

SALES LIST-COMMERCIALS

VALUATION DATE: JANUARY 1, 2023

FOR 2024 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 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
AY2023 FOR 2024 TAXES

PARCEL NUMBER	USE CODE	LAND SIZE	NBHD	ADDRESS	SALE DATE	SALE PRICE	2023 VALUE	2022 VALUE	YR BLT	SQ FT	NOTES
75016000015	12 -	0.23	1260	1511 264TH PL	3/14/2022	\$ 306,750	\$ 338,000	\$ 276,500		1866	DUPLEX, 2-COTTAGES, SFR, RV HKUP
75016000015	12 -	0.23	1260	1511 264TH PL	7/12/2022	\$ 295,000	\$ 338,000	\$ 276,500		1866	DUPLEX; TWO COTTAGES; SFR AND AN RV HKUP; LICENSED AS A MOTEL CURRENTLY; 1031 EXCHG; NOT LISTED, OWNER ESTIMATE
11113331186	15 -	3	1260	1801 CRANBERRY R	3/31/2022	\$ 1,650,000	\$ 1,242,700	\$ 1,110,700		2424	32 RV SPACES, 1 COTTAGE, 1 SFR, 20 UNIT STORAGE BLDG
11112713044	52 -	7.4	1260	15289 SANDRIDGE P	4/8/2022	\$ 400,000	\$ 329,800	\$ 269,900		0	DID NOT INCLUDE BUSINESS; FOR SALE SIGN IN YARD
75016000156	55 -	0.2	1260	1702 BAY AVE	6/3/2022	\$ 530,000	\$ 283,300	\$ 231,700	1940	736	ALSO PARCEL # 75016000158
75016000141	59 -	0.15	1260	1401 BAY AVE	7/1/2022	\$ 520,000	\$ 404,900	\$ 331,300		0	RETAIL LOWER FLOOR WITH APT ON UPPER FLOOR
11110908523	59 -	0.38	1260	21712 PACIFIC WAY	2/10/2022	\$ 399,990	\$ 358,700	\$ 293,500		0	INCLUDED ALL RESTAURANT EQUIP
73026065001	13 -	0.11	1360	4102 PACIFIC WAY	12/7/2022	\$ 566,000	\$ 394,000	\$ 394,000		2487	SFR PLUS 3 FURNISHED GUEST UNITS;
10112824114	13 - 15	1.15	1360	1701 30TH ST	5/24/2022	\$ 299,000	\$ 362,200	\$ 362,200		3732	NEEDS WORK, SOLD 'AS IS'
73012000024	53 -	0.09	1360	107 3RD ST SE	12/27/2022	\$ 350,000	\$ 346,500	\$ 346,500		0	NO LISTING FOUND
73026018005	55 -	0.46	1360	3909 PACIFIC WAY	5/26/2022	\$ 2,000,000	\$ 1,016,700	\$ 1,016,700		0	FUEL AND MINI MART; OWNERS ESTIMATE OF VALUE
10111633020	58 -	0.34	1360	601 PACIFIC AVE S	2/24/2022	\$ 400,000	\$ 394,100	\$ 394,100		0	NOT LISTED, OWNERS ESTIMATE
