

Residential Manufactured Homes Sales Utilized For the January 1, 2022 Assessed Values Clark County, Washington

The following sales have been utilized by the Clark County Assessor's Office to determine the January 1, 2022 assessed value for manufactured homes in parks located within Clark County, Washington. The sale date range is January 1, 2021 to December 31, 2021. 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 enclosed 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 108TH ST VANCOUVER WA 98686 <small>(Please notify us if your property or mailing address is incorrect)</small>	

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 #	Class	Actual Year Built	Condition	Living Area	Sale Date	Sale Price
610781000	306	1	BROOKSIDE 012	3	1992	AVERAGE	938	7/16/2021	\$ 12,323
600537000	356	1	SHADY ACRES 001	2	1976	AVERAGE	924	11/17/2021	\$ 4,380
600948000	307	2	COLONY 009	3	1978	AVERAGE	1146	8/10/2021	\$ 18,000
602201000	318	2	GREENWAY 074	3	1977	AVERAGE	1332	5/27/2021	\$ 20,000
603680000	324	2	KNOLL 050	3	1973	AVERAGE	1336	7/16/2021	\$ 40,000
986051429	326	2	LAKESIDE 008	3	2019	AVERAGE	1512	9/2/2021	\$ 162,000
611718000	334	2	NORTHWEST 062	3	1981	AVERAGE	672	12/24/2021	\$ 10,000
610657000	334	2	NORTHWEST 102	5	1999	AVERAGE	1188	6/16/2021	\$ 105,000
610048000	344	2	VAN RIDGE 009	3	1996	AVERAGE	864	1/18/2021	\$ 33,000
607143000	349	2	VALLEY 012	3	1991	FAIR	739	7/19/2021	\$ 2,250
608540000	358	2	GIBBONS CREEK 113	2	1995	GOOD	924	12/15/2021	\$ 15,000
602516000	358	2	GIBBONS CREEK 144	3	1979	AVERAGE	1056	7/19/2021	\$ 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 #	Class	Actual Year Built	Condition	Living Area	Sale Date	Sale Price
605199000	301	3	ACRES 517	4	1978	AVERAGE	1336	3/15/2021	\$ 116,000
605048000	303	3	B G MOB EST 0805	2	1977	FAIR	1435	11/3/2021	\$ 2,550
986036379	303	3	B G MOBILE ESTATES 84	3	1985	AVERAGE	1012	5/4/2021	\$ 130,000
986038058	303	3	B G MOB EST 804	3	2014	AVERAGE	1296	4/23/2021	\$ 125,000
986045996	303	3	B G MOB EST 0096	3	2017	AVERAGE	598	8/23/2021	\$ 90,000
601159000	308	3	COUNTRY MANOR 064	3	1970	GOOD	800	10/4/2021	\$ 32,537
602889000	308	3	COUNTRY MANOR 078	3	1978	GOOD	1428	1/14/2021	\$ 67,000
603916000	308	3	COUNTRY MANOR 106	3	1981	AVERAGE	1152	12/20/2021	\$ 38,000
607014000	308	3	COUNTRY MANOR 014	3	1991	AVERAGE	1296	3/4/2021	\$ 96,000
611617000	308	3	COUNTRY MANOR 015	3	2003	AVERAGE	1620	2/5/2021	\$ 105,671
986038022	308	3	COUNTRY MANOR 105	3	2016	AVERAGE	1188	3/12/2021	\$ 95,900
603381000	309	3	DOGWOOD 038	3	1976	AVERAGE	1308	7/19/2021	\$ 20,000
606607000	309	3	DOGWOOD 003	3	1991	GOOD	1404	12/22/2021	\$ 157,400
610629000	311	3	EVERGREEN 033	3	1998	VERY GOOD	1269	6/14/2021	\$ 145,000
605213000	312	3	FAIR OAKS 108	3	1982	AVERAGE	1152	3/5/2021	\$ 43,500
604600000	314	3	FRAN MAR 006	3	1970	VERY GOOD	1152	4/24/2021	\$ 25,000
603628000	314	3	FRAN MAR 063	3	1971	AVERAGE	928	9/1/2021	\$ 10,000
604597000	314	3	FRAN MAR 074	3	1973	AVERAGE	1169	6/8/2021	\$ 120,000
603499000	317	3	GREEN MOUNTAIN 004	2	1972	AVERAGE	732	4/6/2021	\$ 5,000
606643000	317	3	GREEN MOUNTAIN 046	4	1989	AVERAGE	1560	6/28/2021	\$ 133,000
601690000	319	3	HAZEL DELL 008	3	1967	AVERAGE	742	10/2/2021	\$ 6,000
601844000	320	3	HIDDEN VILLAGE 002	2	1979	AVERAGE	784	10/22/2021	\$ 10,000
604758000	321	3	HILLCREST 007	3	1972	EXCELLENT	1364	10/29/2021	\$ 89,000
601583000	328	3	LEMAR D004	3	1978	AVERAGE	1342	6/18/2021	\$ 39,000
602235000	328	3	LEMAR A016	3	1978	AVERAGE	1336	7/26/2021	\$ 30,000

