

SALES LIST - RESIDENTIAL

APPRAISAL YEAR 2015

VALUATION DATE: JANUARY 1, 2015

FOR 2016 TAXES

RESIDENTIAL NEIGHBORHOODS		LAND USE CODES:			
ZONE 1		11	SINGLE FAMILY RESIDENCE		
NBHD	DESCRIPTION	12	DUPLEX		SURFSIDE ESTATE AREA
1110	SURFSIDE RESIDENTIAL	18	LOT W/ ONLY AN OUTBUILDING	CE	CANAL, EAST SIDE
1112	SURFSIDE AREA - NO CCR'S	19	LOT WITH UTILITIES OR CAMP LOT	CF	CANAL FRONT
1120	NORTH AND EAST OF SURFSIDE	88	TIMBERLAND PROGRAM*	CO	CANAL, OCEAN SIDE
1181	LAND/IMP IN TIMBER PROGRAM	91	BARE LAND LOT	CW	CANAL, WEST SIDE
		95	TIMBERLAND PROGRAM**	GC	GOLF COURSE
ZONE 2		05	MANUFACTURED/MOBILE HOME	LE	LAKE FRONT, EAST SIDE
NBHD	DESCRIPTION		OCEAN FRONT CODES	LW	LAKE FRONT, WEST SIDE
1210	OCEAN PARK RESIDENTIAL	OF	OCEAN FRONT	RS	RIDGE AREA NON-VIEW
1281	LAND/IMP IN TIMBER PROGRAM	10	WESTERN UPLAND BOUNDARY	SE	SAND LOT EAST OF CANAL
		20, 23, 25	SEASHORE CONSERVATION LINE	SO	SAND LOT, OCEAN SIDE OF CANAL
ZONE 3		30	MEAN HIGH TIDE		
NBHD	DESCRIPTION				
1310	OCEAN SIDE RESIDENTIAL	BF	BAY FRONT		
1320	LONG BEACH/SEAVIEW	BV	BAY VIEW		
ZONE 4		LF	LAKE FRONT		
NBHD	DESCRIPTION	LV	LAKE VIEW		
1410	ILWACO/CHINOOK RESIDENTIAL	OV	OCEAN VIEW		
1411	SANDRIDGE RESIDENTIAL				
1420	BAYSIDE OF SANDRIDGE & BAYSIDE CHINOOK				
1481	LAND/IMP IN TIMBER PROGRAM				
ZONE 5					
NBHD	DESCRIPTION				
2510	NORTH COUNTY RURAL - VALLEY				
2520	NO COUNTY RURAL NASELLE/BAY CENTER				
2581	LAND/IMP IN TIMBER PROGRAM				
2586	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				

