

SALES LIST-COMMERCIALS

APPRAISAL YEAR 2013

VALUATION DATE: JANUARY 1, 2013

FOR 2014 TAXES

RESIDENTIAL NEIGHBORHOODS	
ZONE 1	
NBHD	DESCRIPTION
1160	SURFSIDE AREA COMMERCIALS
ZONE 2	
NBHD	DESCRIPTION
1260	OCEAN PARK COMMERCIALS
ZONE 3	
NBHD	DESCRIPTION
1345	COMMERCIAL BLDGS LEASED LAND
1360	DOWNTOWN COMMERCIAL
1361	OCEANSIDE COMMERCIAL
	LONG BEACH/SEAVIEW AREA
ZONE 4	
NBHD	DESCRIPTION
1446	COMMERCIAL BLDGS ON LEASED LAND
1460	BAYSIDE OF SANDRIDGE COMMERCIAL
1465	ILWACO/CHINOOK COMMERCIAL
ZONE 5	
NBHD	DESCRIPTION
2560	NASELLE/BAY CENTER COMMERCIAL
ZONE 6	
NBHD	DESCRIPTION
2660	RAYMOND COMMERCIAL
2661	SOUTH BEND COMMERCIAL

LAND USE CODES:

AREA CODES:

11	SINGLE FAMILY RESIDENT		BC	BAY CENTER
13	MULT-UNITS		CH	CHINOOK
15	MOBILE HOME/RV PARKS		IL	ILWACO
16	MOTELS		LB	LONG BEACH
17	INSTITUTIONAL LODGING		NA	NAHCOTTA
20	BUILDING ON LEASED LAND		OP	OCEAN PARK
91	UNDEVELOPED LAND		OY	OYSTERVILLE
16				
10	BED & BREAKFASTS		RY	RAYMOND
21-39	MANUFACTURING		SB	SOUTH BEND
41-49	TRANSPORTATION, COMMUNICATION, UTILITIES		SV	SEAVIEW
51-59	RETAIL TRADE			
61-69	SERVICES			
71-79	RECREATIONAL			
81-89	RESOURCE PRODUCTION			

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 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.

