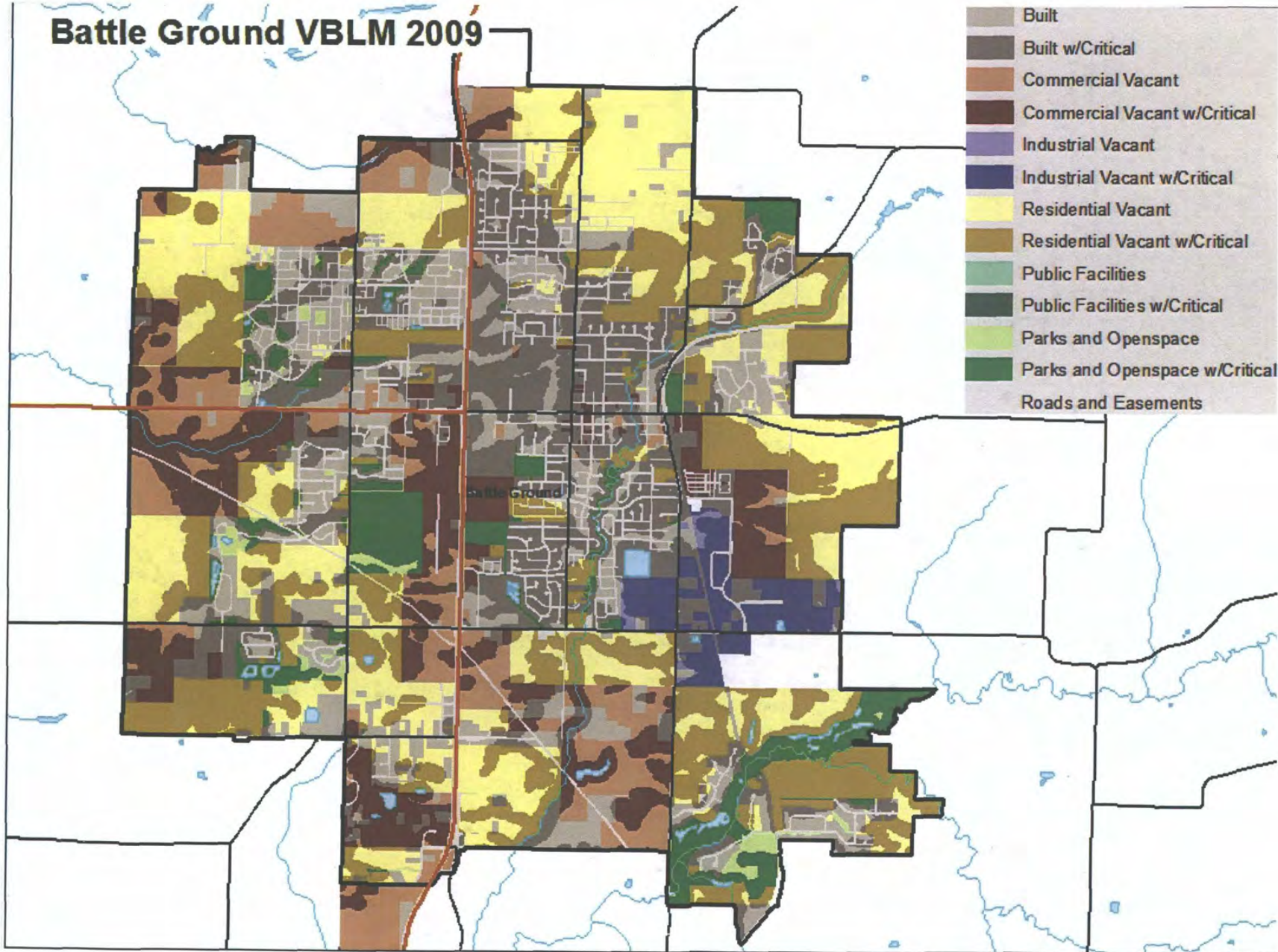
# Battle Ground VBLM 2007



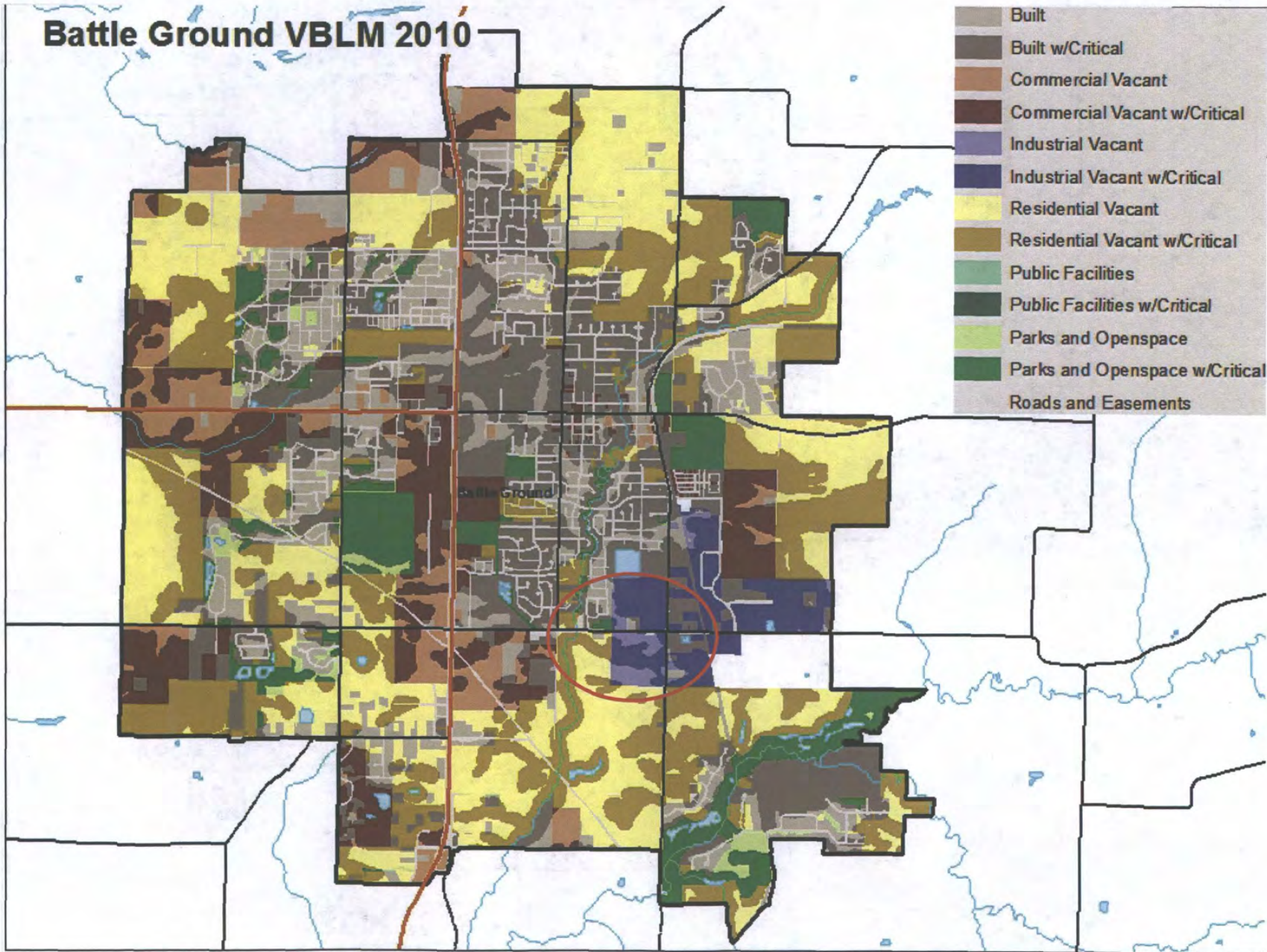
# Battle Ground VBLM 2008



# Battle Ground VBLM 2009

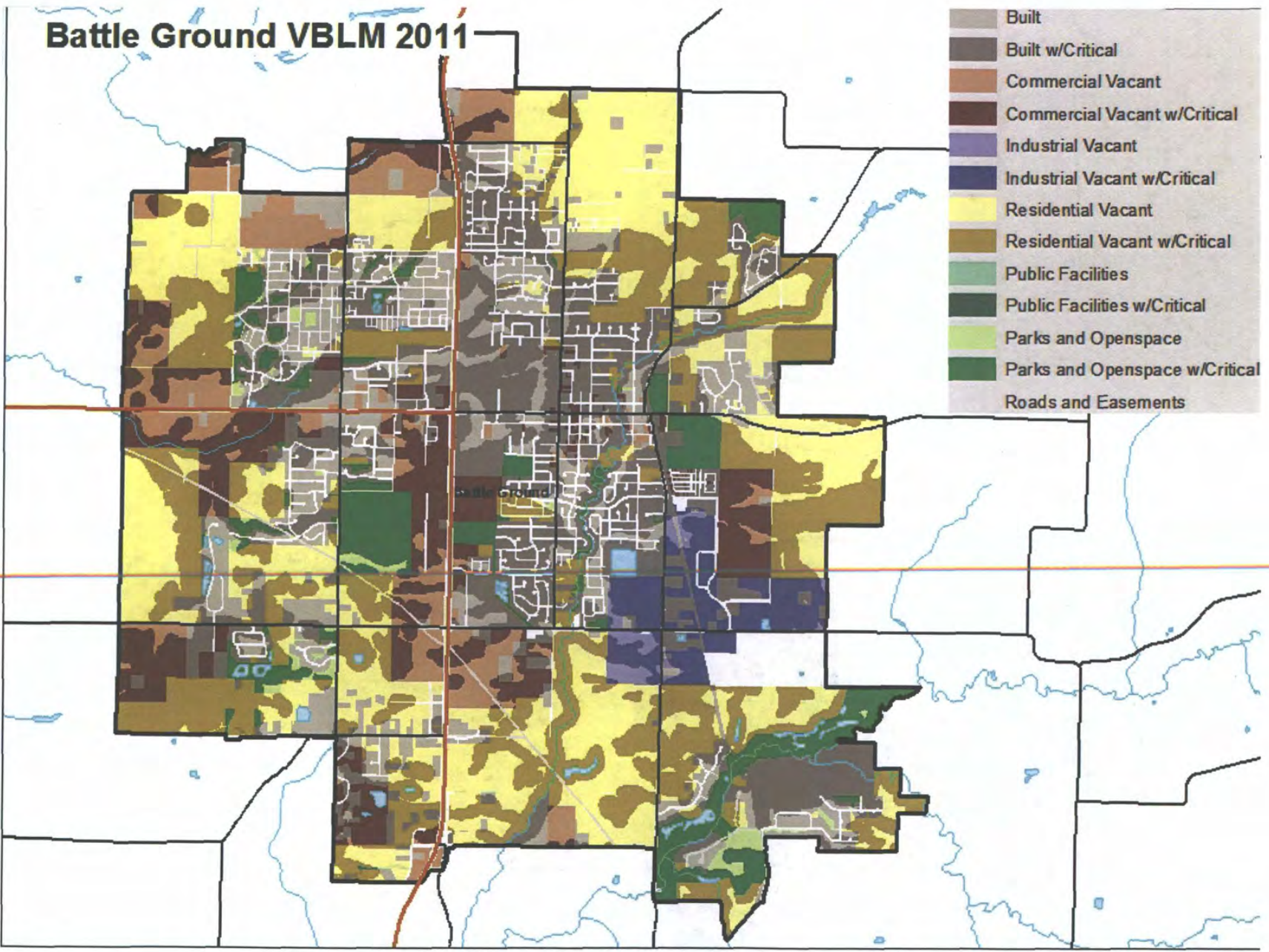


# Battle Ground VBLM 2010

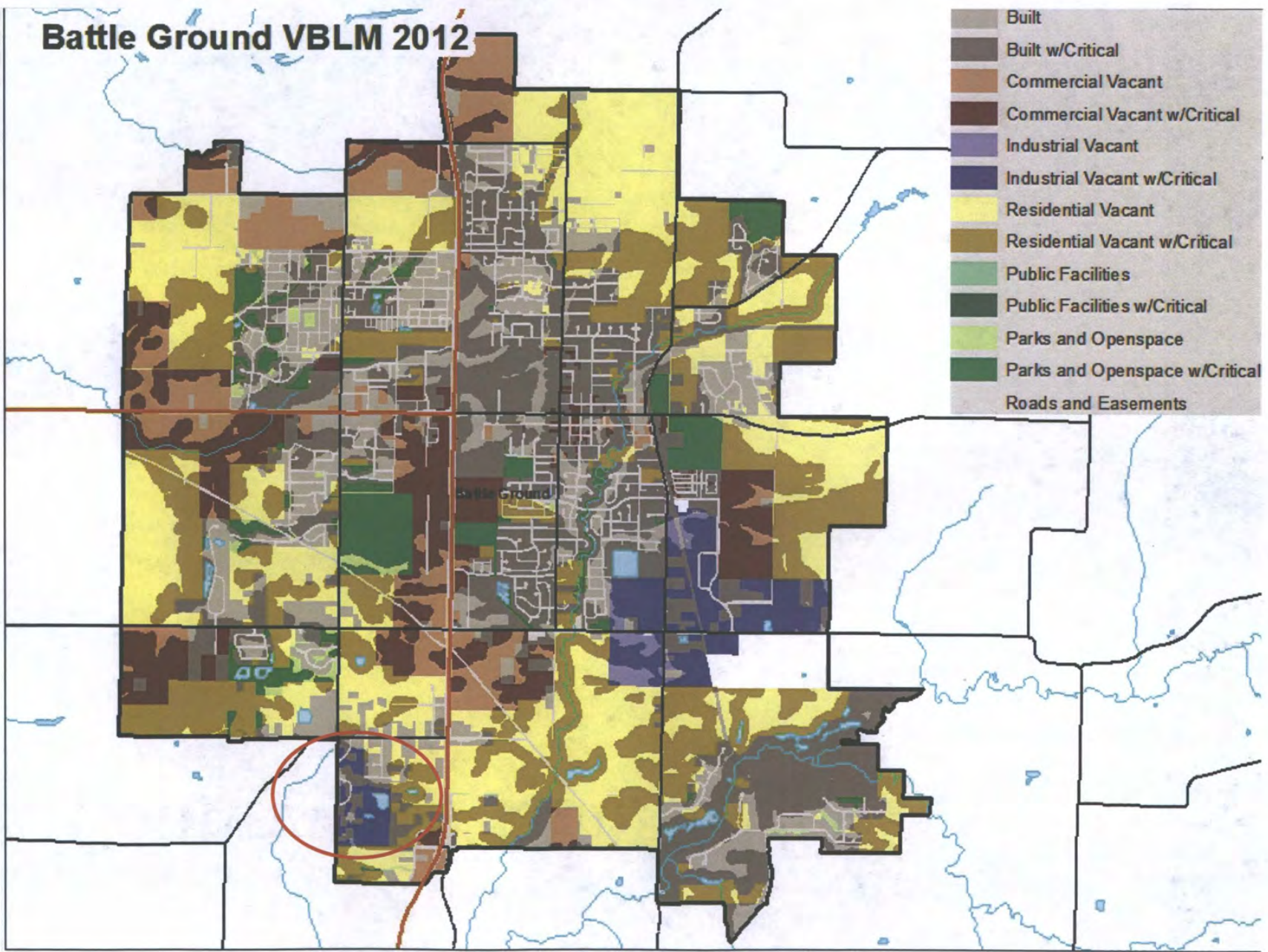


# Battle Ground VBLM 2011

- Built
- Built w/Critical
- Commercial Vacant
- Commercial Vacant w/Critical
- Industrial Vacant
- Industrial Vacant w/Critical
- Residential Vacant
- Residential Vacant w/Critical
- Public Facilities
- Public Facilities w/Critical
- Parks and Openspace
- Parks and Openspace w/Critical
- Roads and Easements

