

# RESIDENTIAL - APPRAISAL YEAR 2018

## VALUATION DATE: JANUARY 1, 2018

### FOR 2019 TAXES

RESIDENTIAL NEIGHBORHOODS	
<b>ZONE 1</b>	
NBHD	DESCRIPTION
1110	SURFSIDE RESIDENTIAL
1112	SURFSIDE AREA - NO CCR'S
1120	NORTH AND EAST OF SURFSIDE
1122	NORTH OF SURFSIDE INSIDE GATES
1181	LAND/IMP IN TIMBER PROGRAM
<b>ZONE 2</b>	
NBHD	DESCRIPTION
1210	OCEAN PARK AREA
1220	MIDDLE PENINSULA WEST OF SANDRIDGE
1221	MIDDLE PENINSULA EAST OF HWY 103
1281	LAND/IMP IN TIMBER PROGRAM
<b>ZONE 3</b>	
NBHD	DESCRIPTION
1310	OCEAN SIDE RESIDENTIAL
1320	LONG BEACH/SEAVIEW WEST
1321	SEAVIEW/LONG BEACH EAST
<b>ZONE 4</b>	
NBHD	DESCRIPTION
1410	ILWACO/CHINOOK RESIDENTIAL
1411	SANDRIDGE RESIDENTIAL
1420	BAYSIDE OF SANDRIDGE & BAYSIDE CHINOOK
1481	LAND/IMP IN TIMBER PROGRAM
<b>ZONE 5</b>	
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
<b>ZONE 6</b>	
NBHD	DESCRIPTION
2610	SOUTH BEND RESIDENTIAL
2620	RAYMOND RESIDENTIAL
2621	NORTH COVE/GRAYLAND RESIDENTIAL
2623	NORTH COVE 200' BAND
2624	EROSION ZONE/POTENTIAL EROSION ZONE
2631	TOKELAND
2681	LAND/IMP IN TIMBER PROGRAM

CODE 1 <sup>ST</sup> SET	DESCRIPTION	CODE 2 <sup>ND</sup> /3 <sup>RD</sup> SET	DESCRIPTION
11	HOUSEHOLD, SINGLE FAMILY UNITS & ADJOINING LAND	55	MANUFACTURED/MOBILE HOME CONVERTED TO SFR
12	HOUSEHOLD, 2 TO 4 UNITS, MULTIPLE DWELLINGS	01	MODULAR HOME
13	HOUSEHOLD, MULTI-UNITS 5 OR MORE	02	PARK MODEL
14	CONDOS	05	MANUFACTURED/MOBILE HOME
15	MOBILE HOME PARKS OR COURTS	11	FULL LIVING AREA IN SHOP
16	HOTELS/MOTELS	BF	BAY FRONT
18	ALL OTHER RESIDENTIAL NOT ELSEWHERE CODED	BV	BAY VIEW
19	CAMPING CABIN, RV SITE	CE	CANAL EAST
81	AG/FARM LAND <b>NOT</b> CLASSIFIED UNDER CURRENT USE	CW	CANAL WEST
83	OPEN SPACE AG LAND	DR	DRAIN DIST
88	DESIGNATED FOREST LAND	FF	FREQUENTLY FLOODED
91	UNDEVELOPED LAND	GC	GOLF COURSE
94	OPEN SPACE OPEN SPACE	LE	LAKEFRONT EASTSIDE
97	EXEMPT	LF	LAKE FRONT
51-59	TRADE SUCH AS RETAIL STORES	LL	BUILDING ON LEASED LAND
61-69	SERVICES' SUCH AS HAIR, MEDICAL, ACCOUNTING	LW	LAKEFRONT WESTSIDE
71-79	CULTURAL, ENTERTAINMENT AND RECREATIONAL	OF	OCEAN FRONT
		OV	OCEAN VIEW
		RF	RIVERFRONT
CODE 2 <sup>ND</sup> /3 <sup>RD</sup> SET	OCEAN FRONT LINE OF OWNERSHIP	RS	RIDGE SAND LOT NON VIEW
10	WESTERN UPLAND BOUNDARY	RV	RIVERVIEW
20	SEASHORE CONSERVATION LINE	SE	SAND LOT EAST OF CANAL/LAKE
23	PARCEL EAST OF DEEDS OF DEDICATION TO STATE - TYPICALLY WEST LINE IS BETWEEN WUB AND '68 LINE	SI	SAND LOT WEST OF CANAL/LAKE
25	1968 SEASHORE CONSERVATION LINE	SO	SAND LOT ACROSS G STREET FROM OCEAN LOTS
30	MEAN HIGH TIDE	TV	TERRITORIAL VIEW

