

## Sleuthing 101

Where to start?

**STEP ONE: IDENTIFY:** Who are you trying to find?

In our case, we're looking for information for Mobile Home Park Owners.

Ex: We know there's a community called "Blue Spruce Grove"

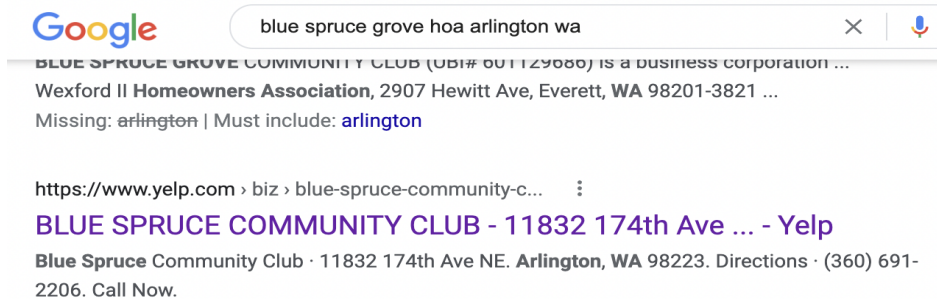
Blue Spruce Grove	11922 172nd Ave NE	Arlington	WA	98223
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Normally, I look at Google maps to see an aerial view: does it look like a community? How many spaces does it have? Is the park & contact info listed on Google?

Here's the data points we will try to find:

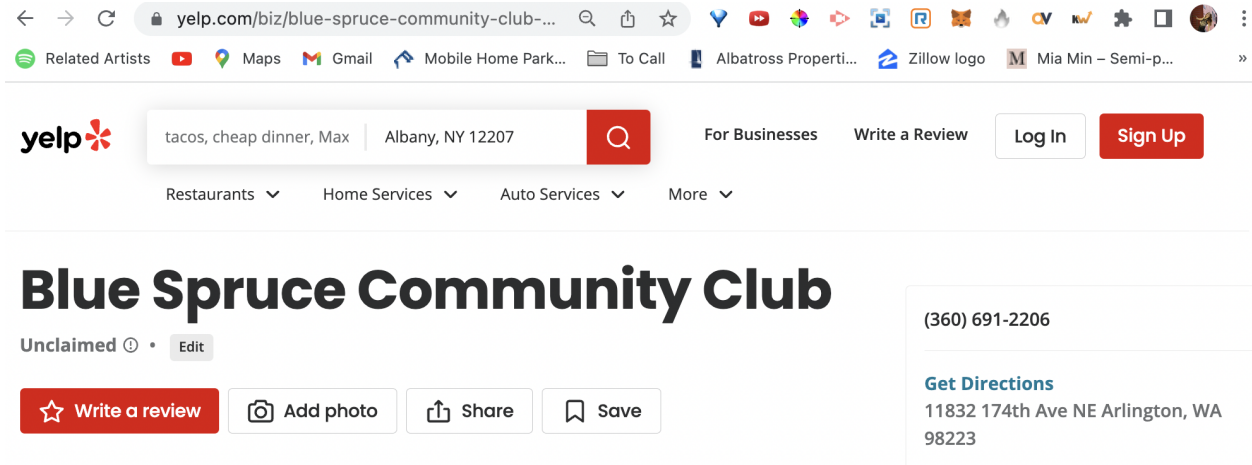
- Phone Number (as many as you can)
- Mailing Address
- Email
- Owner Name/Entity Name
  - This especially helps when you call so you can ask for a specific individual
  - You can also backtrace to see what this individual also owns.

**STEP TWO:** To start, Google the address/ Park Name to try to find a phone number .



Google search results for "blue spruce grove hoa arlington wa". The top result is "BLUE SPRUCE COMMUNITY CLUB - 11832 174th Ave ... - Yelp". The address is "11832 174th Ave NE, Arlington, WA 98223" and the phone number is "(360) 691-2206".

As you can see, there is a phone number on this yelp preview- Looks like it's an HOA which isn't ideal but there is a phone number, so lets snag it anyhow.



Once we click through to the YELP Link, the phone number shows up. Sometimes you can get a phone number from a simple Google search, sometimes you can't.

**STEP THREE:** Now that we've found a phone number, let's try to find the mailing address, we can look at Arlington's GIS

So what's a **GIS**?

