

Kitsap County Assessor
2010 Retail Special - Nursery
Appraisal Date 1/1/2009, Tax Year 2010
Updated 6/25/09 by CM43

Valuation Summary

Approach Used – Cost Approach.

Analysis and Conclusion Summary – No income data specific to this property type was available at the time of appraisal. No sales were documented. Careful attention to cost records should be given with appropriate depreciation for the age/condition of buildings and addition of value for site improvements.

Property Type Overview

Population – There are only a few properties in the area five neighborhoods.

Economic Conditions – Lack of available market data makes definitive analysis of the property type difficult. Some impact from the recent downturn in the economy is assumed as there is some evidence of an impact among other similar property types.

Rating System – Properties tend to be unique, no rating system was developed.

Model Calibration

Preliminary Ratio Analysis – None performed.

Market Sales Approach Data and Analysis

Local Sales – None documented.

Current Sale Listings – No listings were documented.

Market Sales Rates – No market rates were developed.

Income Approach Data and Analysis

Rent Data – No rent data was documented for this property type.

Vacancy Data – No vacancy noted.

Expense Data – No expense data was documented for this property type.

Cap Data – No cap rate data was documented for this property type.

Current Lease Listings – None documented.

Model Validation

Final Ratio Analysis – None performed.