For additional information:

**South Bend office: 8:00 a.m. to 4:30 p.m. Monday through Friday**

**Long Beach office: Wednesdays 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 #, Owner's 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 - 2017 SALES

PARCEL NUMBER	USE CODE	LAND SIZE	NBHD	ADDRESS	SALE DATE	SALE PRICE	2018 VALUE	2017 VALUE	YR BLT	SQ FT	NOTES
13080312021	11 - RF	15	2510	15 CAMP ONE RD	4/27/2017	\$ 285,000	\$ 279,300	\$ 247,400	1990	1706	ESTATE SALE
14082833134	11 -	0.84	2510	379 STATE RT 6	11/20/2017	\$ 94,000	\$ 82,200	\$ 73,000	1950	1280	
14083441070	11 - 05	3.79	2510	148 CAMP ONE RD	6/9/2017	\$ 179,900	\$ 126,000	\$ 104,400	1994	1782	NEEDS FACIA BOARDS/GUTTER, FLOOR REPAIR IN MASTER BATH
72022013008	11 - 05	0.29	2510	1155 DEAL ST	6/5/2017	\$ 125,500	\$ 153,300	\$ 158,600	2007	3240	PERSONAL PROPERTY MOBILE COMBINED WITH REAL PROPERTY
12060143005	11 -	1	2510	8120 STATE RT 6	11/13/2017	\$ 139,000	\$ 91,800	\$ 81,600	1940	990	
12060634000	11 - 05	19.61	2510	541 ELK PRAIRIE RD	11/7/2017	\$ 120,000	\$ 105,900	\$ 92,700	1978	910	
12070332014	11 -	1	2510	2450 STATE RT 6	9/11/2017	\$ 75,000	\$ 100,800	\$ 89,800	1940	804	
12070650006	11 - 55 RF	7.5	2510	2007 STATE RT 6	3/22/2017	\$ 138,000	\$ 138,300	\$ 120,600	1972	768	
13071011005	11 - RF	0.77	2510	1134 MILL CREEK RD	8/28/2017	\$ 145,000	\$ 89,200	\$ 79,300	1953	760	
13080289072	11 - RF	4.5	2510	125 MILL CREEK RD	7/10/2017	\$ 392,500	\$ 344,300	\$ 269,300	1989	2065	
13080321027	11 -	12.07	2510	672 STATE RT 6	12/5/2017	\$ 320,000	\$ 303,700	\$ 268,700	1972	2792	INCLUDES PARCEL 13080324030
13080914021	11 -	5	2510	204 SOUTH FORK RD	7/28/2017	\$ 340,000	\$ 336,100	\$ 329,900	2007	3016	
13081022031	11 - 05	5.01	2510	148 SOUTH FORK RD	8/30/2017	\$ 90,000	\$ 83,600	\$ 73,500	1979	1440	
13081421017	11 -	0.51	2510	1042 STATE RT 6	2/28/2017	\$ 134,000	\$ 154,000	\$ 135,400	1970	1474	
