

SALES LIST

VALUATION DATE: JANUARY 1, 2011

FOR 2012 TAXES

RESIDENTIAL NEIGHBORHOODS	
CYCLE 1	
NBHD	DESCRIPTION
1110	SURFSIDE RESIDENTIAL
1112	SURFSIDE AREA - NO CCR'S
1120	NORTH AND EAST OF SURFSIDE
1181	LAND/IMP IN TIMBER PROGRAM
1184	LAND/IMP IN OPEN SPACE TIMBER PROGRAM
CYCLE 2	
NBHD	DESCRIPTION
1210	OCEAN PARK RESIDENTIAL
1281	LAND/IMP IN TIMBER PROGRAM
1284	LAND/IMP IN OPEN SPACE TIMBER PROGRAM
CYCLE 3	
NBHD	DESCRIPTION
1310	OCEAN SIDE RESIDENTIAL
1320	LONG BEACH/SEAVIEW
CYCLE 4	
NBHD	DESCRIPTION
1410	ILWACO/CHINOOK RESIDENTIAL
1411	SANDRIDGE RESIDENTIAL
1420	BAYSIDE OF SANDRIDGE
1481	LAND/IMP IN TIMBER PROGRAM
1484	LAND/IMP IN OPEN SPACE TIMBER PROGRAM
CYCLE 5	
NBHD	DESCRIPTION
2510	NORTH COUNTY RURAL - VALLEY
2520	NO COUNTY RURAL NASELLE/BAY CENTER
2581	LAND/IMP IN TIMBER PROGRAM
2584	LAND/IMP IN OPEN SPACE TIMBER PROGRAM
2586	LAND/IMP IN TIMBER PROGRAM - VALLEY
CYCLE 6	
NBHD	DESCRIPTION
2610	SOUTH BEND RESIDENTIAL
2620	RAYMOND RESIDENTIAL
2621	GRAYLAND/TOKELAND RESIDENTIAL
2623	NORTH COVE 500' BAND
2681	LAND/IMP IN TIMBER PROGRAM
2684	LAND/IMP IN OPEN SPACE TIMBER PROGRAM

LAND USE CODES:

PRIMARY:		SECONDARY:	
11	SINGLE FAMILY RESIDENCE	O5	MANUFACTURED/MOBILE HOME
12	DUPLEX	10	WESTERN UPLAND BOUNDARY
18	LOT W/ ONLY AN OUTBUILDING	20	SEASHORE CONSERVATION LINE
19	LOT WITH UTILITIES	30	MEAN HIGH TIDE
91	BARE LAND LOT	80	DEEDED ACCESS TO OCEAN
83	OPEN SPACE FARM/AG	BF	BAY FRONT
94	OPEN SPACE/OPEN SPACE	BV	BAY VIEW
95	OPEN SPACE TIMBER	CE	CANAL, EAST SIDE
		CF	CANAL FRONT
		CO	CANAL, OCEAN SIDE
		CW	CANAL, WEST SIDE
		DR	DRAIN DISTRICT
		GC	GOLF COURSE
		LE	LAKE FRONT, EAST SIDE
		LF	LAKE FRONT
		LV	LAKE VIEW
		LW	LAKE FRONT, WEST SIDE
		OF	OCEAN FRONT
		OV	OCEAN VIEW
		RF	RIVER FRONT
		RS	RIDGE AREA NON-VIEW
		RV	RIVER VIEW
		SE	SAND LOT EAST OF CANAL
		SI	SAND INTERIOR
		SO	SAND LOT ON OCEAN SIDE OF CANAL

EXAMPLES:

11 05 BV = Manufactured on property with a bay view

11 OF 30 = Single family residence on ocean front with ownership to mean high tide

91 OV = Bare land lot with ocean view

11 CE = Single family residence on property on the east side of the canal

For additional information:

South Bend office, 8:00 a.m. to 4:30 p.m. Monday through Friday **Long Beach office, Wednesdays only - 9:00 a.m. to Noon**

OR our website: www.co.pacific.wa.us Click on 'Assessor' then on 'Taxesifter' and/or 'Mapsifter'. You will be able to search parcels by **Parcel ID #, Owners name, Situs address** or do a **Sales Search**. You can also view maps. If you have any additional questions please call 360-875-9301 or 360-642-9301.

