


Residential Manufactured Homes Sales Utilized For the January 1, 2020 Assessed Values Clark County, Washington

The following sales have been utilized by the Clark County Assessor's Office to determine the January 1, 2020 assessed value for manufactured homes in parks located within Clark County, Washington. The sale date range is January 1, 2019 to December 31, 2019. 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.

Please read enclosures for more assessment information		NOTICE OF VALUE		DATE: 5-30-2016
				This value supersedes any prior notification. Assessment Year: 2016 Tax Year: 2017
PROPERTY IDENTIFICATION #: 11824312 - 311352		Tax Area: 037076		
Brief Legal Description: SHERWOOD HOLLOW PH 3 LOT 1 SUB 2003				
Property Address: 240 NE 100TH ST VANCOUVER, WA 98666 (Please notify us if your property or mailing address is incorrect)				
PLEASE READ REVERSE SIDE FOR INFORMATION REGARDING YOUR PROPERTY ADDRESS AND IMPORTANT TAX RELIEF PROGRAMS.				
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 # Or Address	Class	Actual Year Built	Condition	Living Area	Make	Sale Date	Sale Price
604083000	304	2	BLUEBERRY	6	3	1969	AVERAGE	1296	BROOKWOOD	11/19/2019	55,000
611018000	307	2	COLONY	45	3	2000	AVERAGE	1080	GOLDENWEST	11/12/2019	75,000
604190000	307	2	COLONY	29	2	1972	AVERAGE	840	TAMARACK	9/30/2019	7,000
986036293	318	2	GREENWAY TERRACE	7	3	1995	AVERAGE	672	FLEETWOOD	5/29/2019	35,000
603608000	318	2	GREENWAY	42	3	1977	AVERAGE	924	SKYLINE	6/7/2019	8,000
604636000	325	2	LACAMAS	16	2	1968	GOOD	720	BUDDY	5/3/2019	19,500
603668000	326	2	LAKESIDE	134	3	1976	EXCELLENT	784	SKYLINE	10/21/2019	15,000
601581000	326	2	LAKESIDE	74	3	1979	AVERAGE	911	FLEETWOOD	3/22/2019	5,000
610541000	327	2	LAZY Z	24	3	1998	AVERAGE	773	MARLETTE	8/13/2019	34,000
604115000	334	2	NORTHWEST	82	3	1968	AVERAGE	750	LAMPLIGHTE	7/1/2019	6,000
608287000	334	2	NORTHWEST	80	3	1994	AVERAGE	784	LIBERTY	9/10/2019	14,000
610535000	344	2	VAN RIDGE	30	2	1996	AVERAGE	1053	MODULINE	1/29/2019	24,000
611430000	344	2	VAN RIDGE	66	2	1983	AVERAGE	784	LIBERTY	1/30/2019	10,000
600831000	348	2	WOODLAND	24	3	1975	AVERAGE	1591	BENDIX	4/10/2019	35,000
986029541	348	2	WOODLAND	69	3	2003	GOOD	924	FLEETWOOD	6/24/2019	44,900
601592000	349	2	VALLEY	42	2	1969	AVERAGE	720	HOMETTE	1/15/2019	10,000
986037000	358	2	Gibbons Creek	147	3	1994	AVERAGE	924	LIBERTY	4/5/2019	70,000
611044000	358	2	GIBBONS CREEK	5	2	1997	AVERAGE	789	MODULINE	3/22/2019	20,000
986028592	358	2	GIBBONS CREEK	116	3	1996	GOOD	1188	SKYLINE	3/26/2019	65,000
602516000	358	2	GIBBONS CREEK	144	3	1979	AVERAGE	1056	SEQUOIA	6/28/2019	65,000
601499000	358	2	GIBBONS CREEK	91	2	1980	AVERAGE	924	COMMODORE	3/22/2019	5,000
600107000	358	2	GIBBONS CREEK	4	2	1978	AVERAGE	964	LIBERTY	3/1/2019	5,000
606826000	358	2	GIBBONS CREEK	45	2	1976	AVERAGE	1084	KINGS	8/21/2019	6,000
605382000	358	2	GIBBONS CREEK	123	3	1987	AVERAGE	1196	FLEETWOOD	3/31/2019	12,000
601500000	358	2	GIBBONS CREEK	20	3	1979	AVERAGE	1512	KENTWOOD	8/23/2019	12,000
611576000	358	2	GIBBONS CREEK	35	3	1994	AVERAGE	1512	FLEETWOOD	8/21/2019	23,000
610513000	365	2	SIFTON GARDENS	27	4	1998	AVERAGE	1294	FLEETWOOD	11/5/2019	90,000

