

**Residential Manufactured Homes Sales Utilized For the January 1, 2025 Assessed Values
Clark County, Washington**

The following sales have been utilized by the Clark County Assessor's Office to determine the January 1, 2025 assessed value for manufactured homes in parks located within Clark County, Washington. The sale date range is January 1, 2024 to December 31, 2024. 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 98606 (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	Sale Date	Sale Price
607565000	0358	2	GIBBONS CREEK	017	AVERAGE	1980	GOOD	1720	9/30/2024	\$140,000
605788000	0358	2	GIBBONS CREEK	098	AVERAGE	1983	AVERAGE	1366.3	4/18/2024	\$75,000
606568000	0358	2	GIBBONS CREEK	006	AVERAGE	1991	AVERAGE	1440	2/9/2024	\$138,000
604551000	0318	2	GREENWAY	012	AVERAGE	1978	VERY GOOD	840	7/31/2024	\$72,000
604664000	0318	2	GREENWAY	037	AVERAGE	1976	GOOD	924	1/9/2024	\$86,900
602201000	0318	2	GREENWAY	074	AVERAGE	1978	AVERAGE	1332	5/6/2024	\$110,000
605888000	0318	2	GREENWAY	067	AVERAGE	1988	EXCELLENT	924	8/1/2024	\$32,000
602102000	0318	2	GREENWAY	049	AVERAGE	1976	AVERAGE	792	12/10/2024	\$8,000
600966000	0325	2	LACAMAS	010	FAIR	1969	EXCELLENT	910	12/24/2024	\$32,000
607690000	0335	2	OAKES	005	FAIR	1992	AVERAGE	784	8/10/2024	\$10,000
604151000	0336	2	RIO MOBILE	002	AVERAGE	1975	AVERAGE	864	10/16/2024	\$50,000
600719000	0336	2	RIO MOBILE	015	AVERAGE	1976	AVERAGE	840	7/9/2024	\$52,225
986030411	0349	2	VALLEY	020	AVERAGE	1988	AVERAGE	924	7/15/2024	\$12,000
607385000	0348	2	WOODLAND	029	AVERAGE	1992	GOOD	924	7/26/2024	\$94,000

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	Sale Date	Sale Price
610160000	0301	3	ACRES	010	GOOD	1997	AVERAGE	1188	2/13/2024	\$162,500
611284000	0303	3	B G MOB EST	0803	AVERAGE	1990	GOOD	1620	3/12/2024	\$70,000
611126000	0303	3	B G MOB EST	811	FAIR	1971	GOOD	1392	8/7/2024	\$60,000
611230000	0303	3	B G MOB EST	607	GOOD	1999	AVERAGE	1200	8/16/2024	\$149,000
611413000	0303	3	B G MOB EST	212	AVERAGE	2005	AVERAGE	1080	10/24/2024	\$100,000
986034027	0303	3	B G MOB EST	411	GOOD	2014	AVERAGE	780	7/8/2024	\$70,000
607139000	0303	3	B G MOB EST	0402	AVERAGE	1990	AVERAGE	1512	10/21/2024	\$142,000
607552000	0308	3	COUNTRY MANOR	050	AVERAGE	1992	AVERAGE	1300	6/21/2024	\$105,000
604611000	0308	3	COUNTRY MANOR	045	AVERAGE	1981	GOOD	1446	1/11/2024	\$63,000
607014000	0308	3	COUNTRY MANOR	014	AVERAGE	1991	GOOD	1296	8/12/2024	\$139,000
605040000	0308	3	COUNTRY MANOR	052	AVERAGE	1977	AVERAGE	910	2/12/2024	\$73,000
601295000	0308	3	COUNTRY MANOR	098	AVERAGE	1975	VERY GOOD	768	4/8/2024	\$35,000
605331000	0364	3	COUNTRY MEADOWS	047	AVERAGE	1987	AVERAGE	1620	10/23/2024	\$130,000
611394000	0375	3	CYPRESS POINT	012	AVERAGE	2006	AVERAGE	1456	9/17/2024	\$135,000
610036000	0375	3	CYPRESS POINT	026	GOOD	1996	AVERAGE	1294	2/12/2024	\$84,000
606607000	0309	3	DOGWOOD	003	AVERAGE	1991	VERY GOOD	1404	6/7/2024	\$170,000
601363000	0311	3	EVERGREEN	001	AVERAGE	1975	AVERAGE	1288	12/6/2024	\$99,985
604793000	0312	3	FAIR OAKS	028	AVERAGE	1977	FAIR	1056	10/31/2024	\$59,985
605213000	0312	3	FAIR OAKS	108	AVERAGE	1982	AVERAGE	1152	7/18/2024	\$63,000
601128000	0312	3	FAIR OAKS	013	AVERAGE	1973	AVERAGE	1432	11/27/2024	\$72,000
603821000	0312	3	FAIR OAKS	017	AVERAGE	1974	AVERAGE	1434	11/1/2024	\$149,900