Disclaimer: The attached sales list is intended for reference purposes only. Any use other than that intended shall be at the sole responsibility of the user. The information appearing on this document was obtained from a variety of sources. The user acknowledges and accepts that inconsistencies, errors and omissions may be contained within data used to prepare this product. By use of this document, the user further indemnifies and holds harmless Pacific County from any adverse consequences resulting from the use of this product. Any questions regarding the information presented hereon or data used to prepare this product should be directed to the Pacific County Assessor's Office @ (360) 875-9301.

CYCLE 4 SALES

PARCEL NUMBER	SALE DATE	SALE PRICE	SALE CODE	2011 A/V	2010 A/V	MAP NUMBER	STREET ADDRESS	USE CODE	NBHD	ACRES	YR BLT	SQ FT	COMMENTS
9091721013	04/09/10	\$ 30,000	0	\$ 30,000	\$ 30,000	090917 013		91 RV	1410	0.78			
9091721020	11/29/10	\$ 150,000	0	\$ 65,500	\$ 65,500	090917 020		91 RV	1410	5.09			
9091722003	11/15/10	\$ 550,000	0	\$ 305,000	\$ 105,000	090917 003	000548 \STATE RT 401	91 RF	1410	3.99			
9100811059	02/26/10	\$ 130,000	0	\$ 106,300	\$ 109,600	091008 059	000143 \CHINOOK VALLEY RD; CHINOOK	11	1410	1.32	1977	1033	NEWER COMP ROOF PRIOR TO SALE
9101714015	11/03/10	\$ 80,000	0	\$ 20,000	\$ 20,000	091017 015	000010 \BROWN LN; CHINOOK	91	1410	0.41			
9101714036	12/30/09	\$ 85,000	0	\$ 69,300	\$ 66,500	091017 036	000014 \HOUTCHEN ST; CHINOOK	11 05	1410	0.29	1973	1015	POLE BLDG BUILT AFTER PURCHASE
10112634045	07/08/09	\$ 7,500	0	\$ 23,000	\$ 23,000	101126 045	001550 \STATE RT 101;ILWACO	18	1410	1.59	0	0	BUILDING ON LOT HAS NO VALUE - VERY POOR. PURCH BY ADJ OWNER. SALE INC PARCELS 10112634045 AND 10112634068
10112724012	10/11/10	\$ 10,000	0	\$ 9,300	\$ 9,300	101127 012		91	1410	4.64			
10112785102	09/18/09	\$ 160,000	0	\$ 150,100	\$ 155,200	101127 8510-2	004300 \40TH ST; ILWACO	11	1410	1.02	1953	1796	
10113313179	09/14/10	\$ 95,000	0	\$ 55,100	\$ 55,100	101133 179 IL		91	1410	6.11			
10113341058	06/07/10	\$ 149,900	0	\$ 159,000	\$ 162,500	101133 058 IL	000134 \WILLIAMS AVE; ILWACO	11	1410	0.25	1880	1296	WELL MAIN; SALE INC PARCELS: 10113341058 AND 10113341057
10113350010	09/15/10	\$ 70,000	0	\$ 84,900	\$ 84,900	101133 LOT 10 IL		91 BV	1410	8.98			
73001002003	09/04/09	\$ 155,000	0	\$ 97,500	\$ 98,700	BARNES ADD 02 03	000310 \LAKE ST; ILWACO	11	1410	0.00	1895	925	
73002008001	08/07/09	\$ 280,882	0	\$ 223,800	\$ 186,500	CHINOOK 008 01	000002 \WILSON LN; CHINOOK	11 BV	1410	0.00	0	1934	
73002021002	01/11/10	\$ 240,000	0	\$ 167,500	\$ 172,500	CHINOOK 021 0B 02	000018 \VALLEY ST; CHINOOK	11 BV	1410	0.71	9999	1040	0
73002051000	09/30/10	\$ 155,000	0	\$ 144,100	\$ 131,900	CHINOOK 051	000792 \STATE RT 101; CHINOOK	11 05	1410	0.00	2001	1248	VERY WELL MAINT
73002056000	04/21/10	\$ 225,000	0	\$ 191,500	\$ 197,100	CHINOOK 056	000802 \STATE RT 101; CHINOOK	11	1410	0.00	9999	1775	NEW SEPTIC, ROOF, HARDIPLANK SIDING, INSULATION, PAINT AND WATER HEATER PRIOR TO SALE. ALSO SOME REMODELING ON EAST SIDE OF MAIN FLOOR.
73002089000	10/15/09	\$ 250,500	0	\$ 123,200	\$ 125,800	CHINOOK 089	000009 \EVELYN ST; CHINOOK	11	1410	0.00	9999	1428	NEW WINDOWS AND ROOF PRIOR TO SALE.
73002152001	10/26/09	\$ 386,103	0	\$ 295,100	\$ 301,700	CHINOOK 152 0A	000645 \STATE RT 101; CHINOOK	11 BF	1410	0.00	9999	2122	WELL MAINT.

