



## Kitsap County Assessor

### Documentation for Countywide Model

Tax Year: 2024 Appraisal Date: 1/1/2023

Property Type: Single Family Residences, Mobile Homes, Duplexes

Updated 6/7/2023 by CM20

### Area Overview

Countywide models are for properties located throughout Kitsap County, rather than by neighborhood.

This property type was physically inspected for the 2023 tax year.

### Property Type Overview

Single family residences, mobile homes, and duplexes located in commercial zoning are valued using market adjusted cost approaches or income approaches if the building has been sufficiently changed to a commercial use. For income approach properties, refer to Office or Retail income models. Properties zoned commercial that maintain a highest and best use as residential are valued with residential land values on a cost approach.

**Land to Building Ratio:** The national land to building ratio for this property type is n/a. The countywide land to building ratio for this property type is: n/a.

The land to building ratio is used to determine excess or surplus land. Review of zoning requirements such as total lot coverage or parking requirements, as well as topography and easements, must also be considered before calculating value for this land.

**Economic Overview:** Sales have been strong for all properties in this classification.

### Valuation Summary

**Approach Used:** Market/Sales Comparison

**Analysis and Conclusion Summary:** The three approaches to value were considered.

The cost approach was given little consideration in the appraiser's final analysis. Cost approach components such as replacement cost new, effective age, and depreciation are difficult to accurately calculate in a mass appraisal model.

The market/sales comparison approach was determined to be the best method for valuing these properties.

The income approach was given little consideration in the appraiser's final analysis. Insufficient data from the market was received to accurately calculate a model.

Ratios are for single family residences, mobile homes, and duplexes with commercial land values. For these building types located in commercial zoning, but highest and best use is deemed to be residential, residential land values have been adopted. Ratios for those properties were a before mean of 95%, median of 92%, and COD of 18.78 on 23 sales. The after ratios are a mean of 90%, a median of 92%, and a COD of 12.61. On buildings converted to commercial use, the after ratios are a mean of 101%, a median of 96%, and a COD of 8.71.

### Model Calibration

**Preliminary Ratio Analysis:** Analysis of 58 sales resulted in a mean ratio of 84%, a median ratio of 84%, and a coefficient of dispersion (COD) of 28.43.

## Property type: Single Family Residences, Mobile Homes, Duplexes (continued)

### Market/Sales Comparison Approach Data and Analysis

**Sales:** Range of Sale Dates: 1/1/2018 to 12/31/2022. A total of 58 local sales, and 0 regional sales, and 0 national sales were used in the sales analysis. Additional information is provided on the sales analysis data sheet.

Kitsap County attempts to review, analyze, and validate via telephone, mail, or in person interviews, all commercial sales within the county for inclusion or exclusion in our market/sales approach.

**Market/Sales Rates:** Sales ranged from \$110.19 to \$1,299.25 per square foot.

### Income Approach and Data Analysis

Income and expense information was collected from mailed surveys, property representatives, on-site visits, and market research (publications, newsletters, websites, etc.)

**Rent Data:** The Assessor validated rents from 4.38% of the market. Typical reported rents had a range of \$5.94 to \$26.67. We selected \$ to \$ for our model.

**Vacancy Data:** Typical reported vacancy had a range of 0% to 50%. We selected 0% to 0% for our model.

**Expense Data:** Typical reported expense had a range of 18% to 41%. We selected 0% to 0% for our model.

**Capitalization Rate (Cap) Data:** Typical sale cap rates ranged from 0% to 0%. We selected 0% to 0% for our model.

Refer to office and retail income models for complete income approach information.

**Income Model Value Range:** The income approach calculates a range of values from \$0 to \$0 per square foot.

**Final Ratio Analysis:** Analysis of 58 sales resulted in a mean ratio of 95%, a median ratio of 96%, and a coefficient of dispersion (COD) of 15.39.

### Sources

Kitsap County Board of Equalization appeal documentation.

Washington State Board of Tax appeal documentation.

