

**KITSAP COUNTY ASSESSOR
TAX YEAR 2010 ANNUAL UPDATE STATISTICS**

PROP CLASS	AU FACTOR	EXCISE NO	NBRHD	LRSN	PROJECT	DATE	PRICE	VALID CODE	TAX YR 2009 ASSESSED VALUE	TAX YR 2009 RATIO	TREND 2008 SALES .01 MO	TRENDED SALE PRICE	TAX YR 2010 ANNUAL UPDATE ASSESSED VALUE	TY 2010 ANNUAL UPDATE RATIO
BAINBRIDGE ISLAND SCHOOL DISTRICT														
390	0.90	08EX00507	8303401	1283050	SAGE MANUFACTURING	1/30/08	\$2,500,000	V	2,273,000	0.91	-0.1123	2,219,167	2,024,270	0.91
111	0.90	08EX00716	8303401	2320653	SFR (n/v) on LM land w/cell site	2/8/08	\$365,000	V	330,310	0.90	-0.1093	325,093	305,620	0.94
651	0.90	08EX01188	8303401	2326452	Malooof Dental Center	2/29/08	\$1,691,500	V	1,596,000	0.94	-0.1023	1,518,403	1,441,050	0.95
690	CONDO	08EX01762	8303401	2506988	Wyatt Courtyard Office Condo-#204	3/27/08	\$237,500	V	224,100	0.94	-0.0933	215,333	171,440	0.80
690	0.90	08EX06924	8303401	1309996	Four Swallows, carwash & land	12/5/08	\$3,345,000	V	2,395,270	0.72	-0.0090	3,314,895	2,162,610	0.65
	-0.10	Bainbridge Island							Count:	5			Count:	5
		AU consistent with residential (-.08 to -.10)							Lowest:	0.72			Lowest:	0.65
		Limited market data							Highest:	0.94			Highest:	0.95
								Median Ratio:	0.91			Median Ratio:	0.91	
								Average Dev.:	0.07			Average Dev.:	0.10	
								C.O.D.:	7.36			C.O.D.:	11.02	
NORTH KITSAP SCHOOL DISTRICT														
651	0.93	08EX00694	8400202	1340660	Poulsbo Dental Center	2/7/08	\$540,000	V	435,370	0.81	-0.1097	480,780	404,730	0.84
910	0.93	08EX00735	8400302	2505279	BL Lot A Waggoner Binding Site Plan	2/8/08	\$325,000	V	263,680	0.81	-0.1093	289,467	245,220	0.85
910	0.93	08EX01534	8400301	1582980	Marina View Mixed Use (future)	3/17/08	\$175,000	V	121,970	0.70	-0.0967	158,083	113,430	0.72
690	0.93	08EX01941	8400202	2506004	D&H CONDOS, UNIT 3	4/4/08	\$386,980	V	292,960	0.76	-0.0907	351,894	272,330	0.77
590	0.93	08EX02302	8400207	2455285	Taco Del Mar, Sleep Country, Subway	4/22/08	\$6,175,000	V	6,138,370	0.99	-0.0847	5,652,183	5,708,680	1.01
637	0.93	08EX02614	8400305	2358943	Kountry Korner Warehouse	5/5/08	\$350,000	V	369,300	1.06	-0.0803	321,883	346,170	1.08
460	0.93	08EX03764	8400202	2223121	Pkg for Frontier Bank employees 081	6/30/08	\$310,000	V	262,920	0.85	-0.0617	290,883	242,570	0.83
590	0.93	08EX04212	8400207	2455327	4-A Future PETCO	7/18/08	\$1,462,500	V	1,328,680	0.91	-0.0557	1,381,088	1,134,210	0.82
590	0.93	08EX04879	8400203	1334879	Nilsen's Storage	8/21/08	\$250,000	V	217,990	0.87	-0.0443	238,917	203,900	0.85
690	0.93	08EX05230	8400301	1583038	Kingston Cove Realty	9/5/08	\$430,000	V	335,130	0.78	-0.0393	413,087	311,640	0.75
111	0.93	08EX07010	8400204	1390020	MH on Pioneer Rd	12/12/08	\$279,900	V	270,300	0.97	-0.0067	278,034	244,270	0.88
