



# Kitsap County Assessor

## Documentation for Countywide Model

Tax Year: 2024 Appraisal Date: 1/1/2023

Property Type: Countywide Retail - Supermarket and Big Box - Medium

Updated 5/31/2023 by CM10

### Area Overview

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

This area was physically inspected for the 2019 tax year.

### Property Type Overview

Big Box Medium and Supermarkets are large single tenant retail stores between approximately 40,000 square feet to 75,000 square feet per tenant occupancy. These stores will include anchor as well as secondary or junior anchor stores and supermarkets. This property type can be part of a shopping center or a freestanding building.

Kitsap County has a total of 18 stores, five Big Box Medium, and 13 supermarkets.

**Land to Building Ratio:** The national land to building ratio for this property type is 3-4:1. The countywide land to building ratio for this property type is: 3.7:1.

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:** Large single tenant retail buildings typically remain occupied for a significant portion of the buildings life and are stable through various economic conditions. If a building become vacant, however, it often remains vacant for several 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 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: 1/1/2018 to 12/31/2022. A total of 0 local sales, and 28 regional sales, and 0 national sales were used in the sales analysis. Additional information is provided on the sales analysis

## Property type: Countywide Retail - Supermarket and Big Box - Medium (continued)

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 \$39.35 to \$353.60 per square foot.

### Income Approach and Data Analysis

Values were calculated using a triple net (NNN) 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 % of the market. Typical reported rents had a range of \$ to \$. We selected \$4.32 to \$11.27 for our model.

**Vacancy Data:** Typical reported vacancy had a range of 0% to 0%. We selected 10% to 10% for our model.

**Expense Data:** Typical reported expense had a range of 0% to 0%. We selected 6% to 6% for our model.

**Capitalization Rate (Cap) Data:** Typical sale cap rates ranged from 0% to 0%. We selected 6.5% to 7.5% for our model.

Sales of this property type are limited in Kitsap County. Sales of similar properties from the region were reviewed to develop cap rates and resulting cost per square foot.

**Income Model Value Range:** The income approach calculates a range of values from \$48.73 to \$146.68 per square foot.

**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)

# Kitsap County Assessor

Tax Year: 2024

Property Type: Retail Countywide

Neighborhood: 0

	Rtl>10K	Outside	BigBox-Lg	SA Drug	SupMkt	BigBox-Med
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## Class A

Rent	16.50		9.62	26.77	11.27	11.27
Vac %	10.00		8.00	5.00	10.00	10.00
Exp %	6.00		6.00	6.00	6.00	6.00
Cap Rate	6.25		7.00	6.00	6.50	6.50
Market	0.01		0.01	0.01	0.01	0.01

## Class B

Rent	13.52		8.38	23.21	10.35	10.35
Vac %	10.00		8.00	5.00	10.00	10.00
Exp %	6.00		6.00	6.00	6.00	6.00
Cap Rate	6.500		7.250	6.250	6.750	6.750
Market	0.01		0.01	0.01	0.01	0.01

## Class C

Rent	10.02	6.50	6.96		8.13	8.13
Vac %	10.00	20.00	9.00		10.00	10.00
Exp %	6.00	6.00	6.00		6.00	6.00
Cap Rate	6.75	9.75	7.50		7.00	7.00
Market	0.01	0.01	0.01		0.01	0.01

## Class D

Rent	6.57		5.93		5.89	5.89
Vac %	10.00		10.00		10.00	10.00
Exp %	6.00		6.00		6.00	6.00
Cap Rate	7.25		7.75		7.25	7.25
Market	0.01		0.01		0.01	0.01

## Class E

Rent	5.00		3.66		4.32	4.32
Vac %	10.00		20.00		10.00	10.00
Exp %	6.00		6.00		6.00	6.00
Cap Rate	7.50		8.00		7.50	7.50
Market	0.01		0.01		0.01	0.01