PID	NH	Park Group	Park Name	Space # Or Address	Class	Actual Year Built	Condition	Living Area	Sale Date	Sale Price
600759000	0312	3	FAIR OAKS	006	AVERAGE	1974	VERY GOOD	1436	4/26/2024	\$79,300
603136000	0312	3	FAIR OAKS	103	GOOD	1985	AVERAGE	1759	10/30/2024	\$137,500
610378000	0314	3	FRAN MAR	077	GOOD	1997	AVERAGE	1080	6/20/2024	\$146,000
604934000	0314	3	FRAN MAR	064	AVERAGE	1964	AVERAGE	588	5/31/2024	\$65,000
986039336	0314	3	FRAN MAR #	96	GOOD	1994	AVERAGE	1476	11/15/2024	\$148,000
601819000	0315	3	GOLDEN WEST	038	AVERAGE	1973	GOOD	672	5/31/2024	\$70,000
600416000	0315	3	GOLDEN WEST	076	AVERAGE	1978	AVERAGE	1056	3/18/2024	\$87,000
605573000	0315	3	GOLDEN WEST	121	AVERAGE	1988	AVERAGE	1620	5/13/2024	\$48,000
602316000	0350	3	GREAT WESTERN	104	AVERAGE	1974	AVERAGE	1436	7/15/2024	\$81,000
605630000	0350	3	GREAT WESTERN	014	AVERAGE	1987	AVERAGE	1296	4/11/2024	\$149,500
605496000	0350	3	GREAT WESTERN	102	AVERAGE	1985	AVERAGE	924	4/25/2024	\$96,775
601586000	0350	3	GREAT WESTERN	040	AVERAGE	1978	AVERAGE	1149	9/30/2024	\$130,500
601539000	0350	3	GREAT WESTERN	110	AVERAGE	1980	AVERAGE	1240	10/11/2024	\$130,000
604186000	0350	3	GREAT WESTERN	097	GOOD	1982	AVERAGE	1494	3/29/2024	\$125,000
610040000	0317	3	GREEN MOUNTAIN	010	AVERAGE	1996	AVERAGE	952	8/30/2024	\$25,000
608768000	0317	3	GREEN MOUNTAIN	048	GOOD	1996	AVERAGE	1060	3/21/2024	\$116,000
601795000	0317	3	GREEN MOUNTAIN	041	GOOD	1979	AVERAGE	1148	10/28/2024	\$106,000
603472000	0317	3	GREEN MOUNTAIN	003	GOOD	1981	AVERAGE	1056	4/8/2024	\$89,985
610890000	0319	3	HAZEL DELL #	97	AVERAGE	2000	AVERAGE	1404	1/5/2024	\$95,000
604758000	0321	3	HILLCREST	007	AVERAGE	1972	EXCELLENT	1364	8/30/2024	\$104,997
607860000	0321	3	HILLCREST	029	FAIR	1993	AVERAGE	1080	6/11/2024	\$15,000
605569000	0322	3	HORSESHOE	036	AVERAGE	1992	GOOD	1498	7/15/2024	\$117,500
605479000	0328	3	LEMAR A	015	AVERAGE	1986	AVERAGE	1296	6/6/2024	\$145,000
600247000	0328	3	LEMAR A	008	AVERAGE	1978	AVERAGE	1147	11/26/2024	\$40,000
603727000	0328	3	LEMAR C	012C	AVERAGE	1973	AVERAGE	1331	7/24/2024	\$119,000
602059000	0329	3	LONE PINE	046	AVERAGE	1977	AVERAGE	784	5/7/2024	\$10,000

