

SALES LIST - RESIDENTIAL

APPRAISAL YEAR 2014

VALUATION DATE: JANUARY 1, 2014

FOR 2015 TAXES

RESIDENTIAL NEIGHBORHOODS	
ZONE 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
ZONE 2	
NBHD	DESCRIPTION
1210	OCEAN PARK RESIDENTIAL
1281	LAND/IMP IN TIMBER PROGRAM
1284	LAND/IMP IN OPEN SPACE TIMBER PROGRAM
ZONE 3	
NBHD	DESCRIPTION
1310	OCEAN SIDE RESIDENTIAL
1320	LONG BEACH/SEAVIEW
ZONE 4	
NBHD	DESCRIPTION
1410	ILWACO/CHINOOK RESIDENTIAL
1411	SANDRIDGE RESIDENTIAL
1420	BAYSIDE OF SANDRIDGE & BAYSIDE CHINOOK
1481	LAND/IMP IN TIMBER PROGRAM
1484	LAND/IMP IN OPEN SPACE TIMBER PROGRAM
ZONE 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 & 2587	LAND/IMP IN TIMBER PROGRAM - VALLEY
ZONE 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:

11	SINGLE FAMILY RESIDENCE
12	DUPLEX
18	LOT W/ ONLY AN OUTBUILDING
19	LOT WITH UTILITIES OR CAMP LOT
80	DEEDED OCEAN ACCESS
91	BARE LAND LOT
05	MANUFACTURED/MOBILE HOME
OCEAN FRONT CODES	
OF	OCEAN FRONT
10	WESTERN UPLAND BOUNDARY
20, 23, 25	SEASHORE CONSERVATION LINE
30	MEAN HIGH TIDE
BF	BAY FRONT
BV	BAY VIEW
LF	LAKE FRONT
LV	LAKE VIEW
OV	OCEAN VIEW

SURFSIDE ESTATE AREA	
CE	CANAL, EAST SIDE
CF	CANAL FRONT
CO	CANAL, OCEAN SIDE
CW	CANAL, WEST SIDE
GC	GOLF COURSE
LE	LAKE FRONT, EAST SIDE
LW	LAKE FRONT, WEST SIDE
RS	RIDGE AREA NON-VIEW
SE	SAND LOT EAST OF CANAL
SO	SAND LOT, OCEAN SIDE OF CANAL

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 '**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.

ZONE 5

PARCEL NUMBER	SALE DATE	SALE PRICE	AY 2014 A/V	AY 2013 A/V	MAP NUMBER	ADDRESS	USE CODE	NBHD	ACRES	YR BLT	SQ FT	COMMENTS
10091021112	1/31/2014	\$ 50,000	\$ 39,100	\$ 42,700	100910 112	14 NORTH VALLEY RD	1105	2520	0.45	1971	720	
14082833075	5/10/2013	\$ 67,000	\$ 59,000	\$ 73,500	140828 075	3500 LAMME RD	1105	2510	0.44	1976	1056	SALE INCLUDES PARCELS: 14082833075 14082833169
10091121070	10/28/2013	\$ 50,000	\$ 45,200	\$ 51,200	100911 070	02 MOSHER LN	1105	2520	1.02	1978	1116	
13100843865	1/3/2014	\$ 75,000	\$ 61,300	\$ 69,400	131008 065 E1/2	21 MOORE RD	1105	2520	0.5	1977	1440	