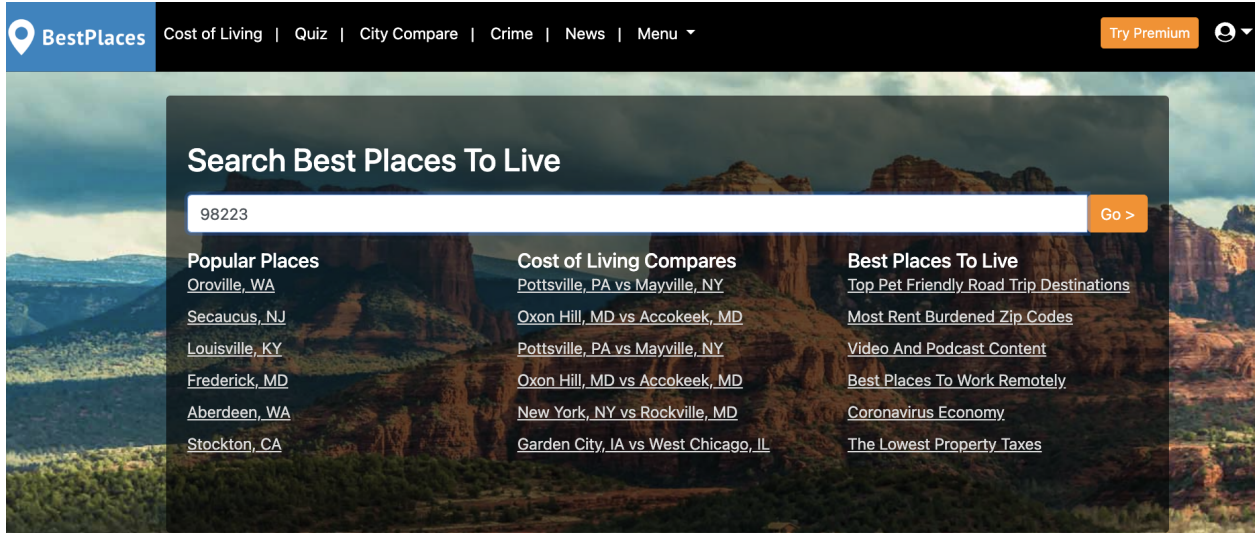
It's a **Geographic information system** which is a type of database containing geographic data, combined with software tools for managing, analyzing, and visualizing that data.

To put into layman terms, it's normally an interactive map (normally we look for a tax map) that you can click through and see who the owner is if you're lucky.

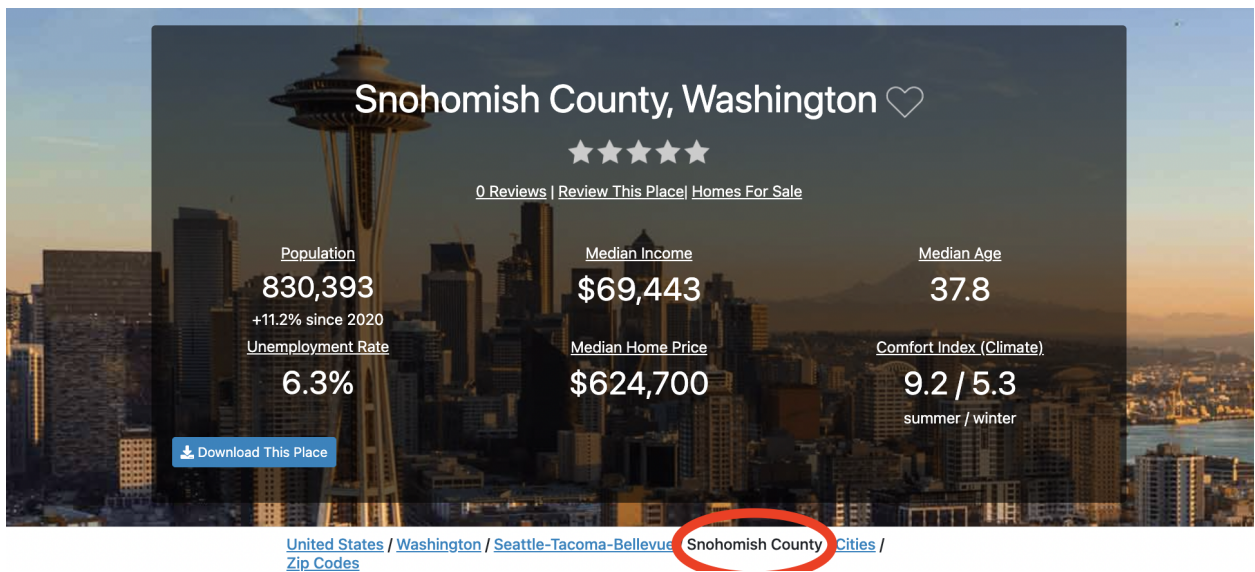
Normally you can access the GIS through whatever county the property is in.

So for example, we see the property is in Arlington WA, 98223

If you don't know the county, go to [bestplaces.net](http://bestplaces.net) , and enter the zip code, the website will give you the county, the Metro Area, as well as the population and relevant demographic data. (visualized below)



From there you can click directly on the County and see which county it is



We can see that Arlington is inside of Snohomish County, Washington.