AY 2013
COMMERCIAL SALES

PARCEL #	SALE DATE	SALE PRICE	AY 2012 A/V	AY 2013 A/V	USE CODE	ADDRESS	AREA	BUSINESS NAME	LAND SIZE	BLDG SIZE	YR BLT	COMMENTS
71004000037	12/05/12	\$ 75,000	\$ 77,100	\$ 77,100	69	2570 OCEAN AVE	SB	H & R BLOCK	300 X 210	1024	1958	
73026108001	11/02/12	\$ 353,500	\$ 343,400	\$ 343,400	16 10	3310 PACIFIC WAY	SV	WAS LION'S PAW B&B	200 X 100	2034	1911	
12110444016	10/17/12	\$ 250,000	\$ 277,300	\$ 250,600	53 11	3010 OYSTERVILLE RD	OY	OYSTERVILLE STORE	9.08 AC	2936		1352 SF STORE/1584 SF RES-B 1938
10112133227	09/28/12	\$ 80,000	\$ 82,200	\$ 72,200	64	1504 41ST PL	LB	COASTAL CUSTOM CYCLE	.22 AC	1536		SHOP W/16X32 2-ST FINISHED AREA
72039913010	09/21/12	\$ 300,000	\$ 263,600	\$ 263,600	53	529 DURYEA ST	RY	RAYMOND GROCERY & DELI	110 X 110	2028	1970	SALE INCL 528 SF RES
72039015014	08/02/12	\$ 150,000	\$ 102,600	\$ 102,600	58	203 DURYEA ST	RY	VFW	50 X 110			
72039015021	05/31/12	\$ 50,000	\$ 53,800	\$ 53,800	62	431 SECOND ST	RY	WAS BEAUTY SHOP - NOW HAVA	60 X 83	900	9999	
72041202000	5/7/2012	\$ 70,000	\$ 52,300	\$ 52,300	91	520 HEATH ST	RY		110 X 95			COMM LAND ON HWY
72039019026	05/01/12	\$ 210,000	\$ 206,300	\$ 206,300	58	425 THIRD ST	RY	TOP NOTCH TAVERN		1680	9999	
74057019002	04/30/12	\$ 111,500	151,400	\$ 151,400	53	2103 PACIFIC AVE N	LB	WAS UNIQUE PETIQUE; NOW PACIFIC INTEGRATED MARTIAL ARTS	150 X 75	2400	1979	SOME REMODELING AFTER PURCH.
10112822054	04/27/12	\$ 498,000	\$ 562,700	\$ 500,500	16	3728 J PL	SV	SOU'WESTER LODGE	2.71 AC	6790	1892/1940	LODGE/CABINS/RV HOOKUPS
73011085001	04/27/12	\$ 150,000	\$ 177,500	\$ 190,000	59	910 PACIFIC AVE	LB	WAS LONG BEACH FURNACE & CHIMNEY CLEANING	100 X 50	1694	1890	REMODEL AFTER PURCH. CURRENTLY FOR SALE \$229,000.
71019022005	03/05/12	\$ 400,000	\$ 389,600	\$ 389,600	15	524 CENTRAL AVE	SB	SOUTH BEND MH & RV PARK				SHOWER/REC HALL; HOOKUPS
75016000167	03/01/12	\$ 175,000	132,000	\$ 132,000	58	1406 BAY AVE	OP	BAY AVENUE GALLERY	50 X 100	1284	2011	
72041022001	02/17/12	\$ 147,000	\$ 147,000	\$ 147,000	91	280 SEVENTH ST	RY		210 X 110			COMM LAND ON HWY
72041022003	02/17/12	\$ 63,000	\$ 63,000	\$ 63,000	91		RY		90 X 110			COMM LAND ON HWY
73011016307	02/16/12	\$ 125,000	\$ 132,700	\$ 136,800	53	504 PACIFIC AVE N	LB	WAS WILD HAIR BEAUTY SALON, NOW RETAIL	2 LOTS - 50X100 EA	1028	1910	BANK SALE. REMODEL AFTER PURCH.
74060302000	12/29/11	\$ 175,000	\$ 137,800	\$ 137,800	62		LB	LONG BEACH CARWASH	105 X 79	1352	1979	
10110932112	12/12/11	\$ 1,250,000	\$1,549,500	\$ 1,262,800	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. SOME REMODELING AFTER PURCH.
73029000005	11/09/11	\$ 175,000	\$ 77,500	\$ 77,500	49		IL		5.2			RADIO SHED
73002032002	11/04/11	\$ 169,000	\$ 119,900	\$ 119,900	58	779 STATE RT 101	CH	FISH TRAP TAVERN	100 X 110; 45 X 30	2044	9999	
10111633325	09/15/11	\$ 265,000	\$ 412,800	\$ 412,800	73	809 OCEAN BCH BLVD S	LB	NEPTUNE THEATER	0.57	5152	1988	CURRENTLY LISTED FOR \$599,000.
73026074003	09/01/11	\$ 250,000	\$ 234,900	\$ 234,900	55	5016 PACIFIC WAY	SV	NAPA AUTO PARTS	100 X 110	5912	1965	
73026019002	07/29/11	\$ 259,900	\$ 204,600	\$ 204,600	64	4015 PACIFIC WAY	SV	WAS PENINSULA AUTOMOTIVE	110 X 117	3212	9999	12X12 OFFICE IS 41ST STREEN SALON