637	0.93	09EX00163	8400204	1609072	Apartment & Garage In Keyport	1/13/09	\$180,000	V	166,870	0.93	0.0000	180,000	158,110	0.88
690	0.93	09EX00486	8400202	1333806	Terhune Building	2/2/09	\$1,000,000	V	1,125,140	1.13	0.0000	1,000,000	1,046,960	1.05
	-0.07	North Kitsap							Count:	13			Count:	13
		AU consistent with residential (-.06 to -.08)							Lowest:	0.70			Lowest:	0.72
		Limited market data							Highest:	1.13			Highest:	1.08
								Median Ratio:	0.87			Median Ratio:	0.85	
								Average Dev.:	0.10			Average Dev.:	0.08	
								C.O.D.:	11.40			C.O.D.:	9.64	

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CENTRAL KITSAP SCHOOL DISTRICT															
690	0.98	08EX01167	8401102	1658988	THE CLOCKTOWER	2/29/08	\$1,150,000	V	929,720	0.81	-0.1023	1,032,317	911,130	0.88	
690	0.98	08EX01236	8401101	2166882	Achieve Kitsap Eye	3/3/08	\$2,300,000	V	1,683,360	0.73	-0.1013	2,066,933	1,649,690	0.80	
651	0.98	08EX01634	8401607	2296234	Lingenbrink Holdings LLC	3/21/08	\$920,637	V	717,680	0.78	-0.0953	832,870	703,330	0.84	
111	0.98	08EX01851	8401104	1116284	SFR on HTC zoned land - Chico	3/31/08	\$155,000	V	120,450	0.78	-0.0920	140,740	118,040	0.84	
910	0.98	08EX03022	8401101	2417996	BL on Levin	5/27/08	\$850,000	V	692,790	0.82	-0.0730	787,950	678,930	0.86	
530	0.98	08EX03286	8401101	2502854	Future Silverdale II Retail Center	6/6/08	\$11,551,720	V	10,288,020	0.89	-0.0697	10,746,950	11,774,100	1.10	
183	0.98	08EX04247	8401104	1243831	MH site on Dickey Rd	7/22/08	\$225,000	V	211,310	0.94	-0.0543	212,775	207,080	0.97	
111	0.98	08EX05093	8401104	1915412	SFR on Industrial land	8/29/08	\$192,000	V	138,570	0.72	-0.0417	184,000	135,800	0.74	
111	0.98	08EX05910	8401104	2000859	SFR on Industrial Zoned Land	10/10/08	\$266,000	V	172,510	0.65	-0.0277	258,641	169,060	0.65	
111	0.98	09EX00787	8401104	1116417	SFR on HTC zoned land - Chico	2/20/09	\$125,427	V	95,140	0.76	0.0000	125,427	93,230	0.74	
	-0.02	Received lighter AU adj's in TY's 07 & 08 than comparable neighborhoods.								Count:	10			Count:	10
		Limited market data								Lowest:	0.65			Lowest:	0.65
									Highest:	0.94			Highest:	1.10	
									Median Ratio:	0.78			Median Ratio:	0.84	
									Average Dev.:	0.06			Average Dev.:	0.09	
									C.O.D.:	7.84			C.O.D.:	10.52	
SOUTH KITSAP SCHOOL DISTRICT															
651	0.91	08EX02418	8402604	2488062	Pottery Ave Prof Bldg Unit 3	4/25/08	\$395,000	V	363,960	0.92	-0.0837	361,952	331,200	0.92	
690	0.91	08EX02457	8402605	1965920	LIGHTHOUSE MORTGAGE	4/28/08	\$480,000	V	306,980	0.64	-0.0827	440,320	279,350	0.63	
111	0.91	08EX02502	8402605	1720713	SFR HTC Gorst	4/30/08	\$142,599	V	89,700	0.63	-0.0820	130,906	81,630	0.62	