15093624010	3/13/2014	\$ 75,000	\$ 79,100	\$ 92,800	150936 010	10172 STATE RT 101	1105	2510	3.93	1973	1512	
13101797161	1/27/2014	\$ 84,500	\$ 98,000	\$ 98,000	131017 9716-1	445 BAY CENTER RD	1105	2520	1.55	1988	1624	BANK SALE
72013002002	2/10/2014	\$ 36,000	\$ 49,900	\$ 49,900	E GARDEN LM SUB 014 02 02	239 STATE RT 6	11	2510	0.28		774	
12070244004	3/7/2013	\$ 75,000	\$ 79,200	\$ 79,200	120702 004	2774 STATE RT 6	11	2510	1.03		892	SALE INCLUDES PARCELS: 12070244004 72034007001 72034007013
10090412012	5/7/2013	\$ 55,000	\$ 60,300	\$ 60,300	100904 1201-2		11	2520	0.29		936	
72011118000	5/15/2014	\$ 41,500	\$ 53,000	\$ 53,000	E GARDEN 118	2049 STUART ST	11	2510	0	1920	1008	NELSEN, TERRY BOUCK/PR FOR ESTATE OF BONNIE BOUCK
72008002006	12/27/2013	\$ 48,000	\$ 48,300	\$ 48,300	DODGES 1ST B 06	2322 A ST	11	2510	0	1907	1068	
14082832125	7/21/2014	\$ 110,000	\$ 82,800	\$ 82,800	140828 125	1344 BELMONT RD	11	2510	0.41		1108	NEW FOUNDATION PRIOR TO PURCH
71003002004	12/5/2013	\$ 150,000	\$ 104,700	\$ 104,700	BAYSHORE 02 04	10 SUNSET RD	11	2520	0	1996	1164	BSD
10091041144	4/22/2014	\$ 73,000	\$ 84,900	\$ 84,900	100910 144	001061 STATE RT 4	11	2520	0.46		1238	
14082941060	3/5/2014	\$ 157,000	\$ 138,900	\$ 138,900	140829 060	3023 OLDANI RD	11	2510	6.22	2002	1305	MATTINGLY, CATHERINE & MOULTON, RICK & TAYLOR, ANN PR/FOR ESTATE OF BETSY MOULTON
14083123068	5/5/2014	\$ 187,000	\$ 175,400	\$ 175,400	140831 068	2160 FOWLER RD	11	2510	6.46	1994	1421	
13073343029	12/10/2013	\$ 60,000	\$ 80,800	\$ 80,800	130733 029	31 MARKLEY ST	11	2510	1	1924	1422	SALE INCLUDES PARCELS: 13073343029 13073343053; JTWROS
15082633010	5/7/2013	\$ 150,000	\$ 137,000	\$ 137,000	150826 010	862 SMITH CREEK RD	11	2510	18.91		1456	SALE INCLUDES PARCELS: 15082633010 15082744003
14082712019	10/25/2013	\$ 87,500	\$ 78,100	\$ 78,100	140827 019	5702 SCHOOL ST	11	2510	0.19		1504	
72024000028	5/6/2014	\$ 128,900	\$ 114,800	\$ 114,800	E RAYMOND 1ST TR 28	1001 COLE AVE	11	2510	0.31		1524	BANK SALE
72060006013	10/3/2013	\$ 80,000	\$ 113,000	\$ 113,000	WEAVER RHODES 06 13	333 WEAVER AVE	11	2510	0.75	2005	1536	BANK SALE

