



Kitsap County Assessor

Documentation for Countywide Model

Tax Year: 2026 Appraisal Date: 1/1/2025

Property Type: Hangar - Airplane

Updated 5/28/2025 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 2026 tax year.

Property Type Overview

Kitsap County currently has six hangar condominium projects with a total of 77 units at the Bremerton International Airport. All hangars valued with this model are located on leased land. Other hangars that are not condominium hangars located at other airports (Apex, Port Orchard Airport, etc.) are valued using a cost approach

Economic Overview: The market for airplane hangars appears stable with several sales occurring each year.

Valuation Summary

Approach Used: Sales Approach

Model Calibration

Preliminary Ratio Analysis: Analysis of 16 sales resulted in a mean ratio of 98%, a median ratio of 90%, and a coefficient of dispersion (COD) of 18.46.

Market/Sales Comparison Approach Data and Analysis

Sales: Range of Sale Dates: 1/19/2021 to 1/3/2025. A total of 16 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 \$33.83 to \$78.43 per square foot.

Model Validation

Final Ratio Analysis: Analysis of 16 sales resulted in a mean ratio of 101%, a median ratio of 95%, and a coefficient of dispersion (COD) of 17.91.

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

Updated 5/28/2025 by CM20

Property type: Hangar - Airplane (continued)

Glossary for Property Appraisal and Assessment, IAAO, 1997

LoopNet - www.loopnet.com

Commercial Brokers Association - www.commercialmls.com

Crexi - www.crexi.com

www.portofbremerton.org

www.hangartrader.com

www.piercecountywa.gov

auburnmunicipalairport.com

portofpa.com

portofpt.com

portofbellingham.com

Kitsap County Assessor

Tax Year: 2026

Property Type: Hangar

Neighborhood: 0

Not Used	Box	Sawtooth	T-Hangar	Not Used	Not Used
----------	-----	----------	----------	----------	----------

Class A

Rent		93.39				
Vac %						
Exp %						
Cap Rate		100.00				
Market		93.39				

Class B

Rent		87.55				
Vac %						
Exp %						
Cap Rate		100.000				
Market		87.55				

Class C

Rent		50.56	57.39	69.08		
Vac %						
Exp %						
Cap Rate		100.00	100.00	100.00		
Market		50.56	54.66	62.80		

Class D

Rent			39.28	63.88		
Vac %						
Exp %						
Cap Rate			100.00	100.00		
Market			39.28	51.10		

