

Kitsap County Assessor

Narrative for Church Valuation

Appraisal Date 1/1/2011, Tax Year 2012

Updated 09/29/2011 by CM20

Valuation Summary

Approach Used – Cost approach was used for all churches in residential zoning. Churches of traditional design in commercial zoning were also valued using the cost approach. Church buildings in commercial zoning that are actual office buildings or have an ability to be converted to other commercial use were valued using the Office income approach model.

Analysis and Conclusion Summary – No sales are available for analysis. No rents are available for analysis. The cost approach is the best method for valuation uniformity on this property type.

Property Type Overview

Population – The Silverdale Area 1 revaluation neighborhoods have 17 churches. Eight are zoned commercial and nine are zoned residential.

Economic Conditions – The recent downturn in the economy would have the same effect on sale of church property as on other commercial use properties.

Rating System – Guidelines from Marshall & Swift Valuation Service were followed for correct quality classification of each church.

Land to Building Ratio – The land to building ratio from office was adopted for those parcels using an income approach.

Model Calibration

Preliminary Ratio Analysis – No analysis was performed.

Market Sales Approach Data and Analysis

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

Current Sale Listings – No listings were reviewed.

Income Approach Data and Analysis

The Office Income model was adopted for churches that are zoned commercial and due to modern design have a high probability of conversion to office use.

Cost Approach

Using a cost approach based on the characteristics of the church return a more equalized valuation for these properties.

Model Validation

Final Ratio Analysis – No analysis was performed.