637	0.91	08EX02536	8402602	1911395	Sabelhaus West and excess land	4/30/08	\$300,000	V	218,580	0.73	-0.0820	275,400	198,910	0.72	
111	0.91	08EX02798	8402603	1050723	SFR fronts Bethel, corner of Martell	5/15/08	\$254,000	V	186,040	0.73	-0.0770	234,442	169,300	0.72	
651	0.91	08EX03489	8402604	2510774	POTTERY AVE PROF BLDG #2D	6/16/08	\$177,450	V	180,190	1.02	-0.0663	165,679	163,973	0.99	
651	0.91	08EX03492	8402604	2510758	POTTERY AVE PROF BLDG #2B	6/16/08	\$142,550	V	147,330	1.03	-0.0663	133,094	134,070	1.01	
543	0.91	08EX04780	8402605	1167733	K&K Market and Deli w1-077 no combo	8/15/08	\$165,000	W	114,710	0.70	-0.0463	157,355	184,560	1.17	
111	0.91	08EX05067	8402603	1035674	SFR (NV) HTC Crawford	8/29/08	\$42,500	V	27,320	0.64	-0.0417	40,729	24,860	0.61	
470	0.91	08EX05652	8402303	1086362	PLU FM, Cingular, Cellular One	9/29/08	\$426,000	V	528,900	1.24	-0.0313	412,652	307,230	0.74	
590	0.91	08EX05746	8402601	1511369	Bay St Hair, Talks Cheap, Espresso	10/1/08	\$400,000	W	291,280	0.73	-0.0307	387,733	265,060	0.68	
119	0.91	08EX07128	8402604	1175298	MH on Bethel zoned CO-Retail Office	12/23/08	\$170,000	V	174,590	1.03	-0.0030	169,490	158,880	0.94	
720	0.91	08EX07155	8402604	1504372	PORT ORCHARD K C CLUB	12/23/08	\$350,000	V	468,910	1.34	-0.0030	348,950	426,710	1.22	
	-0.09	South Kitsap								Count:	13			Count:	13
		AU consistent with residential (-.09)								Lowest:	0.63			Lowest:	0.61
		Limited market data								Highest:	1.34			Highest:	1.22
		Statistics indicate reappraisal needed (TY 2011)								Median Ratio:	0.73			Median Ratio:	0.74
									Average Dev.:	0.20			Average Dev.:	0.18	
									C.O.D.:	27.91			C.O.D.:	24.27	

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ALL COUNTY STATISTICS														
390	0.90	08EX00507	8303401	1283050	SAGE MANUFACTURING	1/30/08	\$2,500,000	V	2,273,000	0.91	-0.1123	2,219,167	2,024,270	0.91
651	0.93	08EX00694	8400202	1340660	Poulsbo Dental Center	2/7/08	\$540,000	V	435,370	0.81	-0.1097	480,780	404,730	0.84
111	0.90	08EX00716	8303401	2320653	SFR (n/v) on LM land w/cell site	2/8/08	\$365,000	V	330,310	0.90	-0.1093	325,093	305,620	0.94
910	0.93	08EX00735	8400302	2505279	BL Lot A Waggoner Binding Site Plan	2/8/08	\$325,000	V	263,680	0.81	-0.1093	289,467	245,220	0.85
690	0.98	08EX01167	8401102	1658988	THE CLOCKTOWER	2/29/08	\$1,150,000	V	929,720	0.81	-0.1023	1,032,317	911,130	0.88
651	0.90	08EX01188	8303401	2326452	Maloof Dental Center	2/29/08	\$1,691,500	V	1,596,000	0.94	-0.1023	1,518,403	1,441,050	0.95
690	0.98	08EX01236	8401101	2166882	Achieve Kitsap Eye	3/3/08	\$2,300,000	V	1,683,360	0.73	-0.1013	2,066,933	1,649,690	0.80
910	0.93	08EX01534	8400301	1582980	Marina View Mixed Use (future)	3/17/08	\$175,000	V	121,970	0.70	-0.0967	158,083	113,430	0.72