AY 2013
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73026081003	07/15/11	\$ 200,000	\$ 213,600	\$ 192,600	58	1304 PACIFIC AVE S	LB	WAS FOGHORN SPORTS BAR; NOW COASTAL CORNER MARKET	70 X 100	1892	1992	EMPTY PRIOR TO PURCH; REMODEL/CHANGE OF USE
72041007001	07/11/11	\$ 60,000	\$ 57,200	\$ 57,200	53		RY	WAS PAWN SHOP	90 X 110	1152	9999	
13100834106	06/17/11	\$ 544,000	\$ 283,900	\$ 283,900	15	457 BAY CENTER RD	BC	BAY CENTER/WILLAPA BAY KOA	10.10 AC			65 RENTAL SPACES - 2 YURTS ADDED AFTER SALE. IOP 79001002320
73011074001	06/10/11	\$ 305,000	\$ 459,100	\$ 559,000	16	621 PACIFIC AVE S	LB	COASTAL INN	100 X 172	10472	1979/ 1983	BANK SALE. NEEDED WORK AT TIME OF PURCH. OWNER REMODELED.
10112822102	03/30/11	\$ 430,215	\$ 457,000	\$ 434,900	16	3728 PACIFIC WAY	SV	SEAVIEW MOTEL	200 FF HWY		9999	NEEDED WORK AT TIME OF PURCH. OWNER MAKING REPAIRS.
10112122293	03/11/11	\$ 1,780,000	\$1,946,400	\$ 2,063,800	16	409 SID SNYDER DR SW	LB	WAS EDGEWATER - NOW ADRIFT HOTEL	150 FF OF	20370	1987	INCL IN TTL SF IS 2400 SF RESTAURANT TOP FLOOR. REMODEL AFTER PURCHASE.
72041019010	02/17/11	\$ 70,000	\$ 69,300	\$ 69,300	66	616 DURYEA ST	RY	WAS LUGIBIHL CONSTRUCTION AND ROOFING	30 X 100	1728	1998	BLDG STG ONLY TTL OF 3 SMALL SHEDS ON PROPERTY
76026051003	01/19/11	\$ 60,000	\$ 55,000	\$ 55,000	19	27008 SANDRIDGE RD	NA	WAS A POTTERY SHED	100 X 100			
73026056007	11/30/10	\$ 205,000	\$ 254,800	\$ 254,800	69	1601 PACIFIC AVE S	KB	PENINSULA PROF BLDG	100 X 100	2522	1993	
71019032004	10/01/10	\$ 141,000	\$ 115,600	\$ 115,600	58	702 ROBERT BUSH DR	SB	EL COMPADRE - WAS HARBOR GRILLE	100 X 120	1056	1970	
73008013002	07/15/10	\$ 560,000	\$ 357,800	\$ 357,800	54	108 SPRUCE ST	IL	ILWACO MARKET PLACE	.39 AC	6100	1969	
73002031003	05/12/10	\$ 260,000	\$ 313,900	\$ 313,900	58	780 STATE RT 101	CH	CHINOOK INN	0.9	4040	1969	
72039030015	04/28/10	\$ 26,550	\$ 23,500	\$ 23,500	91		RY		.24 AC+-			
72041029008	04/13/10	\$ 475,000	\$ 312,700	\$ 312,700	58	114 SEVENTH ST	RY	DAIRY QUEEN	150 X 110	2207	1990	
11112713044	03/15/10	\$ 395,000	\$ 171,500	\$ 176,200	52	15289 SANDRIDGE	LB	PENINSULA LANDSCAPING	7.40 AC	2712	2007	NEW CONST AFTER SALE.
71019032008	03/11/10	\$ 218,000	\$ 224,500	\$ 224,500	69 11	724 ROBERT BUSH DR W	SB		125 X 120	10452	9999	WAS RETAIL/APTS; NOW STG/APTS
72049006006	02/24/10	\$ 45,000	\$ 44,400	\$ 44,400	56	1899 PARK AVE	RY	ANNE'S RIVERDALE BOUTIQUE	50 X 110	2100	9999	
81698050000	02/11/10	\$ 200,000	\$ 150,200	\$ 150,200	20 84	PORT OF ILWACO	IL	DOCKSIDE CANNERY	N/A	4050	1960	