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 # Or Address	Class	Actual Year Built	Condition	Living Area	Make	Sale Date	Sale Price
986033577	301	3	ACRES	422	3	1996	GOOD	1456	REDMAN	2/15/2019	\$132,500
602833000	301	3	ACRES	515	4	1984	AVERAGE	1584	REX	10/10/2019	\$130,000
610160000	301	3	ACRES	10	4	1997	AVERAGE	1188	MARLETTE	8/16/2019	\$127,500
605199000	301	3	ACRES	517	4	1978	AVERAGE	1336	LIBERTY	7/12/2019	\$100,000
604484000	303	3	B G MOB EST	307	2	1981	AVERAGE	1152	HILLCREST	12/13/2019	\$72,530
986031764	303	3	B G MOB EST	127	3	1996	AVERAGE	1120	REDMAN	6/28/2019	\$77,000
606832000	303	3	B G MOB EST	1103	3	1989	AVERAGE	938	MARLETTE	9/18/2019	\$11,000
986036287	303	3	BATTLE GROUND MOBILE ESTAT	605	3	2014	AVERAGE	1296	CMHM	3/20/2019	\$99,500
605808000	303	3	B G MOB EST	503	3	1990	AVERAGE	1494	FLEETWOOD	8/2/2019	\$77,500
611225000	303	3	BATTLE GROUND MOBILE ESTAT	1012	5	2004	AVERAGE	1969	FLEETWOOD	5/2/2019	\$135,000
607512000	308	3	COUNTRY MANOR	19	2	1992	AVERAGE	864	GUERDON	12/2/2019	\$25,000
603318000	308	3	COUNTRY MANOR	121	3	1977	AVERAGE	1579	KIT ROYAL	2/15/2019	\$43,000
608584000	308	3	COUNTRY MANOR	18	3	1995	AVERAGE	1188	GOLDENWEST	11/25/2019	\$70,000
602466000	308	3	COUNTRY MANOR	37	3	1983	AVERAGE	838	REDMA	3/27/2019	\$35,000
605040000	308	3	COUNTRY MANOR	52	2	1977	AVERAGE	910	FRONTIER	11/25/2019	\$7,000
607370000	308	3	COUNTRY MANOR	35	3	1992	AVERAGE	1348	FLEETWOOD	7/25/2019	\$70,000
611111000	308	3	COUNTRY MANOR	51	3	2003	AVERAGE	1168	GOLDENWEST	12/2/2019	\$60,000
986032882	308	3	COUNTRY MANOR	135	3	2007	AVERAGE	1188	LIBERTY	5/31/2019	\$73,800
606607000	309	3	DOGWOOD	3	3	1991	GOOD	1404	GUERDON	6/21/2019	\$100,000
602002000	310	3	EL SHABRAL	B015	3	1983	AVERAGE	1398	MARLETTE	8/5/2019	\$90,000

