

SALES LIST-COMMERCIALS

APPRAISAL YEAR 2016

VALUATION DATE: JANUARY 1, 2017

FOR 2018 TAXES

COMMERCIAL 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 COMMERCIAL
1466	CHINOOK COMMERCIAL
ZONE 5	
NBHD	DESCRIPTION
2560	NASELLE/BAY CENTER COMMERCIAL
ZONE 6	
NBHD	DESCRIPTION
2660	RAYMOND COMMERCIAL
2661	SOUTH BEND COMMERCIAL
2662	GRAYLAND – TOKELAND 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 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 2017 COMMERCIAL SALES

PARCEL NUMBER	SALE DATE	SALE PRICE	2017 VALUE	2016 VALUE	ADDRESS		USE CODE	NBHD	ACRES	YR BLT	SQ FT	NOTES
81661050000	10/3/2016	\$ 320,000	\$ 336,500	\$ 336,500	147	HOWERTON WAY	16 LL	1446	0	1972	8740	MOTEL/RESTAURANT
81679050000	3/11/2016	\$ 89,000	\$ 89,000	\$ 89,000			53 LL	1446	0	1944	1640	WADE GALLERY;
81701050000	10/12/2016	\$ 158,000	\$ 126,400	\$ 126,400			58 LL	1446	0		1176/ 600	IMPERIAL SCHOONER; RESTAURANT/LIVING AREA
81714050000	12/21/2016	\$ 94,900	\$ 94,900	\$ 94,900	235	HOWERTON WAY	58 LL	1446	0	1968	1520	PORT BISTRO
10110933114	10/29/2015	\$ 700,000.00	\$ 318,900.00	\$ 318,900.00	1510	PACIFIC AVE N	13 -	1360	0.99	1971	6333	APT, STG UNITS, MOBILE HOME; INCLUDES: 10110933156
72042009007	12/28/2015	\$ 100,000.00	\$ 99,200.00	\$ 99,200.00	400	NINTH ST	13 -	2660	0.27	1959	8016	APT BY RAYMOND SCHOOL
72054012001	12/28/2015	\$ 127,000.00	\$ 125,000.00	\$ 125,000.00	526	MAY ST	13 -	2660	0.34	1961	5994	6 UNIT APT BLDG
72040003003	1/28/2016	\$ 1,200,000	\$ 1,174,200	\$ 1,174,200	434	FIRST ST	13 -	2660	1.63	1979/ 1985	34368	ALSO PARCEL #72040009014
72052013001	2/29/2016	\$ 1,700,000.00	\$ 1,707,500.00	\$ 1,707,500.00	10	MONOHON LANDING RD	13 - RV	2660	IRRG	2009	40998	RIVERDALE APT AND STORAGE; INCLUDES: 72052011000, 75052012001, 72052026009
72059000001	5/28/2015	\$ 202,640.00	\$ 180,100.00	\$ 187,100.00	1800	GARFIELD ST	15 -	2660	2.25		5200	10 RV SPACES; MH'S INCLUDED IN SALE; 2.25AC PLUS TIDELANDS
11113322121	7/8/2015	\$ 1,150,000.00	\$ 1,025,900.00	\$ 1,025,900.00	1400	138TH ST	15 - OF 20	1361	4.45			PARK IMPROVEMENTS CONSIST OF: 60 HOOKUPS; 1745 SF DWG WITH 550 SF ATG (HALF OF ATG IS OFFICE AND STORE); 570 SF RESTRM BLDG; 1152 SF REC BLDG; INCLUDES: 11113322118,11113322202,740880 02007,74088003001,74088006008
10112824114	10/29/2015	\$ 500,000.00	\$ 204,000.00	\$ 204,000.00	1701	30TH ST	15 -	1360	1.15			RV PARK WITH MULTIPLE BLDGS
10112631075	5/19/2016	\$ 390,000	\$ 357,200	\$ 357,200	1509	STATE RT 101	15 -	1466	12.88			ILWACO KOA;
73008011006	10/3/2016	\$ 68,000	\$ 79,300	\$ 80,000	115	MAIN ST SW	15 -	1465	0.16			MAIN STREET RV PARK; ALSO PARCEL #85628060000
12112834250	10/27/2016	\$ 350,000	\$ 241,500	\$ 249,400	25918	R ST	15 -	1260	2.16			OCEAN AIRE RV PARK; ALSO PARCEL #S 12112834226 & 83810060000;
15111943102	12/19/2016	\$ 540,000	\$ 393,000	\$ 398,000			15 - DR	2662	11.4			KENANNA RV PARK; ALSO PP #81083010000
10111638151	2/19/2015	\$ 2,600,000.00	\$ 2,335,000.00	\$ 1,710,700.00			16 -	1360	0.91	1989	19500	SUPER 8 MOTEL; INCLUDES: 10111633158,73013000006,007,008 ,011
12113323052	7/24/2015	\$ 355,000.00	\$ 349,600.00	\$ 308,000.00	25301	PARK AVE	16 -	1361	3.16			MULTIPLE BLDGS
71019031001	7/28/2015	\$ 1,200,000.00	\$ 696,000.00	\$ 669,500.00	801	FIRST ST W	16 - RV	2661	IRRG	1940	8497+	SEAQUEST MOTEL; SALE INCLUDES: 71019028317, 71019030003; SPECIAL FINANCING
10113342055	3/10/2016	\$ 775,000.00	\$ 707,600.00	\$ 505,000.00	126	SPRUCE ST	16 -	1465	0.43	1965	11376	HEIDI'S INN; INCLUDED PERSONAL PROPERTY
73026065001	10/6/2016	\$ 324,500	\$ 225,600	\$ 196,300	4102	PACIFIC HWY	16 -	1360	0.11	1882/ 1926	2589	
10113314171	5/24/2016	\$ 815,000	\$ 553,200	\$ 419,000	120	WILLIAMS AVE	16 -	1465	1.31	1928	8500	THE INN AT ILWACO; ALSO PARCEL #10113313056
14081943076	9/29/2015	\$ 325,000.00	\$ 281,800.00	\$ 281,800.00			24 - RF	2660	13.57			OLD MILL SITE; INCLUDES: 14081943101, 14081944075; BANK SALE, OFFICE BLDG, STORAGE BLDG AND MATERIAL SHELTER
14092634049	11/4/2015	\$ 60,000.00	\$ 59,200.00	\$ 59,200.00			24 -	2660	4.25	1976	3200	OLD SHAKE MILL POLE BLDG
72041018201	12/29/2015	\$ 55,000.00	\$ 46,200.00	\$ 46,200.00	515	COMMERCIAL ST	46 -	2660	0.12			SAGENS PARKING LOT; INCLUDES: 72041018001