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 2015 ZONE 5 SALES

NBHD 2520 2581

ParcelNumber	SaleDate	SalePrice	2015 Value	2014 Value	MapNumber	Address	Use Code	Nbhd	Acres	YrBlt	SqFt	SaleNote
10091741062	7/11/2012	\$ 149,000	\$ 128,300	\$ 106,100	100917 062	141 Knappton Rd	11	2520	1	1962	1040	Also 10091741043
13100843865	1/3/2014	\$ 75,000	\$ 70,700	\$ 61,300	131008 065 E1/2	21 Moore Rd	11 05	2520	0.5	1977	1440	
10091021112	12/12/2013	\$ 50,000	\$ 54,400	\$ 39,100	100910 112	14 North Valley Rd	11 05	2520	0.45	1971	720	
10091024146	6/1/2012	\$ 135,000	\$ 118,500	\$ 89,900	100910 146	288 South Valley Rd	11 05	2520	1.81	2005	1248	
10091121070	10/28/2013	\$ 50,000	\$ 56,600	\$ 45,200	100911 070	02 Mosher Ln	11 05	2520	1.02	1978	1120	
10091192161	5/1/2012	\$ 82,000	\$ 81,700	\$ 70,500	100911 9216-1	02 Leshowitz Ln	11 05	2520	0.82	1989	980	
13101797161	1/27/2014	\$ 84,500	\$ 120,900	\$ 98,000	131017 9716-1	445 Bay Center Rd	11 05	2520	1.55	1988	1680	Bank sale
13100834741	1/7/2015	\$ 88,000	\$ 86,600	\$ 85,100	131008 041 X	455 Bay Center Rd	11	2520	0.99	1940	1128	
71002903001	10/27/2014	\$ 64,000	\$ 59,500	\$ 31,800	BAY CENTER TR 30 01	12 Main St E	11	2520	0	1932	720	
10090306021	12/9/2014	\$ 287,000	\$ 257,600	\$ 191,100	100903 0602-1	898 State Rt 4	11	2520	7.03	1880	1940	
10090402051	4/23/2012	\$ 265,000	\$ 266,100	\$ 232,100	100904 0205-1	85 Esther Ln	11	2520	1.21	2004	2354	
10090412012	5/7/2013	\$ 55,000	\$ 70,500	\$ 60,300	100904 1201-2	798 State Rt 4	11	2520	0.29		936	Remodeled after sale
10090434038	7/3/2014	\$ 123,000	\$ 106,400	\$ 95,500	100904 038	50 NAselle Rd	11	2520	0.23	1953	1260	Estate sale
10090813070	8/8/2014	\$ 187,000	\$ 172,600	\$ 134,000	100908 070	10 Koven Rd	11	2520	1.26	1951	1380	
10090813072	10/29/2014	\$ 125,000	\$ 124,600	\$ 110,200	100908 072	05 Koven Rd	11	2520	0.82	1956	1080	
10090814073	7/2/2012	\$ 85,000	\$ 133,800	\$ 107,400	100908 073	05 Parpala Rd	11	2520	0.29	1979	1092	Bank sale
10090932055	6/26/2012	\$ 220,000	\$ 197,900	\$ 169,300	100909 055	50 South Valley Rd	11	2520	1.9	1950	1876	
