



NHN Ronald Ave Property Parcel number 70929

Join us in the great community of Concrete and reserve your piece of land today. This 5.15 acre parcel located on Ronald Ave a block from the Airport and the High School. This property has a residential zoning that allows a buyer to build any where from 1 beautiful custom home on acreage or up to 40 multifamily units in four-plex style development all in a quaint park like atmosphere.

The Town of Concrete will be developing Ronald Ave all the way to Highway 20, which will add another great access. Easy access to Hwy 20 to go anywhere along the Skagit River or up to Baker Lake!

Water and Sewer are available for this location from the Town of Concrete.

Seller financing is available please discuss with Selling Broker on terms!

Paul Woodmansee
Owner/Broker

Paul@keynorthwestwa.com

360-661-5325

License # - 22032453
Selling Firm # - 20116211
CBA Firm # - 1006510
702A Metcalf Street
Sedro-Woolley, WA 98284



Details for Parcel: P70929



Jurisdiction: CONCRETE

Zoning Designation: Please contact the city of **CONCRETE** for CONCRETE zoning information.

[Recorded Documents](#) Documents scanned and recorded by the Auditor's office

[Excise Affidavits](#) Document scans of excise affidavits

Parcel Number

P70929

XrefID

4064-000-027-0004

Quarter Section Township Range

SE 10 35 08

Owner Information

BOGNY JOHN

901 METCALF ST PMB 125

SEDRO WOOLLEY, WA 98284

Site Address(es) _

Map Links

[Open in iMap](#)

Assessor's Parcel Map:

[PDF](#) | [DWE](#) | [DWG](#)

Current Legal Description [Abbreviation Definitions](#)

(5.1500 ac) LOTS 20 & A, PLAT OF SUNRISE ADDITION, SKAGIT COUNTY, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON. TGW VACATED GARDEN ST ADJ RESOLUTION #7985 LESS TAX 3

2022 Values for 2023 Taxes*

Building Market Value \$.00

Land Market Value +\$89,100.00

Total Market Value \$89,100.00

Assessed Value \$89,100.00

Taxable Value \$89,100.00

Sale Information

Deed Type WARRANTY DEED

Sale Date 2019-10-15

Taxable Selling Price \$60,000.00

Sale requires NRL disclosure ([more info](#))

2023 Property Tax Summary

2023 Taxable Value \$89,100.00

General Taxes \$780.77

Special Assessments/Fees +\$5.00

Total Taxes \$785.77

[Pay Property Taxes Online](#)

* Effective date of value is January 1 of the assessment year (2022)

[Legal Description at time of Assessment](#)

*Assessment Use Code	(911) UNIMPROVED LAND (Inside city)	WAC 458-53-030
Neighborhood	(20CCWEST) CONCRETE RESIDENTIAL WEST PROPERTY	
Levy Code	0910	Fire District
School District	SD11	Exemptions
Utilities		Acres 5.15

Improvement 1 Attributes Summary

Building Style	SINGLE FAMILY RESIDENCE		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			

For additional information on individual segments see Improvements tab

* Assessment Use Code is for assessment administration purposes and has no relation to zoning or allowable land use.

* Total living area includes above grade living area and finished basement area.




* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not accurately reflect the interior characteristics.

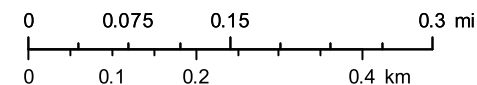


June 23, 2023

Legend

-  County Boundary
-  Tax Parcels
-  Pre Tax Account Property

1:9,028



Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.

Town of Concrete Land Use and Zoning Map

Road that the City is
Building in 2024 to
connect Ronald to SR
20

Parcel 70929 5 acres
Zoned Residential
8 units per acre

Water and Sewer
available in Airport
Way

Zoning

- Commercial / Light Industrial
- Industrial
- Open Space
- Public Lands
- Residential
- Town Center
- Airport

- ▨ Shoreline 200 Ft Minimum Jurisdictional Area
- Urban Growth Area Boundary
- Town Limits

May 2, 2012
Skagit County GIS

0 0.25 0.5 Miles



Amended by the Concrete Town Council: April 23, 2012
Resolution 2012-07

Chapter 19.15**R – RESIDENTIAL LAND USE DISTRICT****Sections:**

- 19.15.010 Intent.
- 19.15.020 Permitted primary uses.
- 19.15.030 Uses requiring a permit.
- 19.15.040 Additional regulations.
- 19.15.050 Area and dimensional regulations.

