

# SALES LIST-COMMERCIALS

## VALUATION DATE: JANUARY 1, 2022

### FOR 2023 TAXES

#### COMMERCIAL NEIGHBORHOODS

##### ZONE 1

NBHD	DESCRIPTION
1160	SURFSIDE AREA COMMERCIALS

##### ZONE 2

NBHD	DESCRIPTION
1260	OCEAN PARK COMMERCIALS

##### ZONE 3

NBHD	DESCRIPTION
1326	SEAVW/LONG BCH SFR IN COMM ZONE
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&1465A	ILWACO COMMERCIAL
1466	CHINOOK COMMERCIAL

##### ZONE 5

NBHD	DESCRIPTION
2560	NASALLE/ BAY CENTER VALLEY/BROOKLYN COMMERCIAL

##### ZONE 6

NBHD	DESCRIPTION
2660	RAYMOND COMMERCIAL
2661	SOUTH BEND COMMERCIAL
2662	GRAYLAND – TOKELAND COMMERCIAL

#### LAND USE CODES:

11	SINGLE-FAMILY RESIDENCE
11 05	MOBILE HOMES
12	HOUSEHOLD, 2 TO 4 UNITS, MULTIPLE DWELLINGS
13	MULTI-UNITS
15	MOBILE HOME/RV PARKS
16	MOTELS
16 BB	BED & BREAKFASTS
17	INSTITUTIONAL LODGING
20	BUILDING ON LEASED LAND
91	UNDEVELOPED LAND
21-39	MANUFACTURING
41-49	TRANSPORTATION, COMMUNICATION, UTILITIES
51-59	RETAIL TRADE
61-69	SERVICES
71-79	CULTURAL, ENTERTAINMENT AND RECREATIONAL
81-89	RESOURCE PRODUCTION

#### For additional information:

CHECK OUR WEBSITE at [www.co.pacific.wa.us](http://www.co.pacific.wa.us) and click on ASSESSOR. Check our website for **CURRENT OFFICE HOURS**. You can also click on '*TaxSifter*' and/or '*MapSifter*' to search parcels by **Parcel Number, Owner's name, Situs address** or you can do a **Sales Search** as well as view maps. If you have any additional questions, please call 360-875-9301 or 360-642-9301.

