

**SALES LIST-COMMERCIALS**  
**APPRAISAL YEAR 2012**  
**VALUATION DATE: JANUARY 1, 2012**  
**FOR 2013 TAXES**

[illegible][illegible]

IOP = Includes other properties (more than one parcel number included in sale)

For additional information:  
**South Bend office, 8:00 a.m. to 4:30 p.m.** Monday through Friday  
**Long Beach office, Wednesday's only 9:00 a.m. to Noon**  
**OR** our website: [www.co.pacific.wa.us](http://www.co.pacific.wa.us) Click on 'Assessor' then on 'Taxsifter' 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.

AY 2012 COMMERCIAL SALES

PARCEL #	2011 TTL A/V	SALE PRICE	2011 A/S RATIO	SALE DATE	2012 TTL A/V	2012 A/S%	DOR CODE	SITUS	BUSINESS NAME	LAND SIZE	BLDG SIZE	YR BLT	COMMENTS
74060302000	\$ 137,800	\$ 175,000	79%	12/29/11	\$ 137,800	79%	62	LONG BEACH	LONG BEACH CARWASH	105 X 79	1352	1979	
10110932112	\$ 1,549,500	\$ 1,250,000	124%	12/12/11	\$ 1,549,500	124%	17 OF 10	211 PIONEER RD W, LB	OCEANVIEW CONVALESCENT CENTER	1.06 AC	18960	9999	IOP 74057015001. 28 RMS - EMPTY FOR QUITE SOME TIME PRIOR TO PURCH.
73029000005	\$ 77,500	\$ 175,000	44%	11/09/11	\$ 77,500	44%	49	SEAVIEW		5.2			RADIO SHED
73002032002	\$ 119,900	\$ 169,000	71%	11/04/11	\$ 119,900	71%	58	779 STATE RT 101, CHINOOK	FISH TRAP TAVERN	100 X 110; 45 X 30	2044	9999	
10111633325	\$ 412,800	\$ 265,000	156%	09/15/11	\$ 412,800	156%	73	809 OCEAN BCH BLVD S, LB	NEPTUNE THEATER	0.57	5152		
73026074003	\$ 234,900	\$ 250,000	94%	09/01/11	\$ 234,900	94%	55	5016 PACIFIC WAY	NAPA AUTO PARTS	100 X 110	5912	1965	
73026019002	\$ 204,600	\$ 259,900	79%	07/29/11	\$ 204,600	79%	64	4015 PACIFIC WAY	WAS PENINSULA AUTOMOTIVE	110 X 117	3212	9999	12X12 OFFICE IS 41ST STREEN SALON
73026081003	\$ 213,600	\$ 200,000	107%	07/15/11	\$ 213,600	107%	58	1304 PACIFIC AVE S	WAS FOGHORN SPORTS BAR	70 X 100	1892	1992	EMPTY PRIOR TO PURCH
72041007001	\$ 57,200	\$ 60,000	95%	07/11/11	\$ 57,200	95%	53	RAYMOND	WAS PAWN SHOP	90 X 110	1152	9999	
13100834106	\$ 263,900	\$ 544,000	49%	06/17/11	\$ 283,900	52%	15	457 BAY CENTER RD	BAY CENTER/WILLAPA BAY KOA	10.10 AC			65 RENTAL SPACES - 2 YURTS ADDED AFTER SALE. IOP 79001002320
73011074001	\$ 526,300	\$ 305,000	173%	06/10/11	\$ 526,300	173%	16	621 PACIFIC AVE S, LONG BEACH	WAS RIPTIDE-NOW COASTAL INN	100 X 172	10472	1979/ 1983	BANK SALE. NEEDED WORK AT TIME OF PURCH. OWNER MAKING REPAIRS.
10112822102	\$ 457,000	\$ 430,215	106%	03/30/11	\$ 457,000	106%	16	3728 PACIFIC WAY	SEAVIEW MOTEL	200 FF HWY		9999	NEEDED WORK AT TIME OF PURCH. OWNER MAKING REPAIRS.
10112122293	\$ 1,946,400	\$ 1,780,000	109%	03/11/11	\$ 1,946,400	109%	16	409 SID SNYDER DR SW	WAS EDGEWATER - NOW ADRIFT HOTEL	150 FF OF	20370	1987	INCL IN TTL SF IS 2400 SF RESTAURANT TOP FLOOR. REMODEL AFTER PURCHASE.
72041019010	\$ 69,300	\$ 70,000	99%	02/17/11	\$ 69,300	99%	66	616 DURYEA ST, RY	WAS LUGIBIHL CONSTRUCTION AND ROOFING	30 X 100	1728	1998	PIPES BURST-WATER DAMAGE-HAD TO TEAR OUT BATHS. WILL BE USED FOR STG ONLY.
76026051003	\$ 55,000	\$ 60,000	92%	01/19/11	\$ 55,000	92%	19	27008 SANDRIDGE RD	WAS A POTTERY SHED	100 X 100			TTL OF 3 SMALL SHEDS ON PROPERTY
73026056007	\$ 254,800	\$ 205,000	124%	11/30/10	\$ 254,800	124%	69	1601 PACIFIC AVE S, LB	PENINSULA PROF BLDG	100 X 100	2522	1993	
71019032004	\$ 115,600	\$ 141,000	82%	10/01/10	\$ 115,600	82%	58	702 ROBERT BUSH DR, SOUTH BEND	EL COMPADRE - WAS HARBOR GRILLE	100 X 120	1056	1970	
73008013002	\$ 357,800	\$ 560,000	64%	07/15/10	\$ 357,800	64%	54	108 SPRUCE ST, IL	ILWACO MARKET PLACE	.39 AC	6100	1969	
73002031003	\$ 313,900	\$ 260,000	121%	05/12/10	\$ 313,900	121%	58	780 STATE RT 101, CHINOOK	CHINOOK INN	0.9	4040	1969	
72039030015	\$ 23,500	\$ 26,550	89%	04/28/10	\$ 23,500	89%	91	RAYMOND		.24 AC+-			
72041029008	\$ 312,700	\$ 475,000	66%	04/13/10	\$ 312,700	66%	58	114 SEVENTH ST, RY	DAIRY QUEEN	150 X 110	2207	1990	

