



11815 NE 99th Street, Suite 1294
Vancouver, WA 98662
Voice: 360-574-3058
Fax: 360-576-0925
Web: <https://www.swcleanair.gov>
Email: Tina@swcleanair.gov

Notice of Intent to Remove Asbestos

Case #: 24-868

Amendment: 0

Date Received: 12/19/2024

Date Paid: 12/19/2024

SWCAA Fee: \$369.00

Receipt #: 168019076

This notification MUST be present at all times at the asbestos project sit

Quantity to be removed: 805 Square Feet 0 Linear Feet

Workshift days: M T Th F

Project starting date: 12/30/2024 Project Completion date: 1/3/2025

Workshift hours: 7am to 330pm

Site Name: Vacant Residence

Site address: 8004 NE 158th Avenue

Location of Asbestos: Garage, dining room, bedrooms 1,2,

City/State/Zip: Vancouver

WA

98682

☒ Demolition of Structure (Notification of Demolition required)

County: CLARK COUNTY

☒ Asbestos survey conducted?

No survey reason:

AHERA Inspector: Kevin Crouse

Certification #: IR-23-1030B

Material to be Removed:

- | | | | | | |
|---------------------------------------|-----------------------------------------------------|------------------------------|-------------------------------------------------|--------------------------------------------|------------------------------------|
| <input type="checkbox"/> Fireproofing | <input checked="" type="checkbox"/> Popcorn Ceiling | <input type="checkbox"/> CAB | <input checked="" type="checkbox"/> Sheet Vinyl | <input type="checkbox"/> Boiler Insulation | <input type="checkbox"/> Duct Tape |
| <input type="checkbox"/> Duct Paper | <input type="checkbox"/> Mag Pipe Insulation | | <input type="checkbox"/> Air Cell | <input type="checkbox"/> CA Pipe | <input type="checkbox"/> VAT |
| <input type="checkbox"/> Other | | | | | |

Control Methods:

- | | | | | | |
|---------------------------------------------------|------------------------------------|-----------------------------------------|--------------------------------------------------|-------------------------------------------|----------------------------------------------|
| <input checked="" type="checkbox"/> N.P Enclosure | <input type="checkbox"/> Glove Bag | <input type="checkbox"/> Mini Enclosure | <input checked="" type="checkbox"/> Wrap and Cut | <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> HEPA Vac |
| <input type="checkbox"/> Other | | | | | |

Asbestos Contractor: Global Pacific Environmental Inc.

Phone: 360-772-6402

Mailing Address: PO Box 2759, Vancouver, WA, 98668

Email: KEVIN@GLOBALPACIFIC.INFO

Certification ##: ABCN00001332

Supervisor: Kevin Crouse / Global Pacific Environmental

Phone: 360-772-6402

Property Owner: Beber Investments

Phone: 503-381-4401

Mailing Address: 6314 NE 137th Avenue, Vancouver WA 98682

Asbestos Disposal Site: Wasco County Landfill: 2550 Steele Rd, The Dalles, OR, 97058-

**I DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS NOTIFICATION IS,
TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.**

Submitter Name: Kevin Crouse / Global Pacific Environmental

Representing: Global Pacific Environmental I

Submitter Title: VP Operations

Date Submitted: 12/19/2024

Reviewed by SWCAA: Mihai Voivod

☒ Approved



September 18th, 2024

Beber Investments
6314 NE 137th Avenue
Vancouver, WA 98682
Attn. Michael Beber

Phone (503)-381-4401

Email: beberinvestments@yahoo.com

RE: Asbestos Survey for Demolition at 8004 NE 158th Avenue in Vancouver, WA.

Michael,

Per your request, Global Pacific Environmental AHERA Inspector Kevin Crouse (Certification #IR-24-1030B) has conducted a full asbestos demolition survey of the single-family residential building at the above listed address.

The results of the survey are provided in the accompanying report.

The purpose of the survey was to determine if asbestos containing materials (ACM) are present. There is a single-family residence with a daylight basement and attached garage.

