

## Residential Manufactured Homes Sales Utilized For the January 1, 2021 Assessed Values Clark County, Washington

The following sales have been utilized by the Clark County Assessor's Office to determine the January 1, 2021 assessed value for manufactured homes in parks located within Clark County, Washington. The sale date range is January 1, 2020 to December 31, 2020. Mobile home parks have been grouped together based on park similarities (layout, paved roads, street lighting, parking, maintenance, and amenities (greenspaces, laundry facilities, playground, clubhouse, etc.)) for sales analysis. Invalid sales and outlier sales deemed not representative of market value have been excluded.

To research sales for a property, start by locating the assessor neighborhood number on the "Notice of Value" you received from our office. The neighborhood number (NH#) can be found below the mailing address in the "Reference No." field as shown in the illustration. Next, look for the NH# in one of the "MH Park Group" headers as shown below. Sales in each grouping are sorted by NH#, class and actual year built.

<i>Please read enclosures for more assessment information</i>		<b>NOTICE OF VALUE</b>		<b>DATE:</b> 5-30-2016
		This value supersedes any prior notification. Assessment Year: 2016 Tax Year: 2017		
<b>PROPERTY IDENTIFICATION #:</b> 11824312 - 311352		<b>Tax Area:</b> 037076		
<b>Brief Legal Description:</b> SHERWOOD HOLLOW PH 3 LOT 1 SUB 2003				
<b>Property Address:</b> 240 NE 108TH ST VANCOUVER, WA 98666 <small>(Please notify us if your property or mailing address is incorrect)</small>				
<b>PLEASE READ REVERSE SIDE FOR INFORMATION REGARDING YOUR PROPERTY ADDRESS AND IMPORTANT TAX RELIEF PROGRAMS.</b>				
John and Mary Smith 100 Main Street Vancouver, WA 98661			CLARK COUNTY ASSESSOR PO BOX 5000 Vancouver WA 98666-5000 WWW.CLARK.WA.GOV/ASSESSOR	
Reference No. 0318		Reference No. is the Assessor Neighborhood number (NH#)		

**MH PARK GROUP 1 & 2**  
**INCLUDES ASSESSMENT NEIGHBORHOODS (LABELED REFERENCE NUMBER ON NOTICE OF VALUE):**  
**302, 304, 305, 306, 307, 318, 324, 325, 326, 327, 334, 335, 336, 342, 343, 344, 348, 349, 356, 358, 359, 365**

**MH PARK GROUP 1 & 2**

**INCLUDES ASSESSMENT NEIGHBORHOODS (LABELED REFERENCE NUMBER ON NOTICE OF VALUE):  
302, 304, 305, 306, 307, 318, 324, 325, 326, 327, 334, 335, 336, 342, 343, 344, 348, 349, 356, 358, 359, 365**

PID	NH	Park Group	Park Name / Space #	Class	Actual Year Built	Condition	Living Area	Sale Date	Sale Price
986030272	306	1	BROOKSIDE 001	2	1993	AVERAGE	924	6/1/2020	\$5,000
601318000	304	2	BLUEBERRY	3	1990	AVERAGE	954	1/13/2020	\$25,000
601723000	318	2	GREENWAY 030	3	1975	AVERAGE	1431	3/19/2020	\$25,000
607007000	318	2	GREENWAY 028	3	1978	AVERAGE	1335	2/6/2020	\$21,000
602385000	326	2	LAKESIDE 137	3	1972	EXCELLENT	1315	1/10/2020	\$70,200
602385000	326	2	LAKESIDE 137	3	1972	EXCELLENT	1315	6/5/2020	\$64,900
600430000	326	2	LAKESIDE 013	3	1979	AVERAGE	924	6/8/2020	\$7,000
986051429	326	2	LAKESIDE 008	4	2019	AVERAGE	1512	10/23/2020	\$152,900
602568000	327	2	LAZY Z 042	3	1966	AVERAGE	844	8/17/2020	\$15,000
604843000	336	2	RIO MOBILE 022	2	1970	AVERAGE	528	10/1/2020	\$6,000
601676000	336	2	RIO MOBILE 005	2	1976	AVERAGE	924	10/2/2020	\$5,000
601445000	348	2	WOODLAND 060	2	1978	AVERAGE	728	2/14/2020	\$10,000
604060000	358	2	GIBBONS CREEK 027	2	1982	AVERAGE	884	5/28/2020	\$8,000
611729000	358	2	GIBBONS CREEK 083	2	2007	AVERAGE	1040	8/21/2020	\$70,000
986028598	358	2	GIBBONS CREEK 096	3	1999	AVERAGE	1112	10/1/2020	\$85,000
611577000	358	2	GIBBONS CREEK 013	3	2007	AVERAGE	1792	12/1/2020	\$115,000

