

**Kitsap County
Assessor's Office**

Boathouse Reappraisal Model for the 2016 Inspection Year

Model Specification

AV = SIZE X BASE X QUALITY X CONDITION

- :
- AV = assessed value
 - SIZE = square feet of gross area
 - BASE = constant dollars per square foot
 - QUALITY = quality adjustment factor
 - CONDITION = condition adjustment factor
 - CONDO = condo boathouse adjustment factor
 - SHALLOW = shallow depth adjustment for location
 - LOCATION = marina or yacht club location

Model Calibration

- BASE = \$9.50
- QUALITY
 - Very Good = 1.20
 - Good = 1.10
 - Average = 1.00
 - Fair = 0.85
 - Poor = 0.30
- CONDITION
 - Very Good = 1.20
 - Good = 1.10
 - Average = 1.00
 - Fair = 0.85
 - Poor = 0.30
 - Very Poor = 0.20
- LOCATION
 - Port of Poulsbo = 1.10
 - All others = 1.00
- CONDO = 0.20
- SHALLOW = 0.75

For example:

20' X 60' dimensions, good quality, fair condition: AV = 1,200 X \$9.50 X 1.10 X 0.90
 1,200 X \$9.405 = \$11,286

Multipliers for Quality & Condition

Quality/Condition	Multiplier	Quality/Condition	Multiplier
P/VP	0.06	G/F	0.935
P/P	0.09	A/A	1.00
F/VP	0.17	A/G	1.10
F/P	0.255	G/A	1.10
F/F	0.7225	G/G	1.21
F/A	0.85	G/VG	1.32
A/F	0.85	VG/G	1.32
F/G	0.935	VG/VG	1.44

Appraisal Comments

Boathouse Inspections 2016

Boathouses in Kitsap County were physically inspected spring of 2016. Appraisal takes into consideration the quality and condition of the boathouse as well as the size. Size is the gross square feet (length x width) which was reviewed during this year's inspections.

The following are examples of areas of consideration for quality:

- Siding type - Pre-finished steel, galvanized steel, hardy plank, aluminum, and plywood.
- Type of floats - Styrofoam filled high density polyethylene (HDPE) tubs, plastic barrels, plastic wrapped Styrofoam.
- Wall height
- Lofts and or finished rooms
- Number of window and or skylights
- Less common but of consideration, garage doors and type of dock securement

Condition refers to the overall maintenance of the boathouse. Some examples of condition are listed below:

- **Very Good** condition is maintained, updated floats, most items like new
- **Good** condition is maintained, updated floats
- **Average** condition is maintained
- **Fair** condition has deferred maintenance
- **Poor** condition has deferred maintenance, sinking floats, siding and or roof damage
- **Very Poor** condition has deferred maintenance, sinking floats, wood rot, missing siding or roofing

Boathouse sales are not recorded but many are reported to our office using the form to report the sale of a boathouse located on our website. We have taken the sales information received from 2014 through May 2016 into consideration for the base rate to be used for this appraisal cycle. 57 sales were used for our analysis. Five boathouses were gifted or sold for \$50 or less and were not included in the analysis.

The median assessed value of boathouses sold was \$7,838 and the median reported sales price was \$8,490. No change was made to base rate of \$9.50 per square foot.

A modifier for location has been added. Sales indicate the Port of Poulsbo location influences the sales price.

Boathouse Sales Used for Analysis

Account Number	Location	Sales Date	Sales Price	Square Feet	Quality & Condition
0082479	Bremerton Yacht Club 112	3/24/2015	\$250	480	F/F/S
0080762	Bremerton Yacht Club 115	7/15/2014	\$2,900	640	A/A/S
0080671	Bremerton Yacht Club 117	11/11/2015	\$2,000	480	F/A/S
0082503	Bremerton Yacht Club 120	7/13/2015	\$7,000	608	A/A/S
08000127	Bremerton Yacht Club 301	5/23/2015	\$10,000	1000	G/G
0081489	Bremerton Yacht Club 305	5/13/2014	\$2,250	714	F/F
0081257	Bremerton Yacht Club 306	12/1/2014	\$5,500	792	A/A
0080648	Bremerton Yacht Club 308	5/12/2015	\$6,500	731	A/A
08000135	Bremerton Yacht Club 321	11/10/2014	\$6,000	792	A/A
08000192	Bremerton Yacht Club 333	11/1/2014	\$5,000	867	G/A
0081521	Bremerton Yacht Club 338	8/10/2015	\$16,000	900	A/A
0080952	Bremerton Yacht Club 340	7/19/2015	\$6,000	855	A/A
08000317	Bremerton Yacht Club 343	4/1/2014	\$7,500	1100	A/G
08000119	Bremerton Yacht Club 344	1/15/2015	\$15,500	640	G/A
08000036	Bremerton Yacht Club 402	10/12/2015	\$26,000	1026	A/G