Thank you

Kevin Crouse

A handwritten signature in black ink, appearing to read 'Kevin Crouse', with a stylized flourish at the end.

Vice-President Operations
Global Pacific Environmental Inc.
(360) 772-6402

1.) INTRODUCTION

Global Pacific Environmental (GPE) was retained by Michael Beber. to perform an asbestos demolition survey of the above-mentioned property. The on-site inspection was performed by an EPA/AHERA accredited building inspector Kevin Crouse on 9/18/2024.

Suspect asbestos-containing materials were sampled and analyzed including various floor coverings, sheetrock wall systems, sheetrock ceilings, tar paper underneath the exterior siding, window glazing, and construction adhesives.

The residential structure is constructed of wood walls, ceilings, roof and floor. A total of 18 samples were collected.

For an easy reference guide to the samples see the attached lab data sheets.

Asbestos was detected in the following materials.

1.) Samples # 1,10, 11 13, 15, 16, and 18 All tested positive for asbestos.

#1 is popcorn ceiling texture in a modified garage with approx. 110 Sqft of ceiling texture.

#10 is VSL under carpet in the old dining room, and is approx. 85 Sqft

#11 is the same vsl in the kitchen under non-acm LVP flooring. 110 Sqft

#13 is Ceiling texture in bedroom #1 140 Sqft

#15 is ceiling texture in Bedroom #2 120 Sqft

#16 is ceiling texture in bedroom #3 120 Sqft

18 is VSL flooring in Bedroom #3 120 Sqft.

A map of the property is included for reference.

A table indicating sample numbers, material description, material location, material condition and content of each material sampled is included in the attached lab reports. Laboratory analytical results and chain of custody documentation are included in Appendix B. Building inspector credentials are included in Appendix C.

2. PURPOSE AND SCOPE

The purpose of the survey was to determine the presence of asbestos containing building materials prior to demolition of the structure. All asbestos containing materials containing more than 1% asbestos will be removed prior to demolition.

3. SAMPLING METHODOLOGY

A walk through the residence was conducted by an EPA/AHERA accredited building inspector to identify the location of suspect asbestos-containing materials where feasible. The location, approximate quantity and condition of each material were recorded on field data sheets. Bulk samples of each suspect material were then collected and submitted to the laboratory under chain of custody documentation for analysis of asbestos content.

Samples were collected from areas that were believed to be representative of homogeneous materials throughout the building.

Samples were collected from selected homogeneous materials in order to evaluate the presence or absence of asbestos in each material. Determination of homogeneous materials included material type, texture, pattern, color, and size.

All samples collected were placed into pre-labeled airtight containers and shipped to SanAir Technologies Laboratory, Inc. for analysis of asbestos content. Environmental Hazards Services analyzed the samples using Polarized Light Microscopy (PLM) with dispersion staining to identify asbestos constituents as required by EPA regulation 40 CFR, Part 763.

4. DISCUSSION & RECOMMENDATIONS

Any materials encountered that are not specifically mentioned in this report should be considered asbestos containing until sufficient sampling has been completed to determine that these materials are non-asbestos.

Unidentified asbestos-containing materials may be in place behind walls, under floors and in other inaccessible areas of the structure. If additional suspect asbestos-containing materials are identified during demolition of the building, these materials should be considered asbestos containing until sufficient sampling and analysis has been conducted to determine that these materials are non-asbestos.

5. WARRANTY

Global Pacific Environmental warrants that this report has been prepared in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. No other warranties are implied or expressed.

Thank You

A handwritten signature in dark ink, appearing to read 'Kevin Crouse', with a stylized, flowing script.

