

# **Kitsap County Assessor**

## **Narrative for Site Special – Water Systems**

Appraisal Date 1/1/2010, Tax Year 2011

Updated 08/10/10 by CM20

### **Valuation Summary**

Approach Used - Cost approach.

Analysis and Conclusion Summary - No sales or income data was available. No listings were found. Cost approach is the most appropriate method of valuation. Shed, garages, pole buildings, carports, concrete or asphalt along with tanks (concrete, elevated, welded steel, wood or reservoir) are valued using Marshall & Swift. Standardized configuration of the cost records was developed to insure uniformity of value.

### **Property Type Overview**

Population – A total of 39 water systems were located in the Area 6 revaluation region.

Economic Conditions – No impact from the recent downturn of the economy has been noted in water systems as they provide a vital service.

Rating System – The tanks do not have a rating system, however condition is subject to appraiser discretion. Quality of sheds, garages, pole buildings and carports is up to appraiser discretion, but generally fall into either fair or average quality.

### **Model Calibration**

Preliminary Ratio Analysis - No sales of this property type were identified.

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

Regional Sales - Range of Sales Dates – None available.

Current Sale Listings – None documented.

Market Sales Rates – Not developed.

### **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 – No sales for a ratio analysis were available.

### **Sources**

Internet – None.

Publications – None.

Other – None.



1626126 – Reservoir



1744861 – Reservoir and Shed-GP



1789429 – Residential Detached Garage



1275247 – Residential Detached Garage



1261494 – Welded Steel with Residential Detached Garage



1261577 – Welded Steel



2299253 – Concrete tank with Residential Detached Garage



2175727 – Concrete tank with Shed-GP



1980408 – Elevated Steel Tank



1721414 – Elevated Steel Tank and Welded Steel



1235670 – Shed – GP



1230374 – Shed –GP Tank is???