Kitsap County income and expense surveys.

Kitsap County sales questionnaires.

The Dictionary of Real Estate Appraisal, Appraisal Institute, Third Edition, 1993

Property Appraisal and Assessment Administration, IAAO, 1990

Glossary for Property Appraisal and Assessment, IAAO, 1997

LoopNet - [www.loopnet.com](http://www.loopnet.com)

Commercial Brokers Association - [www.commercialmls.com](http://www.commercialmls.com)

KITSAP COUNTY ASSESSOR  
Tax Year 2024  
SFRs, Mobile Homes, Duplexes Zoned Commercial - Countywide  
01/01/2018 - 01/10/2023

Year	Trend	Year	Trend
2018	15%	2020	15%
2019	15%	2021	0%

Sales on commercial land values

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	Valid	Sale Date	Sale Price	Price/Unit	Trended Price	Trended Price/Unit	Assessed Value	Trended Ratio
1	8401101	111	162501-4-008-2002	Central Valley Childcare	0.53	1920	2018EX04075	V	5/29/2018	\$395,000	\$ 205.73	\$667,550	\$ 347.68	\$459,970	69%
2	8100502	121	082401-4-051-2009	6635 Harlow - Duplex	0.12	1300	2018EX06601	V	8/22/2018	\$230,000	\$ 176.92	\$380,666	\$ 292.82	\$312,420	82%
3	8100510	111	3733-006-017-0006	SFR @ 309 Callow	0.07	822	2018EX08408	V	10/22/2018	\$175,000	\$ 212.90	\$285,250	\$ 347.02	\$273,090	96%
4	8303601	121	272502-1-021-2007	Future development-Madison Landing	0.40	1302	2018EX02006	D						\$1,100,910	
	8303601	910	272502-1-066-2003	land	0.40	0	2018EX02006	D						\$529,320	
				TOTALS	0.80	1302	2018EX02006	D	3/19/2018	\$1,402,859	\$ 1,077.46	\$2,411,764	\$ 1,852.35	\$1,630,230	68%
5	8402405	111	122301-2-001-1001	SFR & Misc Hwy 3 N of Aero MHP	5.60	710	2018EX08737	D						\$453,080	
	8402405	910	012301-3-009-1004	BL on Hwy 3 contig w/ 2-001	0.56	0	2018EX08737	D						\$27,790	
	8402405			TOTALS	6.16	710	2018EX08737		11/5/2018	\$300,000	\$ 422.54	\$487,274	\$ 686.30	\$480,870	99%
3	8303601	111	272502-1-015-2005	SFR on Madison Ave N	0.32	1350	2018EX09845	V	12/14/2018	\$705,000	\$ 522.22	\$1,133,795	\$ 839.85	\$992,400	88%
7	8401508	111	352501-4-026-2007	SFR fronting Brwnsvle Hwy W of FM	0.41	1456	2019EX00400	V	1/14/2019	\$310,000	\$ 212.91	\$494,599	\$ 339.70	\$384,970	78%
8	8303601	121	262502-2-051-2009	2- SFR	0.43	2773	2019EX03007	V	5/8/2019	\$950,000	\$ 342.59	\$1,471,199	\$ 530.54	\$1,405,030	96%
9	8401104	111	092501-2-020-2009	SFR Clear Creek	1.77	2592	2019EX05289	V	7/25/2019	\$300,000	\$ 115.74	\$454,973	\$ 175.53	\$607,810	134%
10	8402307	111	362401-2-053-2007	SFR on backlot behind 1008-1010 Bethel	1.73	1930	2019EX06661	D						\$413,970	
	8402307	910	4031-005-001-0003	Storage Yard behind cemetery	1.84	0	2019EX06661	D						\$124,640	
