

Kitsap County Assessor
Narrative for Recreation – Gym, Skate, and Bowling
Appraisal Date 1/1/2010, Tax Year 2011
Updated 8/3/10 by CM43

Valuation Summary

Approach Used - Income approach (unless an exempt property or improvement is located on residential zoned land in which case use cost approach.) If land value exceeds income approach a cost approach is used. Another exception is if a property possesses such unique characteristics that it becomes difficult to classify in the typical manner, such properties resort to the cost approach. If utilizing the cost approach careful consideration should be given to condition and effective age of structures.

Analysis and Conclusion Summary – One lease listing for a gym type property was available at the time of appraisal. No sales or listings in the reappraisal area were documented. Primary consideration is given to the properties' characteristics and potential alternative use. The median land to building ratio for this property type was 4.19:1 with an average absolute deviation of 2.18. Additional land value was added to the income stream on properties that exceeded a 6.37:1 ratio.

Property Type Overview

Population – There are seven facilities in the Area 6 reappraisal neighborhoods.

Economic Conditions - Lack of available market data makes definitive analysis of this 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 – The warehouse model definition was largely adopted. The warehouse model identified two specific types of warehouses: those with less than 30% retail/office space to warehouse space and those with greater than 30% retail/office space to warehouse space. Each type has five income classes. Primary consideration is given to the properties' characteristics and potential alternative use. Other considerations are construction type, finish/fenestration, quality, age/condition, location, and parking. The alternative use determines the income type and class used; typically these structures resemble warehouse type properties with a percentage of finished retail/office space.

Model Calibration

Preliminary Ratio Analysis – No sales or listings in the area were available for analysis.

Market Sales Approach Data and Analysis

Regional Sales - Range of Sales Dates – No sales were available.

Current Sale Listings – None 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, adopt an appropriate alternative use.

Vacancy Data – Field inspections indicate a portion of one property is vacant at this time.

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 – One lease listing was documented at \$8.00 per square foot.

Income Rates – No rates for this property type were developed, most likely alternative use is adopted. Please reference the respective model documentation for the property type used to value the parcel.

Model Validation

Final Ratio Analysis – No sales are available for a ratio analysis.

Sources

Internet – <http://cba.epropertydata.com/pub/index.cfm>
<http://www.windermerecommercial.com/>
<http://www.bradleyscottinc.com/>

Publications – Marshall & Swift Valuation Service

Other – None

Recreation Model Definition, Gym, Skate, Bowling < 30%

Class	Construction	Exterior Finish	Interior Finish	Age/Condition	Office/Retail %	Location	Parking
A	Heavy steel and/or concrete frame, fireproof construction	Good quality finish and fenestration, resembles office or retail at main entrance, mix of concrete, brick, tile, concrete fiber, or stucco	Good quality finished office/retail space, warehouse area probably insulated and can be heated, heavy concrete slab	New or recent complete renovation, very little or no deferred maintenance or obsolescence, all major short-lived items are like new, high curb appeal	20 - 30% office and/or showroom/retail space	At or very near main highway or major arterial, high traffic flow	Ample paved parking
B	Steel or concrete frame, fire resistant construction	Better than typical quality finish and fenestration, resembles good warehouse or low quality office/retail at entrance, may have mix of concrete, brick, tile, wood, or stucco exterior	Better than typical quality finished, insulated, and heated office/retail space, warehouse area may be heated, concrete floor	7 to 15 year effective age, little deferred maintenance evident, but not everything is new, no obsolescence evident, appearance and utility better than typical	10 - 20% office and/or showroom/retail space	On major arterial, visible	Ample paved parking
C	Wood, steel, or concrete block, fire resistant construction	Typical finish and plain fenestration, resembles warehouse, concrete, wood, stucco, or metal exterior	Plain drywall, insulation, and heat in office/retail space, unheated and uninsulated warehouse area with concrete floor	15 to 25 year effective age, some deferred maintenance and/or functional obsolescence evident but major components still function and have utility, not unappealing	5 - 10% office and/or showroom/retail space	On or very near a main arterial	Sufficient paved parking
D	Wood or pole frame, combustible construction	Little fenestration, less than typical quality warehouse, plain metal or wood siding	Minimally or inexpensively finished office/retail space, no heat or insulation in warehouse space	25 - 35 year effective age, deterioration is somewhat worse than normally expected, some obvious deferred maintenance and functional obsolescence, appears worn	0 - 5% office and/or showroom/retail space	Away from main arterial	Limited off street parking
E	Pole frame, combustible construction	Inexpensive metal or plywood sheet covering with little to no fenestration	No finished office/retail space, may have office area open to warehouse space, no heat or insulation	35+ years, obvious deferred maintenance and functional obsolescence, deterioration much worse than normal, some major components need repair or replacement, substandard utility, unappealing	No office and/or showroom/retail space	Away from main arterial, narrow street	Very limited or no off street parking

If property is exempt or is located on residential zoned land use cost approach

Recreation Model Definition, Gym, Skate, Bowling > 30%

Class	Construction	Exterior Finish	Interior Finish	Age/Condition	Office/Retail %	Location	Parking
A	Heavy steel and/or concrete frame, fireproof construction	Good quality finish and fenestration, resembles office or retail at main entrance, mix of concrete, brick, tile, concrete fiber, or stucco	Good quality finished office/retail space, warehouse area probably insulated and can be heated, heavy concrete slab	New or recent complete renovation, very little or no deferred maintenance or obsolescence, all major short-lived items are like new, high curb appeal	50% or more office and/or showroom/retail space	At or very near main highway or major arterial, high traffic flow	Ample paved parking
B	Steel or concrete frame, fire resistant construction	Better than typical quality finish and fenestration, resembles good warehouse or low quality office/retail at entrance, may have mix of concrete, brick, tile, wood, or stucco exterior	Better than typical quality finished, insulated, and heated office/retail space, warehouse area may be heated, concrete floor	7 to 15 year effective age, little deferred maintenance evident, but not everything is new, no obsolescence evident, appearance and utility better than typical	45 - 50% office and/or showroom/retail space	On major arterial, visible	Ample paved parking
C	Wood, steel, or concrete block, fire resistant construction	Typical finish and plain fenestration, resembles warehouse, concrete, wood, stucco, or metal exterior	Plain drywall, insulation, and heat in office/retail space, unheated and uninsulated warehouse area with concrete floor	15 to 25 year effective age, some deferred maintenance and/or functional obsolescence evident but major components still function and have utility, not unappealing	40 - 45% office and/or showroom/retail space	On or very near a main arterial	Sufficient paved parking
D	Wood or pole frame, combustible construction	Little fenestration, less than typical quality warehouse, plain metal or wood siding	Minimally or inexpensively finished office/retail space, no heat or insulation in warehouse space	25 - 35 year effective age, deterioration is somewhat worse than normally expected, some obvious deferred maintenance and functional obsolescence, appears worn	35 - 40% office and/or showroom/retail space	Away from main arterial	Limited off street parking
E	Pole frame, combustible construction	Inexpensive metal or plywood sheet covering with little to no fenestration	No finished office/retail space, may have office area open to warehouse space, no heat or insulation	35+ years, obvious deferred maintenance and functional obsolescence, deterioration much worse than normal, some major components need repair or replacement, substandard utility, unappealing	30 - 35% office and/or showroom/retail space	Away from main arterial, narrow street	Very limited or no off street parking

If property is exempt or is located on residential zoned land use cost approach