

**Kitsap County  
Commercial Property Trending Results**

Valid Sales in Commercial Neighborhoods

1-1-2005 to 12-31-2005

Description	Average Ratio	District						Sales Count						Grand Total	Population	% Sold
	Class	100	303	400	401	402	Total Avg.	Class	100	303	400	401	402			
111- Single family residence	111	0.81		0.84	0.83	0.69	0.77	111	2		1	3	4	10	185	5%
119- MH - Real Property	119			0.82			0.82	119			1			1	18	6%
131- Multifamily < 20 Units	131	0.65	0.66		0.53	0.62	0.63	131	11	2		2	1	16	165	10%
135- Multifamily => 20 Units	135	0.68					0.68	135	3					3	143	2%
150- MH community	150	1.11					1.11	150	1					1	161	1%
160- Hotels and motels	160	0.64	1.25				0.94	160	1	1				2	28	7%
161- Bed and breakfast lodging	161		0.89				0.89	161		2				2	2	100%
390- Misc. manf.	390		0.70	1.01			0.86	390		1	1			2	90	2%
430- Aircraft transport	430				0.93		0.93	430				3		3	85	4%
500- Commercial condo or slip	500		0.81	0.82			0.82	500		10	11			21	641	3%
530- Retail, general	530	0.48				0.99	0.73	530	1				1	2	68	3%
543- Conv. store w/o gas pumps	543	0.50		0.49	0.84	0.58	0.60	543	1		1	1	1	4	35	11%
580- Restaurants	580			0.80	0.72	0.79	0.78	580			3	1	3	7	104	7%
582- Tavern	582			0.46			0.46	582			1			1	23	4%
590- Other retail trade	590	0.55		0.59	0.80	0.69	0.64	590	6		4	3	5	18	403	4%
591- Neighborhood center	591	0.80					0.80	591	2					2	20	10%
592- Community center	592	1.06		0.81	0.89	0.91	0.90	592	1		2	3	3	9	67	13%
610- Finance, insurance, etc.	610	0.41			1.07		0.74	610	1			1		2	24	8%
620- Personal services	620	0.84					0.84	620	4					4	30	13%
630- Business services	630	0.73		0.88			0.76	630	5		1			6	72	8%
637- General warehouse	637	0.83		0.41			0.62	637	1		1			2	166	1%
638- Mini-warehouse	638					0.77	0.77	638					2	2	52	4%
640- Repair services	640	1.38		0.60		0.92	0.97	640	1		1		1	3	86	3%
641- Service stations	641	1.13			0.80		0.96	641	1			1		2	82	2%
650- Professional services	650	0.58	0.54				0.55	650	1	3				4	58	7%
651- Medical/dental offices	651	0.94					0.94	651	1					1	124	1%
670- Governmental services	670			0.91	0.94		0.92	670			1	1		2	179	1%
690- Misc. services	690	0.83			0.85		0.85	690	2			10		12	394	3%
740- Recreational	740		0.83				0.83	740		1				1	88	1%
822- Veterinarian services	822					0.73	0.73	822					1	1	19	5%
840- Fishing & related svcs	840		0.87				0.87	840		1				1	3	33%
910- Undeveloped land	910	0.95		0.89	0.77	0.84	0.85	910	5		10	11	16	42	905	5%
940- O.S. General	940					0.93	0.93	940					1	1	24	4%
<b>Total Avg.</b>		<b>0.75</b>	<b>0.78</b>	<b>0.79</b>	<b>0.82</b>	<b>0.80</b>	<b>0.79</b>	<b>Grand Total</b>	<b>51</b>	<b>21</b>	<b>39</b>	<b>40</b>	<b>39</b>	<b>190</b>		
<b>C. O. D.</b>		<b>29</b>	<b>21</b>	<b>22</b>	<b>21</b>	<b>21</b>										
<b>Trend Factor</b>	10%	0.82	0.86	0.87	0.90	0.88	0.86									
	13%	0.85	0.89	0.89	0.93	0.90	0.89									
	16%	0.87	0.91	0.92	0.95	0.92	0.91									
	19%	0.89	0.93	0.94	0.98	0.95	0.93									

> 400 ratio before Poulsbo reappraisal

> Senior Housing, Convenience Store W/Gas, Marina, Fast Food, Retail > 100,000 sf, and Golf Courses trended per county-wide model

> Multifamily properties trended from 10% up to 35%. The change effectively makes the capitalization rate approximately 6.5%, and uniform with most recent physical inspection area.