PID	NH	Park Group	Park Name	Space # Or Address	Class	Actual Year Built	Condition	Living Area	Make	Sale Date	Sale Price
602110000	311	3	EVERGREEN	5	3	1970	AVERAGE	1056	PORT ROYAL	2/19/2019	\$45,000
600759000	312	3	FAIR OAKS	6	3	1974	AVERAGE	1436	GOLDENWEST	9/3/2019	\$45,000
604628000	312	3	FAIR OAKS	66	3	1976	GOOD	1050	STATLER	12/10/2019	\$46,000
601369000	312	3	FAIR OAKS	18	3	1974	AVERAGE	1430	GUERDON	10/3/2019	\$29,000
603133000	312	3	FAIR OAKS	102	3	1985	AVERAGE	1282	FLEETWOOD	11/19/2019	\$70,000
605606000	312	3	FAIR OAKS	48	3	1987	AVERAGE	1227	FLEETWOOD	3/27/2019	\$73,000
604597000	314	3	FRAN MAR	74	3	1973	AVERAGE	1169	SIERRA	8/5/2019	\$115,000
610378000	314	3	FRAN MAR	77	2	1997	AVERAGE	1080	MARLETTE	7/16/2019	\$99,500
602450000	315	3	GOLDEN WEST	57	3	1980	AVERAGE	784	REDMAN	9/4/2019	\$8,000
611330000	315	3	GOLDEN WEST	46	4	1990	AVERAGE	1602	CHAMPION	9/27/2019	\$25,000
600054000	317	3	GREEN MOUNTAIN	37	3	1977	AVERAGE	924	CHAMPION	12/5/2019	\$67,000
600338000	317	3	GREEN MOUNTAIN	19	3	1981	AVERAGE	1064	LIBERTY	6/28/2019	\$74,400
606696000	317	3	GREEN MOUNTAIN	30	3	1989	AVERAGE	966	REDMAN	1/17/2019	\$59,500
602230000	319	3	HAZEL DELL	132	4	1975	AVERAGE	954	BROD	4/10/2019	\$68,500
606348000	329	3	LONE PINE	47	3	1979	AVERAGE	924	VISTA	9/20/2019	\$12,000
605190000	329	3	LONE PINE	59	3	1982	AVERAGE	924	TAMARACK	7/21/2019	\$10,000
603204000	329	3	LONE PINE	11	3	1973	AVERAGE	1224	SKYLINE	7/15/2019	\$20,000
611735000	330	3	MOBILE RETREAT		3	2008	AVERAGE	930	GOLDENWEST	5/22/2019	\$69,000
610640000	330	3	MOBILE RETREAT		3	1998	AVERAGE	1296	GOLDENWEST	1/17/2019	\$88,000
603544000	333	3	NOMAD	12	3	1972	AVERAGE	840	FLEETWOOD	7/15/2019	\$9,500
600939000	345	3	VANCOUVER MOBILE	51	2	1964	AVERAGE	604	NASHUA	2/1/2019	\$7,000
600939000	345	3	VANCOUVER MOBILE	51	2	1964	AVERAGE	604	NASHUA	4/5/2019	\$5,000
986033977	347	3	WESTERN MANOR	5	3	1997	AVERAGE	1680	REDMAN	4/4/2019	\$82,000
603614000	350	3	GREAT WESTERN	6	3	1980	AVERAGE	1344	RENDIX	8/20/2019	\$126,200
986031750	350	3	GREAT WESTERN	12	4	2006	AVERAGE	1502	MARO MARLETTE	9/20/2019	\$134,000
607191000	369	3	SUNRISE ACRES	8	3	1992	AVERAGE	1188	REDMAN	10/24/2019	\$27,000
607397000	370	3	NORTH SHORES	41	4	1991	AVERAGE	1580	MODULINE	12/26/2019	\$139,000
607881000	372	3	SKYRIDGE II	128	3	1993	AVERAGE	1512	GOLDENWEST	5/24/2019	\$39,500
608262000	375	3	CYPRESS POINT	5	4	1994	GOOD	1636	FLEETWOOD	5/24/2019	\$128,500
608504000	380	3	CASTLE TREE II	3	3	1996	AVERAGE	1080	REDMA	9/5/2019	\$69,900
986051206	385	3	WHISPERING POPLARS	16	3	2018	AVERAGE	728	SKYLINE	6/5/2019	\$75,000

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 # Or Address	Class	Actual Year Built	Condition	Living Area	Make	Sale Date	Sale Price
610335000	313	3_SP	MARIAHS PLACE	17	3	1998	AVERAGE	1584	FLEETWOOD	9/30/2019	109,900
608816000	376	3_SP	COVINGTON ESTATES	40	3	1996	AVERAGE	1188	PALMH	6/18/2019	99,000
608398000	376	3_SP	COVINGTON ESTATES	31	3	1995	AVERAGE	1782	MODULINE	6/20/2019	90,000
610280000	382	3_SP	COUGAR RIDGE	12	3	1997	AVERAGE	1568	FLEETWOOD	4/1/2019	57,000
610691000	384	3_SP	ROSE VALLEY	2	4	1998	AVERAGE	1848	REDMAN	9/10/2019	126,000
610508000	384	3_SP	ROSE VALLEY	19	4	1996	AVERAGE	1767	BARRINGTON	3/15/2019	95,000
610681000	384	3_SP	ROSE VALLEY	26	3	1998	AVERAGE	1656	REDMAN	12/3/2019	73,000
610706000	384	3_SP	ROSE VALLEY	18	4	1999	AVERAGE	1848	REDMAN	5/24/2019	100,000