10091012103	10/28/2013	\$ 240,000	\$ 198,100	\$ 153,100	100910 103	985 State Rt 4	11	2520	4.01	1999	1830	
10091014066	1/29/2015	\$ 89,500	\$ 90,700	\$ 80,800	100910 066	34 Hillcrest Ln	11	2520	0.36	1964	1276	Needed much work; sold for what was owed
10091021006	8/28/2014	\$ 100,000	\$ 112,200	\$ 99,300	100910 006	945 State Rt 4	11	2520	2.04	1940	1920	
10091121090	5/11/2012	\$ 195,000	\$ 206,300	\$ 187,300	100911 090	11 Edie Ln	11	2520	0.72	2008	2652	
10091132019	8/8/2013	\$ 260,000	\$ 204,200	\$ 163,800	100911 019	1089 State Rt 4	11	2520	1.92	1965	2600	
12101541004	5/16/2014	\$ 180,000	\$ 187,200	\$ 190,800	121015 004	16 North NemaH Rd V	11	2520	10.1	1988	1832	
12101541900	8/26/2014	\$ 179,000	\$ 192,600	\$ 162,000	121015 NESE W 10AC	38 North NemaH Rd V	11	2520	10	1980	1792	
13101712015	9/25/2014	\$ 89,900	\$ 85,300	\$ 97,000	131017 015	440 Bay Center Rd	11	2520	0.48	1964	1196	
71003002004	12/5/2013	\$ 150,000	\$ 133,400	\$ 104,700	BAYSHORE 02 04	10 Sunset Rd	11	2520	0	1996	1164	BSD
13100432018	3/7/2014	\$ 228,900	\$ 267,700	\$ 232,500	131004 018	158 Wilson Ln	11 05 BF	2520	5.3	2001	2280	Bank sale
10091099123	6/5/2013	\$ 222,500	\$ 220,300	\$ 211,400	100910 9912-3	130 North Valley Rd	11 05 RF	2520	3.32	2000	2600	
12101432016	4/8/2013	\$ 120,000	\$ 130,600	\$ 125,500	121014 016	49 North NemaH Rd E	11 05 RF	2520	1.95	2006	1568	
13102742009	5/22/2013	\$ 115,000	\$ 120,000	\$ 90,500	131027 009	145 South Palix Rd	11 05 RF	2520	5.86	1981	1125	
71027000009	3/3/2015	\$ 318,500	\$ 300,700	\$ 250,700	WILLAPA BAY EST 09	59 Ranta Rd	11 BF	2520	1.08	1997	1759	
71014003001	1/19/2015	\$ 340,000	\$ 233,100	\$ 215,300	RHODESIA BCH 03 01	04 Beach St	11 BF	2520	0	1994	2162	
13100411901	3/1/2013	\$ 245,000	\$ 216,000	\$ 270,500	131004 001A	7247 State Rt 101	11 BV	2581	5.26		2274	Timberland; Bank sale;
71002921002	4/3/2014	\$ 199,000	\$ 189,200	\$ 181,200	BAY CENTER TR 21 02	20 Rhoades St	11 BV	2520	0.88	1993	819	
71003001003	7/30/2012	\$ 154,000	\$ 113,100	\$ 67,100	BAYSHORE 01 03	05 Sunset Rd	11 BV	2520	0	1960	672	
10090244021	3/29/2013	\$ 280,000	\$ 239,200	\$ 202,900	100902 021	274 North Valley Rd	11 RF	2520	2.85	1973	1530	

