

***ISLAND COUNTY
2025 TAX FORECLOSURE SALE***

***MINIMUM BID LIST
AS OF *11/26/2025****

TOTAL:

UNIMPROVED LAND: 1

IMPROVED WITH BUILDING: 1

IMPROVED WITH MOBILE HOME: 1

ISLAND COUNTY TREASURER
SANDY HINES COLLECTIONS DEPUTY
1 NE 7TH STREET, SUITE 111
P.O. BOX 699
COUPEVILLE, WA 98239
(360) 678-7842

FREQUENTLY ASKED QUESTIONS ~ 2025 TAX FORECLOSURE SALE

What are the date, time, and location of the tax sale?

Auction begins at 8am on December 2nd at
www.bid4assets.com

Where is the tax sale advertised?

Whidbey-News Times

Where do I register for the tax sale?

www.bid4assets.com

What payment requirements do you have at the sale?

Funds must be wired within 24 hours of auction closing.

Does Island County offer a financing program?

No

What type of ownership document is issued at the sale?

A Treasurer's Tax Deed will be issued within 60 days.

Once a property is acquired through your tax sale, is there a redemption period before I can take possession?

Per RCW 84.64.070, there is a redemption period of 3 years for minors and legally incompetent persons. We recommend that you consult with an attorney to determine your legal rights and obligations when buying a foreclosure property.

What happens to the properties that do not sell at the auction? Can they be purchased directly from the County?

Please contact:
Island County Treasurer
Sandy Hines
P.O. Box 699
Coupeville, WA 98239
360-678-7842

Additional information or questions should be referred to:

Island County Treasurer
Sandy Hines
P.O. Box 699
Coupeville, WA 98239
360-678-7842

Website information:

<http://www.islandcountywa.gov/treasurer>

ITEM#: 1

PARCEL#: R23017-305-5040

PID#: 62835

LEGAL DESCRIPTION:

That portion of the South half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 30 North, Range 2 East W.M., lying Easterly of the county road;

EXCEPT any portion in the North 660 feet of the Southeast Quarter of the Northeast Quarter of said Section 17;

ALSO EXCEPT that portion described as follows:

Beginning at the Southwest corner of that portion of the South half of the Southeast Quarter of the Northeast Quarter of said Section 17, lying Easterly of the County Road; thence Northerly along the East boundary of said county road to a point which is 416 feet South of the Northwest corner of the South half of the Southeast Quarter of the Northeast Quarter of said Section 17, lying Easterly of county road, said point being the true point of beginning; thence East 208 feet; thence North 208 feet; thence West to the East boundary of said county road; thence Southerly along the East boundary of said county road to the true point of beginning;

ALSO EXCEPT the South 30 feet as conveyed to Island County by instrument recorded June 22, 1956, under Auditor's File No. 104033, records of Island County, Washington.

Situate in the County of Island, State of Washington.

STREET ADDRESS:

NHN Christensen Road
Oak Harbor, WA 98277

MINIMUM BID: \$9,731.15

<u>IMPROVEMENTS:</u>	\$ 4,000.00
<u>LAND VALUE:</u>	\$ 200,000.00
<u>TOTAL ASSESSED VALUE:</u>	\$ 204,000.00

ITEM#: 2

PARCEL#: R23017-306-4810

PID#: 62844

LEGAL DESCRIPTION:

That portion of the South half of the Southeast Quarter of the Northeast Quarter in Section 17, Township 30 North, Range 2 East W.M., described as follows:

Beginning at the Southwest corner of that portion of the South half of the Southeast Quarter of the Northeast Quarter in said Section 17, lying Easterly of the county road; thence Northerly along the East boundary of said county road to a point which is 416 feet South of the Northwest corner of the South half of the Southeast Quarter of the Northeast Quarter in said Section 17, lying Easterly of county road, said point being the true point of beginning; thence East 208 feet; thence North 208 feet; thence West to the East boundary of said county road; thence Southerly along the East boundary of said county road to the true point of beginning.

Situate in the County of Island, State of Washington.