**MH PARK GROUP 3**

**INCLUDES ASSESSMENT NEIGHBORHOODS (LABELED REFERENCE NUMBER ON NOTICE OF VALUE):**

**301, 303, 308, 309, 310, 311, 312, 314, 315, 317, 319, 320, 321, 322, 328, 329, 330, 333, 337, 340, 341, 345, 347, 350, 355, 368, 369, 370, 371, 372, 375, 379, 380, 381, 385**

PID	NH	Park Group	Park Name / Space #	Class	Actual Year Built	Condition	Living Area	Sale Date	Sale Price
986036283	301	3	THE ACRES 416	3	1993	AVERAGE	1152	4/10/2020	\$89,000
986033572	301	3	ACRES 419	5	1993	AVERAGE	1520	4/8/2020	\$113,000
600929000	303	3	B G MOB EST 0126	2	1984	AVERAGE	938	6/24/2020	\$50,000
601057000	303	3	B G MOB EST 097	3	1976	AVERAGE	1435	8/19/2020	\$63,000
607702000	303	3	B G MOB EST 0138	3	1993	AVERAGE	1512	9/27/2020	\$120,000
611228000	303	3	B G MOB EST 135	4	1998	AVERAGE	1773	12/10/2020	\$137,000
986038061	303	3	B G MOB EST 310	4	2015	AVERAGE	870	2/14/2020	\$66,500
986047169	303	3	B G MOB EST 102	4	2017	AVERAGE	1512	2/18/2020	\$137,500
601728000	308	3	COUNTRY MANOR 001	3	1971	AVERAGE	1337	8/17/2020	\$22,000
605809000	308	3	COUNTRY MANOR 010	3	1992	AVERAGE	1188	8/27/2020	\$93,000
610653000	308	3	COUNTRY MANOR 027	3	1999	AVERAGE	1200	11/6/2020	\$86,000
606295000	308	3	COUNTRY MANOR 152A	4	1987	AVERAGE	1436	4/3/2020	\$40,000
603540000	312	3	FAIR OAKS 014	3	1974	AVERAGE	924	5/21/2020	\$8,500
602760000	312	3	FAIR OAKS 083	3	1977	FAIR	1186	12/15/2020	\$20,000
600644000	312	3	FAIR OAKS 035	3	1983	AVERAGE	953	8/28/2020	\$62,000
603133000	312	3	FAIR OAKS 102	3	1985	AVERAGE	1282	5/15/2020	\$82,500
605799000	314	3	FRAN MAR 043	4	1988	AVERAGE	1456	4/9/2020	\$148,000
606680000	315	3	GOLDEN WEST 130	3	1979	AVERAGE	938	2/15/2020	\$14,500
602450000	315	3	GOLDEN WEST 057	3	1980	AVERAGE	784	4/21/2020	\$9,000
611049000	317	3	GREEN MOUNTAIN 018	3	2002	AVERAGE	1188	2/7/2020	\$68,200
605045000	319	3	HAZEL DELL 134	3	1973	GOOD	1427	8/3/2020	\$66,700
611243000	319	3	HAZEL DELL 13	4	2004	GOOD	1404	3/16/2020	\$119,900
611492000	320	3	HIDDEN VILLAGE 36	2	1978	AVERAGE	924	2/2/2020	\$14,000
603109000	322	3	HORSESHOE 045	3	1969	AVERAGE	1248	5/19/2020	\$33,000
600651000	322	3	HORSESHOE 013	3	1974	AVERAGE	728	7/22/2020	\$7,500

PID	NH	Park Group	Park Name / Space #	Class	Actual Year Built	Condition	Living Area	Sale Date	Sale Price
602364000	329	3	LONE PINE 13	3	1969	GOOD	1042	3/12/2020	\$31,000
605482000	330	3	MOBILE RETREAT	3	1979	AVERAGE	924	5/15/2020	\$13,000
606874000	340	3	OAK MEADOWS 015	3	1990	AVERAGE	734	5/26/2020	\$7,000
602159000	341	3	TOTEM POLE 011	3	1976	AVERAGE	924	7/22/2020	\$30,000
604435000	345	3	VANCOUVER MOBILE 072	3	1966	AVERAGE	880	11/13/2020	\$44,250
603793000	350	3	GREAT WESTERN 066	3	1985	AVERAGE	1077	7/6/2020	\$74,900
607177000	369	3	SUNRISE ACRES 004	3	1991	AVERAGE	942	4/15/2020	\$10,000
607473000	369	3	SUNRISE ACRES 036	3	1992	GOOD	1568	2/3/2020	\$126,000
607747000	370	3	NORTH SHORES 027	3	1995	AVERAGE	1177	9/15/2020	\$77,000
608455000	372	3	SKYRIDGE II 113	3	1995	AVERAGE	1268	4/20/2020	\$80,000
608284000	372	3	SKYRIDGE II 083	3	1995	AVERAGE	1825	2/28/2020	\$54,250
608684000	372	3	SKYRIDGE II 078	3	1996	AVERAGE	1456	2/11/2020	\$95,000
608717000	375	3	CYPRESS POINT 040	3	1996	AVERAGE	1639	8/4/2020	\$117,500
610222000	375	3	CYPRESS POINT 022	3	1997	AVERAGE	1350	7/31/2020	\$89,000
608136000	375	3	CYPRESS POINT 044	4	1995	GOOD	1760	10/2/2020	\$139,900
608299000	375	3	CYPRESS POINT 042	4	1995	GOOD	1614	9/25/2020	\$158,100
610119000	375	3	CYPRESS POINT 011	5	1996	AVERAGE	1753	3/18/2020	\$149,900
608766000	379	3	CASTLE TREE I 006	3	1996	AVERAGE	1456	3/5/2020	\$57,000
602783000	385	3	WHISPERING POPLARS 009	2	1979	AVERAGE	728	2/28/2020	\$10,000

