

TAX YEAR 2011
SITE SPECIAL COUNTYWIDE MODEL

CELL SITES

CLASS	DESCRIPTION	Location	Traffic Volume
B	Urban and dense suburban locations, high volume traffic corridors	URBAN	HIGH
C	Rural residential locations, moderate volume traffic corridors	RURAL	MEDIUM OR LOW

COST APPROACH - Adjust by -\$1,000 for residential zoned properties for land value.

COST APPROACH - Adjust by calculation of land value based on 750 sq ft on commercially zoned properties.

ESPRESSO SITES and FREE STANDING ATMs

CLASS	DESCRIPTION	Location	Traffic Volume	Competition	Stand Alone or Attached
B	High traffic volume, high visibility, easy access, high or medium competition, synergy from close proximity to retail or office complexes. Examples: West Hills Texaco location, Starbucks inside Albertson's	URBAN	HIGH	HIGH OR MEDIUM	Stand Alone or Attached
C	In Urban areas, has morning and evening commuter traffic but not in major shopping area. Urban has limited competition. In Rural areas, has morning and evening commuter traffic, no competition. Rural may be located in a rural shopping complex or CSWG location. Examples: SFR/Espresso on Perry, Texaco Station at corner of Seabeck Hwy & Newberry Hill Road, Lowe's of Silverdale	URBAN OR RURAL	HIGH OR MEDIUM	MEDIUM OR LOW	Stand Alone or Attached
D	Rural, low traffic volume, low competition. Serves local population. Examples: Seabeck Marina, Port Gamble Mill Site.	RURAL	LOW	LOW	Stand Alone

Average site size for an espresso stand or ATM is 750 square feet.

Reduce cost approach by 750 square feet of land value on commercial zoned parcels, reduce by \$1,000 on residential zoned parcels.

On espresso stands which are permanent structures, use cost approach and classify building as a Snack Bar for drive-up service.

On espresso stands which are permanent structures with indoor seating and service capacity, use Fast Food income approach.

Income Model Rates

MSN

302010

NEIGHBORHOOD

0

13 Site Special		Espresso	Cell	NC ADJ	Atm	AddnlProp	Water
B	RENT	9,450.00	8,160.00		9,450.00		
B	CAP	8.00	8.00		8.00		
B	MKT	118,125.00	102,000.00		118,125.00		
C	RENT	7,425.00	5,100.00	1.00	7,425.00	1.00	
C	CAP	8.00	8.00	100.00	8.00	100.00	
C	MKT	92,813.00	63,750.00	1.00	92,813.00	1.00	
D	RENT	4,320.00			4,320.00		
D	CAP	8.00			8.00		
D	MKT	54,000.00			54,000.00		