

# SALES LIST-COMMERCIALS

## APPRAISAL YEAR 2015

### VALUATION DATE: JANUARY 1, 2015

### FOR 2016 TAXES

COMMERCIAL NEIGHBORHOODS	
<b>ZONE 1</b>	
NBHD	DESCRIPTION
1160	SURFSIDE AREA COMMERCIALS
<b>ZONE 2</b>	
NBHD	DESCRIPTION
1260	OCEAN PARK COMMERCIALS
<b>ZONE 3</b>	
NBHD	DESCRIPTION
1345	COMMERCIAL BLDGS LEASED LAND
1360	DOWNTOWN COMMERCIAL
1361	OCEANSIDE COMMERCIAL
	LONG BEACH/SEAVIEW AREA
<b>ZONE 4</b>	
NBHD	DESCRIPTION
1446	COMMERCIAL BLDGS ON LEASED LAND
1460	BAYSIDE OF SANDRIDGE COMMERCIAL
1465	ILWACO COMMERCIAL
1466	CHINOOK COMMERCIAL
<b>ZONE 5</b>	
NBHD	DESCRIPTION
2560	NASELLE/BAY CENTER COMMERCIAL
<b>ZONE 6</b>	
NBHD	DESCRIPTION
2660	RAYMOND COMMERCIAL
2661	SOUTH BEND COMMERCIAL

#### LAND USE CODES:

11	SINGLE FAMILY RESIDENT			
11 05	MOBILE HOMES			
13	MULT-UNITS			
15	MOBILE HOME/RV PARKS			
16	MOTELS			
17	INSTITUTIONAL LODGING			
20	BUILDING ON LEASED LAND			
91	UNDEVELOPED LAND			
16 10	BED & BREAKFASTS			
21-39	MANUFACTURING			
41-49	TRANSPORTATION, COMMUNICATION, UTILITIES			
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](http://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 2015 COMMERCIAL SALES