13081424056	11 -	17.24	2510	10 MARTIN LN	2/9/2017	\$ 300,000	\$ 347,700	\$ 308,100	2007	2320	ALSO PARCEL #13081424057
13081442025	11 -	5.78	2510	1128 STATE RT 6	1/11/2017	\$ 257,500	\$ 254,200	\$ 247,300	1980	2000	
13081511007	11 - 05	0.91	2510	46 FUSS RD	11/7/2017	\$ 69,000	\$ 90,400	\$ 74,900	1991	1296	ESTATE SALE; NOT LISTED; CASH
13082495151	11 -	3.37	2510	1245 STATE RT 6	10/26/2017	\$ 178,000	\$ 161,200	\$ 142,700	1955	1448	
13082524056	11 -	6.08	2510	317 OXBOW RD	4/11/2017	\$ 220,000	\$ 193,600	\$ 186,000	1968	896	
13082613004	11 -	0.99	2510	91 HYLAND STRINGER RD	9/25/2017	\$ 199,900	\$ 212,700	\$ 207,700	1940	1776	
14080614002	11 -	9.63	2510	310 BUTTE CREEK RD	4/27/2017	\$ 115,000	\$ 111,100	\$ 99,400	1930	1072	ALSO PARCEL #'S 14080613012; 14080613005; 14080613008; 14080613010; HOUSE IN POOR CONDITION, POSSIBLE TEAR DOWN PER Q/A; NEW SEPTIC PRIOR TO PURCHASE
14082823060	11 -	0.51	2510	3490 UDD RD	1/27/2017	\$ 115,000	\$ 101,400	\$ 89,700	1945	1885	
14082832077	11 -	1.14	2510	338 STATE RT 6	4/6/2017	\$ 160,000	\$ 156,200	\$ 137,600	1944	1808	
14082833075	11 - 05	0.66	2510	3500 LAMME RD	12/11/2017	\$ 87,550	\$ 77,700	\$ 65,900	1976	1056	INCLUDES PARCEL 14082833169
14082944047	11 -	10	2510	3030 OLDANI RD	6/7/2017	\$ 175,000	\$ 161,700	\$ 143,500	1920	1692	
15083123027	11 -	4.75	2510	122 SMITH CREEK RD	10/9/2017	\$ 105,000	\$ 119,800	\$ 106,400	1983	1056	NEEDS OVERALL MAINTENANCE
15092433006	11 - 05	5.02	2510	10441 STATE RT 101	1/5/2017	\$ 153,000	\$ 125,700	\$ 104,700	1997	1456	
72013002001	11 -	0.17	2510	227 STATE RT 6	10/9/2017	\$ 50,000	\$ 64,300	\$ 57,000	1921	785	ESTATE SALE
72022015007	11 -	1.47	2510	3906 WHITCOMB ST	6/29/2017	\$ 85,000	\$ 101,000	\$ 90,000	1945	1264	
72025000002	11 - 05	3.91	2510	05 RYE LN	1/20/2017	\$ 160,000	\$ 207,400	\$ 175,700	1993	1782	INCLUDES PARCEL 72025000008