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 # Or Address	Class	Actual Year	Condition	Living Area	Make	Sale Date	Sale Price
611287000	357	4	CREEKSIDE 3	LOT 31 SP 163	4	2005	AVERAGE	1782	GOLDENWEST	1/31/2019	200,000
610670000	357	4	CREEKSIDE 3	LOT 19 SP149	5	1999	AVERAGE	1770.8	FLEETWOOD	7/22/2019	224,500
611399000	357	4	CREEKSIDE 3	LOT 69 SP134	4	2006	AVERAGE	1691	FLEETWOOD	12/6/2019	199,900
611591000	357	4	CREEKSIDE 3	LOT 1 SP 121	4	2007	AVERAGE	1566	PALMH	4/29/2019	185,900
610877000	357	4	CREEKSIDE 3	LOT 71 SP130	5	1999	AVERAGE	1898.8	FLEETWOOD	12/27/2019	218,900
604624000	360	4	VISTA DEL RIO	161	4	1980	AVERAGE	1147	SILVERCREST	11/15/2019	125,000
603947000	360	4	VISTA DEL RIO	4	5	1984	AVERAGE	1292	SILVERCREST	1/11/2019	95,000
600913000	361	4	COLUMBIA NORTH	64	4	1983	VERY GOOD	1350	SILVERCRST	2/11/2019	73,500
600319000	361	4	COLUMBIA NORTH	31	4	1981	GOOD	1471	MARLETTE	5/31/2019	145,000
605624000	361	4	COLUMBIA NORTH	24	4	1985	AVERAGE	1360	SILVERCRST	2/13/2019	40,000
600208000	362	4	CREEKSIDE	17	4	1986	AVERAGE	1783	FUQUA	6/7/2019	154,900
608084000	366	4	OAK HAVEN	68	4	1994	VERY GOOD	1544	SILVERCRST	8/26/2019	142,500
605844000	366	4	OAK HAVEN	51	4	1988	VERY GOOD	1183	SILVERCRST	1/24/2019	87,500
607481000	366	4	OAK HAVEN	55	4	1992	VERY GOOD	1292	SILVERCRST	1/17/2019	95,000
605592000	366	4	OAK HAVEN	47	4	1990	VERY GOOD	1548	FLEETWOOD	10/1/2019	150,000
608488000	374	4	CASCADE PARK	160	5	1995	AVERAGE	1762	FLEETWOOD	10/25/2019	160,000
608049000	374	4	CASCADE PARK	150	3	1994	AVERAGE	1296	FLEETWOOD	5/28/2019	145,000
608635000	374	4	CASCADE PARK	14	3	1995	AVERAGE	1188	FLEETWOOD	3/27/2019	88,400
608330000	374	4	CASCADE PARK	153	5	1996	AVERAGE	1644.5	FLEETWOOD/	7/29/2019	180,000
608804000	374	4	CASCADE PARK	145	4	1996	AVERAGE	1311	PALMHABOR	8/14/2019	129,750
610511000	374	4	CASCADE PARK	56	4	1998	AVERAGE	1263	SILVERCRST	5/24/2019	120,000
607947000	374	4	CASCADE PARK	17	4	1994	AVERAGE	1848	FLEETWOOD	5/23/2019	173,000
610650000	374	4	CASCADE PARK	53	4	1999	AVERAGE	1114.4	SILVERCRST	6/3/2019	116,000
607766000	374	4	CASCADE PARK	93	6	1995	AVERAGE	2226	SILVERCRST	4/11/2019	188,500
610068000	374	4	CASCADE PARK	123	5	1996	AVERAGE	1560.2	SILVERGRES	6/6/2019	158,900
608753000	374	4	CASCADE PARK	22	6	1996	AVERAGE	1301.5	SILVE	4/26/2019	128,000
610798000	374	4	CASCADE PARK	52	6	1998	AVERAGE	1624	FLEETWOOD	3/7/2019	152,000
610062000	374	4	CASCADE PARK	23	5	1996	AVERAGE	1539	FLEETWOOD	11/7/2019	147,770
608755000	374	4	CASCADE PARK	154	6	1996	AVERAGE	1778	SILVERGRES	5/8/2019	179,000
610126000	374	4	CASCADE PARK	148	6	1996	AVERAGE	1783	NORX	11/12/2019	138,000
607720000	374	4	CASCADE PARK	151	4	1994	AVERAGE	1764	FLEETWOOD	12/9/2019	141,900