NOTE: This list is intended to be used for general sales information and may contain incomplete data regarding property and building characteristics.

AY 2017 COMMERCIAL SALES

PARCEL NUMBER	SALE DATE	SALE PRICE	2017 VALUE	2016 VALUE	ADDRESS		USE CODE	NBHD	ACRES	YR BLT	SQ FT	NOTES
74057022001	5/25/2016	\$ 135,000	\$ 156,000	\$ 156,000	2405	PACIFIC AVE N	52 -	1360	0.43	1989	1200	ERADIPEST; INCLUDES PARCEL #74068003001
73026020005	4/16/2015	\$ 795,000.00	\$ 299,300.00	\$ 299,300.00	4115	PACIFIC WAY	53 -	1360	0	1995	1200	SEAVIEW ONE STOP
73026050006	6/9/2015	\$ 40,000.00	\$ 69,800.00	\$ 69,800.00	4809	PACIFIC WAY	53 -	1360	0	1910	660	
73002019001	11/6/2015	\$ 150,000.00	\$ 152,400.00	\$ 152,400.00	761	STATE RT 101	53 -	1466	0.13	1905	2560	REC
73026081003	11/10/2015	\$ 325,000.00	\$ 145,000.00	\$ 145,000.00	1304	PACIFIC AVE S	54 -	1360	0	1992	1892	INCLUDES: 73026081007 AND PP#86433010000
72070000007	12/1/2015	\$ 1,700,000.00	\$ 1,599,000.00	\$ 1,599,000.00	700	WILLAPA PL	54 -	2660	4.17	1996	44011	EVERYBODY'S SUPERMARKET, NOW THRIFTWAY
71019900118	8/18/2016	\$ 100,000	\$ 106,800	\$ 106,800	1101	ROBERT BUSH DR	54 -	2661	0.21	1989	664	TIENDA MEXICANA BETZY; LEASE/OPTION
10110933813	12/28/2015	\$ 125,000.00	\$ 179,900.00	\$ 179,900.00	1313	PACIFIC AVE N	55 -	1360	0.66	1972	1040	POLE BLDG; INCLUDES: 10110933812
10111633020	11/30/2015	\$ 299,000.00	\$ 279,500.00	\$ 279,500.00	601	PACIFIC AVE S	58 -	1360	0.34	1988	4224	2400SF RESTAURANT, 1824 LIVING AREA
15072321018	6/23/2016	\$ 87,000	\$ 90,700	\$ 90,700	2611	NORTH RIVER RD	58 -	2560	1.09	1995	1350	BROOKLYN TAVERN
73012000011	8/9/2016	\$ 745,000	\$ 398,200	\$ 398,200		PACIFIC AVE	58 -	1360	0.17	1988/ 1966	4620	MORGANS LBT; INCLUDES PARCEL #73012000010; SALE INCLUDES GOODWILL & PERSONAL PROPERTY
71019032004	10/6/2016	\$ 125,000	\$ 116,800	\$ 116,800	702	ROBERT BUSH DR	58 -	2661	0.28	1970	1056	TAQUERIA LUPITAS
71015036019	2/13/2015	\$ 135,000.00	\$ 132,000.00	\$ 132,000.00	509	CALIFORNIA AVE	59 -	2661	0.31	1998	2592	SHOP BLDG W/LIVING AREA, OFFICE, RETAIL SPACE
72041029401	3/23/2015	\$ 85,000.00	\$ 77,100.00	\$ 77,100.00	180	SEVENTH ST	59 -	2660	0.06	2005	350	7TH STREET COFFEE
10111632106	9/25/2015	\$ 70,000.00	\$ 60,000.00	\$ 60,000.00	201	BOLSTAD AVE NE	59 -	1360	0.11			COMM LAND; PREV HAD ESPRESS STAND HERE