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11112713044	\$ 171,500	\$ 395,000	43%	03/15/10	\$ 176,200	45%	52	15289 SANDRIDGE, LB	PENINSULA LANDSCAPING	7.40 AC	2712	2007	NEW CONST AFTER SALE.
71019032008	\$ 224,500	\$ 218,000	103%	03/11/10	\$ 224,500	103%	69 11	724 ROBERT BUSH DR W, SB		125 X 120	10452	9999	WAS RETAIL/APTS; NOW STG/APTS
72049006006	\$ 44,400	\$ 45,000	99%	02/24/10	\$ 44,400	99%	56	1899 PARK AVE, RY	ANNE'S RIVERDALE BOUTIQUE	50 X 110	2100	9999	ADDTNL 50% FUNC ADDED
81698050000	\$ 150,200	\$ 200,000	75%	02/11/10	\$ 150,200	75%	20 84	PORT OF ILWACO	DOCKSIDE CANNERY	N/A	4050	1960	
73023009003	\$ 189,900	\$ 135,000	141%	10/01/09	\$ 189,900	141%	59	2705 PACIFIC AVE N LB	WAS RETAIL	79 X 70	3000	2004	
73011031004	\$ 100,000	\$ 100,000	100%	08/06/09	\$ 100,000	100%	79	911 PACIFIC AVE N, LB	SIX CARD CHARLIE'S	.30 +-			BLDG VERY POOR-MAY BE TORN DOWN
													HOSPITALITY ROOM NOW MOTEL ROOM.
10112122307	\$ 814,700	\$ 1,235,050	66%	06/25/09	\$ 814,700	66%	16	1309 OCEAN BCH BLVD S, LB	OUR PLACE AT THE BEACH	1.26 AC	13812	9999	DECK ADDED TO MGR RES. PROPR MAINT. IMP MADE PRIOR TO 6/25/2009 SALE.
73002023000	\$ 247,900	\$ 300,000	83%	02/27/09	\$ 247,900	83%	15	774 WATER ST, CH	SAFE HARBOR RV PARK	125 X 420			32 FULL HOOKUPS
									NOW REAL ESTATE OFFICE				
73026055005	\$ 168,700	\$ 210,000	80%	01/13/09	\$ 168,700	80%	53	1711 18TH ST SW, LB		50 X 100	2053	1996	