19.15.010**Intent.**

The R – Residential zones are intended to create a living environment of optimum standards for single-family dwellings. It is further intended to encourage development of higher degrees of density. This district will provide for the development of single-family detached dwellings, and the development of multifamily dwellings through the conditional use permit process, and for such accessory uses as are related, incidental and not detrimental to the residential environment. [Ord. 439 § 1, 1999; Ord. 426 § 10.15.010, 1998]

19.15.020**Permitted primary uses.**

Hereafter, all buildings, structures, or parcels of land shall only be used for the following, unless otherwise provided for in this title:

- (1) One detached single-family dwelling, not to exceed one dwelling on any lot;
- (2) Accessory uses to include residential garage, recreation room, tool shed, noncommercial greenhouse and swimming pool;
- (3) Keeping of not more than three household pets, which can be kept in the home. This limit shall not include birds, fish, or suckling young of pets;
- (4) Municipal parks, playgrounds;
- (5) Existing schools;
- (6) Home occupations and sole proprietor businesses with no significant increase in traffic;
- (7) Adult or family day-care facilities;
- (8) Child day-care facilities. [Ord. 597 § 4, 2006; Ord. 426 § 10.15.020, 1998]

19.15.030**Uses requiring a permit.**

The following uses may be permitted when a conditional use permit has been issued pursuant to the provisions of this title:

- (1) Multifamily dwellings including duplexes, not to exceed four dwelling units per lot, and that have a maximum density of eight units per acre;
- (2) Group homes;
- (3) Government facilities;
- (4) Kennels;
- (5) Neighborhood recreational buildings and facilities;
- (6) Private country clubs and golf courses, excluding driving ranges;
- (7) Religious institutions;
- (8) Utility substations;
- (9) Planned unit developments;
- (10) Accessory dwelling units (ADUs). [Ord. 639 § 2, 2009; Ord. 597 § 5, 2006; Ord. 579 § 1, 2005; Ord. 439 § 1, 1999; Ord. 426 § 10.15.030, 1998]

19.15.040**Additional regulations.**

(1) A manufactured home or modular home may be allowed to be placed on a single-family residential lot within any residential zone that allows single-family homes, provided the following conditions are met: mobile homes and manufactured housing not located within a sale lot nor within an approved mobile home park shall:

(a) Consist of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;

(b) Be placed on a poured or permanent concrete block foundation similar to that required for other residential construction;

(c) Have a roof which was originally constructed and is now pitched with a slope no less than three inches of rise to 12 inches of run, is constructed as an integral part of the home, and is made of either composition, shakes or shingles;

(d) Have exterior siding similar in appearance to siding materials commonly used on conventional site-built (per the Uniform Building Code) single-family residences;

(e) Have the tongue removed if designed to allow removal;

(f) Have a minimum of 18 inches crawl space;

(g) Have permanent steps affixed to all exits; and

(h) Be approved by and bear the insignia of the U.S. Department of Housing and Urban Development.

(i) All requirements of this title and other applicable regulations must be met.

(2) Rooms may be rented to no more than two persons, other than the family occupying a single-family dwelling, provided there is compliance with health and building code requirements.

(3) Accessory buildings and structures as defined in Chapter 19.06 CMC are permitted; provided, that they are within the setbacks required of the main building, that they are at least 10 feet from each other and the main building if detached.

(4) Accessory buildings may be located in the rear yard but not nearer than five feet to rear or side property lines, except where on an alley in which case they may be on the rear property line.

(5) Horses, beef cattle or other domestic farm animals are permitted on the condition that the number of animals not exceed a ratio of one per one-half acre of fenced pasture area. The keeping of mink, goats, foxes or hogs is prohibited.

(6) No recreational vehicle, trailer, bus, or van shall be used as a place of habitation.

(7) See Chapter 19.54 CMC for parking requirements.

(8) Junk storage and the keeping of any inoperable vehicle is prohibited outdoors unless in a solid fenced yard and not visible from the street. [Ord. 439 § 1, 1999; Ord. 426 § 10.15.040, 1998]

19.15.050**Area and dimensional regulations.**

(1) Lot Size Requirements.

(a) Maximum Lot Area.

(i) Where public sewer is not available: Maximum lot area: 12,500 square feet, or such area as necessary to meet applicable state or county on-site septic systems requirements, whichever is greater.

(ii) Where public sewer is available: Maximum lot area: 10,000 square feet, exclusive of roadways.

(iii) Minimum area for a single-family residential lot 6,000 square feet.

(b) Minimum lot width at building line: 50 feet.

(c) Minimum lot width at street line: 25 feet.

(d) Minimum mean depth of lot: 80 feet.

(e) Accessory structures shall conform to the requirements of this section, shall not exceed 28 feet in height, and shall meet all the required setbacks of the zone with the exception that the rear yard setback may be reduced to five feet if the height of the accessory structure does not exceed 16 feet.

(2) Minimum Setback Requirements.

- (a) Front yard minimum mean depth: 20 feet.
- (b) Side yard minimum mean width: five feet. The total of the two side yards shall be 10 feet. Side of building means the out face of any part of the building roof eaves.
- (c) Rear yard minimum mean depth: 20 feet.
- (3) Maximum Land Coverage by Buildings.
 - (a) Total: 35 percent.
 - (b) Accessory buildings: 50 percent of rear yard.
- (4) Maximum building height: two stories, but not more than 35 feet except that churches may exceed this height when approved by plan review (see CMC 19.68.030 and 19.68.040).
 - (a) Main buildings: two stories not to exceed 35 feet.
 - (b) Accessory buildings: one story not to exceed 28 feet. [Ord. 597 § 5, 2006; Ord. 466 § 1, 2001; Ord. 439 § 1, 1999; Ord. 426 § 10.15.050, 1998]