72039021018	9/30/2015	\$ 350,000.00	\$ 217,800.00	\$ 217,800.00	235	THIRD ST	59 -	2660	0.34	1910	9000	INCLUDES: 72039021016 & BUSINESS MIXED RETAIL/RES; INCLUDES: 74068013001
74006013001	9/3/2015	\$ 245,000.00	\$ 215,700.00	\$ 215,700.00	10224	PACIFIC WAY	59 -	1361	0	1992	4000	REPAIR SHOP; RETAIL
11110983201	1/22/2016	\$ 160,000	\$ 211,400	\$ 211,400	21810	PACIFIC WAY	59 -	1260	0.89	1981	6840	
73011085001	4/22/2016	\$ 190,000	\$ 190,000	\$ 190,000	910	PACIFIC AVE S	59 -	1360	0.11	1890	1694	COMMERCIAL SALE, NOT A FORECLOSURE; REMODELED IN 2007
72039014011	12/29/2015	\$ 300,000.00	\$ 281,500.00	\$ 281,500.00	211	COMMERCIAL ST	61 -	2660	0.21	1999	2940	BLDG BEHIND SEC STATE BANK
71019026006	2/5/2015	\$ 260,000.00	\$ 185,700.00	\$ 185,700.00	1010	ROBERT BUSH DR	62 -	2661	0.08	1920	3530	REHAB VISIONS
73011027307	8/14/2015	\$ 92,000.00	\$ 76,900.00	\$ 76,900.00	808	PACIFIC AVE N	62 -	1360	0.11	1890	616	REMODEL IN 1990
14082894011	6/26/2015	\$ 80,000.00	\$ 78,400.00	\$ 78,400.00	349	STATE RT 6	64 -	2510	0.33	1962	2280	REPAIR SHOP; IMPROVED AFTER PURCHASE
10112133227	12/15/2016	\$ 85,000	\$ 72,200	\$ 72,200	1504	41ST PL	64 -	1360	0.22		1536	COASTAL CUSTOM CYCLE
71019018011	8/18/2015	\$ 227,500.00	\$ 216,200.00	\$ 216,200.00	120	CENTRAL AVE	67 -	2661	0.28	1960	2827	SB POST OFFICE
10110922017	3/3/2015	\$ 650,000.00	\$ 825,500.00	\$ 825,500.00	108	26TH ST NE	69 -	1360	1.59	1996	27219	
72040009011	3/12/2015	\$ 125,000.00	\$ 125,300.00	\$ 125,300.00	119	DURYEY ST	69 -	2660	0.23	1920	11700	INCLUDES: 72040009012; APT, RETAIL, SERVICES
72041021009	9/24/2015	\$ 55,900.00	\$ 53,400.00	\$ 53,400.00	763	BLAKE STREET	69 -	2660	0.04	2009	1600	SELF STG
73012000019	6/9/2016	\$ 775,000	\$ 744,200	\$ 744,200		PACIFIC AVE	73 -	1360	0.16	MULTI	MULTI	AMUSEMENTS
76008008007	2/19/2015	\$ 55,000.00	\$ 60,000.00	\$ 60,000.00	26903	SANDRIDGE RD	84 -	1260	0			
73031208000	5/20/2015	\$ 1,344,000.00	\$ 431,400.00	\$ 431,400.00		ROBERT GRAY DR	84 -	1465	7.64			INC 73008004000 & 73008005001
71019018008	1/8/2015	\$ 40,000.00	\$ 38,300.00	\$ 38,300.00		ROBERT BUSH DR	91 -	2661	0.15			INCLUDES: 71019018009; COMMERCIAL LAND;
72040009008	2/19/2015	\$ 20,000.00	\$ 19,800.00	\$ 19,800.00	414	SECOND ST	91 -	2660	0.15			COMM LAND,
73011005006	5/7/2015	\$ 35,000.00	\$ 45,000.00	\$ 45,000.00			91 -	1360	0.11			