Kevin Crouse
Global Pacific Environmental Inc.
(360) 993-4479



The Identification Specialists

Analysis Report
prepared for
Global Pacific Environmental Inc

Report Date: 8/23/2024

Project Name: Michael Beber

Project #: 48-2351-A

SanAir ID#: 24047911



NVLAP LAB CODE 200870-0

10501 Trade Court | North Chesterfield, Virginia 23236
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | IAQ@SanAir.com | SanAir.com



SanAir ID Number

24047911

FINAL REPORT

8/23/2024 2:12:19 PM

Name: Global Pacific Environmental Inc
Address: PO Box 2759
Vancouver, WA 98668
Phone: 360-993-4479

Project Number: 48-2351-A
P.O. Number:
Project Name: Michael Beber
Collected Date: 8/21/2024
Received Date: 8/23/2024 10:00:00 AM

Dear K Crouse,

We at SanAir would like to thank you for the work you recently submitted. The 18 sample(s) were received on Friday, August 23, 2024 via UPS. The final report(s) is enclosed for the following sample(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino". The signature is fluid and cursive.

Sandra Sobrino
Asbestos & Materials Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 18 samples in Good condition.



SanAir ID Number

24047911

FINAL REPORT

8/23/2024 2:12:19 PM

Name: Global Pacific Environmental Inc
Address: PO Box 2759
Vancouver, WA 98668
Phone: 360-993-4479

Project Number: 48-2351-A
P.O. Number:
Project Name: Michael Beber
Collected Date: 8/21/2024
Received Date: 8/23/2024 10:00:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 24047911-001 Garage Partial Popcorn Ceiling	White Non-Fibrous Homogeneous		97% Other	3% Chrysotile
2 / 24047911-002 Addition Family Room Wall, Drywall	Grey Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
2 / 24047911-002 Addition Family Room Wall, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
3 / 24047911-003 Addition Family Room W Wall, Joint Compound	White Non-Fibrous Homogeneous		100% Other	None Detected
3 / 24047911-003 Addition Family Room W Wall, Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
4 / 24047911-004 Addition Family Room Ceiling	White Non-Fibrous Homogeneous		100% Other	< 1% Chrysotile
5 / 24047911-005 Kitchen Ceiling	White Non-Fibrous Heterogeneous		100% Other	< 1% Chrysotile
6 / 24047911-006 Kitchen Wall	White Non-Fibrous Homogeneous		100% Other	< 1% Chrysotile
7 / 24047911-007 Dining Room Ceiling	White Non-Fibrous Heterogeneous		100% Other	< 1% Chrysotile
8 / 24047911-008 Living Room Ceiling	White Non-Fibrous Heterogeneous		100% Other	< 1% Chrysotile

Analyst:

Approved Signatory:

Analysis Date: 8/23/2024

Date: 8/23/2024



SanAir ID Number

24047911

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8/23/2024 2:12:19 PM

Name: Global Pacific Environmental Inc
Address: PO Box 2759
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Phone: 360-993-4479

Project Number: 48-2351-A
P.O. Number:
Project Name: Michael Beber
Collected Date: 8/21/2024
Received Date: 8/23/2024 10:00:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
9 / 24047911-009 Living Room Wall	White Non-Fibrous Homogeneous		100% Other	< 1% Chrysotile
10 / 24047911-010 Dining Room VSL, Linoleum	Tan Non-Fibrous Heterogeneous		85% Other	15% Chrysotile
10 / 24047911-010 Dining Room VSL, Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
11 / 24047911-011 Multi Layered Kitchen VSL, Linoleum	Tan Non-Fibrous Heterogeneous		85% Other	15% Chrysotile
11 / 24047911-011 Multi Layered Kitchen VSL, Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
11 / 24047911-011 Multi Layered Kitchen VSL, Linoleum	Yellow Non-Fibrous Heterogeneous	5% Cellulose	85% Other	10% Chrysotile
11 / 24047911-011 Multi Layered Kitchen VSL, Flooring	Brown Fibrous Homogeneous	99% Cellulose	1% Other	None Detected
12 / 24047911-012 Bedroom #1 Wall, Drywall	White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
12 / 24047911-012 Bedroom #1 Wall, Texture	White Non-Fibrous Homogeneous		100% Other	< 1% Chrysotile
13 / 24047911-013 Bedroom Ceiling #1	White Non-Fibrous Homogeneous		95% Other	5% Chrysotile