CYCLE 4 SALES

73002905018	05/27/10	\$ 668,000	0	\$ 595,600	\$ 609,000	CHINOOK 0E 0R	000030 \CHERRY ST W; CHINOOK	11 BF	1410	0.00	1997	3628	VERY WELL MAINTAINED
73007007001	03/05/09	\$ 265,000	0	\$ 189,000	\$ 173,200	HILLCREST 07 01	000415	11	1410	0.00	1900	2612	WELL MAINT.
73008011004	03/17/10	\$ 178,500	0	\$ 161,500	\$ 166,600	ILWACO 11 04	000314 \2ND ST; ILWACO	11	1410	0.00	1938	2123	HOUSE COMPLETELY REMODELED (DOWN TO STUDS) PRIOR TO PURCHASE.
73020003001	08/09/10	\$ 350,000	0	\$ 346,900	\$ 357,400	SA HA LEE 03 01	\KLAHANEE DR;	11 BV	1410	0.41	2006	2549	WELL MAINTAINED.
73020004011	01/02/09	\$ 17,000	0	\$ 20,000	\$ 20,000	SA HA LEE 04 11	NASADI DR;	91 BV	1410	0.26	0	0	STEEP UNDEV WOODED
73020004301	09/02/10	\$ 355,000	0	\$ 283,800	\$ 290,800	SA HA LEE 04 01 SLY	002103 \ILAHEE PL SW; ILWACO	11 BV	1410	0.30	1980	2128	HOUSE SITE ALONG WITH SITE ACROSS STREET. SALE INC PARCELS: 7302004301, 73020003303, 10113334206 AND 10113334205.
73020005011	11/04/09	\$ 333,000	15	\$ 408,100	\$ 412,800	SA HA LEE 05 11		11 BV	1410	0.63	1970	2160	INC PARCELS: 73020005011
73034000005	09/21/10	\$ 99,900	0	\$ 76,400	\$ 67,100	VAND UN-1 05	006817 \ORTELIUS DR; ILWACO	11 05	1410	0.00	1977	1152	MAINTAINED.
73034000047	07/30/10	\$ 175,000	15	\$ 201,600	\$ 208,700	VAND UN-1 47	007200 \ORTELIUS	11	1410	0.00	1998	1903	0
73034000061	10/29/10	\$ 275,000	0	\$ 203,200	\$ 209,500	VAND UN-1 61	006910 \ROCHELLE WAY; ILWACO	11	1410	0.50	1986	1283	SMALL ADDTN TO HOUSE IN 2009; WELL MAINT; ADDITIONAL LOT IS BARE; SALE INC PARCELS: 73034000061 AND 73034000062
73034000072	01/02/09	\$ 65,000	0	\$ 35,000	\$ 35,000	VAND UN-1 72		91	1410	2.24	0	0	
73037023300	06/16/10	\$ 278,000	0	\$ 161,700	\$ 146,800	WHEALDON EST TR 23 S3.65 AC		91 BV	1410	3.34			
73037901300	11/29/10	\$ 325,000	0	\$ 233,300	\$ 180,400	WHEALDON EST TR A S154.6'	000410 \MARYANN AVE NE; ILWACO	11 BV	1410	0.21	2007	1240	NEWER HOME BUILT IN 2007
73038004002	11/13/09	\$ 180,000	0	\$ 183,700	\$ 189,700	02		11	1410	0.00	2001	1749	WELL MAINTAINED
73038010006	09/21/09	\$ 111,900	0	\$ 106,700	\$ 109,300	06	ILWACO	11	1410	0.00	1880	1056	
73038016004	09/11/09	\$ 134,500	0	\$ 115,100	\$ 116,500	WHEALDONSBURG P	000401 \HEMLOCK	11	1410	0.00	1936	998	
73039001001	10/15/10	\$ 110,000	0	\$ 99,300	\$ 93,000	WMS ADD ILW 0A 01	000423 \LAKE ST; ILWACO	11 05	1410	0.00	1979	1152	ORIGINAL BUT MAINT
73039002004	12/18/09	\$ 158,516	15	\$ 177,800	\$ 183,000	WMS ADD ILW 02 04	000402 \SPRUCE ST; ILWACO	11	1410	0.00	1897	1112	
73039005008	07/23/09	\$ 129,500	0	\$ 110,900	\$ 114,500	WMS ADD ILW 05 08	000414 \LAKE ST; ILWACO	11	1410	0.00	1920	1000	NEW ROOF PRIOR TO SALE
73052000006	07/08/10	\$ 246,290	15	\$ 288,300	\$ 297,700	LAKEVIEW EST 06	001000 \LAKEVIEW DR	11 LV	1410	1.01	2005	2131	BANK SALE
73055000001	10/02/09	\$ 289,000	15	\$ 377,100	\$ 389,100	LAKEVIEW EST 2ND 01	DR; ILWACO	11	1410	1.19	2006	3546	BANK SALE
73055000008	03/04/10	\$ 280,000	30	\$ 335,700	\$ 345,200	LAKEVIEW EST 2ND 08	001300 \LAKEVIEW	11	1410	0.46	2007	2980	SHORT SALE