PID	NH	Park Group	Park Name / Space #	Class	Actual Year Built	Condition	Living Area	Sale Date	Sale Price
607643000	330	3	MOBILE RETREAT	3	1993	AVERAGE	840	6/16/2021	\$ 17,000
611733000	330	3	MOBILE RETREAT	3	2007	AVERAGE	1038	1/27/2021	\$ 116,900
601725000	340	3	OAK MEADOWS 021A	3	1974	AVERAGE	1530	7/15/2021	\$ 28,900
604087000	345	3	VANCOUVER MOBILE 035	3	1967	AVERAGE	672	11/24/2021	\$ 5,000
611223000	350	3	GREAT WESTERN 113	3	1998	AVERAGE	1296	5/28/2021	\$ 122,000
611579000	350	3	GREAT WESTERN 009	4	2007	AVERAGE	1404	5/14/2021	\$ 158,000
610457000	364	3	COUNTRY MEADOWS 049	3	1997	AVERAGE	1080	11/1/2021	\$ 72,000
606835000	368	3	OAK CREEK 032	4	1990	AVERAGE	1346.4	3/8/2021	\$ 54,500
607107000	368	3	OAK CREEK 011	4	1991	AVERAGE	1481.8	7/30/2021	\$ 65,000
610216000	368	3	OAK CREEK 027	4	1996	AVERAGE	1560	3/4/2021	\$ 57,000
607199000	369	3	SUNRISE ACRES 017	3	1991	AVERAGE	1242	7/15/2021	\$ 40,000
607138000	369	3	SUNRISE ACRES 027	4	1991	AVERAGE	1344	6/10/2021	\$ 115,000
607601000	372	3	SKYRIDGE II 074	3	1993	AVERAGE	1080	5/17/2021	\$ 50,000
608356000	372	3	SKYRIDGE II 99	3	1994	AVERAGE	1134	3/20/2021	\$ 48,000
986030351	372	3	SKYRIDGE II & III 119	3	1995	AVERAGE	1200	9/21/2021	\$ 45,500
986030349	372	3	SKYRIDGE II & III 082	3	1995	AVERAGE	1568	5/3/2021	\$ 37,500
610407000	372	3	SKYRIDGE II 131	3	1998	AVERAGE	1424	10/21/2021	\$ 110,000
611201000	375	3	CYPRESS POINT 055	3	2004	AVERAGE	1196	2/26/2021	\$ 129,900