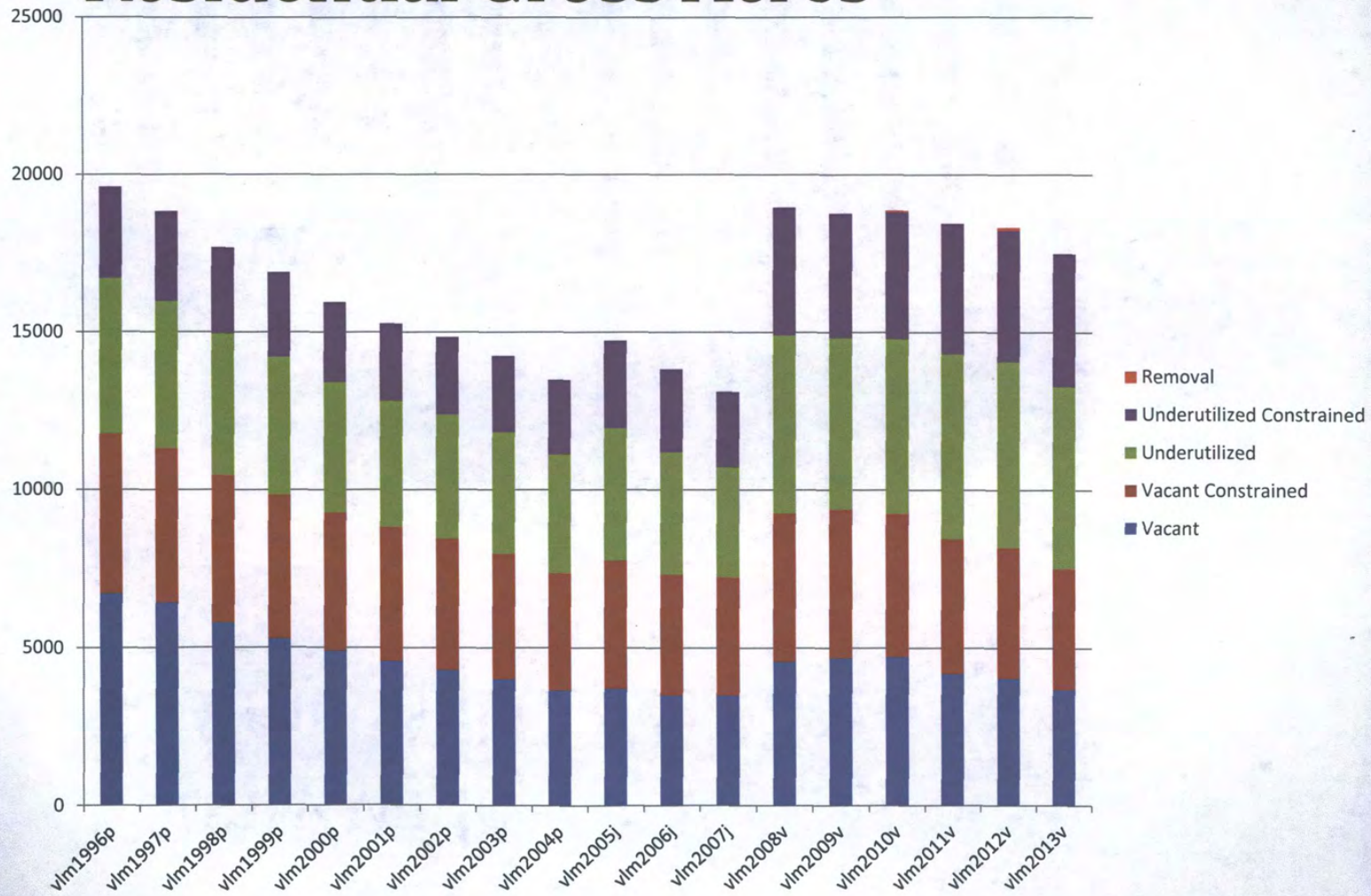


# Battle Ground VBLM 2012



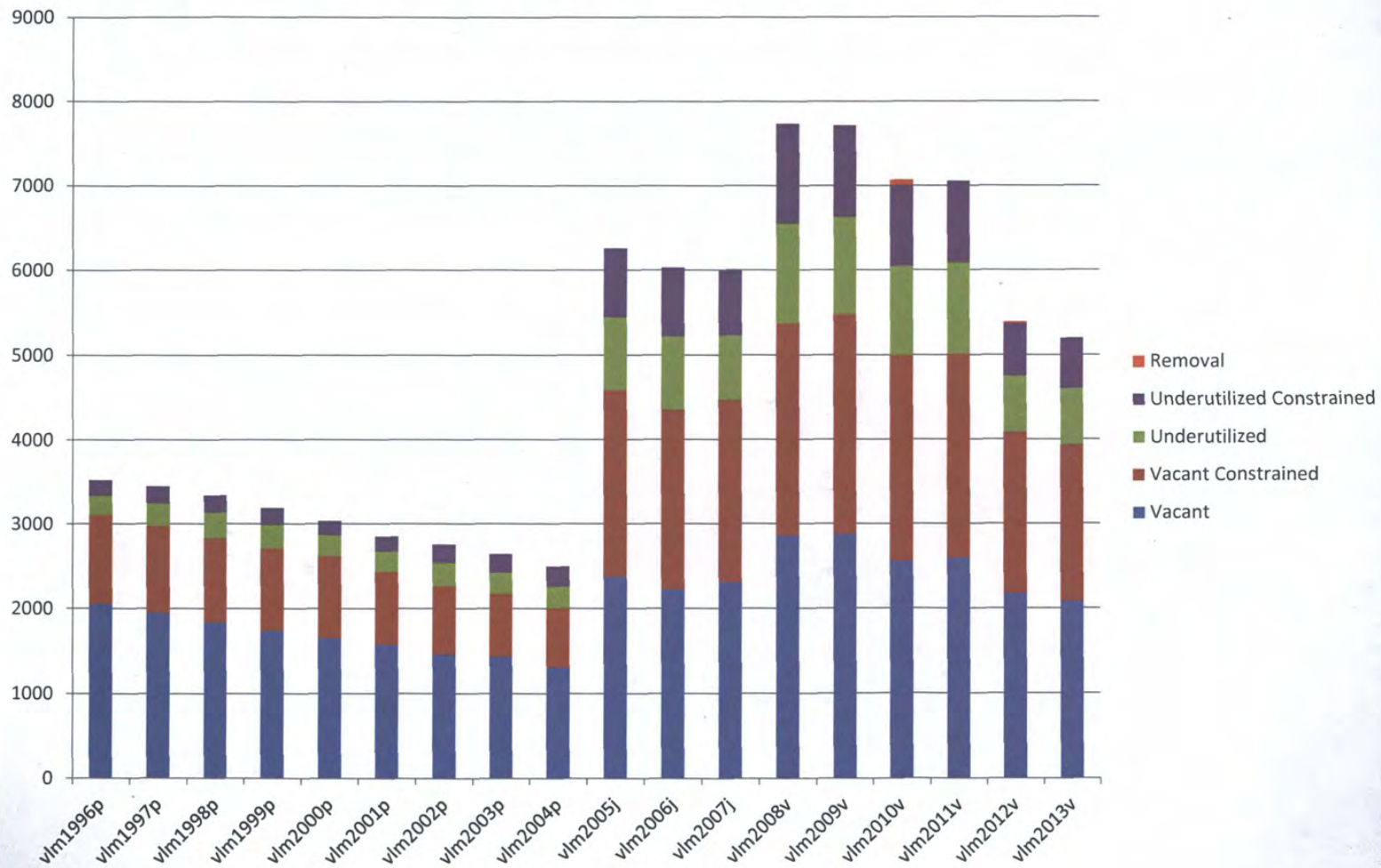
# Countywide Time Series

# County wide Residential Gross Acres

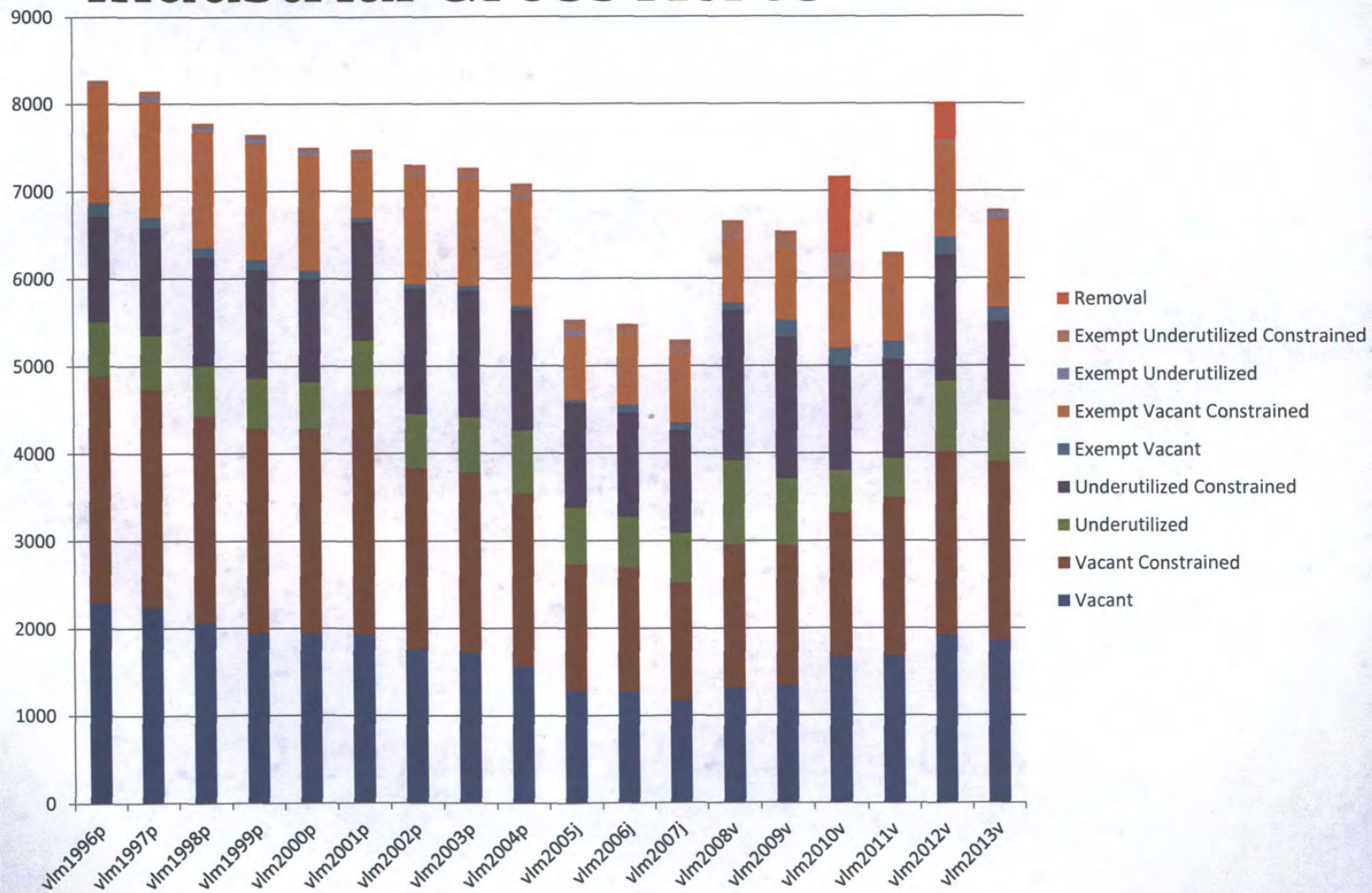




# County wide Commercial Gross Acres

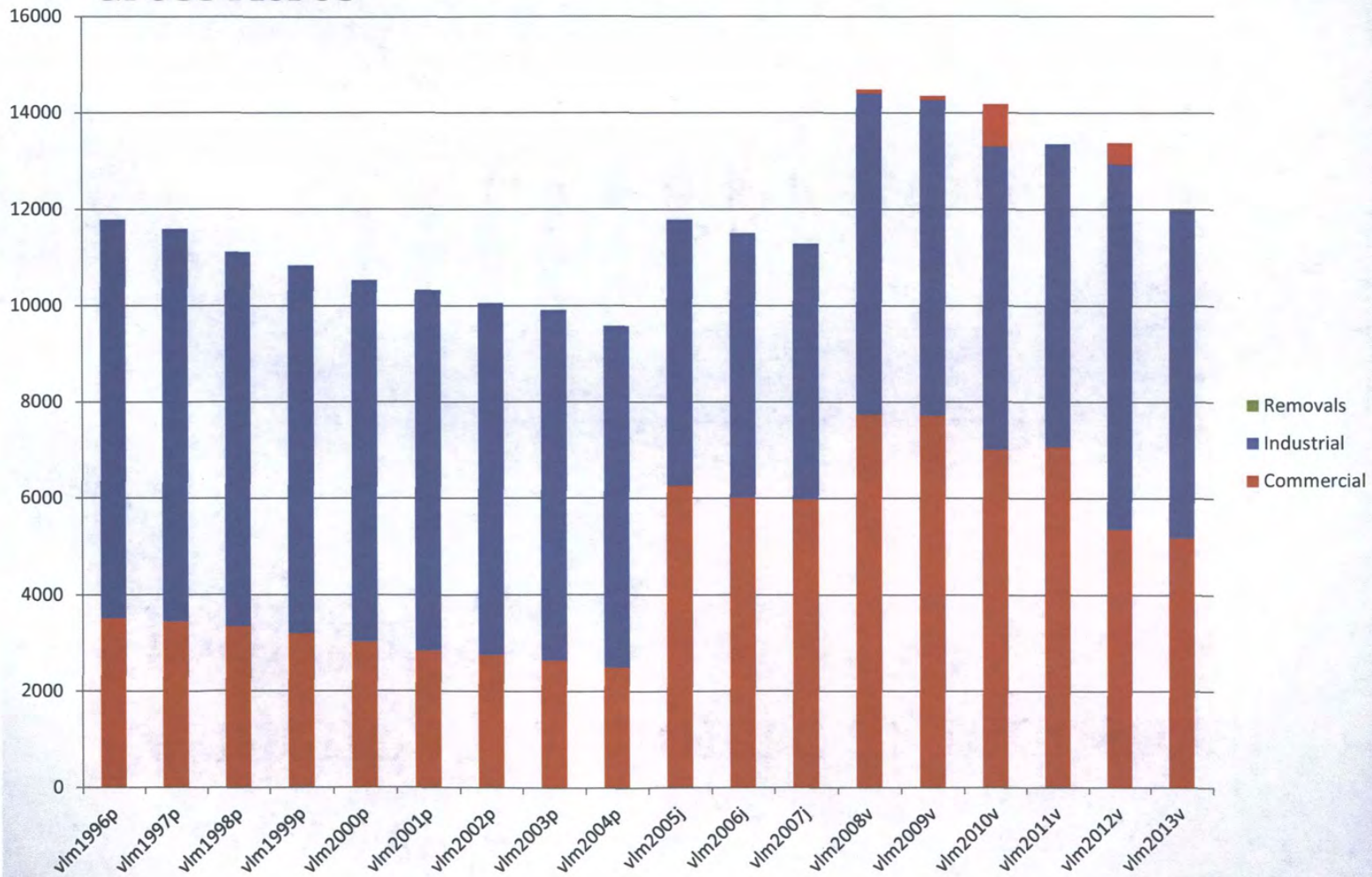


