

# Poulsbo Reappraisal Area 204

Tax Year 2007

Executive Summary

March 27, 2006

# Parcel Count

- 241 accounts
  - 177 improved
  - 64 bare land
  - Including 74 exempt

# Approaches

- 197 income groups
- 92 income approaches
- 147 cost approaches
- 2 market approaches

# Trended Sale Ratio - Starting

- 47% Ratio
- 48.2 COD
- 10 sales

# Assessed Values including exempt Totals

- 26% increase in total AV
- 45% median increase (39% median increase for taxable accounts)
- \$212.8 million prior total
- \$267.8 million new total
- \$54.9 million increase (\$18.6 million increase for exempt)

# Predominant Property Classes -Taxable only

## ■ Bare Land

- 44 accounts (27.8% of taxable accts)
- 7.4% of total taxable AV

## ■ Warehouse/ Manufacturing

- 25 accounts (15% of taxable accts)
- 34% of total taxable AV

# Significant Changes

- Land
  - Median change 39%
- Warehouse/ Manufacturing
  - Median change 30%

# Predominant Classes

- Bare Land
  - Median increase 39%
  - 27.8% of taxable accounts
  - 5 Land sales

# Predominant Classes

- Warehouse/ Manufacturing
  - Median increase 30%
  - Top PGI from \$7.85 to \$10.50
  - Cap rate down from 9.01% to range of 6.5% - 7.75%

# Trended Sale Ratio - Ending

- 97% Ratio
- 6.4 COD
- 10 sales