STREET ADDRESS:

NHN Old County Rd
Greenbank, WA 98253

MINIMUM BID: \$6,962.08

IMPROVEMENTS: \$ 0.00

LAND VALUE: \$ 110,000.00

TOTAL ASSESSED VALUE: \$ 110,000.00

LEGAL DESCRIPTION:

The South half of the Southwest Quarter of the Northwest Quarter of Section 16, Township 30 North, Range 2 East, W.M., Island County, Washington, lying West of S.R. 525 and North of Christenson Road, EXCEPT the following described tract:

That portion of the South half of the Southwest Quarter of the Northwest Quarter of Section 16, Township 30 North, Range 2 East, W.M., Island County, Washington, described as follows:

Commencing at the Southwest corner of said South half of the Southwest Quarter of the Northwest Quarter of Section 16;
thence South 88°27'30" East along the South line thereof, a distance of 499.30 feet;
thence North 03°25'00" East 100.00 feet to the true point of beginning;
thence continuing North 03°25'00" East 140.00 feet;
thence North 88°27'30" West 50.00 feet;
thence North 03°25'00" East 426.92 feet to the North line of said South half of the Southwest Quarter of the Northwest Quarter of Section 16;
thence South 88°25'58" East along said North line, a distance of 389.83 feet to the West right-of-way margin being 30.00 feet distance from the centerline thereof;
thence South 17°02'50" East along said West margin, a distance of 97.48 feet to the beginning of a curve to the right from which a radial line bears South 72°57'10" West to the radius point;
thence Southerly along said curve to the right, being along said West margin, having a radius of 1176.23 feet, through a central angel of 23°25'17", an arc distance of 480.82 feet to a line bearing South 88°27'30" East from the true point of beginning;
thence North 88°27'30" West 446.64 feet to the true point of beginning.

EXCEPT therefrom any portion taken by the State of Washington for road purposes through condemnation by Island County Superior Court Case no. 98-2-00300-1.

Situate in the County of Island, State of Washington.

STREET ADDRESS:

NHN Christenson Rd.
Greenbank, WA 98253

MINIMUM BID: \$53,355.16

IMPROVEMENTS: \$ 894,258.00

LAND VALUE: \$ 350,000.00

TOTAL ASSESSED VALUE: \$ 1,244,258.00

ITEM#: 7

PARCEL#: S6030-00-02005-0

PID#: 180048

LEGAL DESCRIPTION:

Lots 5 & 6, Block 2, plat of Ander Park, as per plat recorded in Volume 6 of Plats at Page 59, records of Island County, Washington.

Situate in the County of Island, State of Washington.

REDEEMED

STREET ADDRESS:

Ander Park Rd
Freeland, WA 98253

MINIMUM BID: \$3,408.90

<u>IMPROVEMENTS:</u>	\$ 0.00
<u>LAND VALUE:</u>	\$ 20,000.00
<u>TOTAL ASSESSED VALUE:</u>	\$ 20,000.00

ITEM#: 8

PARCEL#: R13313-115-0650

PID#: 490784

LEGAL DESCRIPTION:

The North Half of the North Half of the Southwest Quarter of the Southwest Quarter in Section 13, Township 33 North, Range 1, East W.M.

EXCEPT the right of way for County Road along the West line thereof known as Hoffman Road.

Situate in the County of Island, State of Washington.

STREET ADDRESS:

NHN Hoffman Road
Oak Harbor, WA 98277

MINIMUM BID: \$10,749.66

IMPROVEMENTS: \$ 0.00

LAND VALUE: \$ 220,000.00

TOTAL ASSESSED VALUE: \$ 220,000.00

ITEM#: 12

PARCEL#: S7030-02-00012-3

PID#: 261308

LEGAL DESCRIPTION:

The South 140 feet of Lot 12, Plat of Goss Lake Park, Division 2, according to the plat thereof recorded in Volume 9 of Plats, page 53, records of Island County, Washington,

TOGETHER WITH the North 136 feet of Lot 13, Plat of Goss Lake Park, Division 2, according to the plat thereof recorded in Volume 9 of Plats, page 53, records of Island County, Washington.

Situate in the County of Island, State of Washington.

STREET ADDRESS:

4627 Cedar Hill Road
Langley, WA 98260

MINIMUM BID: \$10,645.40

IMPROVEMENTS: \$ 9,505.00
LAND VALUE: \$ 290,000.00
TOTAL ASSESSED VALUE: \$ 299,505.00

ITEM#: 13

PARCEL#: R23017-020-3000

PID#: 470216

LEGAL DESCRIPTION:

The South half of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter in Section 17, Township 30 North, Range 2, East of the Willamette Meridian.

EXCEPT the County Road known as Lagoon Point Road along the West boundary thereof.