**MH PARK GROUP 3SP - Subdivision Parks**  
**INCLUDES ASSESSMENT NEIGHBORHOODS (LABELED REFERENCE NUMBER ON NOTICE OF VALUE):**  
**313, 376, 377, 382, 384**

PID	NH	Park Group	Park Name / Space #	Class	Actual Year Built	Condition	Living Area	Sale Date	Sale Price
610182000	376	3SP	COVINGTON ESTATES 005	3	1995	AVERAGE	1404	6/11/2020	\$70,000
608587000	376	3SP	COVINGTON ESTATES 025	3	1995	AVERAGE	1564	12/21/2020	\$125,500
611333000	384	3SP	ROSE VALLEY 014	3	1998	AVERAGE	1512	8/11/2020	\$100,000
610593000	384	3SP	ROSE VALLEY 037	4	1998	AVERAGE	1512	7/6/2020	\$134,000

**MH PARK GROUP 4**  
**INCLUDES ASSESSMENT NEIGHBORHOODS ( Labeled Reference Number on Notice of Value):**  
**357, 360, 361, 362, 363, 366, 373, 374**

PID	NH	Park Group	Park Name / Space #	Class	Actual Year Built	Condition	Living Area	Sale Date	Sale Price
611433000	357	4	CREEKSIDE 3 175	3	2006	AVERAGE	1404	6/8/2020	\$145,000
611732000	357	4	CREEKSIDE 3 LOT 64 SP 144	4	2007	GOOD	1567	12/29/2020	\$230,000
986031837	357	4	CREEKSIDE 3 LOT 5 SP 125	4	2013	AVERAGE	1436	6/30/2020	\$187,000
600024000	360	4	VISTA DEL RIO 213	4	1980	GOOD	1431	2/13/2020	\$60,000
603970000	361	4	COLUMBIA NORTH 002	4	1981	GOOD	1054	5/1/2020	\$78,000
600132000	362	4	CREEKSIDE 044	3	1986	AVERAGE	1227	7/13/2020	\$118,000
600104000	362	4	CREEKSIDE 055	4	1985	AVERAGE	1490	2/15/2020	\$48,000
600118000	362	4	CREEKSIDE 043	4	1986	AVERAGE	1232	4/29/2020	\$35,000
606435000	363	4	MEADOW VERDE 055	4	1989	AVERAGE	1228	12/17/2020	\$107,000
607360000	366	4	OAK HAVEN 004	3	1991	AVERAGE	1244	9/8/2020	\$36,962
608096000	373	4	IDYLWOOD 021	3	1994	AVERAGE	1080	4/7/2020	\$106,900
607898000	374	4	CASCADE PARK 005	3	1996	GOOD	1292	4/15/2020	\$120,000
608006000	374	4	CASCADE PARK 097	4	1994	AVERAGE	1373	10/8/2020	\$152,000
608575000	374	4	CASCADE PARK 162	4	1995	AVERAGE	1795	7/11/2020	\$129,000
610069000	374	4	CASCADE PARK 124	4	1996	AVERAGE	1480	3/27/2020	\$119,800
610073000	374	4	CASCADE PARK 094	4	1996	VERY GOOD	1616	10/12/2020	\$159,000
610759000	374	4	CASCADE PARK 118	4	1999	AVERAGE	1400	7/28/2020	\$117,000
986042728	374	4	CASCADE PARK 170	4	2017	AVERAGE	1355	5/8/2020	\$140,000
607980000	374	4	CASCADE PARK 016	5	1994	AVERAGE	1439	8/28/2020	\$132,500
608562000	374	4	CASCADE PARK 081	5	1995	VERY GOOD	1324	5/27/2020	\$137,000
610039000	374	4	CASCADE PARK 071	5	1996	VERY GOOD	1418	10/23/2020	\$150,000
610581000	374	4	CASCADE PARK 041	5	1998	AVERAGE	1758	3/20/2020	\$124,500
610795000	374	4	CASCADE PARK 034	5	1998	AVERAGE	1664	5/14/2020	\$150,000