PDS Property Report

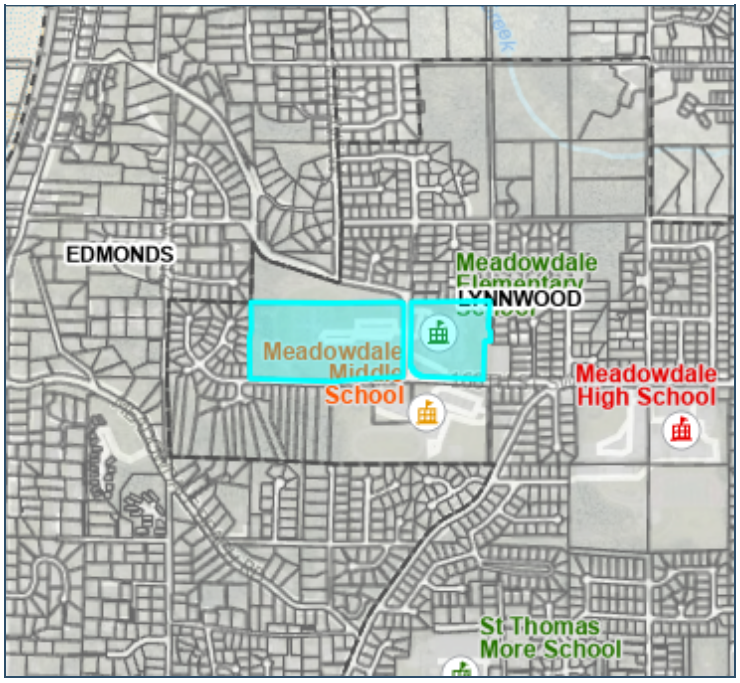
Snohomish County Planning & Development Services *Report Generated On: 04/17/26 01:05 PM*

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This report is subject to the data disclaimer as noted on the final page.*

LOCATION

Site Address:	**6505 168TH ST SW**
City:	**EDMONDS**
ZIP Code:	**98020**
Tax Parcel:	**00513100010700**
1/4 Section T&R:	**2704081 : 2704082**
Latitude (NAD83):	**47.847493**
Longitude (NAD83):	**-122.325121**
WA State Plane North: (NAD83, US Feet)	**X = 1274142.27184** **Y = 312689.106374**



Vicinity

ASSESSOR

Owner Name:	**EDMONDS SCHOOL DIST 15**
Taxpayer of Record:	**EDMONDS SCHOOL DIST 15**
Use Code:	**681 Nursery, Primary & Secondary School**
Tax Year:	**2026**
Assessment Date:	**01/01/2025**

Gross Size (Acres):	**26.63**
Land Value:	**$21,614,700.00**
Improvement Value:	**$1,137,100.00**
Total Value:	**$22,751,800.00**
Property Account Summary:	Assessor's Tax Information
Permit Information:	Permit History

ADMINISTRATIVE

Land Use Jurisdiction:	**City of Lynnwood**
Tribal Lands Status:	**Non-tribal land**
Tribal Lands Name:	**Non-tribal land**
Council District:	**County Council District 3**
Fire District:	**Not in a fire district**
Fire Authority:	**South Sno. Co. Fire & Rescue RFA**
Park District:	**Not in a park district**
Park Service Area:	**Nakeeta Beach**

School District:	**Edmonds School District 15**
Sewer District:	**City of Lynnwood Sewer Service**
Water District:	**City of Lynnwood Water System**
Water Provider (CWSP):	**City of Lynnwood Water System**
Drainage District:	**Not in a drainage district**
Diking District:	**Not in a diking district**
Flood Control District:	**Not in a flood control district**

PLANNING

Future Land Use (FLU):	**CITY**
FLU Description:	**Incorporated City**
Zoning:	**CITY**
Zoning Description:	City
Urban Growth Area (UGA):	**Southwest County UGA**
Municipal UGA:	**LYNNWOOD**
Transportation ILA:	**N/A**
Snow Load Factor:	**0.04899999**
Snow Load:	**25 lbs./sq. ft.**
Conservation Easements:	**No Data**

No-Shooting Area:	**Inside a No-shooting Area (SCC 10.12)**
Lot Status:	**Unconfirmed**
SCC 30.23.040 (22) Applies:	**Minimum Lot Size does not apply {per SCC 30.23.040(22)}**
Transportation Services Area:	**F**
TDR Sending Area:	**Not in a TDR Sending area**
TDR Receiving Area:	**Not in a TDR Receiving area**
Mineral Resource Area:	**Not in a mineral resource type area**
Mineral Resource Name:	**Not in a mineral resource overlay area**
Shoreline Management Area:	**Not in a Shoreline Management Area**
Critical Area Site Plan (CASP):	**No Critical Area Site Plan present**

NOTIFICATION

Lahar Volcanic Notice (200ft.):	**Not in a lahar hazard area**
Commercial Forest Notice (500ft.):	**Not within 500 ft of a commercial forest**
Mineral Resource Notice (2,000ft.):	**Not within 2,000 ft of a Mineral Resource Overlay area**
Agriculture Notification Area:	**Not within an agriculture notification area**

Airport Vicinity:	**Inside height restriction area (FAA Form 7460-1)**
Airpark:	**No airparks within 2500 ft**
Airport Compatibility Area:	**Not within an airport compatibility area**
Airport Influence Area:	**Not within an airport influence area**

CRITICAL AND PHYSICAL

Watershed:	**Cedar-Sammamish**
Aquifer Sensitivity:	**Low Aquifer Sensitivity**
Elevation (NAVD88, US Feet):	**427.63**
Basin:	**Puget Sound**
Subbasin:	**Puget Sound Drainage**
WRIA:	**Water Resource Inventory Area 8**
Hydric Soils:	**No hydric soils**
Sole Source Aquifer:	**Not in a sole source aquifer**
Flood Hazard Area:	**A portion of the parcel is inside the flood hazard area**
Flood Hazard Designation:	**Area of minimal flood hazard**
Critical Aquifer Recharge:	**Not in a critical aquifer recharge area**

Pipelines:	**No petroleum pipelines within 100 feet**
National Wetlands Inventory:	**No NWI wetlands present**
PDS Wetlands Inventory:	**Not Inventoried**
Steep Slopes (>33%):	**Steep slopes present**
Landslide Hazard Area:	**Not within a known landslide and outside the modeled LHA area**
Mine Hazard:	**No mines within 200 feet**
Levees:	**No levees within 1,000 feet**
Geology (Erodible Surface):	**Qga : Qgt**
Soil Type:	**ALDERWOOD-EVERETT GRAVELLY SANDY LOAMS, 25 TO 70 PERCENT SLOPES : ALDERWOOD-URBAN LAND COMPLEX, 2 TO 8 PERCENT SLOPES : EVERETT GRAVELLY SANDY LOAM, 0 TO 8 PERCENT SLOPES**

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Snohomish County Planning and Development Services

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Phone: 425-388-3311

Customer Service Hours:

Monday/Tuesday/Wednesday/Friday: 8:00 AM - 4:00 PM
Thursday: 10:00 AM - 4:00 PM
Walk-ins will be assisted on a first-come, first-served basis.

Tax Parcel: 00513100010700 *Data Compiled On: 04/15/2026*