Account Number	Location	Sales Date	Sales Price	Square Feet	Quality & Condition
0081455	Bremerton Yacht Club 406	1/8/2014	\$36,000	1210	G/A
0081604	Bremerton Yacht Club 407	6/8/2015	\$12,500	936	F/A
08000267	Bremerton Yacht Club 408	11/13/2014	\$10,000	900	A/G
0081125	Bremerton Yacht Club 426	12/28/2015	\$10,000	950	A/F
0082644	Port of Brownsville C03	4/23/2015	\$1,500	640	A/A
0081927	Port of Brownsville C04	3/18/2016	\$16,500	680	A/F
0082552	Port of Brownsville C07	11/7/2015	\$5,000	657	F/F
0080374	Port of Brownsville C09	6/7/2015	\$5,000	656	G/G
0080747	Port of Brownsville C13	12/10/2014	\$4,000	512	F/A
0080472	Port of Brownsville C15	2/22/2016	\$4,000	528	A/F
08000085	Port of Brownsville C18	5/24/2014	\$5,000	490	A/G
0081968	Port of Brownsville C26	8/21/2015	\$1,500	1122	G/A
0082149	Port of Brownsville C32	3/5/2016	\$3,000	574	A/A
0082891	Port of Brownsville C37	9/17/2015	\$7,980	840	G/A
0082123	Port of Brownsville C42	4/9/2014	\$7,000	720	G/A
0082404	Port of Brownsville D45	7/1/2014	\$23,000	792	VG/VG
08000069	Port of Brownsville D47	8/1/2014	\$15,000	592	G/G
0081893	Port of Poulsbo 5	2/28/2014	\$10,000	722	A/A
0081844	Port of Poulsbo 9	8/28/2014	\$21,000	722	A/A
0081844	Port of Poulsbo 9	5/16/2016	\$19,000	722	A/A
0083345	Port Orchard Yacht Club B01	11/5/2014	\$22,000	1200	VG/G
08000481	Port Orchard Yacht Club B06	2/25/2015	\$9,700	608	F/F
0083030	Port Orchard Yacht Club B17	3/12/2016	\$12,000	1200	G/G
0082073	Port Orchard Yacht Club B18	1/30/2015	\$12,000	768	G/G
0083329	Port Orchard Yacht Club B19	1/1/2014	\$6,500	1200	A/F
0083121	Port Orchard Yacht Club B22	1/30/2014	\$5,000	940	G/A
0083063	Port Orchard Yacht Club B25	6/29/2015	\$9,500	1260	A/G
0082735	Port Orchard Yacht Club B27	12/21/2015	\$12,000	1260	A/A
0080879	Port Orchard Yacht Club B29	8/1/2014	\$10,000	1134	F/F
08000580	Port Orchard Yacht Club B36	3/15/2015	\$5,000	720	A/A
0083113	Port Orchard Yacht Club C06	11/18/2014	\$20,000	1040	A/A
08000630	Port Orchard Yacht Club C19	11/1/2015	\$1,500	816	F/A
08000630	Port Orchard Yacht Club C19	12/20/2015	\$4,000	816	F/A
0081216	Port Orchard Yacht Club C25	10/6/2015	\$10,000	1026	G/A
0083253	Port Orchard Yacht Club C36	7/29/2014	\$22,500	1000	A/G
0080556	Port Orchard Yacht Club C5	3/15/2014	\$15,000	992	F/A
0081810	Port Orchard Yacht Club D14	9/8/2014	\$5,000	1000	A/G
0080200	Port Orchard Yacht Club D27	5/10/2015	\$10,000	1240	G/VG
0083428	Port Orchard Yacht Club D32	5/6/2015	\$34,000	1200	F/F
0083311	Port Orchard Yacht Club D34	5/28/2014	\$9,000	1200	A/F
0083162	Port Orchard Yacht Club M12	5/21/2015	\$2,500	480	F/A/S
0080556	Port Orchard Yacht Club C5	2/25/2016	\$12,000	992	F/A