CYCLE 4 SALES

10110334054	03/19/10	\$ 190,000	0	\$ 202,400	\$ 224,100	101103 054	004206 \SANDRIDGE RD	11	1411	0.00	0	0	MAINTAINED
10111522076	09/24/10	\$ 106,000	0	\$ 80,100	\$ 80,100	101115 076		91	1411	7.02			
10111531055	02/27/09	\$ 125,000	0	\$ 112,600	\$ 122,500	101115 055	006906 \SANDRIDGE RD; LONG BEACH	11	1411	0.93	1950	1120	NEW SEPTIC SYSTEM PRIOR TO SALE
10111642180	07/17/09	\$ 95,500	0	\$ 83,900	\$ 92,200	101116 180	002513 \66TH PL; LONG BEACH	11 05	1411	0.29	1972	1440	OLDER MH, WELL MAINT
10111642244	03/13/09	\$ 112,000	0	\$ 87,200	\$ 96,700	101116 244	002501 \66TH PL; LONG BEACH	11 05	1411	0.31	1978	1344	OLDER MAINT MH
10111642311	06/01/09	\$ 66,000	0	\$ 69,500	\$ 75,300	101116 311	006500 \V PL; LONG BEACH	11 05	1411	0.42	1971	720	NEEDS MAINTENANCE; SALE INCL PARCELS: 10111642311 AND 10111642319
10111687133	07/10/09	\$ 154,000	0	\$ 136,100	\$ 153,800	101116 8713-3	\SANDRIDGE RD;	11 05	1411	0.59	2006	1947	MAINTAINED
10112112088	08/24/10	\$ 118,000	27	\$ 137,300	\$ 156,100	101121 088	010307	11	1411	4.40	1998	1816	WELL MAINTAINED
10112112163	08/06/10	\$ 172,500	0	\$ 172,500	\$ 200,500	101121 163	005805 \SANDRIDGE RD; LONG BEACH	11	1411	0.00	0	0	GUTTED TO STUDS AND COMPLETELY REMODELED PRIOR TO SALE
10112142145	04/16/09	\$ 205,000	0	\$ 166,100	\$ 189,900	101121 145	004505 \SANDRIDGE RD; LONG BEACH	11	1411	4.40	1950	1584	
10112144082	11/17/09	\$ 2,297	8	\$ 7,000	\$ 7,000	101121 082		91	1411	2.00	0	0	UNDEVELOPED LAND ALONG HWY, CLOSE TO BOGS
10112812176	07/27/10	\$ 148,000	0	\$ 110,000	\$ 125,100	101128 176	003705 \SANDRIDGE RD	11	1411	0.00	1915	1062	NEW WINDOWS/ROOF; BEFORE SALE
73011004107	05/28/10	\$ 97,000	0	\$ 118,100	\$ 138,900	LONG BCH 04 07 N1/2	000212 \OREGON	11	1411	0.00	1915	1062	INTERIOR COSMETICS
74001005001	10/22/09	\$ 275,000	0	\$ 263,500	\$ 298,200	ADAMS CRAN AC 05 0A	009309	11	1411	1.00	0	0	REMODELED PRIOR TO
74067001003	03/13/09	\$ 18,000	8	\$ 29,600	\$ 31,500	SAND RDG 01 03	003905 \102ND ST; LONG BEACH	11 05	1411	0.00	1980	630	EST LITTLE MAINTENANCE, NO UPDATING
10110341053	12/21/09	\$ 145,000	0	\$ 71,500	\$ 71,500	101103 053	004610 \113TH ST	91 BV	1420	7.13	0	0	ACCESS RD SEPARATES THIS PARCEL BETWEEN THE POTENTIAL BLDG SITE AND REST OF PROP TO WEST.
10110344016	06/15/10	\$ 6,000	0	\$ 5,200	\$ 5,200	101103 016		91	1420	1.50			
11110388032	11/24/10	\$ 217,000	0	\$ 190,500	\$ 189,400	111103 8803-2	022106	11 BV	1420	1.55	2007	717	PER PURCHASER;
11111024008	11/29/10	\$ 145,000	0	\$ 198,400	\$ 198,400	111110 008		91 BF	1420	3.43			