Situate in the County of Island, State of Washington.

STREET ADDRESS:

NHN Day Road
Greenbank, WA 98253

MINIMUM BID: \$8,731.45

IMPROVEMENTS: \$ 0.00

LAND VALUE: \$ 200,000.00

TOTAL ASSESSED VALUE: \$ 200,000.00

LEGAL DESCRIPTION:

That portion of Lot 54, THE SYNDICATE ADDITION TO FREELAND, according to the plat thereof recorded in Volume 2 of Plats, page 23, records of Island County, Washington, lying Northeasterly of State Highway 525;

EXCEPT the North 400 feet thereof,

ALSO EXCEPT the following described tracts:

1. Beginning at the intersection of the East line of said Lot 54, with the North line of State Highway 525; thence Northwesterly along the North line of said Highway 200 feet; thence Northeasterly to a point on the East line of said Lot 54, 200 feet North of the point of beginning; thence South along the East line to the point of beginning.

2. Beginning at the Northeast corner of said Lot 54; thence South along the East line of said Lot 54, 532 feet and the true point of beginning; thence West parallel to the North line of said lot, 100 feet; thence North parallel to the East line of said lot, 100 feet; thence East parallel to the North line of said lot, 100 feet to the East line of said Lot 54; thence South to the true point of beginning;

ALSO EXCEPT that portion deeded to the State of Washington for highway purposes by instrument recorded January 20, 1989, under Auditor's File No. 89000761, records of Island County, Washington.

(Also known as Lot A of Island County Short Plat No. 72-072.)

Situate in the County of Island, State of Washington.

STREET ADDRESS:

NHN Highway 525
Freeland, WA 98249

MINIMUM BID: \$11,086.88

<u>IMPROVEMENTS:</u>	\$ 0.00
<u>LAND VALUE:</u>	\$ 200,000.00
<u>TOTAL ASSESSED VALUE:</u>	\$ 200,000.00

ITEM#: 16

PARCEL#: S8290-00-00054-4

PID#: 406661

LEGAL DESCRIPTION:

Lot 3 of Island County Short Plat No. 82/04.33015.518-1400 as approved November 4, 1982 and That portion of Lot 54, THE SYNDICATE ADDITION TO FREELAND, according to the plat thereof recorded in Volume 2 of Plats, page 23, records of Island County, Washington, described as follows:

Beginning at the intersection of the East line of said Lot 54, with the North line of State Highway 525; thence Northwesterly along the North line of said Highway 200 feet; thence Northeasterly to a point on the East line of said Lot 54, a distance of 200 feet North of the point of beginning; thence South along the East line to the point of beginning;

EXCEPT that portion deeded to the State of Washington for highway purposes by instrument recorded January 17, 1989, under Auditor's File No. 89000546, records of Island County, Washington.

Situate in the County of Island, State of Washington.

STREET ADDRESS:

18646 State Route 525
Freeland, WA 98249

MINIMUM BID: \$10,216.07

IMPROVEMENTS: \$ 74,334.00
AND VALUE: \$ 178,596.00
TOTAL ASSESSED VALUE: \$ 252,930.00

ITEM#: 18

PARCEL#: S8180-00-00014-0

PID#: 629751

LEGAL DESCRIPTION:

Lot 14, Smith's Addition to Oak Harbor, according to the plat thereof, recorded in Volume 2 of Plats, page 32, records of Island County, Washington.

Situate in the County of Island, State of Washington.

STREET ADDRESS:

930 SE Ireland Street
Oak Harbor, WA 98277

MINIMUM BID: \$14,650.02

IMPROVEMENTS: \$ 154,266.00
AND VALUE: \$ 150,000.00
TOTAL ASSESSED VALUE: \$ 304,266.00

ITEM#: 19

PARCEL#: S7410-00-02005-0

PID#: 309222

LEGAL DESCRIPTION:

Lot 5, Block 2, Plat of Lost Lake Grove, Division No. 1, as per plat recorded in Volume 7 of Plats, page 2 and 3, records of Island County, Washington.

Situate in the County of Island, State of Washington.

STREET ADDRESS:

1442 Lakewood Drive
Camano Island, WA 98282

MINIMUM BID: \$20,003.12

IMPROVEMENTS: \$ 122,092.00
AND VALUE: \$ 240,000.00
TOTAL ASSESSED VALUE: \$ 362,092.00
