

# **Kitsap County Assessor**

## **Cell Site County Wide Model**

Appraisal Date 1/1/2011, Tax Year 2012  
Updated 09/13/2011 by Appraiser CM20

### **Valuation Summary**

**Approach Used** – Income approach used on parcels with commercial development. Values derived from the income approach reduced by \$1,000 are used in a cost approach for unimproved residentially zoned land. For otherwise unimproved commercially zoned land or commercial ventures using a cost approach on commercially zoned land, the income approach less a value equal to 750 square feet of the parcel land value is included in the cost approach.

**Summary of Analysis Conclusions** – Fifteen rents were documented between 2007 and 2010. Sales information was insufficient to develop a market model.

### **Property Type Overview**

**Population** – There are fifty-seven cell sites recognized in Kitsap County. Fifteen are located on commercially zoned properties, the balance are in residential areas. An estimate of 750 square feet of land is attributed to cell sites.

**Economic Conditions** – The current downturn in the economy does not appear to have affected rents for cell sites.

**Rating System** – Two classes of cell sites were established based on rents and location. Class B rents were located in urban or dense suburban locations or in high volume traffic corridors. Class C rents were typically located in rural residential locations, or moderate traffic corridors.

### **Model Calibration**

**Preliminary Ratio Analysis** – No sales of property improved exclusively with a cell site were available. Cell sites are found in conjunction with improved commercial or residential properties. The model was calibrated using reported rents. No ratio analysis was performed.

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

**Regional Sales - Range of Sales Dates** – Information was found via the internet, but no identifying information was included in the report. The sales were within a 25 mile radius of Port Orchard, WA which would include Pierce, Mason, and Jefferson Counties. Without being able to identify locations, the information was not useful in developing the model.

**Current Sale Listings** – None available.

**Market Rates** – None available.

### **Income Approach Data and Analysis**

**Rent Data** – Fifteen rents were reviewed countywide. The rents reflected two levels of income.

**Vacancy Data** – No vacancy is associated with cell sites.

**Expense Data** – None, nominal accounting and lease renewal expenditures are required.

**Cap Data** – PWC 4<sup>th</sup> Qtr 2010 quoted 7.25% for national warehouse and 8.25% for Pacific Northwest Office, and Korpacz 3<sup>rd</sup> Qtr 2010 Investor Survey has 8.38% for warehouse and 8.41% for Pacific Northwest Office.

**Current Lease Listings** – None.

### **Model Validation**

**Final Ratio Analysis** – With no sales information available, a ratio analysis was not performed.

### **Sources**

#### **Publications** –

PriceWaterhouseCooper 4<sup>th</sup> Quarter 2010 Real Estate Survey

Korpacz 3<sup>rd</sup> Quarter 2010 Investor Survey

#### **Internet** –

<http://md7.com>

**TAX YEAR 2012  
SITE SPECIAL COUNTYWIDE MODEL DEFINITION**

**CELL SITES & BILLBOARDS**

CLASS	DESCRIPTION	Location	Traffic Volume
B	Urban or 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.

Billboards valued at 50% of cell sites.

**ESPRESSO SITES and FREE STANDING ATMs**

CLASS	DESCRIPTION	Location	Traffic Volume	Competition	ESPRESSO ONLY 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	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.

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

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

# Income Model Rates

Neighborhood 0

Model Serial # 302011

Property Type Site Special

## Rent Class B

	Espresso	Cell	NC ADJ	Atm	AddnlProp	Billboard
RENT	9,450.00	9,180.00		9,450.00		4,590.00
CAP	8.00	8.00		8.00		8.00
MKT	118,130.00	114,750.00		118,130.00		57,380.00

## Rent Class C

	Espresso	Cell	NC ADJ	Atm	AddnlProp	Billboard
RENT	7,425.00	6,480.00	1.00	7,425.00	1.00	3,240.00
CAP	8.00	8.00	100.00	8.00	100.00	8.00
MKT	92,810.00	81,000.00	1.00	92,810.00	1.00	40,500.00

## Rent Class D

	Espresso	Cell	NC ADJ	Atm	AddnlProp	Billboard
RENT	4,320.00			4,320.00		
CAP	8.00			8.00		
MKT	54,000.00			54,000.00		

## Local Income Survey

Property Type Site Special

Sub Type Cell

Date	PGI/Unit	Vacancy	EGI per Unit	Expense %	NOI per Unit
7/28/2009	\$65,427.00	0%	\$65,420.46	0%	\$65,413.92
7/28/2009	\$39,909.00	0%	\$39,905.01	0%	\$39,901.02
7/28/2009	\$33,039.00	0%	\$33,035.70	0%	\$33,032.39
7/28/2009	\$14,832.00	0%	\$14,830.52	0%	\$14,829.03
9/25/2008	\$10,800.00	0%	\$10,798.92	0%	\$10,797.84
2/17/2011	\$10,500.00	0%	\$10,498.95	0%	\$10,497.90
7/28/2009	\$8,217.00	0%	\$8,216.18	0%	\$8,215.36
7/28/2009	\$7,330.00	0%	\$7,329.27	0%	\$7,328.53
4/7/2008	\$7,200.00	0%	\$7,199.28	0%	\$7,198.56
2/17/2011	\$7,200.00	0%	\$7,199.28	0%	\$7,198.56
5/9/2007	\$6,000.00	0%	\$5,999.40	0%	\$5,998.80
3/9/2009	\$6,000.00	0%	\$5,999.40	0%	\$5,998.80
7/28/2009	\$5,652.00	0%	\$5,651.43	0%	\$5,650.87
3/9/2009	\$3,492.00	0%	\$3,491.65	0%	\$3,491.30
7/28/2009	\$2,400.00	0%	\$2,399.76	0%	\$2,399.52