**ZONE 5 - 2017 SALES**

PARCEL NUMBER	USE CODE	LAND SIZE	NBHD	ADDRESS	SALE DATE	SALE PRICE	2018 VALUE	2017 VALUE	YR BLT	SQ FT	NOTES
72029104000	11	0.6	2510	3491 LOUDERBACK AVE	4/24/2017	\$ 88,400	\$ 72,900	\$ 64,900	1950	948	
72032017005	11-05	0.54	2510	5447 CENTRAL ST	8/14/2017	\$ 110,000	\$ 103,800	\$ 86,000	1993	1400	ESTATE SALE. INCLUDES PARCEL 72032017001
72035000057	11	4.65	2510	90 RICHTER RD	11/30/2017	\$ 125,000	\$ 116,000	\$ 103,600	1960	1504	ESTATE SALE; CASH
72057003001	11-RF	15.49	2510	325 CAMP ONE RD	11/15/2017	\$ 400,000	\$ 489,400	\$ 430,900	2014	4708	INCLUDES PARCEL 72057003002 & 72057003202
72037007008	18	0.11	2510	12 2ND ST	1/28/2017	\$ 18,000	\$ 16,100	\$ 14,400		0	METAL BUILDING
12070411001	18	2.5	2510	34 HALFMOON CREEK RD	6/23/2017	\$ 108,000	\$ 62,100	\$ 58,000	2004	960	
13081611015	18	10	2510		10/17/2017	\$ 58,500	\$ 39,800	\$ 36,000		0	SOUTH FORK LN; WOODED/UNDEV
14082832041	19	2.69	2510	1350 GRUHN RD	12/23/2017	\$ 54,500	\$ 27,600	\$ 25,100		0	HAS WATER, SEPTIC DESIGN INCLUDED
14082043062	24-RF	44.11	2510	801 CROSSING ST	12/15/2017	\$ 85,000	\$ 61,100	\$ 61,100		0	
14083424045	72	0.4	2510	290 CAMP ONE RD	5/15/2017	\$ 40,000	\$ 41,700	\$ 41,700		0	
14083331028	83	5	2510		6/26/2017	\$ 40,000	\$ 50,000	\$ 50,000		0	
13073231026	91-RF	11.51	2510		4/5/2017	\$ 60,000	\$ 67,400	\$ 61,300		0	
13081533000	91	4.29	2510	320 RUE CREEK RD	9/6/2017	\$ 38,200	\$ 42,000	\$ 38,200		0	
15061911004	91	5.09	2510	08 GREENWAY LN	8/9/2017	\$ 38,000	\$ 51,000	\$ 46,400		0	ADJOINING OWNER
72024000044	91	1.21	2510		7/25/2017	\$ 20,000	\$ 11,000	\$ 10,000		0	NOT LISTED, MADE OFFER
72032022009	91	4.76	2510		12/4/2017	\$ 40,000	\$ 21,200	\$ 19,100		0	SALE BETWEEN FRIENDS
10091021051	11	1.21	2520	950 STATE RT 4	8/23/2017	\$ 162,000	\$ 124,200	\$ 108,000	1940	1233	
10091134017	11-RF	6.62	2520	1179 STATE RT 4	1/25/2017	\$ 229,000	\$ 182,000	\$ 157,000	1951	1432	ALSO PARCEL #'S 10091412006 & 10091421600 (COMBINED AFTER SALE)
10091198102	11-RF	0.77	2520	1157 STATE RT 4	9/28/2017	\$ 199,000	\$ 179,200	\$ 153,700	1999	1104	
10091244015	11-05	3.12	2520	16 TIENHARRA RD	8/25/2017	\$ 135,500	\$ 124,900	\$ 114,300	1999	1782	ESTATE SALE
11100242300	11	4.2	2520	5154 STATE RT 101	11/24/2017	\$ 145,000	\$ 96,400	\$ 83,800	1975	900	
12101424025	11-RF	16.14	2520		7/13/2017	\$ 315,000	\$ 305,000	\$ 261,600	2012	2010	ALSO PARCEL #12101424037; SPECIAL FINANCING
13100431033	11-BV	7.72	2520	130 WILSON LN	4/3/2017	\$ 423,000	\$ 378,200	\$ 358,200	1997	1758	
13100443041	11	5.54	2520	55 WILSON LN	8/29/2017	\$ 235,500	\$ 239,900	\$ 208,600	2003	1344	
13100994161	11	1	2520	31 WILSON LN	11/11/2017	\$ 122,000	\$ 141,400	\$ 122,900	1991	960	ESTATE SALE; SPECIAL FINANCING
13101721057	11	0.58	2520	16 HARRISON ST	10/24/2017	\$ 90,000	\$ 116,400	\$ 101,200	1974	1736	ESTATE SALE
13101742018	11	4.97	2520	332 BAY CENTER RD	2/9/2017	\$ 90,000	\$ 112,100	\$ 97,400	1945	960	ALSO PARCEL #13101743022; ESTATE SALE; PURCHASED 'AS IS', MARGINAL SEPTIC
13102011900	11	19.45	2520	228 BAY CENTER RD	7/20/2017	\$ 206,000	\$ 176,200	\$ 156,900	1940	1584	ALSO PARCEL #13102014005; PROBLEMS FOUND POST SALE
10090814092	11	0.55	2520	22 PARPALA RD	10/3/2017	\$ 120,000	\$ 121,300	\$ 105,500	1940	1440	
10090814114	11	0.38	2520	14 SOUTH VALLEY RD	7/5/2017	\$ 225,000	\$ 160,400	\$ 139,500	1930	1950	INCLUDES PARCEL 10090814013
10090844131	11-05	0.5	2520	247 KNAPPTON RD	11/8/2017	\$ 68,000	\$ 66,200	\$ 60,500	1970	720	ALSO PARCEL #10090844147
10090913000	11	22	2520	167 SOUTH VALLEY RD	1/27/2017	\$ 185,000	\$ 163,500	\$ 142,200	1930	1100	