Analyst:

Approved Signatory:

Analysis Date: 8/23/2024

Date: 8/23/2024



SanAir ID Number

24047911

FINAL REPORT

8/23/2024 2:12:19 PM

Name: Global Pacific Environmental Inc
Address: PO Box 2759
Vancouver, WA 98668
Phone: 360-993-4479

Project Number: 48-2351-A
P.O. Number:
Project Name: Michael Beber
Collected Date: 8/21/2024
Received Date: 8/23/2024 10:00:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
14 / 24047911-014 Bedroom #2 Wall	White Non-Fibrous Homogeneous		100% Other	< 1% Chrysotile
15 / 24047911-015 Bedroom #2 Ceiling	White Non-Fibrous Homogeneous		95% Other	5% Chrysotile
16 / 24047911-016 Bedroom #3 Ceiling	White Non-Fibrous Homogeneous		95% Other	5% Chrysotile
17 / 24047911-017 Bedroom #3 Wall, Drywall	White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
17 / 24047911-017 Bedroom #3 Wall, Texture	White Non-Fibrous Homogeneous		100% Other	< 1% Chrysotile
18 / 24047911-018 Bedroom #3 Restroom Floor VSL, Backing	Tan Fibrous Homogeneous		25% Other	75% Chrysotile
18 / 24047911-018 Bedroom #3 Restroom Floor VSL, Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 8/23/2024

Date: 8/23/2024

Disclaimer

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody (COC). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced except in full without written approval of the laboratory to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including but not limited to posting on the SanAir client portal website, electronic or conventional mail, or by any other means. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition in which they arrived at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, po number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted on the report. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted. This report does not constitute nor shall not be used by the client to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other U.S. governmental agencies and may not be accredited by every local, state, and federal regulatory agencies. Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. For NY state samples, method EPA 600/M4-82-020 is performed.

NYELAP Disclaimer:

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

Asbestos Accreditations

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 200870-0
City of Philadelphia Department of Public Health Air Management Services, Certification#ALL-460
Commonwealth of Pennsylvania Department of Environmental Protection Number 68-05397
California State Environmental Laboratory Accreditation Program Certificate Number 2915
Colorado Department of Public Health and Environment Registration Number AL-23143
Connecticut Department of Public Health Environmental Laboratory Registration Number PH-0105
Massachusetts Department of Labor Standards Asbestos Analytical Services License Number: AA000222
State of Maine Department of Environmental Protection License Number: LB-0075, LA-0084
New York State Department of Health Laboratory ID: 11983
State of Rhode Island Department of Health Certification No.: PCM00126, PLM00126, TEM00126
Texas Department of State Health Services License Number: 300440
Commonwealth of Virginia Department of Professional and Occupational Regulation Number: 3333000323
State of Washington Department of Ecology Laboratory ID: C989
State of West Virginia Bureau for Public Health Analytical Laboratory Number: LT000616
Vermont Department of Health License Number: Asb-Co-An-000006
Louisiana Department of Environmental Quality AI Number 212253, Certificate #05088



10501 Trade Ct., Suite 100
N. Chesterfield, VA 23236
804.897.1177 / 888.895.1177
Fax 804.897.0070
sanair.com

Asbestos
Chain of Custody
Form 140, Rev 7, 10/20/2022

SanAir ID Number

24047911

Company: Global pacific environmental inc.	Project #: 48-2351-A	Collected by: K Crouse
Address: 1919 W 39th Street	Project Name: Michael Beber	Phone #: 360-993-4479
City, St., Zip: Vancouver WA 98660	Date Collected: 8/21/2024	Fax #: 360-993-4684
State of Collection: WA Account#:	P.O. Number:	Email: kevin@globalpacific.info

