

Market Sales Report Key

PID – This is the property identification number

PIN – This is the geographic identification number, starting with section, township and range

InspArea – This is the revaluation area that the property is located in. Using comparable sales that are in the same revaluation area as the subject property is desirable.

Type-

AG – Land Agricultural

AGR – Land Agricultural w/ Residence

BHF – Boat House w/ Frontage

CP – Commercial Property

FC – Frontage Columbia

FS – Frontage Slough

FT – Frontage Tributary

HBX – Houseboat no Land (Leasehold)

LF – Land w/ Frontage (secondary use)

LO – Land Only

LOL – Land Only Large (over 10 acres)

LV – Land w/ View

LWB – Land w/ Buildings

MC – MH on Columbia

MF – MH w/ Frontage (secondary)

ML – MH on Land

MO – MH Only

MS – MH on Slough

MV – MH w/ View

NS – Non-specific

RA – Residential w/ Acreage (Non Ag, 2.5 acre and over)

RC – Residence on Columbia

RF – Residence w/ Frontage (Secondary)

RP – Residential Property

RT – Residential Property on Tributary

RV – Residential w/ View

TBR – Timber

TL – Tidelands

ULR – Use limited, recreational

ParcelC – Number of parcels included in the transaction.

WC Mkt – This is to indicate if the sale was a market sale that will be used in the Wahkiakum County Annual Analysis.

M – Market

N – Non Market

S – Secondary

O – Other

Deed - The instrument used to transfer the property. Market sales are typically SWD, WD and REC.

BLA – Boundary Line Adjustment

PRD – Personal Representative Deed

BOS – Bill of Sale

QCD – Quit Claim Deed

BSD – Bargain and Sale

REC – Real Estate Contract

DLF – Deed in Lieu of Foreclosure

SD – Sheriffs Deed

DOF – Deed of Foreclosure

SPW – Special Warranty Deed

EAS – Easement

SWD – Statutory Warranty Deed

EXE – Executor’s Deed

TBR – Timber

MHT – Mobile Home Transfer

TD – Trustees Deed

OTH – Other

WD – Warranty Deed

Assoc.PIDs – If there is more than one parcel in the transaction, the other PIDs can be found here.

Frontage Type –

Upland – No frontage

FSBS – Slough Birnie Non Navigable
(shallow or swampy)

FCHE – Columbia High Bank East

FSBSD – Slough Birnie Non Navigable
Divided (in/out)

FCHT – Columbia High Bank Town

FSW – Slough Welcome

FCHW – Columbia High Bank West

FCIC – Columbia Island Cathlamet
Channel

FSWD – Slough Welcome Divided
(in/out)

FCICD – Columbia island Cathlamet
Channel Divided (in/out)

FTDR – Tributary Deep River

FCLB – Columbia Low Bank (not Island)

FTER – Tributary Elochoman

FCMB – Columbia Medium Bank (not
Island)

FTGR – Tributary Grays

FSBN – Slough Birnie Navigable

FTO – Tributary Other

FSBND – Slough Birnie Navigable
Divided (in/out)

FTSC – Tributary Salmon Creek

Eff Age = Effective Age: the age of a property based on its current condition, rather than its actual age.

HP = Heat Pump

CP = Covered Porch

FP = Fireplace

EP = Enclosed Porch

DK = Deck

O.B.\$ = Outbuilding value

