

Kitsap County Assessor

GOLF COURSE COUNTYWIDE MODEL

Appraisal Date 1/1/2009, Tax Year 2010

Updated 06/15/2009 by Appraiser CM20

Valuation Summary

Approach Used – Cost approach using Marshall & Swift applied to holes, buildings, etc. A sales approach was used to determine land value.

Summary of Analysis Conclusions – Limited and dated sales for golf courses made a sales approach of limited value. Analysis of definitions and classifications from Marshall & Swift allowed for a quality classification of the courses and supplied a base line for cost per hole. Since golf courses are located on very large tracts of land in residential zoning, the best comparables were large residential land sales. A median value reduced to an 85% assessment level, reduced an additional 37.5% to address multiple topographical issues resulted in a valuation of \$8,000 per acre. Each golf course was rated on number of holes, yardage, par and overall course acreage.

Property Type Overview

Population – A total of 11 golf courses (counting two complete courses at Gold Mountain)

Economic Conditions – The downturn in the local and nationwide economy resulted in only one early 2009 sale and only five 2008 sales of large acreage residentially zoned parcels. No recent sales of golf courses occurred in Kitsap County, nor were any discovered in adjacent counties.

Rating System – Golf courses are rated on number of holes, total yardage, total par and overall course acreage, as well as additional amenities available such as restaurants, pro shops, golf cart rentals, etc.

Sources

Publications – Marshall & Swift 2007

Internet – www.goldmt.com
www.weather.com/outlook/recreation/golf/
<http://kitsapfamily.com/golf.html>
www.kitsapgolfcc.com
www2.cybergolf.com
www.mccormickwoodsgolf.com
www.trophylakegolf.com
www.whitehorsegolf.com
www.wingpointgolf.com

Other

Model Calibration

Preliminary Ratio Analysis – Land sales from 2007, 2008 and 2009 were used, untrended. An acreage rate of \$12,611 was established for average utility. When the large residential land sales were adjusted for topography the median ratio returned was 85%. There were no recent sales of golf courses locally or from neighboring counties that would allow us to calculate a sales ratio.

Market Approach Data and Analysis

Regional Sales - Range of Sales Dates – 02/05/2007 – 02/24/2009 LAND SALES ONLY

Current Sale Listings – None

Market Rates – Not calculated

Income Approach Data and Analysis

Rent Data – n/a

Vacancy Data – n/a

Expense Data – n/a

Cap Data – n/a

Current Lease Listings – n/a

Income Rates – n/a

Model Validation

Final Ratio Analysis – The large residential land sales used to establish the acreage rate for the golf courses returns a median ratio of 85%. No recent sales of golf courses occurred so no sales ratio analysis was calculated.

Large Rural Land Sales

DOCNUM	Nbhd	LRSN	Acct. #	Owner	Acres	Sale Date	Price	Class	C	Zn	Topo 1	Topo 2	Topo 3	UT-A	0% Trend	\$/Acre	Model	Ratio
07EX03816	7401114	1176601	012402-3-002-1009	STATE OF	76.03	24-May-07	340000	910	D	IR	0.60	0.85	1.00	666,667	666,667	8,768	488,988	1.44
07EX08154	7401117	1107382	022401-3-012-1007	JKC PROP	20.73	02-Nov-07	525000	910	V	RR	1.00	1.00	1.00	525,000	525,000	25,326	261,422	0.50
07EX03455	7402607	2445013	052301-2-026-2009	AMALANI I	42.84	10-May-07	190000	880	9	UCR	0.50	1.00	1.00	380,000	380,000	8,870	270,124	1.42
07EX02297	7402305	2469377	052302-3-058-2007	HIGH RIDG	30.50	30-Mar-07	480000	910	V	RP	0.95	1.00	1.00	505,263	505,263	16,566	365,398	0.76
07EX03220	7402607	2254308	062301-2-050-2007	BREMERT	29.43	30-Apr-07	165000	880	9	RR	1.00	1.00	1.00	165,000	165,000	5,607	371,136	2.25
08EX00831	7401114	2461044	092401-1-004-1004	MERZ ROE	21.09	13-Feb-08	355000	880	9	RW	0.95	1.00	1.00	373,684	373,684	17,719	252,664	0.71
07EX00150	7402607	1052315	132301-2-002-1009	HERBRAN	23.00	08-Jan-07	130000	910	V	RR	0.95	0.40	1.00	342,105	342,105	14,874	110,219	0.85
07EX03660	7400305	2351757	152702-2-021-2007	GORDON C	21.40	18-May-07	256500	880	9	RW	0.90	1.00	1.00	285,000	285,000	13,318	242,884	0.95
08EX01069	7400305	1399427	152702-4-014-2002	MAPLE VIE	20.52	26-Feb-08	401300	910	D	RR	0.90	0.50	0.95	938,713	938,713	45,746	110,626	0.28
08EX01069	7400305	1401306	222702-1-004-2001	MAPLE VIE	25.50	26-Feb-08	498700	910	D	RR	0.90	0.85	0.85	766,936	766,936	30,076	209,105	0.42
09EX00861	7402201	1058999	232301-1-010-2007	NIELSEN M	29.72	24-Feb-09	342440	910	V	RR	0.85	1.00	1.00	402,871	402,871	13,556	318,574	0.93
08EX04549	7401114	2457521	232402-4-039-1008	EMCEE IN	23.99	05-Aug-08	135000	880	9	RW	0.95	0.75	1.00	189,474	189,474	7,898	215,555	1.60
08EX04548	7401114	2457539	232402-4-040-1005	MCCARY S	23.64	05-Aug-08	135000	880	9	RW	0.95	0.75	1.00	189,474	189,474	8,015	212,410	1.57
07EX00828	7400201	1351519	282601-1-001-2000	NALL JAMI	31.80	05-Feb-07	380000	910	V	RR	0.85	0.95	1.00	470,588	470,588	14,798	323,827	0.85
07EX05399	7402201	2280469	302301-4-019-2003	SELIG REA	29.07	17-Jul-07	890000	880	9	IR	0.95	1.00	1.00	936,842	936,842	32,227	348,267	0.39
07EX06011	7402306	1211762	332402-1-005-2000	HOBSON C	21.57	09-Aug-07	339900	910	V	RP	0.85	1.10	1.00	363,529	363,529	16,853	254,334	0.75
														All Sales	median	14,836		0.85
														IR/RW/RP	median	14,942		
														RR Sales	median	14,874		
														74011	median	8,768		
														74002-74003	median	30,076		
														74022-74026	median	14,215		
														All Sales	85%	12,611		
														Land Value Used		8,000		
Used \$8,000 to recognize the wetlands, streams, steep slopes and rough terrain that are part of a golf course.																		