73026053005	58 -	0.44	1360	1917 PACIFIC AVE S	4/8/2022	\$ 700,000	\$ 909,800	\$ 909,800		0	ALSO PARCEL # 73026053007 & +PP # 83844010000
73026077001	58 -	0.9	1360		10/27/2022	\$ 1,000,000	\$ 1,098,200	\$ 1,098,200		0	ALSO PARCEL # 73026077005
73011084104	58 -	1.46	1360	901 PACIFIC AVE S	5/16/2022	\$ 2,781,000	\$ 1,463,800	\$ 1,463,800		0	ALSO PARCEL #'S 73011084001, 10111633031; 73011084204; 10111633235; 10111633203
73011036001	59 -	0.34	1360	1003 PACIFIC AVE N	11/17/2022	\$ 420,000	\$ 461,400	\$ 462,000		0	ALSO PP # 86166010000; THAI RESTAURANT/THRIFT STORE BLDG; 1031 EXCHG
73026109001	64 -	0.23	1360	3406 PACIFIC WAY	8/31/2022	\$ 340,000	\$ 201,700	\$ 201,700		0	AUTO REPAIR SHOP
73011003005	91 -	0.16	1360	209 2ND ST NE	2/16/2022	\$ 92,500	\$ 72,900	\$ 72,900		0	OLD TOWN ZONED; UNDEV; OLD BLDG FALLEN IN UNDER BRUSH
73011080004	91 -	0.18	1360		6/23/2022	\$ 110,000	\$ 91,200	\$ 91,200		0	ALSO PARCEL # 73011080013
73026076001	91 -	0.45	1360		7/20/2022	\$ 260,000	\$ 258,200	\$ 258,200		0	CLEAR/LEVEL COMMERCIAL LAND
10111639151	11 -	0.19	1361	511 OCEAN BEACH	4/12/2022	\$ 475,000	\$ 244,600	\$ 197,200	2022	500	
74052007000	15 - OF 30	100FF	1361	15301 PACIFIC WAY	11/28/2022	\$ 2,090,000	\$ 722,600	\$ 708,500	1994	1080	100FF; 17 RV SITES; 14 DRY SITES; 1 MH RENTAL
73035000005	91 -	0.46	1361	312 SID SNYDER DR	7/14/2022	\$ 165,000	\$ 156,000	\$ 156,000		0	ALSO PARCEL # 73035000006
10111633135	91 - OF 10	180FF	1361		7/19/2022	\$ 225,000	\$ 214,900	\$ 214,900		0	180FF; ALSO PARCEL #'S 10111639134 & 10111633211; Q/A NOTES PWR INSTALLED
10111632080	91 - OF 10	200FF	1361	301 OCEAN BCH BL	6/8/2022	\$ 620,000	\$ 328,100	\$ 328,100		0	200FF; ALSO PARCEL #'S 10111632065 & 10111623061; UNDEV COMM LAND; PREV MOTEL SITE YEARS AGO
81663050000	15 - LL	0	1446	332 ELIZABETH AVE	4/6/2022	\$ 1,500,000	\$ 1,177,100	\$ 988,200		0	