	8402307	910	4031-005-016-0105	BL- backlot W of Bethel	1.84	0	2019EX06661	D						\$338,910	
				TOTALS	5.41	1930	2019EX06661	D	9/9/2019	\$450,000	\$ 233.16	\$673,952	\$ 349.20	\$877,520	130%
11	8100506	111	112401-1-012-2008	SFR on Wheaton Way	0.45	1420	2020EX02314	V	4/10/2020	\$350,000	\$ 246.48	\$493,404	\$ 347.47	\$490,600	99%
12	8100502	111	3745-000-038-0000	Converted SFR Baker Electric	0.45	1140	2020EX05048	V	7/29/2020	\$270,000	\$ 236.84	\$368,421	\$ 323.18	\$391,020	106%
13	8100501	111	3718-006-028-0002	5th St SFR	0.07	1980	2020EX06144	V	8/29/2020	\$510,000	\$ 257.58	\$689,408	\$ 348.19	\$549,900	80%
14	8400201	121	232601-2-136-2001	2-Units on 8th Ave	0.40	2364	2020EX07901	V	10/9/2020	\$449,000	\$ 189.93	\$599,384	\$ 253.55	\$569,140	95%
15	8303601	111	4114-003-001-0008	SFR	0.19	1066	2020EX08035	V	10/28/2020	\$1,385,000	\$ 1,299.25	\$1,838,066	\$ 1,724.26	\$1,017,070	55%
16	8303601	111	272502-4-101-2004	SFR w/office Finch Pl	0.20	2250	2020EX08908	V	11/22/2020	\$846,000	\$ 376.00	\$1,114,055	\$ 495.14	\$1,129,050	101%
14	8401104	111	052401-3-045-2003	PWS Electric	0.19	1164	2020EX09854	V	12/29/2020	\$205,000	\$ 176.12	\$266,837	\$ 229.24	\$308,950	116%
18	8100501	111	3743-001-020-0000	SFR on Warren Ave	0.11	1784	2021EX02148							\$366,450	
	8100501	111	3743-001-020-0109	SFR-Ward Scott CPA w/detached garage	0.11	1215	2021EX02148							\$262,100	
				TOTALS	0.22	2999	2021EX02148	D	3/25/2021	\$525,000	\$ 175.06	\$525,000	\$ 175.06	\$628,550	120%
19	8402307	111	342401-4-008-2001	SFR@372 Tremont	1.05	2360	2021EX05613	V	7/9/2021	\$575,000	\$ 243.64	\$575,000	\$ 243.64	\$597,240	104%
20	8401101	111	162501-4-016-2002	SFR Bucklin	0.51	1767	2021EX07383	V	8/24/2021	\$448,000	\$ 253.54	\$448,000	\$ 253.54	\$504,030	113%
21	8401101	111	212501-1-055-2003	Bucklin Hill RC zoning ConvSFR	0.66	2032	2022EX03980	V	5/25/2022	\$558,000	\$ 274.61	\$558,000	\$ 274.61	\$602,080	108%
22	8400201	111	232601-2-135-2002	SFR on 8th Ave	0.25	1124	2022EX04565	V	6/9/2022	\$456,500	\$ 406.14	\$456,500	\$ 406.14	\$332,420	73%
23	8100501	111	3718-005-031-0009	SFR adjacent to Norm Dicks Bld	0.14	2822	2022EX05521	V	7/18/2022	\$700,000	\$ 248.05	\$700,000	\$ 248.05	\$620,620	89%
24	8402307	111	342401-4-008-2001	SFR@372 Tremont	1.05	2360	2022EX09059	V	11/22/2022	\$625,000	\$ 264.83	\$625,000	\$ 264.83	\$597,240	96%
25	8402305	111	342401-2-012-2009	Paul's Bayshore Bldg	1.74	3630	2022EX09104	V	12/22/2022	\$400,000	\$ 110.19	\$400,000	\$ 110.19	\$344,940	86%

	Count	5		Count	25
2022 and 2023 sales	Median	89%	2022 and 2023 sales	Median	96%
	Mean	90%		Mean	95%
	AAD	0.09		AAD	0.15
	COD	10.02		COD	15.39