PID	NH	Park Group	Park Name	Space # Or Address	Class	Actual Year Built	Condition	Living Area	Sale Date	Sale Price
986047946	0330	3	MOBILE RETREAT	1019 NE KNOWLES DR; VANCOUVER	GOOD	2018	AVERAGE	1296	4/25/2024	\$240,000
986031765	0330	3	MOBILE RETREAT	1205 NE 143RD ST; VANCOUVER	GOOD	2013	AVERAGE	1296	7/10/2024	\$190,000
602898000	0330	3	MOBILE RETREAT	14115 NE 10TH AVE; VANCOUVER	AVERAGE	1972	AVERAGE	1354	10/31/2024	\$120,000
604763000	0333	3	NOMAD	041	AVERAGE	1968	AVERAGE	672	3/29/2024	\$8,750
605887000	0370	3	NORTH SHORES	003	GOOD	1988	AVERAGE	1120	5/30/2024	\$120,000
608141000	0370	3	NORTH SHORES	004	AVERAGE	1994	VERY GOOD	1200	5/20/2024	\$152,000
607365000	0370	3	NORTH SHORES	018	GOOD	1992	VERY GOOD	1095	10/31/2024	\$146,000
606976000	0368	3	OAK CREEK	037	GOOD	1990	EXCELLENT	1353	7/16/2024	\$192,500
607166000	0368	3	OAK CREEK	035	VERY GOOD	1991	VERY GOOD	1626	4/22/2024	\$170,000
986036296	0340	3	OAK MEADOWS	53	AVERAGE	2015	AVERAGE	672	2/23/2024	\$110,000
606884000	0369	3	SUNRISE ACRES	009	AVERAGE	1992	AVERAGE	1776	3/28/2024	\$180,000
607185000	0369	3	SUNRISE ACRES	028	AVERAGE	1991	AVERAGE	1248	6/11/2024	\$75,000
603410000	0341	3	TOTEM POLE	045	FAIR	1966	AVERAGE	1040	12/4/2024	\$16,000
604435000	0345	3	VANCOUVER MOBILE	072	AVERAGE	1966	AVERAGE	880	10/9/2024	\$77,500

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	Sale Date	Sale Price
608754000	0376	3_SP	COVINGTON ESTATES	034	AVERAGE	1996	AVERAGE	1346	7/29/2024	\$65,000
608764000	0376	3_SP	COVINGTON ESTATES	002	AVERAGE	1996	AVERAGE	1114	5/22/2024	\$142,500
608433000	0376	3_SP	COVINGTON ESTATES	036	AVERAGE	1995	VERY GOOD	1296	10/24/2024	\$167,000
608588000	0376	3_SP	COVINGTON ESTATES	007	GOOD	1995	AVERAGE	1080	5/20/2024	\$130,000
610662000	0384	3_SP	ROSE VALLEY	004	GOOD	1997	VERY GOOD	1451	2/13/2024	\$211,000
610691000	0384	3_SP	ROSE VALLEY	002	VERY GOOD	1998	VERY GOOD	1848	7/12/2024	\$237,100

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 Built	Condition	Living Area	Sale Date	Sale Price
610588000	0374	4	CASCADE PARK	049	VERY GOOD	1998	EXCELLENT	1357	10/17/2024	\$155,000
610799000	0374	4	CASCADE PARK	116	VERY GOOD	1999	AVERAGE	1404	4/26/2024	\$190,000
610597000	0374	4	CASCADE PARK	039	EXCELLENT	1998	GOOD	1784	3/22/2024	\$170,000
608355000	0374	4	CASCADE PARK	099	EXCELLENT	1994	GOOD	1594	9/10/2024	\$205,300
608634000	0374	4	CASCADE PARK	121	EXCELLENT	1995	GOOD	1570	10/10/2024	\$187,900
610039000	0374	4	CASCADE PARK	071	VERY GOOD	1996	VERY GOOD	1418	4/18/2024	\$181,900
610235000	0374	4	CASCADE PARK	045	VERY GOOD	1997	GOOD	1747	8/19/2024	\$165,000
608575000	0374	4	CASCADE PARK	162	VERY GOOD	1995	EXCELLENT	1795	4/12/2024	\$179,000
607785000	0374	4	CASCADE PARK	109	VERY GOOD	1994	VERY GOOD	1856	9/3/2024	\$235,000
607899000	0374	4	CASCADE PARK	141	GOOD	1993	GOOD	1471	9/19/2024	\$161,500
608330000	0374	4	CASCADE PARK	153	VERY GOOD	1996	EXCELLENT	1645	4/22/2024	\$190,000
608049000	0374	4	CASCADE PARK	150	GOOD	1994	VERY GOOD	1296	9/30/2024	\$155,000
608630000	0374	4	CASCADE PARK	104	VERY GOOD	1995	VERY GOOD	1905	7/12/2024	\$210,000
608416000	0374	4	CASCADE PARK	105	VERY GOOD	1994	VERY GOOD	1278	10/22/2024	\$150,000
608057000	0374	4	CASCADE PARK	107	GOOD	1994	VERY GOOD	1172	9/24/2024	\$137,500
608488000	0374	4	CASCADE PARK	160	VERY GOOD	1995	AVERAGE	1762	12/31/2024	\$180,000
607662000	0374	4	CASCADE PARK	163	GOOD	1994	AVERAGE	1188	5/28/2024	\$155,000
608483000	0374	4	CASCADE PARK	078	VERY GOOD	1995	VERY GOOD	1436	8/23/2024	\$172,000
600321000	0361	4	COLUMBIA NORTH	006	GOOD	1981	AVERAGE	1083	10/25/2024	\$68,000
602709000	0361	4	COLUMBIA NORTH	033	GOOD	1983	AVERAGE	1364	7/29/2024	\$167,000
605066000	0361	4	COLUMBIA NORTH	036	GOOD	1983	AVERAGE	1516	6/24/2024	\$229,900
610310000	0362	4	CREEKSIDE	010	GOOD	1993	VERY GOOD	1424	7/26/2024	\$209,500
606497000	0362	4	CREEKSIDE	047	GOOD	1989	EXCELLENT	924	11/13/2024	\$127,000