# County wide Industrial Gross Acres

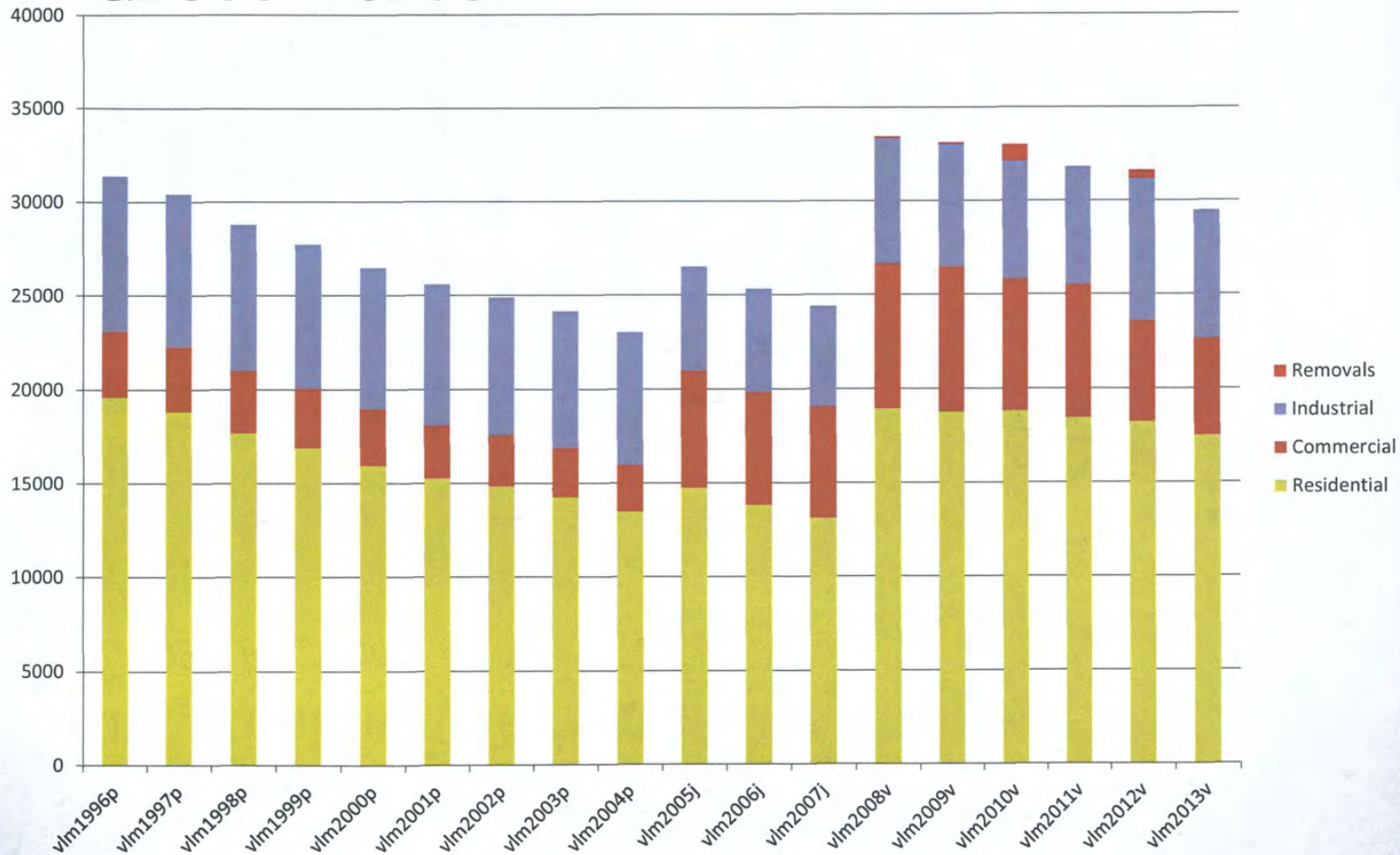


# County Wide Gross Acres

# County wide Industrial and Commercial Gross Acres



# County wide Residential, Commercial, Industrial Gross Acres

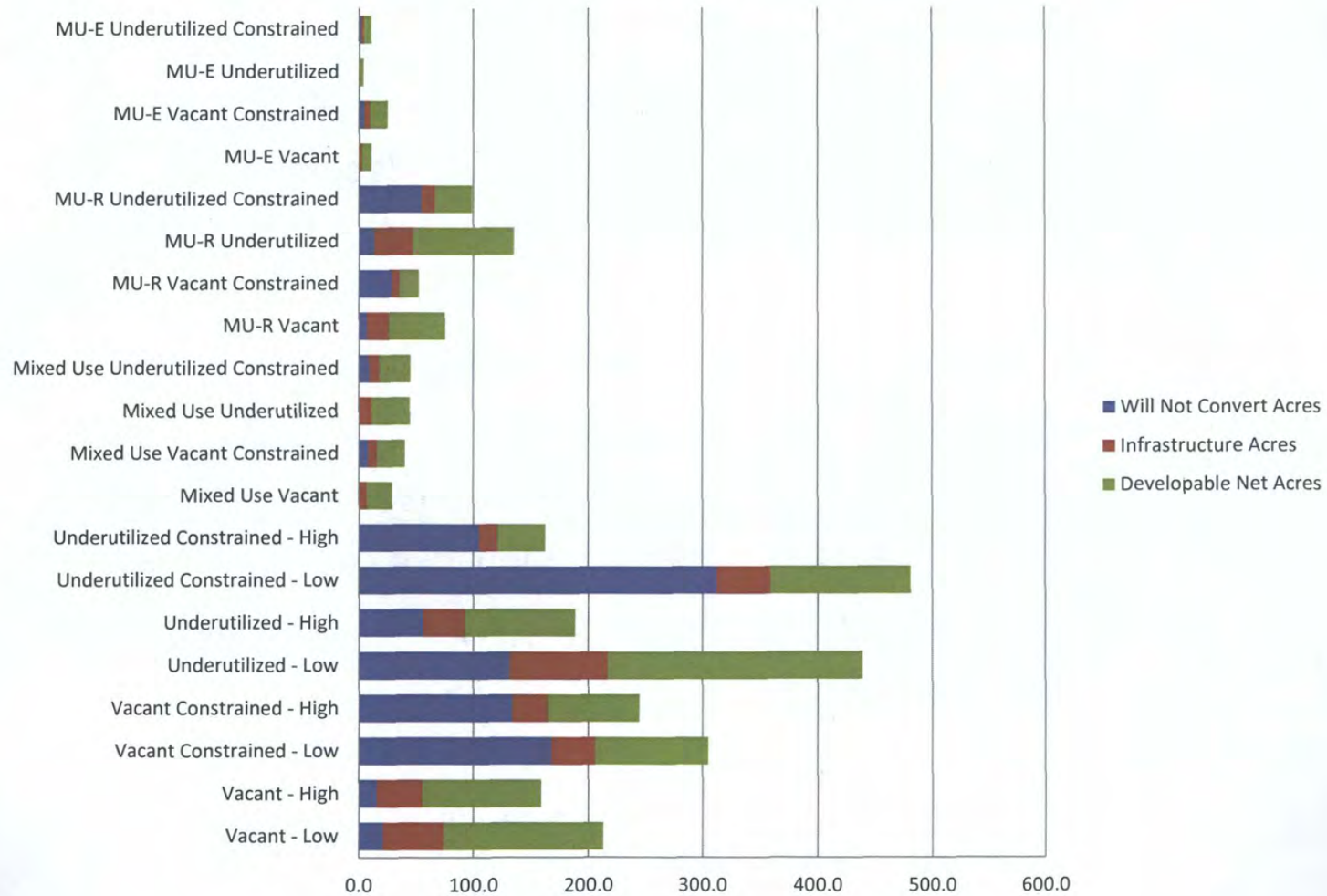


## Gross acres to Net acres

1. Never to convert (residual)  
0% - 50% depending on VBLM class
2. Environmental Constraints  
0% - 50% depending on VBLM class
3. Infrastructure (right of way, storm water facilities)  
25% - 27.7% depending on VBLM class
4. Mixed Use split
  - Gross acres split into commercial and residential
  - Depending on Comprehensive Plan designation
    - Mixed Use: 60% Residential - 40% Commercial
    - MU – Residential: 85% Residential - 15% Commercial
    - MU – Employment: 25% Residential - 75% Commercial

# Gross Acres to Net Acres

## Residential



# Yield Report

Gross to Net GIS Acres Report for Vancouver  
 Model Name: Annual Update  
 Model Year: 2013  
 Model Plan: v

