



# Kitsap County Assessor

## Documentation for Area 4 - Rural South Kitsap

Tax Year: 2020 Appraisal Date: 1/1/2019

Property Type: Office - General Office, Medical Office, and Banks

Updated 5/8/2019 by CM27

### Area Overview

Rural South Kitsap to the Mason and Pierce County Lines including Manchester, Southworth, Olalla, South portion of Highway 16.

### Property Type Overview

An office building is used primarily for administration, clerical work, consulting, or other client services related to offices.

**Land to Building Ratio:** The national land to building ratio for this property type is 4-5:1. The countywide land to building ratio for this property type is: use national ratio.

The land to building ratio is used to determine excess or surplus land. Review of zoning requirements such as total lot coverage or parking requirements, as well as topography and easements, must also be considered before calculating value for this land.

**Economic Overview:** There is insufficient population or data to evaluate economic conditions.

Area 4 has 6 parcels where office is the predominant use. The income approach was applied to 2 parcels, 0 general office and 2 medical offices. Four of the office parcels are located on residential land and are valued with the cost approach.

### Valuation Summary

**Approach Used:** Income

**Analysis and Conclusion Summary:** The three approaches to value were considered.

The cost approach was given little consideration in the appraiser's final analysis. Cost approach components such as replacement cost new, effective age, and depreciation are difficult to accurately calculate in a mass appraisal model.

A market/sales comparison approach uses sale prices of comparable properties to calculate value. The market/sales approach was not applied as Kitsap County lacks sufficient, recent sales.

The income approach was selected as the best method for valuing these properties. The data used to develop our current model data was collected from our mail survey, site visits, local sales, national publications, and data supplied for review or appeal.

### Model Calibration

**Preliminary Ratio Analysis:** Analysis of 0 sales resulted in a mean ratio of 0%, a median ratio of 0%, and a coefficient of dispersion (COD) of 0.

### Market/Sales Comparison Approach Data and Analysis

**Sales:** Range of Sale Dates: 1/1/2016 to 3/31/2019. A total of 0 local sales, and 0 regional sales, and 0 national sales were used in the sales analysis. Additional information is provided on the sales analysis data sheet.

Updated 5/8/2019 by CM27

## **Property type: Office - General Office, Medical Office, and Banks (continued)**

Kitsap County attempts to review, analyze, and validate via telephone, mail, or in person interviews, all commercial sales within the county for inclusion or exclusion in our market/sales approach.

**Market/Sales Rates:** Sales ranged from \$0 to \$0 per square foot.

### **Model Validation**

**Final Ratio Analysis:** Analysis of 0 sales resulted in a mean ratio of 0%, a median ratio of 0%, and a coefficient of dispersion (COD) of 0.

### **Sources**

Kitsap County Board of Equalization appeal documentation.

Washington State Board of Tax appeal documentation.

Kitsap County income and expense surveys.

Kitsap County sales questionnaires.

The Dictionary of Real Estate Appraisal, Appraisal Institute, Third Edition, 1993

Property Appraisal and Assessment Administration, IAAO, 1990

Glossary for Property Appraisal and Assessment, IAAO, 1997

LoopNet - [www.loopnet.com](http://www.loopnet.com)

Commercial Brokers Association - [www.commercialmls.com](http://www.commercialmls.com)

**Income Model:** 302019

**Property Type:** Office

**Neighborhood:** 8402403, 405, 9402401, 402, 404

| Office | Med | Bank | CondoSmOfc | Condo Ofc | OfficeUpper |
|--------|-----|------|------------|-----------|-------------|
|--------|-----|------|------------|-----------|-------------|

**Class A**

|          |       |       |       |  |       |  |
|----------|-------|-------|-------|--|-------|--|
| Rent     | 27.75 | 31.00 | 31.00 |  | 27.00 |  |
| Vac %    | 7.00  | 7.00  | 7.00  |  | 7.00  |  |
| Exp %    | 30.00 | 30.00 | 30.00 |  | 30.00 |  |
| Cap Rate | 7.75  | 8.00  | 8.00  |  | 8.00  |  |
| Market   | 0.01  | 0.01  | 0.01  |  | 0.01  |  |

**Class B**

|          |       |       |       |  |       |  |
|----------|-------|-------|-------|--|-------|--|
| Rent     | 21.25 | 27.00 | 27.00 |  | 21.00 |  |
| Vac %    | 10.00 | 10.00 | 10.00 |  | 10.00 |  |
| Exp %    | 31.00 | 31.00 | 31.00 |  | 31.00 |  |
| Cap Rate | 7.950 | 8.000 | 8.000 |  | 8.300 |  |
| Market   | 0.01  | 0.01  | 0.01  |  | 0.01  |  |

**Class C**

|          |       |       |       |  |       |  |
|----------|-------|-------|-------|--|-------|--|
| Rent     | 17.75 | 21.00 | 21.00 |  | 17.00 |  |
| Vac %    | 15.00 | 10.00 | 10.00 |  | 15.00 |  |
| Exp %    | 32.00 | 31.00 | 31.00 |  | 32.00 |  |
| Cap Rate | 8.50  | 8.30  | 8.30  |  | 8.60  |  |
| Market   | 0.01  | 0.01  | 0.01  |  | 0.01  |  |

**Class D**

|          |       |       |       |  |       |  |
|----------|-------|-------|-------|--|-------|--|
| Rent     | 11.50 | 17.00 | 17.00 |  | 11.00 |  |
| Vac %    | 20.00 | 15.00 | 15.00 |  | 20.00 |  |
| Exp %    | 32.00 | 32.00 | 32.00 |  | 32.00 |  |
| Cap Rate | 8.75  | 8.60  | 8.60  |  | 8.80  |  |
| Market   | 0.01  | 0.01  | 0.01  |  | 0.01  |  |

**Class E**

|          |       |       |       |  |       |  |
|----------|-------|-------|-------|--|-------|--|
| Rent     | 8.75  | 11.00 | 11.00 |  | 8.50  |  |
| Vac %    | 20.00 | 20.00 | 20.00 |  | 20.00 |  |
| Exp %    | 35.00 | 32.00 | 32.00 |  | 35.00 |  |
| Cap Rate | 8.75  | 9.10  | 9.10  |  | 9.10  |  |
| Market   | 0.01  | 0.01  | 0.01  |  | 0.01  |  |