Year	Trend	Year	Trend
2018	15%	2020	15%
2019	15%	2021	0%

Sales on residential land values

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	Valid	Sale Date	Sale Price	Price/Unit	Trended Price	Trended Price/Unit	Assessed Value	Trended Ratio
1	9402402	111	322402-1-081-2008	SFR near C/store Mile Hill	0.64	1595	2018EX01369	V	2/22/2018	\$289,950	\$ 181.79	\$501,455	\$ 314.39	\$459,270	92%
2	9401190	111	172501-1-019-2004	SFR Martha Ln/OldFrontier	0.58	4151	2018EX02623	V	4/5/2018	\$465,000	\$ 112.02	\$796,169	\$ 191.80	\$618,180	78%
3	9402395	111	4650-015-004-0108	SFR on Prospect St	0.11	1907	2018EX03852	V	5/2/2018	\$275,200	\$ 144.31	\$468,142	\$ 245.49	\$362,700	77%
4	9401190	111	082501-4-031-2003	SFR Clear Creek	0.37	1200	2018EX04414	V	6/6/2018	\$350,000	\$ 291.67	\$590,349	\$ 491.96	\$407,250	69%
5	9402395	111	4650-002-015-0202	Ness & Hill	0.07	1768	2018EX05369	V	7/9/2018	\$325,000	\$ 183.82	\$543,774	\$ 307.56	\$486,940	90%
6	9402390	119	022301-4-042-2008	MH on Ramsey	0.58	1350	2018EX09825	V	12/13/2018	\$135,000	\$ 100.00	\$217,165	\$ 160.86	\$184,860	85%
7	9401190	119	082501-4-034-2000	MH Random	3.44	1327	2019EX00871	V	2/14/2019	\$325,000	\$ 244.91	\$514,390	\$ 387.63	\$382,160	74%
8	9401592	121	232501-1-004-2003	2 SFR's & 2 Outblids on Brnsville hw	1.76	5689	2019EX01865	V	3/27/2019	\$320,000	\$ 56.25	\$501,085	\$ 88.08	\$499,450	100%
9	9100541	111	3806-004-028-0000	SFR on Callow	0.09	1008	2019EX03497	V	5/29/2019	\$240,000	\$ 238.10	\$369,600	\$ 366.67	\$315,710	85%
10	9401190	111	092501-2-020-2009	SFR zoned Commercial	1.77	2592	2019EX05289	V	7/25/2019	\$300,000	\$ 115.74	\$454,973	\$ 175.53	\$579,520	127%
11	9401591	111	232501-4-064-2004	SFR on Hwy 303	1.85	2086	2019EX05666	V	8/8/2019	\$325,000	\$ 155.80	\$491,017	\$ 235.39	\$361,820	74%
12	9402402	111	322402-1-081-2008	SFR near C/store Mile Hill	0.64	1595	2020EX00363	V	1/16/2020	\$345,000	\$ 216.30	\$498,407	\$ 312.48	\$459,270	92%
13	9401190	111	082501-1-040-2008	SFR Clear Creek	3.49	2967	2020EX02119	V	4/1/2020	\$595,000	\$ 200.54	\$840,988	\$ 283.45	\$808,480	96%
14	9401190	111	082501-1-027-2005	SFR Blissful Lane	0.75	1764	2022EX06537	V	8/22/2022	\$560,000	\$ 317.46	\$560,000	\$ 317.46	\$535,420	96%
15	9401120	111	172501-2-003-2000	SFR on Old Frontier	1.92	1307	2020EX04928	V	7/29/2020	\$300,000	\$ 229.53	\$409,356	\$ 313.20	\$406,800	99%
16	9100541	111	3719-001-027-0102	SFR on Crawford off Kitsap Way	0.14	953	2020EX09419	X	12/14/2020	\$295,000	\$ 309.55	\$385,803	\$ 404.83	\$283,860	74%
17	9401190	111	5069-000-005-0002	SFR Peach Tree	0.18	1625	2021EX02555	V	4/2/2021	\$430,000	\$ 264.62	\$430,000	\$ 264.62	\$413,130	96%
18	9401591	111	262501-1-003-2001	SFR on Hwy 303	4.58	3179	2021EX03557	V	5/10/2021	\$499,000	\$ 156.97	\$499,000	\$ 156.97	\$461,450	92%
19	9402395	111	4650-015-009-0004	SFR Downtown Pt Orchard	0.16	4297	2021EX04085	V	5/20/2021	\$850,000	\$ 197.81	\$850,000	\$ 197.81	\$1,006,550	118%
20	9401190	111	5069-000-004-0003	SFR Peach Tree	0.18	1625	2022EX03624	V	5/14/2022	\$410,000	\$ 252.31	\$410,000	\$ 252.31	\$416,200	102%
21	9401190	111	082501-1-007-2009	SFR zoned Coml on Clear Creek	1.79	2204	2022EX07572	W	9/20/2022	\$680,000	\$ 308.53	\$680,000	\$ 308.53	\$497,440	73%
22	9401190	111	082501-1-027-2005	SFR Blissful Ln	0.75	1764	2022EX06537	V	8/22/2022	\$560,000	\$ 317.46	\$560,000	\$ 317.46	\$504,680	90%
23	9100541	111	3806-004-027-0001	SFR on Callow	0.09	1360	2023EX01997	V	4/10/2023	\$327,000	\$ 240.44	\$327,000	\$ 240.44	\$323,570	99%