\*\*\* Residential \*\*\*

	VBLM Gross Acres	Will Not Convert Acres	Infrastructure Acres	Developable Net Acres	Housing Units
<b>Vacant</b>		(0% + 10%)	(27.7%)		
Low (5 units)	1398.3	139.8	348.6	909.9	4549.5
High (16 units)	471.4	47.1	117.5	306.7	4907.3
<b>Vacant Constrained</b>		(50% + 10%)	(27.7%)		
Low (5 units)	1329.2	731.1	165.7	432.5	2162.3
High (16 units)	381.7	210.0	47.6	124.2	1987.2
<b>Underutilized</b>		(0% + 30%)	(27.7%)		
Low (5 units)	2733.4	820.0	530.0	1383.4	6916.8
High (16 units)	261.2	78.4	50.6	132.2	2114.9
<b>Underutilized Constrained</b>		(50% + 30%)	(27.7%)		
Low (5 units)	1756.7	1141.8	170.3	444.5	2222.6
High (16 units)	115.3	75.0	11.2	29.2	466.9
<b>Mixed Use Vacant</b>		(0% + 0%)	(25%)		
60% (18 units)	135.4	0	33.9	101.6	1828.0
<b>Mixed Use Constrained</b>		(20% + 0%)	(25%)		
60% (18 units)	94.4	18.9	18.9	56.6	1019.2
<b>Mixed Use Underutilized</b>		(0% + 0%)	(25%)		
60% (18 units)	92.1	0	23.0	69.1	1243.0
<b>Mixed Use Constrained</b>		(20% + 0%)	(25%)		
60% (18 units)	54.0	10.8	10.8	32.4	583.0



# Yield Report

Gross to Net GIS Acres Report for Vancouver  
 Model Name: Annual Update  
 Model Year: 2013  
 Mod

Housing units  
per acre

Residual 10%

Critical 50%

\*\*\*

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Mixed Use Constrained		(20% + 0%)	(25%)		
60% (18 units)	54.0	10.8	10.8	32.4	583.0

Commercial (40%) - Residential Split (60%)

# Observations

- VBLM is a model not a precise measurement
- Lots of variables:
  - Data
    - Assessment software, approaches
    - Environmental Constraints
      - Wetlands Model, Slopes
  - Comprehensive Plan Changes
    - Plan Classifications (Mixed Use)
  - GIS Software
    - 20 Years of technology updates
- VBLM provides us with
  - Consistent data for 18 years and counting
  - Common framework for discussing capacity and consumption of land

# What is GIS

# What is GIS

- Data Warehouse
  - Datamart
  - Metadata
- Data Mining and Analyses
- Data should have a spatial component
  - 90% of County Government is about location

# Data Warehouse

- Data Acquisition and update
  - County Departments
  - County Agencies
    - Schools, ports, utility districts, waste connections, CTRAN,RTC, etc
  - Feds
  - State
  - Cities
  - Counties (Skamania, Cowlitz)
  - Region (Metro)

Show / Hide

Layers Search Info

**Map Sites**

- Administrative Boundaries**  
Census, zipcodes, neighborhoods, legislative, elections.
- Aerial Photography & Imagery**  
Current and historic ortho-photography since 1955.
- Annexations and Public Property**  
Annexation history, annexation plans, and other County assets
- Comprehensive Growth Management Plan**  
Comprehensive Growth Management Plan
- Crime Statistics**  
Crime incident maps, plus statistics by neighborhood association.
- Environmental Public Health**  
Recorded septic documents, water wells, and landfills
- Habitat and Species**  
Fish distribution, Conservation Lands, priority habitat species.
- Permits and Siteplans**  
Recorded septic documents, building and development permits, siteplan review, TIR documents.
- Property and Land Records Information**  
Parcels, Annexations, Subdivisions, and Donation Land Claims. PLS (Township, Sections, and 1/4 sections).
- Recent Property Sales**  
Current residential and commercial sales history.
- Service District Areas**  
Fire, school, water, sewer, and cemetery; solid waste collection days.
- Slopes and Geologic Hazards**  
Slope characteristics, contours, landslide and erosion areas.
- Soils and Wetlands Inventory**  
Soils types, wetlands, watersheds, floodplains; groundwater protection areas.
- Surveyor's Office Records and Plats**  
GPS, benchmarks, land corners, sections, townships. Recorded and un-recorded surveys; recorded subdivisions and short-plats.
- Transportation System**  
Clark County Transportation System, Arterial atlas, truck and bike routes, overlays, and projects.



Esri, DeLorme, FAO, NGA, NOAA, IFL, USGS, EPA

XMin: -13633595.235786162 YMin: 5718801.412225566 XMax: -13632313.721233927 YMax: 5719784.344636087

Scale 1: 4514

Show / Hide

Layers Search Info

Map Layers Show Legend

Land Records 100%

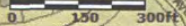
- Building Footprints
- Taxlots
- Public Land Survey System

Service Districts 100%

- Cemetery District Boundary
- Drainage District
- Fire District
- Library District
- Metropolitan Park District
- Schools
  - Public School
  - Private School
- School District Board Director Area
- School District
- Senior High Boundary
- Junior High Boundary
- Elementary Boundary
- Sewer District
- Solid Waste Collection Days
- Taxcode District
- Water District
- Wildland Urban Interface

Basemaps

- Imagery Current 100%
- Imagery Current (Roads) 100%
- Imagery (Best Available) 100%
- Clark County 100%
- World Street Map 100%



Esri, DeLorme, FAO, NGA, NOAA, IFL, USGS, EPA

Scale 1: 4514

XMIn: -13633595.235786162 YMin: 5718801.412225566 XMMax: -13632313.721233927 YMMax: 5719784.344636087

Show / Hide

Layers Search Info

Parcel Report

Zoom To Parcel on Map  
Property Information Center  
Property Fact Sheet

Parcel Information

Account Number: 177504024  
Property Location Address: 609 SE 201ST AVE, CAMAS, 98607  
Property Owner: TUBBS DALE A & TUBBS DEBRA TRUSTEES  
Owner Mailing Address: 609 SE 201ST AVE, CAMAS WA, 98607

Most Recent Sale

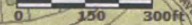
Sale Date: 10/01/2008  
Document Type: D-QCD  
Document Number: 0630668  
Sale Amount: \$0.00

Property Photo

Photo Date: 09/09/2005



Click photo for printable image



Esri, DeLorme, FAO, NGA, NOAA, IFL, USGS, EPA





- Land Records
  - Property Info Center
  - GIS MapsOnline
  - GIS WorkBench
  - Subdivision Browser
  - Quarter Sections
  - Auditor Records
  - Document Inventory
  - Smurf Forms
  - Situs
  - PACS/GIS Mismatches
  - Multi-Poly Parcels
  - Supp. Property Info.
  - Parcel Alteration Forms
- Demographics
  - Socioeconomic Data
  - Census 2010 Profiles
- GIS Programs
  - Index of Atlas Maps
  - GIS Metadata
  - GIS Training
  - Project Tracker
  - Appraiser Tools
  - Digital Submittals
  - Order Products
  - Review Orders
  - Annexation Tracker
  - Annexation Planner
  - GASB Asset Tracker
  - Conservation Lands
  - Map
  - Utility Tracker
  - CRESA Place Names
  - CEDARS
  - SIDARS
  - Survey Scanned Docs
  - Septic Sales
  - Request Tracker
  - Utility Permit Map
- Storefront
  - Digital Data
  - Applications
  - Publications
  - Printed Maps
  - Custom Maps
  - Photography
  - Utility Ticket Map
  - Developer's Packet
  - Appraiser Field Maps
- Reports
  - Public Works
  - CommDev
  - Assessor
  - ESRI Licenses
  - Plat QC
  - Vacant Lands
  - Env. Services
- Contacts
  - Staff List
  - Office Location
- Team GIS
  - GIS Support Pages

