



Property Fact Sheet for Account 180805000

September 10, 2025

General Information

Property Account	180805000
Site Address	19306 NW 11TH AVE, RIDGEFIELD, WA 98642
Legal Desc	#70 SEC 9 T3NR1EWM 1.03A
Owner	RAINOLDI NICHOLAS R
Mail Address	19306 NW 11TH AVE RIDGEFIELD WA , 98642
Tax Status	Regular
Property Status	Active
Area (approx.)	44,867 sq. ft. / 1.03 acres
Section-Township-Range	NE 1/4,S09,T3N,R1E

Assessment (2024 Values for 2025 Taxes)

Land Value	\$247,452.00
Building Value	\$271,740.00
Total Property Value	\$519,192.00
Total Taxable Value	\$519,192.00

Most Recent Sale

Sale Date	04/20/2021
Document Type	D-QCD
Sale Number	843876
Sale Amount	\$0.00

Administrative

Jurisdiction	Clark County
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Land Use Planning

Comprehensive Plan Designation	R-5
Comprehensive Plan Overlay(s)	none
Urban Growth Area	County
Zoning Designation - Codes	Rural-5 (R-5)
Zoning Overlay(s)	none

Miscellaneous

Census Tract	409.05
Drainage District	n/a
Neighborhood	Four Creeks
Park District	n/a

Public Safety

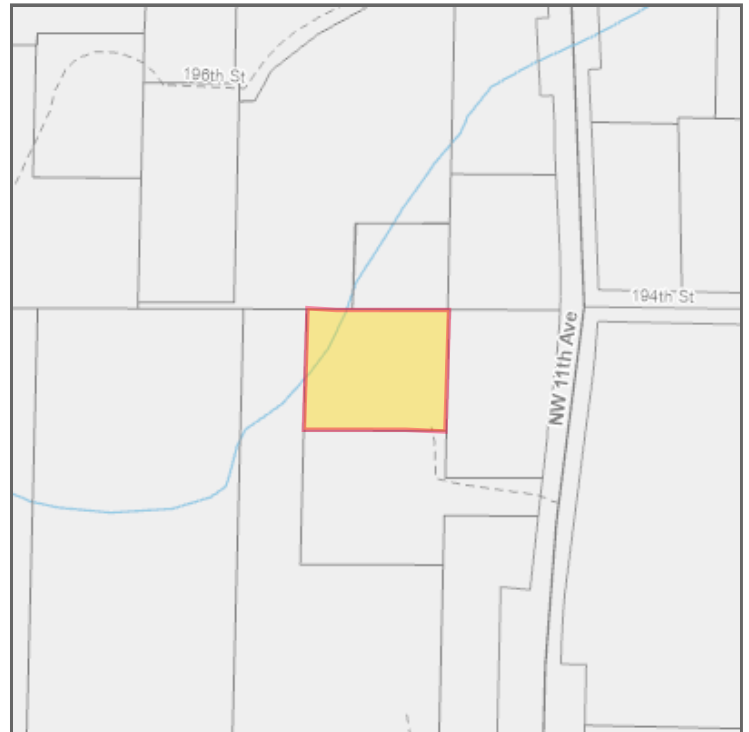
Burning Allowed	Yes
EMS Response Area	AMR
Fire District	Clark-Cowlitz Fire Rescue
Increased Wildfire Danger Area	No
Police Jurisdiction	CCSO West

Schools

School District Name	Ridgefield
Elementary School Attendance Area	South Ridge
Middle School Attendance Area	View Ridge
High School Attendance Area	Ridgefield

Transportation

C-TRAN Public Transportation Benefit Area	No
Traffic Impact Fee (TIF) District	Rural



Environmental Public Health

Public Health Food Inspector District	District 3
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 2

Wetlands and Soil Types

Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0218D 53015C1020G
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / SIB Non-Hydric / SIF
Water Resource Inventory Area	Name: SALMON-WASHOUGAL Sub-Basin: Salmon
Watershed	Whipple Creek
Sub Watershed	Whipple Creek (Lower)
Wetland Class	R4SBC
Wetland Inventory	Presence

Geological Hazards

Geological Hazard	Areas of Potential Instability Slopes > 15%
Liquefaction	Low to Moderate Very Low to Low
NEHRP Class	C
Slope Stability	Severe Erosion Hazard Area

Development Moratorium

none

Cultural Resources

Archaeological Probability	Moderate-High
Archaeological Site Buffer	Yes

Transportation Analysis Zone	1978	Historic Site	No Mapping Indicators
Utilities		Habitat and Species Resources	
CPU Lighting Utility District	n/a	Habitat and Species Impacts	Yes
Last Street Sweeping	n/a	Habitat Area:	Biodiversity Areas And Corridor
Sewer District	Rural/Resource	Adjacent to Habitat Area:	Biodiversity Areas And Corridor
Waste Collection Provider	Waste Connections	Riparian Habitat Area:	Fish Habitat Stream
Water District	Clark Public Utilities		

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