CYCLE 4 SALES

													CUSTOM HOME; UPSTAIRS BATH REMODELED IN 09; VERY WELL MAINTAINED OVERALL; SALE INC PARCELS: 11111542062 AND 1111155529
11111542062	03/05/10	\$ 650,000	0	\$ 579,300	\$ 649,200	111115 062	018716 \SANDRIDGE RD	11 BF	1420	5.00	1992	3152	
11111543064	12/18/09	\$ 525,000	0	\$ 444,300	\$ 499,500	111115 064	018114	11 BF	1420	1.60	2002	2652	CUSTOM HOME VERY WELL
11112793123	06/05/09	\$ 285,000	18	\$ 582,800	\$ 207,200	111127 9312-3	015310	91 BF	1420	3.94	0	0	EXISTING FOUNDATION
12111022065	06/30/09	\$ 269,000	0	\$ 221,500	\$ 248,000	121110 065	033615	11 BV	1420	0.93	1870	1508	HISTORIC HOME ON
12111023049	10/26/10	\$ 5,000	0	\$ 1,600	\$ 1,600	121110 049		91	1420	0.16			
12111532055	03/09/10	\$ 28,000	18	\$ 45,600	\$ 35,600	121115 055	030805	91	1420	1.12			UTILITIES PUT IN AFTER
													REMODELED AND
76006018002	06/01/09	\$ 185,000	0	\$ 160,200	\$ 183,500	HARBOR VW 18 0B	003309 \281ST ST; NAHCOTTA	11	1420	0.43	1952	1068	UPDATED PRIOR TO 2009 SALE
76019031004	06/29/10	\$ 288,000	0	\$ 299,200	\$ 355,000	RUSHTON 31 04	025220 \SANDRIDGE RD; OCEAN PARK	11 BV	1420	0.29	2006	2623	
76040002001	09/18/09	\$ 72,500	27	\$ 90,800	\$ 96,700	HARBOR VW RPL-18 02	003410 \281ST ST;	11 05	1420	0.68	1980	896	NOT LISTED ON OPEN
76019058001	05/10/10	\$ 85,000	0	\$ 78,800	\$ 78,800	RUSHTON 58 01		91 BF	1420	1.33			
10112711030	05/06/09	\$ 100,000	18	\$ 93,800	\$ 65,000	101127 030		95 91	1484	11.00	0	0	NO SITE IMPROVEMENTS