**ZONE 5 - 2017 SALES**

PARCEL NUMBER	USE CODE	LAND SIZE	NBHD	ADDRESS	SALE DATE	SALE PRICE	2018 VALUE	2017 VALUE	YR BLT	SQ FT	NOTES
10091014116	11 -	0.93	2520	15 HILLCREST LN	10/26/2017	\$ 250,000	\$ 254,400	\$ 221,200	1997	2440	INCLUDES PARCEL 10091014150
10091099074	11 - RF	3.06	2520	15 KASANDRA LN	9/27/2017	\$ 450,000	\$ 386,800	\$ 331,000	2003	2404	
10091112058	11 - RF	1.04	2520	199 UPPER NASELLE RD	5/24/2017	\$ 82,000	\$ 95,300	\$ 88,500	1940	1508	BANK SALE
13102142010	11 - 05	2.5	2520	39 BAY LN	3/15/2017	\$ 155,000	\$ 142,400	\$ 130,400	2000	1782	
13102712042	11 - RF	3.27	2520	60 PALIX LN	12/27/2017	\$ 265,900	\$ 235,300	\$ 204,000	2016	1600	
71002929001	11 -	0.28	2520	07 RHOADES ST	12/2/2017	\$ 149,000	\$ 130,800	\$ 113,700	1941	1395	SPECIAL FINANCING
71002931001	11 - RV	0.76	2520	03 RHOADES ST	6/29/2017	\$ 139,500	\$ 160,800	\$ 139,800	1971	1228	ALSO PARCEL #71002931003
71025000008	11 - BF	1.27	2520	24 WILLAVIEW LN	7/29/2017	\$ 290,000	\$ 303,200	\$ 260,100	1976	2145	ALSO PARCEL #71025000009
71025000015	11 -	0.53	2520	19 WILLAVIEW LN	1/27/2017	\$ 122,000	\$ 138,300	\$ 120,200	1972	1392	
71027000013	11 - BV	1.11	2520	75 RANTA RD	11/13/2017	\$ 235,000	\$ 385,200	\$ 329,800	2005	2160	BANK SALE; COSTLY WATER DMG REPAIR POST SALE
71028000013	11 - BV	0.33	2520	06 CEDAR LN	12/18/2017	\$ 312,000	\$ 264,000	\$ 226,000	2008	1404	
10091282111	18 -	0.24	2520	02 TIENHARRA RD	4/24/2017	\$ 17,300	\$ 18,100	\$ 17,300		0	
12102744008	18 -	5.29	2520	5381 STATE RT 101	4/5/2017	\$ 55,000	\$ 38,000	\$ 33,000		0	A SHELL OF A HOUSE HERE
13102094224	18 - BF	5.77	2520	207 BAY CENTER RD	3/21/2017	\$ 250,000	\$ 221,500	\$ 202,900		0	ALSO PARCEL #13102094223
10090932063	88 -	1.6	2520		8/30/2017	\$ 42,000	\$ 35,700	\$ 31,000		0	
10090932065	88 -	2.28	2520	82 SOUTH VALLEY RD	8/2/2017	\$ 55,000	\$ 36,100	\$ 31,400		0	
10091412015	91 - RF	1.24	2520		7/14/2017	\$ 20,000	\$ 18,600	\$ 16,200		0	PURCHASED FROM ADJOINING OWNER, PAID A PREMIUM TO PROTECT CURRENTLY OWNED PROPERTY; NO UTIL, BARE LAND