Golf Course Model

From Marshall & Swift

	Par 3	Exec 18	Class I	Class II	Class III	Class IV
A	57,250	82,250	83,500	123,750	186,000	303,500
B						
C	49,250	72,375	72,250	105,500	156,000	246,625
D						
E	41,250	62,500	61,000	87,250	126,000	189,750

From Marshall & Swift Less 50%

	Par 3	Exec 18	Class I	Class II	Class III	Class IV
A	42,938	61,688	62,625	92,813	139,500	227,625
B						
C	36,938	54,281	54,188	79,125	117,000	184,969
D						
E	20,625	31,250	30,500	43,625	63,000	94,875

	Description	\$/Hole	Acres
Par 3	Nine holes on 15 to 20 acres, 1,400 yards long, including		
Exec 18	Eighteen holes on 50 to 60 acres, 4,800 yards long, rated par 60, including separate putting or pitching greens, buildings or equipment.		
Class I	Minimal quality, simply developed, budget course on open natural or flat terrain, few bunkers, small tees and greens. MEADOWMEER, VILLAGE GREENS	\$ 30,500	0-60
Class II	Simply designed course on relatively flat terrain, natural rough, few bunkers, small built-up tees and greens, some small trees. WING POINT, ROLLING HILLS, HORSESHOE LAKE	\$ 43,625	60-100
Class III	Typical private-type club on undulating terrain, bunkers at most greens, average elevated tees and greens, some large trees moved in or clearing of some wooded areas, driving range. KITSAP GOLF & COUNTRY CLUB, GOLD MOUNTAIN-Cascade	\$ 63,000	100-150
Class IV	Better championship-type course on good undulating terrain, fairway and greens bunkered and contoured, large tees and greens, large trees transplanted, driving range, may have name architect, standard course. MCCORMICK WOODS, GOLD MOUNTAIN-Olympic, TROPHY LAKE, WHITE HORSE	\$ 94,875	150+

	New Land Rate	Prior	ACRE
E		45000	5,700
D	8,000	56680 - 93612	5,700
C	8,000	72000 - 97816	5,700
B	8,000	111180	5,700
A	8,000	127500 - 138975	5,700

	Meadow meer	Village Green	Wing Point	Rolling Hills	Horseshoe Lake	Kitsap Golf & CC	Gold Mtn Cascade	Gold Mtn Olympic	McCormick Woods	White Horse	Trophy Lake
Total Acres	52.76	41.66	105.21	107.84	125.89	130.79	1,357.45		169.00	235.85	215.20
Greens Fees - Weekends	\$45	\$31	\$55	\$44	\$49	\$69	\$53	\$76	\$73	\$73	\$84
Par	35	58	70	70	71	71	71	72	72	72	72
Yardage	2,824	3,255	5,664	5,936	6,098	6,329	6,707	7,035	7,040	7,093	7,206
Holes	9	18	18	18	18	18	18	18	18	18	18