Count	23
Median	0.92
Mean	0.90
AAD	0.12
COD	12.61

Year	Trend	Year	Trend
2018	2.00%	2020	1.00%
2019	3.00%	2021	1.00%

Converted SFRs on Income Approach

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	Valid	Sale Date	Sale Price	Price/Unit	Trended Price	Trended Price/Unit	Assessed Value	Trended Ratio
1	8401102	111	4458-003-002-0001	Office on Lowell	0.20	1208	2018EX05882	V	7/3/2018	\$299,000	\$ 247.52	\$325,935	\$ 269.81	\$305,220	94%
2	8400202	111	232601-1-133-2006	Hostmark Office	0.20		2018EX07842							\$477,130	
		910	232601-1-132-2007	Land	0.15		2018EX07842							\$128,820	
TOTALS					0.35	1987	2018EX07842	D	10/1/2018	\$564,000	\$ 283.84	\$612,025	\$ 308.01	\$605,950	99%
3	8401102	111	4458-007-011-0001	Details Prop Mgmt- HRH Prop	0.09	1669	2018EX08907	V	11/8/2018	\$383,000	\$ 229.48	\$414,815	\$ 248.54	\$382,180	92%
4	8400201	111	4230-001-012-0107	Element 7 Wellness	0.11	3282	2019EX01180	V	2/21/2019	\$430,000	\$ 131.02	\$479,868	\$ 146.21	\$445,490	93%
5	8100502	119	3797-028-007-0203	MH & Garage Landscape services	0.29	1836	2019EX07660	V	10/17/2019	\$197,250	\$ 107.43	\$216,267	\$ 117.79	\$221,410	102%
6	8303601	111	262502-3-032-2001	Conv SFR Erickson Ave	0.23	2285	2019EX09263	V	12/17/2019	\$960,000	\$ 420.13	\$1,047,741	\$ 458.53	\$1,067,230	102%
7	8401102	111	202501-1-017-2001	SFR Corner Silverdale Way/Munson	0.23	1907	2020EX08670	V	11/19/2020	\$555,000	\$ 291.03	\$566,769	\$ 297.20	\$522,470	92%
8	8400201	111	152601-4-081-2002	Mac Donald Offices	0.17	1884	2022EX00049	V	12/28/2021	\$460,000	\$ 244.16	\$464,663	\$ 246.64	\$465,560	100%
9	8401102	111	202501-1-098-2003	SFR & warehouse	0.14	1728	2022EX00884	V	2/3/2022	\$265,000	\$ 153.36	\$265,000	\$ 153.36	\$377,000	142%
10	8400203	111	152601-1-091-2006	SFR on Bond Rd	0.18	1464	2022EX04319	V	6/2/2022	\$485,000	\$ 331.28	\$485,000	\$ 331.28	\$441,240	91%