12101424008	91 - RF	15.48	2520		7/13/2017	\$ 93,300	\$ 44,500	\$ 38,700		0	ALSO PARCEL #'S 12101413013 & 12101413029; SPECIAL FINANCING
13100912038	91 -	5.04	2520		3/2/2017	\$ 69,000	\$ 48,400	\$ 42,100		0	
13102123037	91 -	10.2	2520		10/4/2017	\$ 63,000	\$ 93,200	\$ 81,000		0	ALSO PARCEL #13102123038
10090144006	91 -	9.36	2520	129 BIGHILL RD	3/15/2017	\$ 70,000	\$ 62,400	\$ 54,300		0	
10090250107	91 -	5.16	2520	257 NORTH VALLEY RD	7/18/2017	\$ 40,000	\$ 40,700	\$ 35,400		0	PARTIAL WETLAND PER PURCHASER
10090285113	91 - RF	0.7	2520	294 NORTH VALLEY RD	2/23/2017	\$ 55,000	\$ 34,500	\$ 30,000		0	
10090624020	91 -	2.74	2520		7/22/2017	\$ 42,000	\$ 43,800	\$ 38,100		0	
10090644030	91 - 91	5	2520	179 PARPALA RD	1/9/2017	\$ 50,000	\$ 44,900	\$ 39,000		0	
10090931058	91 -	1.04	2520		5/20/2017	\$ 50,000	\$ 28,800	\$ 25,000		0	
10090932064	91 -	2.08	2520		10/19/2017	\$ 36,000	\$ 35,000	\$ 30,400		0	
10091021097	91 - RF	0.76	2520	959 STATE RT 4	7/12/2017	\$ 34,000	\$ 48,900	\$ 42,500		0	
13102712031	91 -	2.27	2520	10 PALIX LN	5/12/2017	\$ 39,900	\$ 38,900	\$ 36,400		0	ELEC ON SITE BUT NO SERVICE HOOKED UP
13102743028	91 - RF	7.54	2520	70 TRASK RD	11/3/2017	\$ 75,000	\$ 60,800	\$ 52,900		0	
13103407034	91 -	15.18	2520	50 WILLAPA SANDS LN	7/13/2017	\$ 72,500	\$ 85,800	\$ 74,600		0	Q/A SAYS DISTANT OBSTRUCTED BAY VIEW
71011000043	91 -	0.23	2520		12/5/2017	\$ 12,000	\$ 13,800	\$ 12,000		0	PARTIAL ESTATE SALE
71025000010	91 - BF	0.65	2520		6/2/2017	\$ 40,000	\$ 51,800	\$ 45,000		0	ADJOINING OWNER PURCHASE

ZONE 5 - 2017 SALES

PARCEL NUMBER	USE CODE		LAND SIZE	NBHD	ADDRESS	SALE DATE	SALE PRICE	2018 VALUE	2017 VALUE	YR BLT	SQ FT	NOTES
12102411021	94	11 RF	13.3	2520	151 NEMAH VALLEY RD	6/2/2017	\$ 160,000	\$ 118,800	\$ 103,300	1950	720	ALSO PARCEL #12102411004; CURRENT USE AND ESTATE SALE; FROM ADJ OWNER; NOT LIVEABLE, ROOF HAS LEAKED
13101724047	84		388.97	2560	378 BAY CENTER RD	3/30/2017	\$ 1,478,200	\$ 1,359,800	\$ 1,324,500		0	INCLUDES ADDITIONAL PARCELS - 26 TOTAL