ZONE 5

PARCEL NUMBER	SALE DATE	SALE PRICE	AY 2014 A/V	AY 2013 A/V	MAP NUMBER	ADDRESS	USE CODE	NBHD	ACRES	YR BLT	SQ FT	COMMENTS
10090294081	5/20/2014	\$ 45,000	\$ 76,900	\$ 76,900	100902 9408-1	227 UPPER NASELLE RD	11	2520	0.6	1940	1560	BANK SALE
72057401000	11/19/2013	\$ 159,900	\$ 118,300	\$ 118,300	STRATTONS GRDN 01 E1/2	275 CAMP ONE RD	11	2510	5.15	1932	1620	
72011150000	6/28/2013	\$ 95,000	\$ 103,200	\$ 103,200	E GARDEN 150	2019 HENKLE ST	11	2510	0		1677	
10091012103	10/28/2013	\$ 240,000	\$ 153,100	\$ 153,100	100910 103	985 STATE RT 4	11	2520	4.01	1999	1830	
72030004005	10/31/2013	\$ 119,500	\$ 110,400	\$ 110,400	LEBAM D 05	05 1ST ST	11	2510	0	1922	2026	
72048011009	7/24/2014	\$ 120,000	\$ 120,200	\$ 120,200	RAYMOND HTS 11 09	1111 BIRD AVENUE	11	2510	0	1984	2160	
13081424062	5/30/2014	\$ 253,000	\$ 230,400	\$ 230,400	130814 062	15 MARTIN LN	11	2510	5.03	2009	2320	
72048022001	8/1/2014	\$ 305,000	\$ 245,400	\$ 245,400	RAYMOND HTS 22 01	1107 LAKE AVE	11	2510	0	1996	2538	
12070514002	11/6/2013	\$ 335,000	\$ 274,000	\$ 274,000	120705 002	18 MCKINNEY RD S	11	2510	40	1994	2594	
10091132019	8/8/2013	\$ 260,000	\$ 163,800	\$ 163,800	100911 019	1089 STATE RT 4	11	2520	1.92	1965	2600	
13100432018	3/7/2014	\$ 228,900	\$ 232,500	\$ 232,500	131004 018	158 WILSON LN	11	05 BF 2520	5.3	2001	2160	BANK SALE
14081844020	11/13/2013	\$ 29,000	\$ 33,000	\$ 38,600	140818 020	144 MONOHON LANDING R	11	05 RF 2510	13	1980	980	
13102742009	5/22/2013	\$ 115,000	\$ 90,500	\$ 106,200	131027 009	145 SOUTH PALIX RD	11	05 RF 2520	5.86	1981	1134	
12101432016	4/8/2013	\$ 120,000	\$ 125,500	\$ 125,500	121014 016	49 NORTH NEMAH RD E	11	05 RF 2520	1.95	2006	1624	
10091099123	6/5/2013	\$ 222,500	\$ 211,400	\$ 211,400	100910 9912-3	130 NORTH VALLEY RD	11	05 RF 2520	3.32	2000	2623	
71002921002	4/3/2014	\$ 199,000	\$ 181,200	\$ 181,200	BAY CENTER TR 21 02	20 RHOADES ST	11	BV 2520	0.88	1993	1058	
13102714007	2/28/2014	\$ 250,000	\$ 192,600	\$ 192,600	131027 007	83 TRASK LN	11	RF 2520	10.06	2004	768	
10090285112	8/26/2013	\$ 270,000	\$ 264,000	\$ 264,000	100902 8511-2	290 NORTH VALLEY RD	11	RF 2520	0.65	2007	1658	
10090244021	3/29/2013	\$ 280,000	\$ 202,900	\$ 202,900	100902 021	274 NORTH VALLEY RD	11	RF 2520	2.85	1973	2740	
72047010001	6/9/2014	\$ 210,000	\$ 203,200	\$ 203,200	RAYMOND GRDN 10 01	520 OSTMAN RD	12	2510	0.8	1971	3940	
72011137003	2/7/2013	\$ 38,000	\$ 42,400	\$ 20,000	E GARDEN 137 S50'	709 OLIVE ST	18	2510	0		1006	EST FIRE DAMAGE REPAIRED
11083234010	4/3/2014	\$ 54,000	\$ 38,700	\$ 38,700	110832 010	33 ALANEN RD	18	2520	2.53			
71028000003	3/1/2013	\$ 105,000	\$ 65,000	\$ 65,000	WILSON PT EST 03		19	BF 2520	0			
71003001004	3/15/2013	\$ 79,000	\$ 25,000	\$ 25,000	BAYSHORE 01 04		19	BV 2520	0			
13082511036	5/7/2014	\$ 347,900	\$ 321,900	\$ 321,900	130825 036	5 GREEN CREEK RD	83	11 2510	20.74	1973	2348	
13082614014	8/2/2013	\$ 165,000	\$ 159,400	\$ 159,400	130826 014	263 OXBOW RD	83	2510	5	2000	1248	
14082842224	8/9/2013	\$ 45,000	\$ 23,500	\$ 23,500	140828 224		83	2510	6.13			SALE INCLUDES PARCELS: 14083321061 14082842224
13080343009	12/26/2013	\$ 135,000	\$ 104,100	\$ 104,100	130803 009		83	2510	45.69			
15083114038	7/14/2014	\$ 317,000	\$ 326,400	\$ 326,400	150831 038	230 SMITH CREEK RD	88	11 2586	29.3	2002	3459	KENNETH HURLEY & WM STEWART PR/ FOR ESTATE OF ARTHUR CEMPER
10090524000	8/2/2013	\$ 65,000	\$ 34,700	\$ 34,700	100905 SENW		88	2580	39.23			& 10090524000
13073334000	3/19/2014	\$ 200,000	\$ 173,400	\$ 173,400	130733 SESW	28 ROBERTSON RD	88	11 05 2586	27.61	1999	2253	
13080823000	8/22/2013	\$ 360,000	\$ 252,500	\$ 252,500	130808 SWNW	511 SOUTH FORK RD	88	11 RF 2586	40.22	1998	2586	