Count	10
Median	96%
Mean	101%
AAD	0.08
COD	8.71

## Sales removed from analysis

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	Valid	Sale Date	Sale Price	Notes
1	9402395	111	4650-015-009-0004	SFR Downtown Pt Orchard	0.16		2018EX00569	F	1/22/2018	\$405,922	Forced Sale
2	8402307	111	012301-2-067-2003	SFR on Bethel	0.29		2020EX01088	D	2/6/2020	\$399,000	Not an economic unit, land sale
3	8402307	111	312402-2-003-2002	SFR (NV) Mile Hill & Payseno Ln	1.95		2018EX01293	D	2/20/2018	\$260,000	Not an economic unit, land sale
4	8303601	111	4110-000-004-0005	Cook Family Funeral Home	0.18		2018EX01417	M	2/27/2018	\$1,800,000	Included goodwill, cars, furniture, business, etc.
5	8401104	111	172501-2-054-2008	SFR Old Frontier Rd	2.21		2018EX01653	M	3/6/2018	\$135,453	Sold a small ptn to lot 049
6	8400201	111	4230-001-012-0107	Element 7 Wellness	0.11		2018EX02763	F	4/16/2018	\$854,000	Forced Sale
7	9402395	111	4650-015-009-0004	SFR Downtown Pt Orchard	0.16		2018EX03718	M	4/30/2018	\$170,000	RA of fire damage in progress. Included permit value.
8	8402408	111	322401-1-068-2006	SFR & MH (NV) Gorst	0.76		2018EX03920	E	5/26/2018	\$35,000	Estate Sale
9	8303601	111	262502-3-014-2003	SFR on Ericksen	0.31		2018EX03973	E	5/24/2018	\$670,000	Estate Sale
10	8402307	121	112301-1-017-2004	2 SFR's on Sedgwick west of Bethel	2.01		2018EX03981	E	5/3/2018	\$400,000	Estate Sale
11	9401591	119	232501-4-021-2006	MH on Hwy 303	0.28		2018EX04084	M	5/25/2018	\$165,000	Buyer approached seller, needed lot for access to HWY303
12	8402307	119	022301-4-071-2002	MH Ramsey contig w/040	0.76		2018EX06162	M	7/30/2018	\$308,000	Not listed with agent, purchased by neighbor
13	8402305	111	262401-3-005-2006	SFR converted to office	0.10		2018EX07444	F	9/17/2018	\$174,000	Forced Sale
14	8303601	121	4114-006-004-0008	2- SFR- 285 Shannon Dr	0.29		2018EX07873	M	9/24/2018	\$1,800,000	CM27- RA in progress
15	8401101	111	082501-4-015-2003	Map LTD SFR	1.72		2018EX07983	V	10/3/2018	\$1,200,000	SFR split by BLA
16	8401102	111	202501-1-097-2004	SFR Corner of Bucklin and Anderson	0.13		2019EX07495	E	10/3/2019	\$150,000	Estate Sale
17	8400204	111	342601-2-002-2009	Northwest Septic	1.19		2019EX07501	M	10/7/2019	\$500,000	Not Listed, Wanted it for 10 yr.
18	8402307	111	4625-000-004-0102	SFR Harold Dr	1.05		2019EX08453	E	10/28/2019	\$235,000	Estate Sale
19	8402405	111	322402-2-013-2009	Apt, and garage/strg Mile Hill	0.84		2019EX08603	F	11/22/2019	\$183,100	Forced Sale
20	8400301	111	262702-1-100-2000	SFR on Comm'l Zoned lot	7.98		2019EX09549	M	12/19/2019	\$2,000,000	Not listed; purchase from 4 other lots in boundary adjust
21	9401591	119	232501-4-021-2006	MH on Hwy 303	0.28		2018EX09788	Q	12/19/2018	\$5,000	Quit Claim Deed