Parcel Number	SaleDate	SalePrice	2015 Value	2014 Value	MapNumber	Address		Use Code		Nbhd	Land Size	YrBltd	SqFt	SaleNote
72041013001	12/29/2014	\$ 1,230,000	\$ 618,800	\$ 440,400	RAYMOND 1ST 13 01	434	SIXTH ST	13		2660	23100 SF	1974	25320	35 units; new siding and windows; Raymond Manor
72038014000	11/8/2013	\$ 1,300,000	\$ 520,000	\$ 520,000	QUINALT 14	750	CRESCENT ST	15		2620	7.02 ac			Included some personal property; 52 spaces
10112821206	6/19/2014	\$ 70,000	\$ 67,800	\$ 67,800	101128 206	1902	40TH ST	11	05	1360	1.04 ac	1978	952	
10112890112	8/7/2013	\$ 106,500	\$ 104,500	\$ 104,500	101128 9011-2	1806	40TH ST	11	05	1360	1.48 ac	1988	1568	Residential MH in commercial zone
73026052006	3/12/2013	\$ 125,000	\$ 155,000	\$ 155,000	SEAVIEW 052 06	5015	PACIFIC WAY	11	05	1360	100x100 + 50x85	1970	1560	Older mobile home on commercial land
10110933227	2/20/2013	\$ 129,900	\$ 123,000	\$ 123,000	101109 227 LB	113	16TH ST NE	11	05	1360	.25 ac	1992	1248	Residence in commercial zone
72041011021	4/29/2014	\$ 16,000	\$ 22,000	\$ 22,000	RAYMOND 1ST 11 21	429	SEVENTH ST	11		2660	30x110	1929	558	Bank sale
72040009001	5/8/2014	\$ 58,000	\$ 58,600	\$ 58,600	RAYMOND 09 01	450	SECOND ST	11		2660	.12 ac	1930	1892	Residence in commercial zone
72040015223	6/16/2014	\$ 70,000	\$ 63,900	\$ 63,900	RAYMOND 15 23 W66'	439	SECOND ST	11		2660	IRRG	1906	1344	Residence in commercial zone; Estate sale
73011012102	11/14/2013	\$ 73,000	\$ 112,100	\$ 112,100	LONG BCH 12 02 N1/2	405	PACIFIC AVE N	11		1360	.11 ac	1900	1518	Bank sale
10112826122	5/3/2013	\$ 78,500	\$ 85,500	\$ 85,500	101128 122 N40'	3725	PACIFIC WAY	11		1360	.09 ac	1950	616	Residence in commercial zone
73026065002	6/27/2014	\$ 84,637	\$ 84,600	\$ 84,600	SEAVIEW 065 02	4106	PACIFIC WAY	11		1360	.11 ac	1890	398	Residence in commercial zone
10112826151	12/12/2013	\$ 85,000	\$ 89,500	\$ 89,500	101128 151 N65'	3014	PACIFIC WAY	11		1360	.23 ac	1963	672	Residence in commercial zone
73011015003	2/18/2014	\$ 88,000	\$ 84,800	\$ 84,800	LONG BCH 15 03 N1/2	505	PACIFIC AVE N	11		1360	.06 ac	1895	820	Residence in commercial zone
73026049007	11/4/2013	\$ 89,000	\$ 82,300	\$ 82,300	SEAVIEW 049 07 E75'	4711	PACIFIC WAY	11		1360	.09 ac	1910	785	Residence in commercial zone
73011012301	4/28/2014	\$ 90,000	\$ 118,800	\$ 118,800	LONG BCH 12 01 S1/2	112	4TH ST N	11		1360	.06 ac	1900	1817	
10112822030	1/23/2014	\$ 198,000	\$ 194,500	\$ 194,500	101128 030	1303	38TH PL	11		1360	.18 ac	1939	2764	Residence in commercial zone
10111633394	6/14/2013	\$ 210,000	\$ 227,600	\$ 227,600	101116 394 LB	109	6TH ST SW	11		1360	.14 ac	1992	2350	Residence in commercial zone
10111633394	6/25/2014	\$ 230,000	\$ 227,600	\$ 227,600	101116 394 LB	109	6TH ST SW	11		1360	.14 ac	1992	2350	House and cabin
12112843025	10/4/2013	\$ 375,500	\$ 366,400	\$ 366,400	121128 025	2101	BAY AVE	11		1260	.75 ac	1889	3011	Previously "Wharebone House B&B"; now Residence in commercial zone
73002023000	9/10/2014	\$ 300,000	\$ 282,700	\$ 282,700	CHINOOK 023	774	WATER ST	15		1466	0			32 spaces; 2 rental units; restrooms; needs work overall including all water lines need to be moved;
78030003000	9/29/2014	\$ 500,000	\$ 490,200	\$ 490,200	TOKES PT 1ST 03	2941	KINDRED AVE	15	BF	2621	0			49 spaces, mngr unit, 2 clubhouses, restrooms and garage
13100896261	3/25/2014	\$ 150,000	\$ 124,800	\$ 86,400	131008 9626-1	365	BAY CENTER DR	15	RV	2560	1.06 ac	9999	1600	Frontage adjoining owner purchase next to his business; was RV park/motel but no longer in business property
10113342055	5/31/2013	\$ 475,000	\$ 505,000	\$ 505,000	101133 055 IL	126	SPRUCE ST	16		1465	.43 ac	1965 1972	11376	26 units; Previously Heidi's Inn