ZONE 5

PARCEL NUMBER	SALE DATE	SALE PRICE	AY 2014 A/V	AY 2013 A/V	MAP NUMBER	ADDRESS	USE CODE	NBHD	ACRES	YR BLT	SQ FT	COMMENTS
12070241011	10/3/2013	\$ 115,000	\$ 97,800	\$ 97,800	120702 011		91	2510	0.97	1998	1080	SALE INCLUDES PARCELS: 72034003003 12070241011
15092534004	7/22/2013	\$ 164,000	\$ 136,600	\$ 136,600	150925 004		91	2510	3.9		1282	SALE INCLUDES PARCELS: 15093621005 15092534004
72011030000	3/5/2013	\$ 79,900	\$ 84,300	\$ 101,100	E GARDEN 030		91	2510	3.02	1980	1792	BANK SALE. SALE INCLUDES PARCELS: 72011031002 72011030000 72011031003
13100350001	3/22/2013	\$ 245,000	\$ 270,500	\$ 270,500	131003 LOT 01 W RD		91	2520	10.3		2274	BANK SALE. SALE INCLUDES PARCELS: 13100411901 13100351369 13100355369 13100350001 13100352369 13100355428
10090621025	5/31/2013	\$ 40,000	\$ 269,600	\$ 50,500	100906 025		91	2520	5.1	2014	2560	HOUSE AFTER PURCHASE
10091086233	3/24/2014	\$ 4,000	\$ 2,200	\$ 2,200	100910 8623-3		91	2520	0.87			
13080141023	12/6/2013	\$ 32,000	\$ 20,400	\$ 20,400	130801 023		91	2510	5.1			
71028000037	6/25/2013	\$ 30,000	\$ 21,500	\$ 21,500	WILSON PT EST 37		91	2520	0			
13081021038	2/20/2014	\$ 50,000	\$ 41,000	\$ 41,000	130810 038		91	2510	5			
13102712032	12/10/2013	\$ 59,980	\$ 53,100	\$ 35,800	131027 032		91	2520	2.21			2013 A/V WAS SEG VALUE. SALE INCLUDES PARCELS: 13102712032 13102712035
72048029001	4/26/2013	\$ 14,000	\$ 12,400	\$ 12,400	RAYMOND HTS 29 01		91	2510	1.8			
13073344030	3/8/2013	\$ 5,000	\$ 4,500	\$ 4,500	130733 030		91	2510	1.5			
10090813091	2/6/2013	\$ 50,000	\$ 45,000	\$ 45,000	100908 091		91	2520	14.94			BANK SALE
10090243026	8/13/2013	\$ 35,000	\$ 31,600	\$ 31,600	100902 026		91	2520	5.15			
11093132024	12/30/2013	\$ 42,500	\$ 41,500	\$ 41,500	110931 024	345 PARPALA RD	91	2520	5.3			
15061911006	12/12/2013	\$ 36,500	\$ 38,000	\$ 38,000	150619 006	21 TALLEY LN	91	2510	5			
71027000017	9/20/2013	\$ 22,500	\$ 25,000	\$ 25,000	WILLAPA BAY EST 17		91	2520	2.63			
13080941027	9/12/2013	\$ 29,000	\$ 33,200	\$ 33,200	130809 027		91	2510	5.4			

ZONE 5

PARCEL NUMBER	SALE DATE	SALE PRICE	AY 2014 A/V	AY 2013 A/V	MAP NUMBER	ADDRESS		USE CODE	NBHD	ACRES	YR BLT	SQ FT	COMMENTS
71011000031	7/30/2013	\$ 75,000	\$ 45,000	\$ 45,000	LYNN PT UN-1 31			91 BF	2520	0.29			SALE INCLUDES PARCELS: 71011000031 71011000032 71011000033
71011000025	3/28/2014	\$ 20,000	\$ 15,000	\$ 15,000	LYNN PT UN-1 25			91 BF	2520	0			
71028000046	4/25/2013	\$ 60,000	\$ 30,000	\$ 30,000	WILSON PT EST 46			91 BV	2520	0			
10091190133	1/18/2013	\$ 41,000	\$ 25,000	\$ 25,000	100911 9013-3	213	UPPER NASELLE RD	91 RF	2520	0.9			
12102250209	5/29/2013	\$ 190,000	\$ 124,600	\$ 124,600	121022 LOT 09 W330' E660'	5623	STATE RT 101	91 RF	2520	7.82			SALE INCLUDES PARCELS: 12102250209 12102250309
13100911045	7/10/2014	\$ 50,200	\$ 50,200	\$ 50,200	131009 045			91 RF	2520	5.03			
12102421018	2/4/2014	\$ 99,000	\$ 116,400	\$ 116,400	121024 018			91 RF	2520	19.28			
14081721010	10/31/2013	\$ 220,000	\$ 126,900	\$ 141,200	140817 010	16	URYCH RD	95 11	2587	10.62		1518	
14082823053	6/13/2013	\$ 230,000	\$ 210,600	\$ 264,500	140828 053	3507	WILLAPA RD	95 11	2587	14.89	1980	2712	
10090924012	3/29/2013	\$ 69,000	\$ 28,200	\$ 49,900	100909 012			95 91	2584	17.63			
14081721000	3/31/2014	\$ 61,080	\$ 49,100	\$ 61,000	140817 NENW			95 91	2587	21.29			
14083214017	8/7/2014	\$ 128,000	\$ 100,800	\$ 115,800	140832 017	2110	NELSON RD	95 11 05	2587	6.32	1999	1200	
12102412005	5/30/2014	\$ 250,000	\$ 146,200	\$ 234,000	121024 005	94	NEMAH VALLEY RD	95 11 RF	2584	21.84		552	

TIMBER PROGRAM PARCELS

*USE CODE 88:

A/V DOES NOT REFLECT MARKET VALUE

**USE CODE 95:

AY 2013 A/V REFLECTS MARKET VALUE OF TIMBERLAND

AY 2014 A/V DOES NOT REFLECT MARKET VALUE OF TIMBERLAND