

Lot: **75-A & 76-A**

Unit:

**955 Tipsoo Lp N , Rainier 98576**

Property Sub Type: **Vacant Land**



Status: **Active - 10/12/25**    Acreage: **3.030 ac**    List Price: **\$190,000**  
 Listing #: **2444010**    Lot Size: **131,987 sf**  
 County: **Thurston**    DOM/CDOM:**2/2**

Style: **41 - Res-Over 1 Acre**    Area: **453**  
 Project: **Mountain View Estates**    Community: **Rainier**  
 Zoning: **R6/8**    Map:  
 Grid:

<u>School Information</u>		<u>Assessment Fees</u>	
Sch District:	<b>Rainier</b>	Tax Year:	<b>2025</b>
Elementary:	<b>Rainier Primary Sch</b>	Annual Taxes:	<b>\$3,247</b>
Jr. High:	<b>Rainier Mid</b>	Sr. Exemption:	<b>No</b>
High Schl:	<b>Rainier Snr High</b>	Assessment:	
BBC:	<b>3%</b>		
BBC Comments:			

Property Details

Gas: **Not Available**  
 Sewer: **Not Available**  
 Water: **Available, On Property**  
 Topography: **Level, Sloped**  
 Docs Available:  
 Restrictions: **Manufactured Homes OK**  
 HOA Dues Incl:  
 View:  
 Lot Details: **Cul-de-sac, Dead End Street, Paved Street**  
 Improvements: **Outbuilding(s)**  
 Community Features:  
 Terms:  
 Road Information: **Paved**

Septic Information

Septic System Type:	Septic Design Applied For:
Soils Feasibility Avail:	Septic Design Apprv Dt:
Soil Test Date:	Septic Design Expire Dt:

Directions: **From Rainier, take Center St N, becomes Hubbard Rd, turn Right on Tipsoo, Right on Tipsoo Loop N, Left on Reflection Ln SE, left on Tipsoo Loop N to property at end of cul-de-sac.**

Features: **Evergreens, Partially Cleared**

Marketing Remarks: **Want to have 2 lots next door to each other? Here's your chance! Combined 3.03 acres at the end of a quiet cul-de-sac in Mountain View Estates. Priced below assessed value. City water installed. There's an old garage and an old septic on the property, condition unknown. 1972 mobile is uninhabitable, needs removal, and is included at no value. A lot of possibilities: Remove and replace the mobile home, remove the mobile and build a home on each lot, and R6/8 zoning may allow higher density. Wetlands on both lots but especially 76A. Buyer to verify all information and potential uses with the city and county. Estate sale, sold as-is. Due to hazardous conditions, do not enter the mobile home. Interior will be shown after mutual agreement.**

Offers: **Seller intends to review offers upon receipt**