**STEP FOUR:** Next, we can google “Snohomish County, State GIS Tax Map”



Snohomish County, Washington GIS tax map



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About 71,900 results (0.73 seconds)

https://snohomishcountywa.gov › Interactive-Map-SCOPI

## Interactive Map (SCOPI) | Snohomish County, WA

The **Snohomish County** Online **Property** Information (SCOPI) interactive web **map** provides a visual method of locating and viewing **property** information.

### People also search for

snohomish county parcel map

snohomish county zoning map pdf

snohomish county property records

snohomish county wetland map

gis maps snohomish county

snohomish county map with cities

We can see that it's the very first result that pops up

So we click in, access the map, and search the address (if you can) . Sometimes this required some extra work (such as finding a nearby landmark on the map and finding the property by scrolling around if the address doesn't come right up)

Remember that each GIS is different, so you will have to use your best judgment navigating the Site to find the information- this is the tricky part.

Once you've found the parcel , click through to "More info" or "Tax info" or whatever else you can find.

For Blue Spruce Grove Club, we can see that the Tax Payer Address is PO BOX 1007, EVERETT, WA 98206

Parcel Number	00627300011700	Property Address	11832 174TH AVE NE , ARLINGTON, WA 98223-3927
<b>General Information</b>			
Property Description	BLUE SPRUCE GROVE DIV. #2 BLK 000 D-00 - TRACT B		
Property Category	Land and Improvements		
Status	Active, Locally Assessed		
Tax Code Area	01520		
<b>Property Characteristics</b>			
Use Code	699 Other Miscellaneous Services NEC		
Unit of Measure	Acre(s)		
Size (gross)	1.35		
<b>Related Properties</b>			
No Related Properties Found			
<b>Parties</b>			
<b>Role</b>	<b>Percent</b>	<b>Name</b>	<b>Address</b>
Taxpayer	100	BLUE SPRUCE GROVE COMMUNITY CLUB	PO BOX 1007, EVERETT, WA 98206
Owner	100	BLUE SPRUCE GROVE CLUB	PO BOX 1107, GRANITE FALLS, WA 98252 United States

If you can snag the address where the taxes go, you're well off- it's not likely that the owners would send the taxes to an unimportant location- since paying the taxes are generally a high impact task to accomplish each year.

**STEP FIVE:**

One more trick I like to do to get additional phone numbers is take that address (if you really want to get crazy with it, you can even use any secondary address as well, to find more information)

For example, now I'm searching up "PO BOX 1007, EVERETT, WA 98206" on Google- look what comes up



PO BOX 1007, EVERETT, WA 98206

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About 5,310 results (0.44 seconds)

<https://directory.caionline.org> › Listing

**Port Gardner Property Management - CAI Professional ...**

Port Gardner Property Management. Thomas Gish Jr. **PO Box 1007. Everett, WA 98206-1007**  
 United States Phone: View Phone Number425-339-1160

<https://www.peoplesearchnow.com> › address › po-box-10...

**Po Box 1007, Everett, WA - People Search Now**

21 Results – Discover detailed information about the property at **Po Box 1007, Everett, WA**. Start your search today at peoplesearchnow.com.

<https://www.portgardnermgmt.com> › contact › this-is-a...

**This is a Title 01 - Port Gardner Property Management**

**P.O. BOX 1007. Everett, WA 98206.** Email. help@portgardnermgmt.com. Tel. 425-339-1160. You can also contact us by using this form: First Name. Last Name.

<https://www.silverfirs1.com> › contact-us

**Contact Us - Silver Firs 1 HOA**

Silver Firs Mailing Address: Silver Firs Homeowners Association c/o Port Gardner Management, Inc. **P.O. Box 1007. Everett, WA 98206 ...**

Look at all that Gold! And remember: finding the right number can lead to \$\$\$ , so having more phone numbers increases the likelihood of reaching the right person and ultimately, deals and more \$\$\$. You've come this far, you mineswell get all the info you can!

As you can see, we've found a new phone number through this search 425-339-1160 I found two additional phone numbers from doing this back search AND I found an email.

**STEP SIX:** As you're Sleuthing through all the information, make sure you're keeping good track of all the information in an adequate way (such as a spreadsheet with appropriate labels, if you can, get a site number as well, the more info the better!)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	
Full Name	First Name	Last Name	Second Name	Property Address	Property Address	Property State	Property Zip	City	Mailing Address	Mailing City	Mailing State	Mailing Zip	Co Phone 1	Phone 1 Label
Blue Spruce G	Blue	Grove		11922 172nd A	Arlington	WA	98223	PO BOX 1007	EVERETT	WA	98206		(360) 691-2206	yelp #

**STEP SEVEN:** Rinse and Repeat!