PID	NH	Park Group	Park Name	Space # Or Address	Class	Actual Year Built	Condition	Living Area	Sale Date	Sale Price
606806000	0362	4	CREEKSIDE	065	AVERAGE	1990	VERY GOOD	1507	7/11/2024	\$189,500
605603000	0362	4	CREEKSIDE	029	GOOD	1986	AVERAGE	1508	10/7/2024	\$235,000
606831000	0362	4	CREEKSIDE	102	GOOD	1990	EXCELLENT	1177	9/26/2024	\$160,000
602841000	0362	4	CREEKSIDE	054	AVERAGE	1983	AVERAGE	1344	6/30/2038	\$172,900
605679000	0362	4	CREEKSIDE	040	AVERAGE	1987	AVERAGE	1771	2/15/2024	\$149,500
605386000	0362	4	CREEKSIDE	016	GOOD	1986	AVERAGE	1248	5/21/2024	\$209,950
600118000	0362	4	CREEKSIDE	043	GOOD	1986	EXCELLENT	1232	10/2/2024	\$195,000
605688000	0362	4	CREEKSIDE	009	GOOD	1988	GOOD	1635	8/5/2024	\$197,000
607133000	0362	4	CREEKSIDE	058	VERY GOOD	1991	VERY GOOD	1430	6/12/2024	\$175,000
606849000	0362	4	CREEKSIDE	117	GOOD	1991	AVERAGE	1574	8/30/2024	\$175,000
610902000	0357	4	CREEKSIDE 3 LOT 51 SP	180	VERY GOOD	1999	GOOD	1673	1/17/2024	\$210,000
611362000	0357	4	CREEKSIDE 3 LOT 66 SP	140	VERY GOOD	2005	EXCELLENT	1620	6/27/2024	\$220,000
611391000	0357	4	CREEKSIDE 3 LOT 70 SP	132	GOOD	2006	EXCELLENT	1404	5/13/2024	\$225,000
608801000	0373	4	IDYLWOOD	035	GOOD	1996	AVERAGE	918	3/18/2024	\$95,000
606487000	0363	4	MEADOW VERDE	065	GOOD	1986	GOOD	1507	5/10/2024	\$159,999
605616000	0363	4	MEADOW VERDE	058	GOOD	1987	AVERAGE	1505	10/2/2024	\$145,000
605697000	0360	4	VISTA DEL RIO	124	VERY GOOD	1987	VERY GOOD	1476	6/26/2024	\$219,000
605177000	0360	4	VISTA DEL RIO	005	VERY GOOD	1984	AVERAGE	1756	2/29/2024	\$209,000
602460000	0360	4	VISTA DEL RIO	148	GOOD	1983	GOOD	1296	12/17/2024	\$151,900
601286000	0360	4	VISTA DEL RIO	068	VERY GOOD	1986	AVERAGE	1603	10/2/2024	\$169,000
601706000	0360	4	VISTA DEL RIO	197	AVERAGE	1979	GOOD	1248	10/10/2024	\$135,000
600362000	0360	4	VISTA DEL RIO	172	GOOD	1980	AVERAGE	1344	2/16/2024	\$193,000
603591000	0360	4	VISTA DEL RIO	055	GOOD	1980	GOOD	1404	8/26/2024	\$164,900
603082000	0360	4	VISTA DEL RIO	057	VERY GOOD	1979	GOOD	1500	9/30/2024	\$209,500
603920000	0360	4	VISTA DEL RIO	220	VERY GOOD	1978	GOOD	1426	3/4/2024	\$150,000
605696000	0360	4	VISTA DEL RIO	127	EXCELLENT	1988	GOOD	1451	12/18/2024	\$170,000