

# Neighborhood Analysis

8402205 South Port Orchard

Date: 04/04/06 Appraiser: CM47

## Neighborhood Characteristics

### Location:

- South of Port Orchard and the Bremerton National Airport and west of Southworth, Fragaria, and Olalla. The neighborhood is bounded to the west by Mason County and the south by Pierce County.

### Historical Information:

- This neighborhood includes Lake Flora, Glenwood, south Sidney, Bethel-Burley, Mullenix, Phillips, Pine and Spruce Roads, as well as Long Lake, Wye Lake, and Horseshoe Lake. The area continues to grow in residential use as property becomes less available in north and central Kitsap, and Pierce and King Counties. Commercial development in this neighborhood has been consistent with the residential use - mobile home parks, churches, auto repair facilities, and convenience stores. Industrial development has been slow. If the proposed NASCAR Race Track becomes reality (south of the Bremerton National Airport), it could have a profound impact on the west side of this neighborhood.

### Services provided by:

- South Kitsap School District, Kitsap County Sheriff, various fire and water districts, and Kitsap Transit provide services to the area. Recreational activities include parks, camps, bicycling, horse riding, golf, boating and water activities.

## Definition of Neighborhood

### Comparison elements in neighborhood:

- **Demand** (decline, growing, stable) **Stable**.
- **Use** (down-town, retail, apartments, industrial) **Apartment/Residential**.
- **Development age** (old, new, mid life, renovated) **Mid life**. The majority of the structures are in the 10-30 year age group.
- **Density** (high, medium, low) Low.

## Market Study

### Rent and Expense Survey publications

- Korpacz
- Dollars and Cents of Shopping Centers

### Internet sources

- Kitsap County Trends
- Cain and Scott
- Urban Land Institute
- Dupre' and Scott
- Marcus & Millichap

## Appraisal

### County wide models

- C-store with gas
- Fast food
- Golf Course
- Industrial land
- Mineral land

### Unique properties

- Port Orchard Airport
- Rural stand alone industrial zoned parcels
- Camps
- Water systems