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73011074001	6/7/2014	\$ 775,000	\$ 538,200	\$ 538,200	LONG BCH 74 01	620	PACIFIC AVE S	16		1360	0	9999	9234	5 retail units & 14 motel units; some personal property included;
10111632391	6/21/2013	\$ 1,387,000	\$ 1,348,200	\$ 1,348,200	101116 391 LB	208	BOLSTAD AVE W	16	OF 10	1361	.62 ac	1996	22476	42 units plus mngr suite; improved after purchase; Real estate contract
73011080004	6/10/2014	\$ 89,950	\$ 110,000	\$ 110,000	LONG BCH 80 04	804	WASHINGTON A	18		1360	.51 ac			old bldgs here, prev duplex
73009003300	5/15/2014	\$ 75,000	\$ 62,500	\$ 62,500	JOHNSONS SUB 05 S HW	24	STRINGTOWN R	39		1466	1.4 ac			Real estate contract; land
72039015017	6/16/2014	\$ 40,000	\$ 30,000	\$ 30,000	RAY RPL 1ST 15 17			46	91	2660	100x100			Estate sale
72039019019	5/30/2013	\$ 23,600	\$ 23,600	\$ 23,600	RAY RPL 1ST 19 19			46		2660	59x100			Parking lot
72040010001	6/10/2014	\$ 50,000	\$ 69,300	\$ 69,300	RAYMOND 10 01	130	DURYEY ST	46		2660	150x110 + 60x110			Gravel parking lot
71019900112	9/20/2013	\$ 50,000	\$ 60,700	\$ 60,700	S B CORR MAP A 112	1013	ROBERT BUSH I	53		2661	25FF	9999	1569	Was bookstore
74060308000	10/8/2014	\$ 120,000	\$ 147,600	\$ 147,600	PORTLAND CORR 08 NE	101	17TH ST NE	53		1360	.18 ac	1905	2024	House used as retail bldg across street from Carriage Museum; previously used as storage with second hand store across street; Kayak rentals here now
72039022012	10/3/2014	\$ 125,000	\$ 45,000	\$ 45,000	RAY RPL 1ST 22 12			53		2660	.23 ac	1956	1536	
75016000209	8/20/2014	\$ 215,000	\$ 227,200	\$ 227,200	O P 209	1410	260TH PL	53		1260	100x150	1996	2580	Previously Video Den
73002025001	9/25/2013	\$ 230,000	\$ 169,000	\$ 169,000	CHINOOK 025 01	775	STATE RT 101	53		1466	125x150	1900	2520	included personal property & goodwill (\$25k); Chinook Country Store
73026073001	11/26/2013	\$ 243,000	\$ 217,200	\$ 217,200	SEAVIEW 073 01	4912	PACIFIC WAY	53		1360	0	1973	3534	Radio Shack bldg
73026081003	2/27/2014	\$ 130,000	\$ 145,000	\$ 145,000	SEAVIEW 081 03	1304	PACIFIC AVE S	54		1360	70x100	1992	1892	Now is Coastal Corner Market
72049005007	7/2/2014	\$ 200,000	\$ 126,200	\$ 126,200	RIVERDALE 05 07	1901	PARK AVE	54		2660	50x110	1932	2932	Riverdale Grocery
72039012012	10/15/2013	\$ 37,500	\$ 37,500	\$ 37,500	RAY RPL 1ST 12 12			55		2660	75x100	1953	3600	Adjoining owner purchase
75016000147	7/12/2013	\$ 40,000	\$ 60,000	\$ 60,000	O P 147			58	91	1260	50x100			Adj owner purchase
73002032002	10/27/2014	\$ 180,000	\$ 131,500	\$ 131,500	CHINOOK 032 0B	779	STATE RT 101	58		1466	110x100	1950	2044	Was Fish Trap Tavern; included some personal property
10090841129	3/26/2014	\$ 53,000	\$ 52,800	\$ 101,200	100908 129	301	KNAPPTON RD	59		2560	.09 ac	1900	1972	Old bldg houses Naselle Liquor Store
73008012008	7/3/2014	\$ 150,000	\$ 151,400	\$ 151,400	ILWACO 12 08	119	SECOND AVE	59		1465	150x140	2002	3600	Equipment bldg
73026066001	9/11/2014	\$ 179,800	\$ 181,400	\$ 181,400	SEAVIEW 066 01	4200	PACIFIC WAY	59		1360	50x200	2004	2592	Now a brewery
73023009003	10/1/2013	\$ 205,000	\$ 189,900	\$ 189,900	SEA CREST/BUS PK 9-C	2705	PACIFIC AVE N	59		1361	0	2004	3000	Was Curves
72039915012	1/3/2014	\$ 65,000	\$ 56,200	\$ 56,200	RAY RPL 1ST 15A 12	325	DURYEY ST	61		2660	40x60	9999	1856	Previously Fosse Insurance
10112808021	7/10/2013	\$ 200,000	\$ 137,500	\$ 137,500	101128 0802-1 IL			62		1465	1.16 ac	9999	2400	Previously Anybody's Fitness"; now "Bear Fence"; has loft, bath and some finish area;
10113342012	1/4/2013	\$ 100,000	\$ 94,800	\$ 94,800	101133 012 IL	108	FIRST AVE N	63		1465	25x100	1928	1725	
10112612026	7/23/2014	\$ 182,000	\$ 142,200	\$ 142,200	101126 026	2546	STATE RT 101	63		1465	1.3 ac			Several older bldgs; corner of 101 junction
72039019005	6/25/2014	\$ 65,000	\$ 52,700	\$ 52,700	RAY RPL 1ST 19 05	422	FOURTH ST	64		2660	.14 ac	1981	4500	Previsouly Millers Radiator