Clark County Web Version

New Search

## Clark County Property Information

### Account Summary

Custom PIC settings

**Property Identification Number:** 177504024 [MapsOnline](#) [Fact Sheet](#)

**Property Type:** Real

**Property Status:** Active **Tax Status:** Regular

**Site Address:** 609 SE 201ST AVE, CAMAS, 98607 ([Situs Addresses](#))

**Abbreviated Legal Description:** WESTRIDGE PLACE PH 6A LOT 12 SUB 2006 ([Complete Legal](#))

Account	Building	Occupant	Environmental	Taxes	Auditor Docs	Documents	Permits	History	Sales Search	Land Details
<b>Property Owner</b> TUBBS DALE A & TUBBS DEBRA TRUSTEES			<b>Owner Mailing Address</b> 609 SE 201ST AVE CAMAS WA , 98607 US			<b>Property Location Address</b> 609 SE 201ST AVE, CAMAS, 98607 <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>				
<b>Administrative Data</b> <a href="#">Info...</a>			<b>Land Data</b>			<b>Assessment Data</b> <a href="#">Info...</a>				
Zoning Designation <span style="float: right;">Codes... R-2</span>			Clark County Road Atlas <span style="float: right;">page 11</span>			2013 Values for 2014 Taxes				
Zoning Overlay(s) <span style="float: right;">none</span>			Approximate Area Info... <span style="float: right;">16,166 sq. ft.</span>			Market Value as of January 1, 2013				
Comprehensive Plan <span style="float: right;">UL</span>			Subdivision <span style="float: right;">WESTRIDGE PLACE PH 6A</span>			Land Value <span style="float: right;">\$210,000.00</span>				
Comp. Plan Overlay(s) <span style="float: right;">none</span>			Survey <span style="float: right;">1-577</span>			Building Value <span style="float: right;">\$344,395.00</span>				
Census Tract <span style="float: right;">406.08</span>			Land Use Code Info... <span style="float: right;">No Records</span>			Total Property <span style="float: right;">\$554,395.00</span>				
Jurisdiction <span style="float: right;">Vancouver</span>			SFR UNIT NOT SHARING			<b>Taxable Value</b>				
Fire District <span style="float: right;">Vancouver</span>			STRUCTURE WITH OTHER USES			Total <span style="float: right;">\$554,395.00</span>				
Park District <span style="float: right;">District 4</span>			<b>Sales History</b>			2012 Values for 2013 Taxes				
School District <span style="float: right;">Camas</span>			Sale Date <span style="float: right;">10/01/2008</span>			Market Value as of January 1, 2012				
Elementary <span style="float: right;">Grass Valley</span>			Document Type <span style="float: right;">D-QCD</span>			Land Value <span style="float: right;">\$240,000.00</span>				
Middle School <span style="float: right;">Skyridge Middle</span>			Excise Number <span style="float: right;">630668</span>			Building Value <span style="float: right;">\$314,518.00</span>				
High School <span style="float: right;">Camas</span>			Document Number			Total Property <span style="float: right;">\$554,518.00</span>				
Sewer District <span style="float: right;">Vancouver</span>			Sale Amount <span style="float: right;">\$0.00</span>			<b>Taxable Value</b>				
Water District <span style="float: right;">Vancouver</span>			Sale Date <span style="float: right;">11/18/2004</span>			Total <span style="float: right;">\$554,518.00</span>				
Neighborhood <span style="float: right;">n/a</span>			Document Type <span style="float: right;">DEED</span>			<b>General</b>				
Section-Township-Range <span style="float: right;">NW 1/4,S32,T2N,R3E</span>			Excise Number <span style="float: right;">554723</span>			Re-valuation Cycle <span style="float: right;">5</span>				
image: <a href="#">TIF</a> or <a href="#">PDF</a>			Document Number			Assessor Neighborhood <span style="float: right;">225</span>				
Section-Township-Range <span style="float: right;">NE 1/4,S32,T2N,R3E</span>			Sale Amount <span style="float: right;">\$170,000.00</span>			Notice of Value <span style="float: right;">2005</span>				
image: <a href="#">TIF</a> or <a href="#">PDF</a>						<span style="float: right;">2006</span>				
Urban Growth Area <span style="float: right;">Vancouver</span>						<span style="float: right;">2007</span>				
C-Tran Benefit Area <span style="float: right;">Yes</span>						<span style="float: right;">2008</span>				
School Impact Fee <span style="float: right;">Camas</span>						<span style="float: right;">2009</span>				
Transportation Impact Fee <span style="float: right;">East City</span>						<span style="float: right;">2010</span>				
Transportation Analysis Zone <span style="float: right;">418</span>						<span style="float: right;">2011</span>				
Waste Connections <span style="float: right;">Friday</span>						<span style="float: right;">2012</span>				
Garbage Collection Day						<span style="float: right;">2013</span>				
CPU Lighting Utility District <span style="float: right;">0</span>						Supplemental Property Info. <span style="float: right;">no</span>				
Burning Allowed <span style="float: right;">No</span>										
Wildland Urban Interface/Intermix <span style="float: right;">No Mapping Indicators</span>										

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360) 397-2391, Email: [asrqis@clark.wa.gov](mailto:asrqis@clark.wa.gov)

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[Legal Stuff]  
Disclaimer

Clark County does not warrant the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system, does so at their own risk.

# Important Datasets for Schools

- Parcels/Assessors
  - Housing Units
  - Taxable Value
- School Districts
- Sub Districts
  - Elementary, Middle School, High School
- Situs Address Master Database
- Census

# Analysis

- Business Analysis
  - ArcView/ArcMap (ClarkView)
- Reporting
  - Property Information Center
  - Annexation Tracker
- Business Integration
  - GASB
- Analysis
  - VBLM
  - Wetlands

# Demographics

- Census
  - Coordination with feds on boundaries
  - Quality Control review
- Redistricting
- Population estimates
- Revenue
- Employment

# Relationship

- Partnership
  - Coordinate projects, needs
  - Unlimited number of subscription level logins to Property Information Center, Maps Online
  - ClarkView datasets
- A' La Carte
  - Subscriptions Per User
  - ClarkView data as needed
  - Custom map charges

# DIY

- ArcView/ClarkView (Desktop GIS)
  - DVD of data
    - GIS Shapefiles
    - Access Database (assessor)
- Maps Online
- Property Information Center
- Custom website/reports