

# **Kitsap County Assessor**

## **Narrative for: *AUTO SERVICE – Lube & Tune* and *AUTO SERVICE – Car Wash Valuations***

**Appraisal Date 1/1/2009, Tax Year 2010**

*Updated 6/25/09 by CM20*

### **Valuation Summary**

**Approach Used** – Cost approach.

**Analysis and Conclusion Summary** – No sales or rents were received for Lube & Tune or for Car Wash properties located in Bremerton. The properties' potential alternative uses were limited so adopting income or market approaches from other property types was not a valid option.

### **Property Type Overview**

**Population** – Bremerton contains seven Car Wash locations and one Lube & Tune location.

**Economic Conditions** – With no sales or rent information, the impact of the current downturn in the economy was impossible to assess.

**Rating System** – Three levels of quality were quantified from construction materials, exterior finish, interior finish and heat source.

### **Model Calibration**

**Preliminary Ratio Analysis** – No sales.

### **Market Sales Approach Data and Analysis**

**Regional Sales - Range of Sales Dates** – No sales.

**Current Sale Listings** – None found.

**Market Sales Rates** – Insufficient data to develop market rates.

### **Income Approach Data and Analysis**

**Rent Data** – None supplied.

**Vacancy Data** – None supplied, none noted during physical inspections.

**Expense Data** – None supplied.

**Cap Data** – No sales, unable to develop.

**Current Lease Listings** – None found.

**Income Rates** – Insufficient data to develop market rates.

### **Model Validation**

**Final Ratio Analysis** – No sales.

## Lube & Tune

	Exterior	Interior	Lighting & Plumbing	Heat	\$/SF
Good	Good ornamental block and parapet, storefront lobby.	Good drywall, acoustic tile, pavers, VCT, carpet, good office/waiting room.	Good lighting and plumbing, service outlets.	Forced Air	107.41
Average	Masonry bearing walls or frame, roll-up doors.	Painted walls, slab, some partitions, floor and ceiling finish, waiting area.	Adequate lighting and plumbing, service outlets.	Space Heaters	83.96
Fair	Block, cheap brick, tilt-up, light construction.	Painted wall, slab, few partitions, small office area.	Minimum lighting and plumbing, service outlets.	Space Heaters	74.82

## Self Serve

	Exterior	Interior	Lighting & Plumbing	Heat	\$/SF
Good	Decorative block or brick, bay doors, good roof	Unfinished, concrete floor, good drains and sump, equipment room.	Good lighting and outlets, adequate wayer	Space Heaters	78.13
Average	End and bay walls only, block or low cost brick, average roof cover, trim.	Unfinished, concrete floor, adequate drains and sump, equipment room	Adequate electrical and water service and outlets.	None	61.11
Fair	End and half-bay walls only, concrete block, shed or flat roof	Unfinished, concrete floor, adequate drains and sump, equipment room	Adequate electrical and water service and outlets.	None	53.96

## Drive-Thru

	Exterior	Interior	Lighting & Plumbing	Heat	\$/SF
Good	Decorative block or tilt-up, tunnel doors, good roof and trim	Unfinished, concrete floor, good drains and sump.	Good lighting and outlets, adequate wayer	Space Heaters	94.66
Average	Open ends, block or low-cost brick, average roof cover, little trim.	Unfinished, concrete floor, adequate drains and sump.	Adequate electrical and water service and outlets.	None	79.31
Fair	Side walls only, concrete block, shed or flat roof, very plain.	Unfinished, concrete floor, adequate drains and sump.	Adequate electrical and water service and outlets.	None	73.32