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
610332000	313	3SP	MARIAHS PLACE 015	4	1997	FAIR	1294	3/8/2021	\$ 55,420
608494000	376	3SP	COVINGTON ESTATES 008	4	1995	AVERAGE	1456	3/4/2021	\$ 125,000
611215000	382	3SP	COUGAR RIDGE 009	3	2003	AVERAGE	1566	9/28/2021	\$ 135,000
610485000	384	3SP	ROSE VALLEY 023	3	1998	AVERAGE	1292	6/7/2021	\$ 77,000
610611000	384	3SP	ROSE VALLEY 021	3	1998	AVERAGE	1284	2/1/2021	\$ 61,000

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
986033722	357	4	CREEKSIDE 3 LOT 18 SP 147	3	2004	AVERAGE	1280	2/5/2021	\$ 165,000
611589000	357	4	CREEKSIDE 3 LOT 41 SP 183	4	2007	AVERAGE	1674	2/18/2021	\$ 121,000
611541000	357	4	CREEKSIDE 3 LOT 4 SP 124	5	2006	AVERAGE	1485	5/27/2021	\$ 186,000
611486000	357	4	CREEKSIDE 3 LOT 24 SP 139	5	2006	AVERAGE	1433	9/30/2021	\$ 161,000
986029722	357	4	CREEKSIDE 3 LOT 35 SP 171	5	2010	AVERAGE	1381.3	9/24/2021	\$ 245,000
610144000	360	4	VISTA DEL RIO 020	4	1997	GOOD	1512	3/16/2021	\$ 144,000
604480000	360	4	VISTA DEL RIO 163	5	1980	AVERAGE	1512	6/24/2021	\$ 35,000
605294000	360	4	VISTA DEL RIO 077	5	1986	VERY GOOD	1424	6/22/2021	\$ 110,000
610310000	362	4	CREEKSIDE 010	4	1993	AVERAGE	1424	7/14/2021	\$ 70,000
606501000	363	4	MEADOW VERDE 040	3	1988	AVERAGE	1451	11/1/2021	\$ 152,000
608126000	366	4	OAK HAVEN 066	3	1994	AVERAGE	1292	2/11/2021	\$ 33,500
607945000	366	4	OAK HAVEN 084	4	1994	GOOD	1614	6/29/2021	\$ 100,000
608394000	374	4	CASCADE PARK 047	4	1994	AVERAGE	1620	4/19/2021	\$ 158,650
608071000	374	4	CASCADE PARK 132	4	1994	AVERAGE	1782	11/10/2021	\$ 161,000
608821000	374	4	CASCADE PARK 090	4	1996	AVERAGE	1322	2/22/2021	\$ 105,000
610343000	374	4	CASCADE PARK 029	4	1997	AVERAGE	1188	10/4/2021	\$ 85,000
610511000	374	4	CASCADE PARK 056	4	1998	AVERAGE	1263	12/1/2021	\$ 158,000
610414000	374	4	CASCADE PARK 117	4	1998	GOOD	1400	4/15/2021	\$ 112,000
610799000	374	4	CASCADE PARK 116	4	1999	VERY GOOD	1404	9/7/2021	\$ 168,000
608053000	374	4	CASCADE PARK 152	5	1993	AVERAGE	1755.5	6/10/2021	\$ 175,500
610420000	374	4	CASCADE PARK 122	5	1997	GOOD	1144	2/5/2021	\$ 110,000
608486000	374	4	CASCADE PARK 073	6	1995	AVERAGE	1616.6	11/10/2021	\$ 173,000
608634000	374	4	CASCADE PARK 121	6	1995	AVERAGE	1569.5	8/25/2021	\$ 149,900
607796000	374	4	CASCADE PARK 161	6	1995	AVERAGE	1782	4/1/2021	\$ 165,000
608484000	374	4	CASCADE PARK 059	6	1995	AVERAGE	1535.4	3/9/2021	\$ 164,999
608753000	374	4	CASCADE PARK 022	6	1996	AVERAGE	1301.5	1/27/2021	\$ 132,000
610402000	374	4	CASCADE PARK 084	6	1997	AVERAGE	1602.8	3/23/2021	\$ 130,000