651	0.98	08EX01634	8401607	2296234	Lingenbrink Holdings LLC	3/21/08	\$920,637	V	717,680	0.78	-0.0953	832,870	703,330	0.84
690	CONDO	08EX01762	8303401	2506988	Wyatt Courtyard Office Condo-#204	3/27/08	\$237,500	V	224,100	0.94	-0.0933	215,333	171,440	0.80
111	0.98	08EX01851	8401104	1116284	SFR on HTC zoned land - Chico	3/31/08	\$155,000	V	120,450	0.78	-0.0920	140,740	118,040	0.84
690	0.93	08EX01941	8400202	2506004	D&H CONDOS, UNIT 3	4/4/08	\$386,980	V	292,960	0.76	-0.0907	351,894	272,330	0.77
590	0.93	08EX02302	8400207	2455285	Taco Del Mar, Sleep Country, Subway	4/22/08	\$6,175,000	V	6,138,370	0.99	-0.0847	5,652,183	5,708,680	1.01
651	0.91	08EX02418	8402604	2488062	Pottery Ave Prof Bldg Unit 3	4/25/08	\$395,000	V	363,960	0.92	-0.0837	361,952	331,200	0.92
690	0.91	08EX02457	8402605	1965920	LIGHTHOUSE MORTGAGE	4/28/08	\$480,000	V	306,980	0.64	-0.0827	440,320	279,350	0.63
111	0.91	08EX02502	8402605	1720713	SFR HTC Gorst	4/30/08	\$142,599	V	89,700	0.63	-0.0820	130,906	81,630	0.62
637	0.91	08EX02536	8402602	1911395	Sabelhaus West and excess land	4/30/08	\$300,000	V	218,580	0.73	-0.0820	275,400	198,910	0.72
637	0.93	08EX02614	8400305	2358943	Country Korner Warehouse	5/5/08	\$350,000	V	369,300	1.06	-0.0803	321,883	346,170	1.08
111	0.91	08EX02798	8402603	1050723	SFR fronts Bethel, corner of Martell	5/15/08	\$254,000	V	186,040	0.73	-0.0770	234,442	169,300	0.72
910	0.98	08EX03022	8401101	2417996	BL on Levin	5/27/08	\$850,000	V	692,790	0.82	-0.0730	787,950	678,930	0.86
530	0.98	08EX03286	8401101	2502854	Future Silverdale II Retail Center	6/6/08	\$11,551,720	V	10,288,020	0.89	-0.0697	10,746,950	11,774,100	1.10
651	0.91	08EX03489	8402604	2510774	POTTERY AVE PROF BLDG #2D	6/16/08	\$177,450	V	180,190	1.02	-0.0663	165,679	163,973	0.99
651	0.91	08EX03492	8402604	2510758	POTTERY AVE PROF BLDG #2B	6/16/08	\$142,550	V	147,330	1.03	-0.0663	133,094	134,070	1.01
460	0.93	08EX03764	8400202	2223121	Pkg for Frontier Bank employees 081	6/30/08	\$310,000	V	262,920	0.85	-0.0617	290,883	242,570	0.83
590	0.93	08EX04212	8400207	2455327	4-A Future PETCO	7/18/08	\$1,462,500	V	1,328,680	0.91	-0.0557	1,381,088	1,134,210	0.82
183	0.98	08EX04247	8401104	1243831	MH site on Dickey Rd	7/22/08	\$225,000	V	211,310	0.94	-0.0543	212,775	207,080	0.97
543	0.91	08EX04780	8402605	1167733	K&K Market and Deli w1-077 no combo	8/15/08	\$165,000	W	114,710	0.70	-0.0463	157,355	184,560	1.17
590	0.93	08EX04879	8400203	1334879	Nilsen's Storage	8/21/08	\$250,000	V	217,990	0.87	-0.0443	238,917	203,900	0.85
111	0.91	08EX05067	8402603	1035674	SFR (NV) HTC Crawford	8/29/08	\$42,500	V	27,320	0.64	-0.0417	40,729	24,860	0.61
111	0.98	08EX05093	8401104	1915412	SFR on Industrial land	8/29/08	\$192,000	V	138,570	0.72	-0.0417	184,000	135,800	0.74