# Kitsap County Assessor

Tax Year 2024

## Local Income Survey for Retail-CW

### Retail-CW - Retail BigBox-Med

PGI	VACANCY%	EXPENSE%	NOI
\$10.50	0.00%	13.25%	\$9.11
\$8.78	0.00%	0.00%	\$8.78

**Kitsap and Other County Sales  
Cap Rate and NOI from Public Sources  
January 1, 2018 - December 31, 2022**

**Supermarkets**

County	Account No	Project	Excise	Source	Date	Sale Price	Size	\$/Unit	Cap	NOI
Clallam	0630990069100000	Safeway Port Angeles	115913	Loopnet	06/04/2018	\$ 17,950,000	55,164	\$ 325.39	5.52%	\$ 17.95
King	332205-9135	Safeway Kent	2967297	Kidder Mathews	12/19/2018	\$ 17,900,000	61,313	\$ 291.94	5.76%	\$ 16.82
Kitsap	142601-4-114-2004	Safeway Poulsbo	2018EX07469	Loopnet	09/18/2018	\$ 17,300,000	62,854	\$ 275.24	5.45%	\$ 15.00
Pend Oreille	463118-52-0004	Newport Safeway	7973	Loopnet	09/17/2018	\$ 2,100,000	41,222	\$ 50.94	5.72%	\$ 2.91
Snohomish	30050900302800	Former Albertson's	1159539	Assessor	02/15/2018	\$ 2,000,000	50,826	\$ 39.35		
Snohomish	30050900302800	Former Albertson's	1175845	Assessor	08/21/2018	\$ 6,500,000	50,826	\$ 127.89		
Snohomish	00717300000200	Safeway	1169849	Kidder Mathews	06/21/2018	\$ 13,142,000	60,536	\$ 217.09	5.52%	\$ 11.98
Snohomish	00582101401700	Safeway	1161117	Assessor	03/08/2018	\$ 13,325,000	47,513	\$ 280.45		
Snohomish	27051100400800	Safeway	E143911	Assessor	06/08/2020	\$ 6,100,000	51,619	\$ 118.17		
Thurston	59320000100	Safeway Lacey	E005424	Loopnet 17259834	04/09/2020	\$16,600,000	56,199	\$ 295.38	5.35%	\$ 15.81
Thurston	59320000100	Safeway Lacey	E001790		06/28/2019	\$14,215,008	56,199	\$ 252.94	6.25%	\$ 15.81
Thurston	11817131903	Safeway Olympia	389100	Kidder Mathews	08/31/2018	\$ 10,800,000	58,670	\$ 184.08	5.82%	\$ 10.71
Thurston	11822220600	Safeway Lacey	388887	Kidder Mathews	08/17/2018	\$ 7,150,000	43,329	\$ 165.02	5.40%	\$ 8.91
Whatcom	3803190272500000	Haggen	246052	Assessor	12/29/2020	\$ 15,614,780	44,160	\$ 353.60		
Whatcom	3902294033890000	Haggen	246051	Assessor	12/29/2020	\$ 20,734,028	60,570	\$ 342.32		
Yakima	181436-21442	Save On Foods	452319	Assessor	11/05/2018	\$ 2,075,000	42,300	\$ 49.05		

**Kitsap and Other County Sales  
Cap Rate and NOI from Public Sources  
January 1, 2018 - December 31, 2022**

**Big Box Medium 40K-75K**

County	Account No	Project	Excise	Source	Date	Sale Price	Size	\$/Unit	Cap	NOI
Clark	155138-000	Big Lots	829498	Loopnet 17555582	10/06/2020	\$6,105,530	48,066	\$ 127.02	5.75%	\$ 7.30
Pierce	704500-0371	Big Lots Tacoma	4566925	Loopnet 17569293	06/02/2021	\$4,266,000	43,327	\$ 98.46	6.60%	\$ 6.50
Pierce	022135-8002	McLendon Tacoma	4517691	Loopnet 17277838	12/03/2019	\$6,496,370	66,572	\$ 97.58	5.95%	\$ 5.81
Pierce	041903-7005	At Home & 24 Hour Fitness	4519755	Loopnet 15879640	04/26/2019	\$20,000,000	124,435	\$ 160.73	7.67%	\$ 12.32
Pierce	032031-1056	Building Shell/Vacant	4487138	Loopnet	12/20/2018	\$ 5,900,000	50,187	\$ 117.56		
Pierce	2320000082	Best Buy-Tacoma	4493239	Kidder Mathews	03/12/2019	\$ 6,056,000	46,592	\$ 129.98	6.85%	\$ 8.90
Snohomish	003929-005-008-00	Big Lots	E160291	Loopnet 17573170	04/13/2021	\$5,550,000	44,423	\$ 124.94	6.40%	\$ 7.99
Spokane	36306.1303	At Home			12/16/2019	\$10,240,000	86,502	\$ 118.38	8.01%	\$ 9.48
Spokane	36306.1303	former Costco			12/21/2018	\$6,750,000	86,502	\$ 78.03		
Whatcom	380213-328008-000	Big Lots-Bellingham	219203	Loopnet	02/23/2018	\$ 2,000,000	41,261	\$ 48.47	13.42%	\$ 6.50
Whatcom	3802125133090000	Best Buy/TJ Maxx/Bed Bath	226117	CBA	10/29/2018	\$ 22,500,000	188,885	\$ 119.12	9.54%	\$ 11.36
Walla Walla	360730620005, 360730620023	Hobby Lobby		CBA 10976808	1/24/2021	\$ 3,475,000.00	48,532	\$ 71.60	6%	\$ 4.30