22	8402307	111	012301-2-067-2003	SFR on Bethel	0.29		2020EX01088	D	2/6/2020	\$399,000	SFR teardown value
23	8401104	111	052401-3-042-2006	SFR/Gar NW corner Chico/Northlake Wy	0.17		2020EX01338	R	3/3/2020	\$280,000	remodel after sale
24	8100502	111	212401-1-028-2008	SFR on Kean	0.35		2020EX02630	R	4/28/2020	\$261,500	remodel after sale
25	8401102	111	202501-1-098-2003	The Maka Group, cont w/099	0.14		2020EX04253	Q	6/30/2020	\$90,900	Quit Claim Deed
26	8100502	111	3745-000-038-0109	SFR on Auto Center used as Storage	0.47		2020EX05027	M	7/28/2020	\$80,000	Price reduced for cost of demo.
27	8402307	111	362401-2-030-2005	SFR Mitchell	0.68		2020EX07313	M	10/6/2020	\$250,000	remodel after sale
28	8400201	111	4230-002-008-0002	Poulsbo Historical Society	0.12		2020EX09500	D	12/16/2020	\$850,000	Contiguous purchaser
29	8100502	111	3745-000-039-0009	SFR (NV) Auto Center	0.83		2021EX00594	V	1/27/2021	\$250,000	sold for land value
30	9401592	111	362501-3-067-2008	SFR on Almira	3.78		2021EX00873	R	2/2/2021	\$335,000	remodel after sale
31	8303601	111	4110-000-005-0004	SFR on Wyatt	0.18		2021EX01005	Q	1/29/2021	\$325,000	Quit Claim Deed
32	9401591	111	232501-4-019-2000	SFR	1.59		2021EX01605	M	3/4/2021	\$305,000	purchased from neighbor, no listing found, appears not listed
33	9401591	111	262501-1-003-2001	SFR on Hwy 303	4.58		2021EX03554	Q	5/10/2021	\$225,786	Quit Claim Deed
34	8402307	111	102301-1-008-2006	Future S Sidney Bus Park	4.24		2021EX04089	V	5/25/2021	\$1,100,000	sold for land value
35	8401104	111	172501-2-038-2009	SFR on Old Frontier	10.72		2021EX04319	1	5/27/2021	\$550,000	Family sale
36	8100502	121	172401-1-020-2002	SFR 6013 Kitsap Way	0.55		2021EX04668	M	6/14/2021	\$410,000	Remodel after purchase
37	8303601	111	262502-3-013-2004	SFR on Ericksen	0.31		2021EX04766	1	6/14/2021	\$700,000	Family sale
38	8402405	111	4649-007-004-0208	Office/Retail space & SFR	0.08		2021EX05033	M	6/18/2021	\$420,000	Office now demo'd and vacant.
39	8402307	111	012301-3-077-2009	SFR on Bethel	0.46		2021EX06317	E	7/28/2021	\$300,000	Estate Sale
40	8402307	111	022301-1-015-2007	Printing Services, State Farm	0.60		2021EX07462	M	8/27/2021	\$630,000	Not listed, related parties, tenant buyout.
41	8400202	111	232601-1-071-2000	Timberwolf Remodel by Design	0.23		2021EX07905	M	9/13/2021	\$487,550	RA after sale
42	9402390	111	012301-2-077-2001	SFR Salmonberry	0.95		2021EX08231	I	8/18/2021	\$1,000	Easement
43	8100502	111	3745-000-037-0100	SFR (NV) Auto Center Way	0.45		2021EX09458	M	10/15/2021	\$115,000	Affidavit- bought from neigh asbestos clean up/failed septic.