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COMMERCIAL SALES

PARCEL NUMBER	USE CODE	LAND SIZE	NBHD	ADDRESS	SALE DATE	SALE PRICE	2022 VALUE	2021 VALUE	YR BLT	SQ FT	NOTES
12112834152	11 -	0.27	1260	26108 S LN	2/17/2021	\$ 190,000	\$ 153,900	\$ 114,000	1952	500	ALSO PARCEL # 12112834157; SFR IN COMM ZONE
71019017003	11 -	0.15	2661	107 CENTRAL AVE	1/4/2021	\$ 250,000	\$ 272,900	\$ 215,800	1920	1600	TOTAL REMODEL PRIOR TO SALE
10111633393	12 -	0.08	1360	600 OCEAN BCH BLV	10/19/2021	\$ 345,000	\$ 211,500	\$ 164,500	1992	1056	WELL MAINT DUPLEX; WEST SIDE
73011024007	12 -	0.23	1360	710 PACIFIC AVE N	9/28/2021	\$ 400,000	\$ 720,900	\$ 560,800	1940	3072	8 UNITS; ALSO PARCEL # 73011024001
73011039001	13 -	0.69	1360	1101 PACIFIC AVE N	2/24/2021	\$ 1,950,000	\$ 1,588,900	\$ 866,300	1981	12672	TOTAL REMODEL AFTER FIRE; 16 UNITS
10112824114	13 - 15	1.15	1360	1701 30TH ST	10/5/2021	\$ 360,000	\$ 362,200	\$ 281,700		3732	BLDGS ARE ROUGH, 2 LIVEABLE DUPLEXES, 1 HOUSE NOT LIVEABLE; LAUNDRY/BATH FOR 16 RV HKUPS; MOSTLY VACANT FOR PREP OF SALE
73026055004	13 -	0.11	1361	1700 CALIFORNIA AV	10/12/2021	\$ 500,000	\$ 335,300	\$ 260,800	1954	3154	2BLDGS, 4 UNITS TOTAL; A=1BED/1BTH; B=1BED/1BTH; C=2BED/1BTH; D=3BED/1BTH; LISTING SAYS OWNER HAS UPDATED KITCHEN/BATHS
12112834250	15 -	2.16	1260	25918 R ST	6/15/2021	\$ 700,000	\$ 728,300	\$ 357,300	1989	1568	ALSO PARCEL # 12112834226; 35 HKUPS PLUS 2 MH'S; TWO MH'S REMOVED AFTER SALE
10110933179	15 -	2.2	1360	1408 PACIFIC AVE N	12/10/2021	\$ 750,000	\$ 1,118,200	\$ 641,300		0	55 SPACES; DRIFTWOOD RV PARK; RENOVATION AFTER SALE
74034000005	15 -	0.46	1360	1710 PACIFIC AVE N	11/24/2021	\$ 395,000	\$ 494,000	\$ 190,700	2022	874	14 FULL HKUPS; CROWS NEST; IMPRV AFTER SALE COVERT GAR TO SFR
10112631075	15 -	28.74	1466	1509 STATE RT 101	1/8/2021	\$ 3,700,000	\$ 1,307,700	\$ 416,600		0	ALSO PARCEL # 10112634076; SOLD SAME DAY BEFORE THIS SALE FOR \$1,740,000; WALLICUT RIVER RV, PREV ILWACO KOA
10112631075	15 -	28.74	1466	1509 STATE RT 101	1/8/2021	\$ 1,740,000	\$ 1,307,700	\$ 416,600		0	PREVIOUSLY ILWACO KOA AND WALLICUT RIVER RV; ALSO PARCEL # 10112634076; SOLD SAME DAY \$3,700,000
73002104001	15 -	1	1466	02 THIRD ST W	12/30/2021	\$ 695,000	\$ 525,700	\$ 251,100		1208	CHINOOK TRL PARK; 22 HKUPS; RESTROOM/LAUNDRY; SFR; PARK MODEL; MH; PER Q/A SFR/MH/PARK MODEL WILL ALL BE TORN DOWN DUE TO BAD CONDITION;
10113613009	15 - BV MH	5	1466	132 STRINGTOWN R	12/14/2021	\$ 830,000	\$ 828,100	\$ 671,600		9214	MH PARK WITH 9 SPACES PLUS A SFR AND ALSO INCLUDED PP MH'S: 80382060000, 85625060000, 85624060000, 85623060000, 85622060000, 85627060000, 85627060000, 85621060000, 80129060000
13100834106	15 -	12.86	2560	457 BAY CENTER RD	9/24/2021	\$ 1,700,000	\$ 1,169,500	\$ 743,200		0	BAY CENTER KOA; PP-\$50,000, GOODWILL-\$300,000; ALSO PARCEL #'S 13100834105; 79001002320; 80541010000
15111943102	15 - DR	11.4	2662	2955 STATE ROUTE	12/14/2021	\$ 1,500,000	\$ 1,416,000	\$ 479,500	2017	924	
10112822102	16 -	0.68	1360	3728 PACIFIC WAY	1/27/2021	\$ 675,000	\$ 836,600	\$ 650,800	0	0	ALSO PARCEL #'S 10112822108, 10112822128, 10112822149 & 80751010000; TOTAL REMODEL PLANNED AFTER SALE; 60 TONS OF STUFF TO HAUL OFF; 15 UNITS PLUS DTG, RESTAURANT, MNG UNIT