AY 2015 ZONE 5 SALES

NBHD 2520 2581

ParcelNumber	SaleDate	SalePrice	2015 Value	2014 Value	MapNumber	Address		Use Code		Nbhd	Acres	YrBlt	SqFt	SaleNote
10090285112	8/26/2013	\$ 270,000	\$ 253,000	\$ 264,000	100902 8511-2	290	NORTH VALLEY RD	11	RF	2520	0.65	2007	1424	
10091134055	12/10/2014	\$ 107,500	\$ 142,100	\$ 161,800	100911 055	1159	STATE RT 4	11	RF	2520	1.32	1980	1632	Bank Sale
13101542014	6/14/2012	\$ 160,000	\$ 392,300	\$ 253,100	131015 014	33	HOLTZ RD	11	RF	2520	4.1	2014	2750	New house after sale
13102714007	2/26/2014	\$ 250,000	\$ 197,700	\$ 192,600	131027 007	83	TRASK LN	11	RF	2520	10.06	2004	768	
13102743026	5/31/2012	\$ 226,000	\$ 247,900	\$ 238,500	131027 026	68	TRASK RD	11	RF	2520	5.43	2004	2446.5	Estate sale
11083234010	4/3/2014	\$ 54,000	\$ 57,500	\$ 38,700	110832 010	33	ALANEN RD	18		2520	2.53			
11101592302	2/13/2015	\$ 230,000	\$ 189,100	\$ 186,200	111015 9230-2	20	MILL RANCH RD	18	RF	2520	5.92			
71028000003	3/1/2013	\$ 105,000	\$ 100,000	\$ 65,000	WILSON PT EST 03			19	BF	2520	0			
71003001004	3/15/2013	\$ 79,000	\$ 55,000	\$ 25,000	BAYSHORE 01 04		SUNSET RD	19	BV	2520	0			
71027000017	9/20/2013	\$ 22,500	\$ 25,000	\$ 25,000	WILLAPA BAY EST 17			91		2520	2.63			
71028000037	6/25/2013	\$ 30,000	\$ 30,000	\$ 21,500	WILSON PT EST 37			91		2520	0			
71040000018	1/29/2015	\$ 158,000	\$ 150,000	\$ 120,000	LAKE IN THE WOODS 18		SUNRISE LN	91		2520	0.34			
10101843003	5/24/2012	\$ 15,500	\$ 10,000	\$ 15,000	101018 003	2577	STATE RT 101	91		2520	0.7			Adjoining owner purchase; plottage
10090243026	8/13/2013	\$ 35,000	\$ 35,400	\$ 31,600	100902 026		NORTH VALLEY RD	91		2520	5.15			
10090621025	5/31/2013	\$ 40,000	\$ 284,100	\$ 269,600	100906 025		PARPALA RD	91		2520	5.1	2014	2560	New house after sale
10090813091	2/6/2013	\$ 50,000	\$ 73,800	\$ 45,000	100908 091		PARPALA RD	91		2520	14.94			Bank sale
10091032111	2/13/2015	\$ 20,100	\$ 20,100	\$ 20,100	100910 111	246	SOUTH VALLEY RD	91		2520	1.03			
10091086233	3/24/2014	\$ 4,000	\$ 4,400	\$ 2,200	100910 8623-3		SOUTH VALLEY RD	91		2520	0.87			Purch adj property
10091122076	10/12/2012	\$ 18,000	\$ 30,900	\$ 28,000	100911 076	17	MOSHER LN	91		2520	1.59			Prev purch for back prop taxes
11093132024	12/30/2013	\$ 42,500	\$ 40,100	\$ 41,500	110931 024	345	PARPALA RD	91		2520	5.3			
11103611002	4/8/2014	\$ 120,000	\$ 355,200	\$ 128,400	111036 002	496	PARPALA RD	91		2520	6.3	2014	1884	New house after sale
12102711001	4/26/2012	\$ 600	\$ 600	\$ 600	121027 NENE RR R/W		STATE HWY 101	91		2520	3.08			
13102712030	2/8/2012	\$ 27,000	\$ 26,600	\$ 26,600	131027 030		SOUTH PALIX RD	91		2520	2.32			
13102712032	12/10/2013	\$ 59,980	\$ 53,100	\$ 53,100	131027 032		SOUTH PALIX RD	91		2520	2.21			Also 13102712035
13101724059	10/30/2012	\$ 180,000	\$ 113,000	\$ 180,000	131017 059		RHODESIA BCH RD	91	BF	2520	9.6			Purch owned adj property
71011000025	3/28/2014	\$ 20,000	\$ 25,000	\$ 15,000	LYNN PT UN-1 25		LYNN PT LN	91	BF	2520	0			
71011000031	7/30/2013	\$ 75,000	\$ 75,000	\$ 45,000	LYNN PT UN-1 31		LYNN PT LN	91	BF	2520	0.29			Also 71011000032 71011000033
71028000046	4/25/2013	\$ 60,000	\$ 55,000	\$ 30,000	WILSON PT EST 46			91	BV	2520	0			
71040000004	11/5/2014	\$ 80,000	\$ 75,000	\$ 40,000	LAKE IN THE WOODS 04		SUNRISE LN	91	LF	2520	0.36			
13100911045	7/10/2014	\$ 50,200	\$ 50,100	\$ 50,200	131009 045			91	RF	2520	5.03			
10091190133	1/18/2013	\$ 41,000	\$ 52,500	\$ 25,000	100911 9013-3	213	UPPER NASELLE RD	91	RF	2520	0.9			Utilities not included in prev AV
12102250209	5/29/2013	\$ 190,000	\$ 162,200	\$ 124,600	121022 LOT 09 W330' E660'	5623	STATE RT 101	91	RF	2520	7.82			Also 12102250309
12102421018	1/30/2014	\$ 99,000	\$ 100,700	\$ 116,400	121024 018		NEMAH VALLEY RD	91	RF	2520	19.28			
13102712041	1/20/2015	\$ 135,000	\$ 120,500	\$ 27,900	131027 041		SOUTH PALIX RD	91	RF	2520	10.32			
12102412005	5/30/2014	\$ 250,000	\$ 136,900	\$ 146,200	121024 005	94	NEMAH VALLEY RD	95	11 RF	2581	21.84		552	Timberland