690	0.93	08EX05230	8400301	1583038	Kingston Cove Realty	9/5/08	\$430,000	V	335,130	0.78	-0.0393	413,087	311,640	0.75
470	0.91	08EX05652	8402303	1086362	PLU FM, Cingular, Cellular One	9/29/08	\$426,000	V	528,900	1.24	-0.0313	412,652	307,230	0.74
590	0.91	08EX05746	8402601	1511369	Bay St Hair, Talks Cheap, Espresso	10/1/08	\$400,000	W	291,280	0.73	-0.0307	387,733	265,060	0.68
111	0.98	08EX05910	8401104	2000859	SFR on Industrial Zoned Land	10/10/08	\$266,000	V	172,510	0.65	-0.0277	258,641	169,060	0.65
690	0.90	08EX06924	8303401	1309996	Four Swallows, carwash & land	12/5/08	\$3,345,000	V	2,395,270	0.72	-0.0090	3,314,895	2,162,610	0.65
111	0.93	08EX07010	8400204	1390020	MH on Pioneer Rd	12/12/08	\$279,900	V	270,300	0.97	-0.0067	278,034	244,270	0.88
119	0.91	08EX07128	8402604	1175298	MH on Bethel zoned CO-Retail Office	12/23/08	\$170,000	V	174,590	1.03	-0.0030	169,490	158,880	0.94
720	0.91	08EX07155	8402604	1504372	PORT ORCHARD K C CLUB	12/23/08	\$350,000	V	468,910	1.34	-0.0030	348,950	426,710	1.22
637	0.93	09EX00163	8400204	1609072	Apartment & Garage In Keyport	1/13/09	\$180,000	V	166,870	0.93	0.0000	180,000	158,110	0.88
690	0.93	09EX00486	8400202	1333806	Terhune Building	2/2/09	\$1,000,000	V	1,125,140	1.13	0.0000	1,000,000	1,046,960	1.05
111	0.98	09EX00787	8401104	1116417	SFR on HTC zoned land - Chico	2/20/09	\$125,427	V	95,140	0.76	0.0000	125,427	93,230	0.74
									Count:	41			Count:	41
									Lowest:	0.63			Lowest:	0.61
									Highest:	1.34			Highest:	1.22
									Median Ratio:	0.82			Median Ratio:	0.84
									Average Dev.:	0.13			Average Dev.:	0.12
									C.O.D.:	15.81			C.O.D.:	13.77

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SALES REMOVED														
121	0.84	08EX00560	8402604	1034909	Future Home Depot Pt Orchard	1/31/08	\$468,432	M	Sale price established years before transaction was recorded					
111	0.84	08EX00561	8402603	1035070	Future Home Depot Pt Orchard	1/31/08	\$550,000	M	Sale price established years before transaction was recorded					
680	0.91	08EX01874	8400404	1378439	West Sound Academy	4/1/08	\$5,800,000	X	Exempt					
670	0.84	08EX02078	8402205	1070366	Fire Dist 7 land off of Sidney Rd	4/11/08	\$110,000	X	Exempt					
690	0.99	08EX05329	8401104	2512887	BL off Clear Creek Rd to W zoned RC	9/12/08	\$2,000,000	X	Exempt					
637	0.91	08EX05783	8400305	2383255	Barefoot Backyards, American Hot Rod	10/2/08	\$2,100,000	V	Scheduled for recheck					
530	0.91	08EX07159	8402602	2418382	Espresso site Mile Hill+Woods Rd	12/23/08	\$215,000	M	Distress sale, 4/09 listed \$299K					
460	0.82	09EX00061	8303401	2012755	BI land assemblage	1/7/09	\$3,000,000	N	Partial assemblage, sale incl development costs					