**COMMERCIAL SALES**

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73026046006	16 -		0.57	1360	4415 PACIFIC WAY	9/3/2021	\$ 1,350,000	\$ 1,290,700	\$ 1,011,600	1896	10368	ALSO PARCEL # 73026045004; 73026045008; SHELburne INN
10111623352	16 - OF 10 B	50FF	1360	607 OCEAN BCH BLV	5/19/2021	\$ 670,000	\$ 655,500	\$ 509,800		3855	50FF; BOREAS BED & BREAKFAST	
73026056002	16 - BB	0.23	1361	1610 CALIFORNIA AV	6/14/2021	\$ 600,000	\$ 534,600	\$ 415,800	1976	4634	ESTATE; BED & BREAKFAST, RENDEZVOUS PLACE	
73026082007	18 -		0.23	1360	117 12TH ST SE	7/13/2021	\$ 219,000	\$ 141,500	\$ 110,100		1456	DTG WITH PWR/SWR/WTR INSTALLED (UNFIN INTERIOR)
14092744021	39 -		4.86	2661	45 RAYMOND SOUTH	8/24/2021	\$ 275,000	\$ 273,600	\$ 143,900	0	10720	ALSO PARCEL #'S 14092744006; 14092744106; 14092744027; 71015042015; 71015032015; MULTIPLE WAREHOUSE BLDGS
75016000209	53 -		0.34	1260	1410 260TH PL	11/30/2021	\$ 350,000	\$ 335,900	\$ 248,800	1996	2100	CAFÉ IN OCEAN PARK
75016000166	53 - 13	0.09	1260	1412 BAY AVE	12/6/2021	\$ 490,000	\$ 328,300	\$ 203,100		2574	4 RENTAL UNITS, BAY AVE	
10111632094	53 -		0.42	1360		10/15/2021	\$ 550,000	\$ 728,200	\$ 456,000	1964	5432	ALSO PARCEL #'S 10111632242 & 10111632092 & 10111632127; REMODEL AFTER SALE, NOW 'SUPER MART'
14092733049	53 -		0.91	2661		10/5/2021	\$ 2,743,500	\$ 2,485,700	\$ 762,500	2021	9228	DOLLAR GENERAL
73026081003	54 -		0.16	1360	1304 PACIFIC AVE S	8/12/2021	\$ 285,000	\$ 295,100	\$ 229,500	1992	1892	ALSO PARCEL # 73026081007 +PP-86433010000; COASTAL CORNER MARKET
71016040001	54 -		0.27	2661	100 ROBERT BUSH D	7/27/2021	\$ 430,000	\$ 306,600	\$ 163,400	1940*	3216	MINI MART, NO FUEL; \$430K LESS \$130K PP, GOODWILL AND NON-COMPETE;
72070000003	55 -		1.23	2660	300 WILLAPA PL	5/26/2021	\$ 1,930,000	\$ 1,580,000	\$ 623,200	2003	2510	RAYMOND TRAVEL CENTER (SHELL) MINI MART, FUEL, CAR WASH (NOT OPERABLE); \$280K PP
75016000148	58 -		0.22	1260	1517 BAY AVE	7/27/2021	\$ 275,000	\$ 211,400	\$ 211,400	1940*	1296	PREVIOUSLY THE BERRY PATCH RESTAURANT; ALSO PARCEL # 75016000147
73012000011	58 -		0.17	1360		8/24/2021	\$ 800,000	\$ 763,900	\$ 487,600	1966	5312	ALSO PARCEL # 73012000010; LONG BEACH TAVERN
72041029004	58 -		0.3	2660	124 SEVENTH ST	7/29/2021	\$ 300,000	\$ 295,100	\$ 258,000	1999	2832	PREVIOUSLY SLATERS DINER; MODULAR RESTAURANT BLDG; ALSO PP # 8535701000 & 85525010000
71019900113	58 - RF	0	2661		2/18/2021	\$ 338,000	\$ 400,600	\$ 317,400	1970	6669	ALSO PARCEL # 'S 71019900114, 71019900115, 71033005113; IMPROVED AFTER SALE	
10112822029	59 -		0.34	1360	1306 39TH PL	4/26/2021	\$ 440,000	\$ 429,700	\$ 326,400	1910	1032	ALSO PARCEL # 10112822931; SEWER CONNECTION WASN'T HOOKED UP (UNKNOWN)
73026017007	59 -		0.11	1360	3811 PACIFIC WAY	9/9/2021	\$ 145,000	\$ 199,200	\$ 154,900	1962	1712	SEAVIEW FLORIST SHOP PREVIOUSLY
73013000009	59 -		0.16	1360	511 PACIFIC AVE S	8/30/2021	\$ 699,000	\$ 480,700	\$ 374,000	1940*	5480	ALSO PARCEL # 73013000010; RETAIL AND RESTAURANT
71004000037	59 -		1.41	2660	2570 OCEAN AVE	8/11/2021	\$ 220,000	\$ 216,200	\$ 156,000	1958	1280	OFFICE BLDG ON THE BOULEVARD BETWEEN RAYMOND/SOUTH BEND
71019035001	59 - RV	0.25	2661	606 ROBERT BUSH D	12/9/2021	\$ 289,000	\$ 261,100	\$ 165,500	1950	2918	PREVIOUSLY ROOKS OF TREASURES	
73008012001	62 -		0.33	1465	211 FIRST AVE S	4/20/2021	\$ 250,000	\$ 224,300	\$ 166,100	1951	3740	ALSO PARCEL # 73008012002; GUTTED BLDGS
72039925001	62 -		0.14	2660	326 COMMERCIAL S	12/29/2021	\$ 290,000	\$ 245,900	\$ 130,600	1965	1826	ALSO PARCEL # 72039021001; PREVIOUSLY WILLAPA CHIROPRACTIC
10112612026	63 -		1.3	1460	2542 STATE RT 101	10/28/2021	\$ 525,000	\$ 460,100	\$ 232,000	1968	4660	ALSO PP # 86627010000; MULTIPLE BLDGS
71016900009	64 - RF	0	2661	125 ROBERT BUSH D	8/23/2021	\$ 235,000	\$ 230,600	\$ 166,600	1930	816	ALSO PARCEL #'S 71019900012 & 71034001009	