44	8100502	111	3745-000-037-0001	SFR (NV) Auto Center Way	0.45		2021EX09459	M	10/18/2021	\$90,000	Affidavit- bought from neigh asbestos clean up/failed septic.
45	8401101	111	082501-4-024-2002	SFR & MH on Random PI NW	3.08		2021EX10255	V	11/24/2021	\$1,100,000	sold for land value
46	8402307	111	022301-4-026-2008	SFR on Bethel-McCary 2 of 3	0.85		2021EX10352	D	11/23/2021	\$1,235,000	SFR teardown value
47	8100502	111	082401-4-042-2001	SFR on Kitsap Way	0.32		2021EX10470	E	11/23/2021	\$225,000	Estate Sale
48	8303601	121	262502-2-051-2009	2- SFR	0.43		2021EX10698	M	9/29/2021	\$56,268	FAR from Islander MHP
49	8401101	119	082501-4-046-2006	MH zoned com'l on Clear Creek	0.51		2021EX10976	M	12/10/2021	\$684,295	SW/seller, not listed, purchaser pressured her to sell.
50	8401102	111	4458-008-003-0009	Cedar Grove Bldg - Conv SFR	0.17		2022EX00032	M	12/15/2021	\$390,000	Not listed, seller offered to nbr.
51	8401101	111	212501-1-052-2006	SFR at Tracyton Bch and Bucklin Hill	0.93	3056	2022EX00177	V	12/30/2021	\$475,000	outlier, sold with residential land value
52	9401591	111	232501-4-026-2001	SFR on Highway 303	3.86		2022EX00730	F	1/24/2022	\$282,099	Forced Sale
53	8402405	111	322402-2-013-2009	Apt, and garage/strg Mile Hill	0.84		2022EX02185	M	3/29/2022	\$145,000	Not listed, sold to business partner
54	9402395	111	4059-009-013-0008	The law offices	0.16		2022EX02237	M	3/29/2022	\$325,000	Not listed, sold to tenants
55	8402307	111	022301-4-026-2008	SFR on Bethel-McCary 2 of 3	0.85		2022EX02246	D	3/24/2022	\$1,280,000	SFR teardown value
56	8401508	111	352501-4-027-2006	SFR fronting Hwy 303	0.42		2022EX03003	1	9/17/2021	\$219,807	Family sale
57	8400301	111	4316-034-016-0002	SFR NV E of Cntrl Ave on Pnslvia Av	0.24		2022EX06110	V	8/9/2022	\$250,000	sold for land value
58	8401508	111	352501-4-047-2002	SFR- Lot fronts Hwy 303	2.20		2022EX08552	E	11/21/2022	\$770,000	Estate Sale
59	8401508	111	352501-4-047-2002	SFR- Lot fronts Hwy 303	2.20		2022EX08694	V	11/28/2022	\$2,085,000	sold for land value
60	8402307	111	4625-000-004-0102	SFR Harold Dr	1.05		2023EX00727	M	2/13/2023	\$500,000	seller offered to buyer, not listed

**Kitsap County Assessor**  
**Tax Year 2024**  
**Local Income Survey for Single Family Residence**

PGI per Unit	Vacancy	EGI per Unit	Expense %	NOI per Unit
\$26.67	0%	\$26.67	21%	\$21.11
\$22.85	0%	\$22.85	41%	\$13.48
\$22.57	0%	\$22.57	0%	\$22.57
\$19.58	0%	\$19.58	18%	\$16.06
\$18.18	0%	\$18.18	0%	\$18.18
\$14.69	0%	\$14.69	24%	\$11.16
\$14.49	0%	\$14.49	0%	\$14.49
\$13.89	0%	\$13.89	28%	\$10.00
\$12.67	0%	\$12.67	36%	\$8.15
\$12.31	0%	\$12.31	0%	\$12.30
\$11.72	0%	\$11.72	0%	\$11.72
\$11.67	0%	\$11.67	0%	\$11.67
\$7.14	50%	\$3.57	0%	\$3.57
\$5.94	0%	\$5.94	0%	\$5.94