Bulk		Air		Soil	
ABB	PLM EPA 600/R-93/116 <input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400 <input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.) <input type="checkbox"/>
	Positive Stop <input type="checkbox"/>	ABA-2	OSHA w/ TWA* <input type="checkbox"/>	Vermiculite	
ABEPA	PLM EPA 400 Point Count <input type="checkbox"/>	ABTEM	TEM AHERA <input type="checkbox"/>	ABB	PLM EPA 600/R-93/116 <input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count <input type="checkbox"/>	ABATN	TEM NIOSH 7402 <input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count <input type="checkbox"/>
ABBEN	PLM EPA NOB** <input type="checkbox"/>	ABT2	TEM Level II <input type="checkbox"/>	ABCM	Cincinnati Method <input type="checkbox"/>
ABBCH	TEM Chatfield** <input type="checkbox"/>	Other:	<input type="checkbox"/>	Dust	
ABBTM	TEM EPA NOB** <input type="checkbox"/>	New York ELAP		ABWA	TEM Wipe ASTM D-6480 <input type="checkbox"/>
ABQ	PLM Qualitative <input type="checkbox"/>	ABEPA2	NY ELAP 198.1 <input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755 <input type="checkbox"/>
		ABENY	NY ELAP 198.6 PLM NOB <input type="checkbox"/>		
		ABBNY	NY ELAP 198.4 TEM NOB <input type="checkbox"/>		
		Positive Stop <input type="checkbox"/>		Matrix	Other <input type="checkbox"/>

** Available on 24-hr. to 5-day TAT

Water	
ABHE	EPA 100.2 <input type="checkbox"/>

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input checked="" type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input type="checkbox"/> 5 Days

Special Instructions	
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Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start – Stop Time*
1	Garage partial popcorn ceiling				
2	Addition Family room wall				
3	Addition family room W wall				
4	Addition family room ceiling				
5	Kitchen ceiling				
6	Kitchen Wall				
7	dining room ceiling				
8	living room ceiling				
9	living room wall				
10	dining room VSL				
11	multi layered kitchen vsl				
12	Bedroom #1 Wall				

Relinquished by	Date	Time	Received by	Date	Time
			<i>SMC</i>	<i>8/23/24</i>	<i>1000 AM</i>

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

Page 7 of 8

[illegible]

Special Instructions	
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Relinquished by	Date	Time	Received by	Date	Time
			SM	9/23/24	1000 AM

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

THIS IS TO CERTIFY THAT

KEVIN CROUSE

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ONLINE AHERA ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

CCB #SRA0615 4-Hr Training

Course Date: 05/02/2024

Course Location: Online

Certificate: IRO-24-1030B

4-Hour Online AHERA Inspector Refresher Training; AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

Expiration Date: 05/02/2025



For verification of the authenticity of this certificate contact
PBS Engineering and Environmental Inc.

4412 S Corbett Avenue

Portland, OR 97239

503.248.1939

Andy Fridley
Andy Fridley, Instructor

PROPERTY INFORMATION CENTER

Account Summary

Property Identification Number: 154004000 [MapsOnline](#)  [Fact Sheet](#) 


Property Type: Real

Property Status: Active

Site Address: 8004 NE 158TH AVE, VANCOUVER, WA 98682 ([Situa Addresses](#))