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73026046005	65	0.11	1360	4403 PACIFIC WAY	12/17/2021	\$ 250,000	\$ 197,100	\$ 153,300	1960*	1254	OFFICE BLDG, PREV CHIROPRACTOR OFFICE
72053000002	65	1.16	2660	230 OCEAN AVE	4/23/2021	\$ 375,000	\$ 487,300	\$ 430,200	1990	3256	WILLAPA VETERINARY CLINIC BLDG
71020036001	65	0.06	2661	500 ROBERT BUSH DR	1/27/2021	\$ 150,000	\$ 151,100	\$ 83,800	1970	1632	PREVIOUSLY H&R BLOCK
75016000476	66	0.11	1260	25211 VERNON AVE	7/9/2021	\$ 120,000	\$ 139,900	\$ 103,600	1968	864	PREVIOUSLY FARMERS INSURANCE
73023001003	67	0.39	1361		4/26/2021	\$ 1,500,000	\$ 1,307,100	\$ 1,027,800	2001	10280	ALSO PARCEL # 73023002003 & 72023003003; DSHS BLDG
10110933156	69	0.49	1360	1502 PACIFIC AVE N	9/22/2021	\$ 250,000	\$ 367,800	\$ 286,000	0	0	SOLD AS IS; 4 RENTAL MH'S AND STORAGE UNIT BLDG
73011027005	69	0.23	1360	117 9TH ST NE	3/12/2021	\$ 185,000	\$ 200,300	\$ 155,800	1940*	2072	BEACH MINI STORAGE WITH OFFICE SPACE
72039018011	72	0.31	2660	502 DURYEA ST	9/21/2021	\$ 180,000	\$ 174,700	\$ 133,500	1940*	5078	CHURCH
73012000015	73	0.35	1360	200 PACIFIC AVE S	11/30/2021	\$ 1,000,000	\$ 919,300	\$ 715,000	1926	10125	ALSO PARCEL # 73012000017; FUNLAND
14083150005	74	80.93	2660	2424 FOWLER RD	7/8/2021	\$ 950,000	\$ 1,129,200	\$ 1,185,400		3224	ALSO PARCEL #'S 14083142900; 14083143078 & 14083150007; GOLF COURSE, ROUGH SHAPE, NOT CURRENTLY FUNCTIONING; INCLUDES HOME (NEEDS TLC) AND RV HKUPS; IMPROVED AFTER SALE
72041010006	79	0.23	2660	518 EIGHTH ST	7/16/2021	\$ 40,000	\$ 40,800	\$ 28,600	1959	2748	PREVIOUSLY PLAYHOUSE THEATER, DET CONDITION OVERALL
81686050000	84 LL	0	1446		2/11/2021	\$ 230,000	\$ 144,900	\$ 103,700	1972	2100	BUILDING ONLY (NO LAND), NOTHING ELSE INCLUDED IN THE SALE
12112834087	91	1	1260	26307 U ST	1/21/2021	\$ 85,000	\$ 67,500	\$ 55,000		0	PREVIOUSLY PART OF RV PARK BUT NOW SEPARATE
75016000153	91	0.11	1260	1707 BAY AVE	7/16/2021	\$ 35,000	\$ 50,600	\$ 37,500		0	CC ZONED; UNDEV 50X100 LOT
10110933026	91	1.03	1360		9/13/2021	\$ 90,000	\$ 115,700	\$ 90,000		0	WETLAND ISSUES, KNOWN AT SALE