NOTE: This list is intended to be used for general sales information and may contain incomplete data regarding property and building characteristics.

AY 2017 COMMERCIAL SALES

PARCEL NUMBER	SALE DATE	SALE PRICE	2017 VALUE	2016 VALUE	ADDRESS		USE CODE	NBHD	ACRES	YR BLT	SQ FT	NOTES
72041021003	5/22/2015	\$ 6,072.00	\$ 6,600.00	\$ 6,600.00			91 -	2660	0.07			ADJOINING OWNERSHIP
72040009025	6/3/2015	\$ 30,000.00	\$ 28,900.00	\$ 28,900.00	447 1/2	FIRST ST	91 -	2660	0.29			COMM CORNER LOT ON FIRST ST; INCLUDES PARCEL 720400009027
72040008004	7/6/2015	\$ 10,000.00	\$ 9,800.00	\$ 9,800.00			91 -	2660	0.09			COMM LAND,
73011012302	3/16/2016	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	102	4TH ST NW	91 -	1360	0.11			
73011077008	9/4/2015	\$ 205,000.00	\$ 180,000.00	\$ 180,000.00	101	7TH ST SE	91 -	1360	0.34			ADJOINING OWNER PURCHASE

NOTE: This list is intended to be used for general sales information and may contain incomplete data regarding property and building characteristics.