Abbreviated Description: #81 SEC 1 T2N R2EWM 1A

Tax Status: Regular

Property Owner DUNN MICHELE E & BEBER MICHAEL L		Owner Mailing Address 6314 NE 137TH AVE VANCOUVER WA , 98682	Property Site Address 8004 NE 158TH AVE, VANCOUVER, WA 98682 Google Maps Street View
Administrative Data Info...		Electoral Data	Assessment Data Info...
Jurisdiction Clark County		Board of County Councilors District 4	2024 Uncertified Values
Land Use Planning		Camas Council Ward n/a	Market Value
Comprehensive Plan UL		CPU Commissioner District 2	Land Value \$384,313.00
Designation		Election Precinct 619	Building Value \$0.00
Comprehensive Plan Overlay(s) none		Legislative District 18	Total Property \$384,313.00
Urban Growth Area Vancouver		Library District Fort Vancouver Regional Library	Taxable Value Info...
Zoning Single Family		Port District Vancouver Port District 1	Total \$384,313.00
Designation - Residential (R1-6) Codes		School District Board Director District 2	2023 Values for 2024 Taxes
Zoning Overlay(s) none		Sewer Board District n/a	Market Value as of January 1, 2023
Miscellaneous		State Weed Board District 2	Land Value \$381,625.00
Census Tract 406.04		Land Data	Building Value \$0.00
Drainage District n/a		Approximate Area Info... 43,560 sq. ft. 1 acres	Total Property \$381,625.00
Neighborhood Heritage		Clark County Road Atlas  Page 19	Taxable Value Info...
Public Safety		DOR Land Use Code 11 Info...	Total \$381,625.00
Burning Allowed No		Section-Township-Range SW 1/4,S01,T2N,R2E  PDF	2022 Values for 2023 Taxes
EMS Response Area AMR		Subdivision no data	Market Value as of January 1, 2022
Fire District FD 5		Survey No Records	Land Value \$365,500.00
Increased Wildfire Danger Area No		Sales History	Building Value \$0.00
Police Jurisdiction CCSO Central		Date of Sale 12/19/2018	Total Property \$365,500.00
Schools		Document Type D-SWD	Taxable Value Info...
School District Name Evergreen		Document Number	Total \$365,500.00
Elementary School Attendance Area Pioneer		Excise Number 796111	General
		Sale Amount \$445,000.00	Assessor Neighborhood 46
			Re-valuation Cycle 6
			Notice of Value 2024 2023

PROPERTY INFORMATION CENTER

Land & Building Details

Property Identification Number: 154004000 [MapsOnline](#)  [Fact Sheet](#) 
Property Type: Real
Property Status: Active
Site Address: 8004 NE 158TH AVE, VANCOUVER, WA 98682 ([Situs Addresses](#))
Abbreviated Description: #81 SEC 1 T2N R2EWM 1A

Tax Status: Regular

Photos & Imagery

Property Photo

Photo Date: 03/21/2002

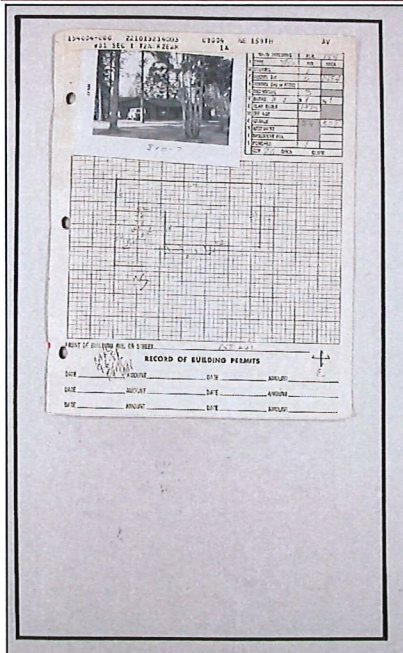


Click photo for printable image

Building Sketch

No Image Available.

Scanned Building Card



Building 1

Summary Information

Building Style	RANCH
Number of Bedrooms	3
Number of Bedrooms Approved for Septic System	no data
FULL BATH	1
3/4 BATH	1
1/2 BATH	1
HEAT TYPE	RD
Fireplace	FIRE1-SIN 1.00

Details 1

MAIN	1484 sq. ft.
Effective Year Built	1973
Actual Year Built	1973
Building Type	CONVENTIONAL
Construction Quality	AVERAGE MINUS
Condition	AVERAGE

Details 2

ATTACHED GARAGE	528 sq. ft.
Effective Year Built	1973
Actual Year Built	1973
Building Type	RESIDENTIAL
Construction Quality	AVERAGE MINUS
Condition	AVERAGE

Building 2

Details 1

GENERAL PURPOSE BUILDING	960 sq. ft.
Effective Year Built	1995
Actual Year Built	1995
Building Type	OUTBUILDING
Construction Quality	CLASS 3 OUTBUILDING
Condition	AVERAGE

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