



## Kitsap County Assessor

### Documentation for Countywide Model

Tax Year: 2024 Appraisal Date: 1/1/2024

Property Type: Restricted Multifamily

Updated 5/15/2023 by CM20

### Area Overview

Countywide models are for properties located throughout Kitsap County, rather than by neighborhood.

This property type was physically inspected for the 2024 tax year.

There are 18 privately owned projects that participate in either Section 515 or Section 42 income restricted multifamily properties.

### Property Type Overview

Rates are set annually by the Washington State Housing Finance Commission (WSHFC) and are divided into Studio, 1 Bedroom, 2 Bedroom, 3 Bedroom, and 4 Bedroom units. For Kitsap County, Rent Class A is 80% of the area median income as set by WSHFC, Rent Class B is 60%, Rent Class C is 45%-50%, Rent Class D is 40%, and Rent Class E is 30%. The WSHFC also reports population per classification annually on their website.

**Land to Building Ratio:** The national land to building ratio for this property type is 2-4:1. The countywide land to building ratio for this property type is: n/a.

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:** Sales of restricted multifamily projects are rare. Kitsap County has had three valid sales in the last five years.

### 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 3 sales resulted in a mean ratio of 32%, a median ratio of 31%, and a coefficient of dispersion (COD) of 11.79.

### Market/Sales Comparison Approach Data and Analysis

## **Property type: Restricted Multifamily (continued)**

**Sales:** Range of Sale Dates: 1/1/2018 to 12/31/2022. A total of 3 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.

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 \$98,370 to \$154,167 per unit.

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

Values were calculated using a full service income model.

Income and expense information was collected from mailed surveys, property representatives, on-site visits, and market research (publications, newsletters, websites, etc.)

**Rent Data:** The Assessor validated rents from 0% of the market. Typical reported rents had a range of \$6,948 to \$28,656. We selected \$5,832 to \$25,790.40 for our model.

**Vacancy Data:** Typical reported vacancy had a range of 0% to 35%. We selected 3% to 3% for our model.

**Expense Data:** Typical reported expense had a range of 0% to 65%. We selected 55% to 55% for our model.

**Capitalization Rate (Cap) Data:** Typical sale cap rates ranged from 3% to 9%. We selected 7.5% to 7.5% for our model.

Fannie Mae Multifamily Market Commentary on LIHTC Assets, June 16, 2022

**Income Model Value Range:** The income approach calculates a range of values from \$33,942.24 to \$150,100.1 per unit.

**Final Ratio Analysis:** Analysis of 3 sales resulted in a mean ratio of 52%, a median ratio of 55%, and a coefficient of dispersion (COD) of 14.28.

### **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)

Fannie Mae News & Insights June 16, 2022 Investors Show Strong Interest in LIHTC Assets

Washington State Housing Finance Commission website

# Kitsap County Assessor

Tax Year: 2024

Property Type: Restricted Multifamily

Neighborhood: 0

	Studio	1 Bedrm	2 Bedrm	3 Bedrm	4 Bedrm	
--	--------	---------	---------	---------	---------	--

## Class A

Rent	15,573.60	16,686.00	20,023.20	23,122.80	25,790.40	
Vac %	3.00	3.00	3.00	3.00	3.00	
Exp %	55.00	55.00	55.00	55.00	55.00	
Cap Rate	7.50	7.50	7.50	7.50	7.50	
Market	0.01	0.01	0.01	0.01	0.01	

## Class B

Rent	11,674.80	12,506.40	15,012.00	17,334.00	19,342.80	
Vac %	3.00	3.00	3.00	3.00	3.00	
Exp %	55.00	55.00	55.00	55.00	55.00	
Cap Rate	7.500	7.500	7.500	7.500	7.500	
Market	0.01	0.01	0.01	0.01	0.01	

## Class C

Rent	9,244.80	9,903.60	11,880.00	13,726.80	15,309.00	
Vac %	3.00	3.00	3.00	3.00	3.00	
Exp %	55.00	55.00	55.00	55.00	55.00	
Cap Rate	7.50	7.50	7.50	7.50	7.50	
Market	0.01	0.01	0.01	0.01	0.01	

## Class D

Rent	7,786.80	8,337.60	10,011.60	11,556.00	12,895.20	
Vac %	3.00	3.00	3.00	3.00	3.00	
Exp %	55.00	55.00	55.00	55.00	55.00	
Cap Rate	7.50	7.50	7.50	7.50	7.50	
Market	0.01	0.01	0.01	0.01	0.01	

## Class E

Rent	5,832.00	6,253.20	7,506.00	8,661.60	9,666.00	
Vac %	3.00	3.00	3.00	3.00	3.00	
Exp %	55.00	55.00	55.00	55.00	55.00	
Cap Rate	7.50	7.50	7.50	7.50	7.50	
Market	0.01	0.01	0.01	0.01	0.01	