73011080005	91	0.18	1360		8/6/2021	\$ 116,000	\$ 91,200	\$ 70,800		0	ALSO PARCEL # 73011080006
73026073003	91	0.26	1360	4912 PACIFIC WAY	6/23/2021	\$ 185,000	\$ 126,100	\$ 98,000		0	UNDEV COMM LAND NEXT TO RADIO SHACK; FOR SALE SIGN IN YARD; UNDEV
73025000001	91 OF 20	119FF	1360	401 SHOREVIEW DR	7/13/2021	\$ 650,000	\$ 310,400	\$ 241,400		0	119FF SCL OCEAN FRONTAGE; SR3 ZONED
10111633383	91	0.96	1361	408 SID SNYDER DR	4/23/2021	\$ 335,000	\$ 307,200	\$ 307,200		0	ALSO PARCEL # 14093321001
73015000001	91	0.23	1361		9/28/2021	\$ 99,000	\$ 81,500	\$ 81,500		0	UNDEV, CLEARED
73023004003	91	0.13	1361		7/14/2021	\$ 35,000	\$ 49,800	\$ 49,800		0	PER Q/A: LISTED, CLEARED AND READY TO BUILD; HWY FRONTAGE; LISTED FOR 420 DAYS
10111632070	91 OF 10	1	1361		9/30/2021	\$ 192,500	\$ 205,000	\$ 201,100		0	135FF; ALSO PARCEL # 10111632160 & 10111633334; UNDEV AT SALE; ADJ STATE PARKING/RESTROOM PROPERTY
10111639134	91 OF 10	0.81	1361		6/9/2021	\$ 192,500	\$ 214,900	\$ 214,900		0	90FF; ALSO PARCEL #'S 10111633135 & 10111633211; CASH; WETLANDS PER Q/A
10091014098	91	0.68	2560	1050 STATE RT 4	2/4/2021	\$ 55,000	\$ 152,400	\$ 55,000		0	ALSO PARCEL # 10091013099; BOTH PARCELS HAVE EASEMENTS/ENCROACHMENTS PER Q/A; NEW BLDG ADDED AFTER SALE
14092733049	91	0.91	2661		2/4/2021	\$ 174,230	\$ 2,485,700	\$ 762,500		0	NEW BLDG AFTER SALE; DOLLAR GENERAL
71015039015	91	0.54	2661		2/3/2021	\$ 119,000	\$ 156,100	\$ 65,300		0	ALSO PARCEL # 71015039022; HWY FRONTAGE; COMM ZONE

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14092711004	91	RF	0.65	2661	115 ROBERT BUSH DR	6/11/2021	\$ 129,000	\$ 123,100	\$ 56,200		0	ALSO PARCEL # 71016900001; 71034001001; 71035001001; 71035001216; APPROX .65AC UPLAND
72041007002	97	91	0.34	2660		12/13/2021	\$ 135,000	\$ 68,000	\$ 67,300	1904	0	ESTATE; ADJOINING PROPERTY TO EXEMPT OWNER PUD
73008011003	97	18	0.11	1465	106 EAGLE ST SW	4/29/2021	\$ 303,000	\$ 254,800	\$ 254,800	1977	9900	2 WAREHOUSES 2700SF AND 7200SF (BLDG ON LEASED LAND, LAND ALREADY OWNED BY PORT)