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81677050000	16 - LL BB	0	1446	161 HOWERTON AV	5/12/2022	\$ 675,000	\$ 656,600	\$ 562,800	1966	3543	
10111585141	15 -	6.24	1460	6603 FAWN LN	7/5/2022	\$ 2,370,000	\$ 1,912,100	\$ 1,602,400		0	31 SPACE SENIOR MH PARK; VERY WELL MAINT OVERALL
76006018301	16 -	0.45	1460	3204 281ST ST	2/1/2022	\$ 589,000	\$ 413,000	\$ 359,700	1960	776	MOTEL W/8 UNITS: 6 STUDIO, 1 ONE-BED, 1 TWO-BED HOUSE; IMPROVEMENTS AFTER PURCHASE: NEW PAINT, APPLIANCES
10103098121	91 -	2.79	1460	640 CHINOOK VALL	5/26/2022	\$ 160,000	\$ 83,600	\$ 72,800		0	UNDEV; 1031 EXCHG; NOT LISTED PER Q/A; ADDED DRIVEWAY AFTER SALE; NEXT TO FAWN RIDGE RV PARK
10113342177	59 -	0.3	1465		11/25/2022	\$ 325,000	\$ 297,000	\$ 258,800		0	ALSO PARCEL #S 10113342123 & 10113342178
73008011101	91 -	0.24	1465		3/7/2022	\$ 70,000	\$ 103,100	\$ 89,800		0	ALSO PARCEL # 73008011007; NOT LISTED, ADJOINING OWNER PURCHASE
10113313090	65 -	0.23	1465A		9/27/2022	\$ 400,000	\$ 348,300	\$ 348,300		0	PREV NEVITT EYE CLINIC
73031208000	84 -	7.64	1465A	161 ROBERT GRAY	2/23/2022	\$ 1,150,000	\$ 875,800	\$ 762,900		0	OWNERS ESTIMATE, NOT LISTED; DOCK FOR OFFLOADING SEAFOOD
86037050000	58 -	0	2560		7/1/2022	\$ 30,000	\$ 11,900	\$ 11,900		0	
15072321018	58 -	3	2560	2611 NORTH RIVER	12/16/2022	\$ 250,000	\$ 243,300	\$ 201,800	1960	616	ALSO PARCEL # 15072321020; TAVERN, SMALL COMMUNITY/MULTIPURPOSE BLDG, METAL POLE BLDG
15093641009	59 -	0.69	2560	77 SMITH CREEK RD	3/11/2022	\$ 100,000	\$ 92,100	\$ 92,100		0	SMITH CREEK GREENHOUSE; SALE BETWEEN FRIENDS, NOT LISTED
72040003003	13 -	1.92	2660	434 FIRST ST	11/29/2022	\$ 3,850,000	\$ 2,909,100	\$ 1,772,700		0	ALSO PARCEL # 72040009014
72052013001	13 - RF	1.24	2660	10 MONOHON LAND	2/19/2022	\$ 3,750,000	\$ 3,634,000	\$ 2,705,200		0	ALSO PARCEL # 72052026009; 72052011000; 72052012001
72059000001	15 - RF	0.6	2660	1800 GARFIELD ST	5/17/2022	\$ 375,000	\$ 394,300	\$ 385,300		4528	NOT LISTED; NO INTEREST REC; ALSO PARCEL #S 14092411054; 14092455573; 80243060000; 80245060000; 84319060000; 83690060000; 84330060000; 80412060000
72040018005	53 -	0.28	2660	515 THIRD ST	6/1/2022	\$ 275,000	\$ 234,900	\$ 234,900		0	ALSO PARCEL # 72041006005; OWNERS ESTIMATE, PURCHASED AS IS, NOT LISTED; #ASIS
72039018109	63 -	0.09	2660	518 DURYEA ST	5/4/2022	\$ 135,000	\$ 160,500	\$ 160,500		0	POOR CONDITION NEEDED REPAIRS AND BASIC FINISHES PER Q/A
72054011001	69 -	0.73	2660	402 LAUREL AVE	3/21/2022	\$ 700,000	\$ 666,600	\$ 666,600		0	ALSO PARCEL #71015039001
71019017003	11 -	0.15	2661	107 CENTRAL AVE	5/17/2022	\$ 295,000	\$ 272,900	\$ 272,900	1920	1600	
71026002001	13 -	0.75	2661		11/23/2022	\$ 1,140,000	\$ 1,066,800	\$ 792,500		0	ALSO PARCEL # 71026003006
71019018006	58 -	0.07	2661	1110 ROBERT BUSH	7/15/2022	\$ 112,000	\$ 150,100	\$ 150,100		0	ALSO PARCEL'S # 71019018007 & 71019018005; CONDEMNED BLDG
71019032001	61 - RV	0.21	2661	700 ROBERT BUSH	1/25/2022	\$ 200,000	\$ 202,500	\$ 202,500		0	
71019027001	69 -	0.16	2661	900 ROBERT BUSH	6/15/2022	\$ 227,000	\$ 244,500	\$ 244,500		0	PER Q/A NOT LISTED, OWNERS ESTIMATE; PREVIOUSLY A BANK, STILL HAS VAULT; SEPARATE RENTED OFFICE SPACE BEHIND

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71015034006	69	11	0.11	2661	413 QUINCY ST	3/21/2022	\$ 250,000	\$ 181,700	\$ 181,700		0	
71018019001	91		0.01	2661		4/6/2022	\$ 5,000	\$ 5,000	\$ 5,000		0	VERY SMALL PROPERTY ON HWY WITH SIGN
71019018008	91		0.07	2661		2/4/2022	\$ 60,000	\$ 55,900	\$ 55,900		0	ALSO PARCEL # 71019018009
71016005006	91		0.14	2661	212 WATER ST E	2/10/2022	\$ 73,000	\$ 69,700	\$ 69,700		0	ALSO PARCEL # 71016005008; BRUSHY/UNDEV AT SALE; WILL BE PUTTING UP A COMMERCIAL SHOP