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10112133227	6/6/2014	\$ 77,500	\$ 72,200	\$ 72,200	101121 227	1504	41ST PL	64		1360	.22 ac	9999	1536	Older shop with partial finish area; Previously Coastal Custom Cycle
73026075003	1/8/2014	\$ 175,000	\$ 223,200	\$ 223,200	SEAVIEW 075 03	1918	PACIFIC AVE S	64		1360	100x100 + 100x90	9999	4320	Also 73026075007; Equipment bldg
73011005008	7/10/2014	\$ 152,821	\$ 185,900	\$ 185,900	LONG BCH 05 08	212	PACIFIC AVE N	65		1360	50x100	1957	1861	Estate sale; price negotiated between buyer/seller
75016000476	2/13/2013	\$ 100,000	\$ 105,000	\$ 105,000	O P 476	25211	VERNON AVE	66		1260	50x100	1969	883	Remodeled, new roof in '08; listed as professional, retail or office space;
09101632017	12/26/2014	\$ 145,000	\$ 92,900	\$ 92,900	091016 017			66		1466	.51 ac	2005	2400	Pacific Environmental Systems
71019032008	10/21/2014	\$ 180,000	\$ 224,500	\$ 224,500	S B CORR MAP 32 08	724	ROBERT BUSH	69	11	2661	125x120	9999	10452	Lower floor converted to storage units; upper floor 6 apt units
71015049001	9/30/2014	\$ 52,000	\$ 59,300	\$ 59,300	S B 1ST 49 01	705	MONTANA ST	72		2661	44X60	9999	2940	Previously South Bend Eagles bldg; Needed work
73011031004	10/1/2013	\$ 195,000	\$ 179,600	\$ 179,600	LONG BCH 31 04	911	PACIFIC AVE N	79		1360	0	9999	4110	Also 73011031004
13100824101	3/19/2014	\$ 155,000	\$ 110,700	\$ 50,000	131008 101	378	BAY CENTER DR	84		2560	.16 ac	1992	1993	Boat basin access; was Bay Center Fish House
72041021008	5/15/2013	\$ 11,000	\$ 6,000	\$ 6,000	RAYMOND 1ST 21 08			91		2660	30x77.5			Also 72041021409; Adjoining owner purchase, vacant lot
72041011018	11/7/2013	\$ 15,000	\$ 9,000	\$ 9,000	RAYMOND 1ST 11 18			91		2660	90x80			Real estate contract
10112808022	7/10/2013	\$ 55,000	\$ 45,000	\$ 45,000	101128 0802-2 IL			91		1465	3			Adjoining parcel to 10112808021
73002055000	1/23/2014	\$ 69,500	\$ 70,000	\$ 70,000	CHINOOK 055			91		1466	0.24			
14092413032	3/14/2014	\$ 400,000	\$ 397,700	\$ 397,700	140924 032 R			91		2660	20.84			Purchased from Port of Willapa Harbor; Industrial site