**Kitsap County Assessor  
 Tax Year 2024  
 Local Income Survey for Restricted Multifamily**

PGI per Unit	Vacancy	EGI per Unit	Expense %	NOI per Unit
\$21,840.00	0%	\$21,839.78	0%	\$21,839.56
\$19,877.45	5%	\$18,883.58	0%	\$18,883.39
\$19,524.00	0%	\$19,523.80	0%	\$19,523.61
\$18,120.00	0%	\$18,119.82	0%	\$18,119.64
\$17,916.00	0%	\$17,915.82	0%	\$17,915.82
\$17,676.00	0%	\$17,675.82	0%	\$17,675.65
\$16,056.00	0%	\$16,055.84	0%	\$16,055.68
\$15,924.00	0%	\$15,923.84	0%	\$15,923.68
\$15,888.00	0%	\$15,887.84	0%	\$15,887.68
\$15,744.00	0%	\$15,743.84	0%	\$15,743.69
\$15,528.00	1%	\$15,372.72	0%	\$15,372.57
\$15,336.00	0%	\$15,335.85	0%	\$15,335.69
\$15,336.00	35%	\$9,968.40	26%	\$7,376.62
\$13,320.00	0%	\$13,319.87	0%	\$13,319.73
\$12,996.00	7%	\$12,086.28	0%	\$12,086.16
\$12,552.00	0%	\$12,551.87	0%	\$12,551.75
\$11,004.00	0%	\$11,003.89	0%	\$11,003.78
\$9,564.00	0%	\$9,563.90	0%	\$9,563.81
\$8,976.00	0%	\$8,975.99	0%	\$8,975.90
\$8,926.89	0%	\$8,926.80	54%	\$4,106.33
\$8,808.00	0%	\$8,807.91	0%	\$8,807.82
\$8,484.00	0%	\$8,483.92	0%	\$8,483.83
\$8,412.00	0%	\$8,411.99	0%	\$8,411.91
\$8,088.00	0%	\$8,087.92	65%	\$2,830.77
\$7,644.00	0%	\$7,643.99	0%	\$7,643.92
\$7,584.00	0%	\$7,583.92	65%	\$2,654.37
\$7,404.00	0%	\$7,403.93	0%	\$7,403.85
\$6,888.00	0%	\$6,887.93	65%	\$2,410.78
\$2,098.85	0%	\$2,098.83	0%	\$2,098.80

**Kitsap County**  
**MTSP-Income and Rent Limits**  
**Effective 4/18/22**  
**Median Income: \$ 102,500**

<b>Set-aside Percentage</b>	<b>1-person</b>	<b>2-person</b>	<b>3-person</b>	<b>4-person</b>	<b>5-person</b>	<b>6-person</b>	<b>7-person</b>	<b>8-person</b>
<b>20%</b>	14420	16480	18540	20580	22240	23880	25520	27180
<b>30%</b>	21630	24720	27810	30870	33360	35820	38280	40770
<b>35%</b>	25235	28840	32445	36015	38920	41790	44660	47565
<b>40%</b>	28840	32960	37080	41160	44480	47760	51040	54360
<b>45%</b>	32445	37080	41715	46305	50040	53730	57420	61155
<b>50%</b>	36050	41200	46350	51450	55600	59700	63800	67950
<b>60%</b>	43260	49440	55620	61740	66720	71640	76560	81540
<b>70%</b>	50470	57680	64890	72030	77840	83580	89320	95130
<b>80%</b>	57680	65920	74160	82320	88960	95520	102080	108720

<b>Set-aside Percentage</b>	<b>Studio</b>	<b>1-Bedroom</b>	<b>2-Bedroom</b>	<b>3-Bedroom</b>	<b>4-Bedroom</b>	<b>5-Bedroom</b>
<b>20%</b>	360	386	463	535	597	658
<b>30%</b>	540	579	695	802	895	988
<b>35%</b>	630	675	811	936	1044	1152
<b>40%</b>	721	772	927	1070	1194	1317
<b>45%</b>	811	869	1042	1204	1343	1482
<b>50%</b>	901	965	1158	1338	1492	1646
<b>60%</b>	1081	1158	1390	1605	1791	1976
<b>70%</b>	1261	1351	1622	1873	2089	2305
<b>80%</b>	1442	1545	1854	2141	2388	2635

KITSAP COUNTY ASSESSOR  
 Tax Year 2024  
 Restricted Multifamily Apartment - Countywide  
 Sales from 01/01/2018 to 12/31/2022

Year	Trend
2018	6.0%
2019	5.0%
2020	4.0%
2021	3.0%

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	Valid	Sale Date	Sale Price	PP	Adjusted Price	Adj Price/Unit	Trended Price	Trended Price/Unit	Assessed Value	Trended Ratio
1	9400203	137	232601-2-274-2003	Hostmark retirement apts	5.90	120	2019EX02126	X	4/10/2019	\$18,500,000	\$0	\$18,500,000	\$154,167	\$21,029,178	\$175,243	\$8,153,567	39%
2	9402390	136	312402-1-051-2005	Conifer Ridge Sr. Housing - USDA Sec. 515	2.17	39	2018EX09519	M	12/10/2018	\$3,856,440	\$20,000	\$3,836,440	\$98,370	\$4,542,135	\$116,465	\$2,838,703	62%
3	9100542	137	3992-001-001-0209	Viewcrest Village Apartment	2.93	300	2021EX06397	X	7/29/2021	\$44,500,000	\$150,000	\$44,350,000	\$147,833	\$44,922,297	\$149,741	\$24,878,003	55%
			3992-001-001-0407		0.03												

Count	3
Median	55%
Mean	52%
AAD	0.08
COD	14.28

Sales removed from analysis

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	Valid	Sale Date	Sale Price	PP	Adjusted Price	Adj Price/Unit	Notes
1	8401101	136	172501-4-073-2001	Silvercrest Apts - Exempt Sec 515 Sr. Apts	1.16	42	2018EX09520	M	12/10/2018	\$1,325,286	\$21,000	\$1,304,286	\$31,054	preservation sale