Class E

Rent						
Vac %						
Exp %						
Cap Rate						
Market						

Kitsap County Assessor

Tax Year 2026

Local Rental Income Survey for Hangar

Hangar Box

PGI
\$1.76
\$1.76

Hangar Sawtooth

PGI
\$2.70
\$2.35

Hangar T-Hangar

PGI
\$3.95
\$3.95
\$3.38
\$3.21
\$2.94

Tax Year 2026
Hangar - T, Box, and Sawtooth
Sales from 01/01/2021 to 01/03/2025

No.	Nbrhd	Account Number	Project Name	Location	Units	Excise	V C	Sale Date	Price	Length	Width	Type	RC	Ceil HT	Sale Price \$/sqft	TY2026	Ratio
1	8402405	8141-011-001-0009	Box B11-1	FRONTING	2,500	2021EX00616	L	01/19/21	\$145,000	50	50	BOX	C	15	\$ 58.00	\$139,040	0.96
2	8402405	8164-015-007-0006	T-Hangar B15-7	MIDDLE	1,020	2021EX00857	L	01/25/21	\$48,000	40	32	T	C	15	\$ 47.06	\$70,460	1.47
3	8402405	8171-016-002-0000	Box B16-2	MIDDLE	2,050	2021EX00845	L	01/25/21	\$100,000	50	41	BOX	C	20	\$ 48.78	\$103,650	1.04
4	8402405	8164-014-001-0005	Sawtooth B14-1	FRONTING	1,160	2021EX07145	L	08/21/21	\$80,000	40	32	Saw	C	15	\$ 68.97	\$73,230	0.92
5	8402405	8103-000-003-0006	T Hangar Unit 3	FRONTING	1,064	2021EX07150	L	08/10/21	\$36,000	42	32	T	D	12	\$ 33.83	\$74,770	2.08
6	8402405	8164-014-002-0004	T-Hangar B14-2	FRONTING	1,020	2021EX07902	L	09/13/21	\$80,000	40	32	T	C	15	\$ 78.43	\$77,510	0.97
7	8402405	8103-000-026-0009	Sawtooth Unit 26	MIDDLE	1,600	2021EX09967	L	11/10/21	\$65,000	50	42	Saw	D	12	\$ 40.63	\$62,850	0.97
8	8402405	8141-012-006-0002	T Hangar B12-6	MIDDLE	1,020	2022EX05663	L	07/13/22	\$75,000	40	32	T	C	15	\$ 73.53	\$70,460	0.94
9	8402405	8103-000-013-0004	T-Hangar Unit 13	MIDDLE	1,064	2022EX06211	L	08/11/22	\$60,000	42	32	T	D	12	\$ 56.39	\$67,970	1.13
10	8402405	8103-000-005-0004	T-Hangar Unit 5	FRONTING	1,064	2022EX08023	M	10/25/22	\$67,000	42	32	T	D	12	\$ 62.97	\$74,770	1.12
11	8402405	8164-014-006-0000	T-Hangar B14-6	MIDDLE	1,020	2023EX00562	L	02/03/23	\$60,000	40	32	T	C	15	\$ 58.82	\$70,460	1.17
12	8402405	8103-000-012-0005	T-Hangar Unit 12	MIDDLE	1,064	2023EX06620	L	11/27/23	\$45,000	42	32	T	D	12	\$ 42.29	\$67,970	1.51
13	8402405	8103-000-013-0004	T-Hangar Unit 13	MIDDLE	1,064	2024EX00182	L	01/10/24	\$80,000	42	32	T	D	12	\$ 75.19	\$67,970	0.85
14	8402405	8141-012-007-0001	T-Hangar B12-7	MIDDLE	1,020	2024EX00183	L	01/12/24	\$75,000	40	32	T	C	15	\$ 73.53	\$70,460	0.94
15	8402405	8103-000-022-0003	T-Hangar Unit 22	MIDDLE	1,064	2024EX00833	L	02/26/24	\$75,000	42	32	T	D	12	\$ 70.49	\$67,970	0.91
16	8402405	8103-000-015-0002	T-Hangar Unit 15	MIDDLE	1,064	2025EX00042	L	01/03/25	\$75,000	42	32	T	D	12	\$ 70.49	\$67,970	0.91

	2-Box	3-Sawtooth	T-hanger
A	1.00		
B	1.00		
C	1.00	1.05	1.10
D		1.00	1.25

All Sales	Count:	16
	Lowest:	0.85
	Highest:	2.08
	Median	0.97
	Mean	1.12
	AAD	0.19
	COD	20.03
	PRDw	1.06

Nbrhd	Neighborhood
8402405	Jural Coml South Kitsap

VC	Validity Code
L	L-Lease Property
Q	Quit Claim Deed

2024 Sales	Median	0.91
	Mean	0.90
	AAD	0.02
	COD	2.48

Removed Sales

No.	Nbrhd	Account Number	Project Name	Location	Units	Excise	V C	Sale Date	Price	Notes		TY2026	Ratio
1	8402405	8103-000-013-0004	T-Hangar 013	MIDDLE	1,064	2022EX04025	L	5/27/2022	\$40,000	Resold 08/11/2022 for \$60,000		\$67,970	1.70

HANGAR RENTAL AND SALES LISTINGS

Location, County	Type	Door Wall	Back Wall	Deep	Height	Size	Monthly Rent	Annual Rent	Annual Rent/sqft	List Price	Source
Bremerton, Kitsap	Small T-Hangar	40	20	33	13	942	\$ 295.54	\$ 3,546.48	\$ 3.76		www.portofbremerton.org/hangars
Bremerton, Kitsap	Large T-Hangar	46	23	40	13.5	1380	\$ 437.46	\$ 5,249.52	\$ 3.80		www.portofbremerton.org/hangars
Bremerton, Kitsap	Corporate Box w/restroom & lounge	100		115	28	11500				\$ 1,600,000	www.hangartrader.com
Bremerton, Kitsap	Corporate Box w/restroom w/office & heat	109		100	30	10900	\$ 9,000.00	\$ 108,000.00			www.hangartrader.com
Apex, Silverdale, Kitsap	T-Hangar	35		30			\$ 400.00	\$ 4,800.00			www.hangartrader.com
Tacoma Narrows-Gig Harbor, Pierce	Box	40	40	50	15	2000	\$ 291.67	\$ 3,500.00	\$ 1.75		www.hangartrader.com
Tacoma Narrows-Gig Harbor, Pierce	T-Hangar w/office						\$ 513.42	\$ 6,161.06			www.piercecountywa.gov
Tacoma Narrows-Gig Harbor, Pierce	T-Hangar w/40ft doors						\$ 448.26	\$ 5,379.08			www.piercecountywa.gov
Tacoma Narrows-Gig Harbor, Pierce	Corporate Box	65		55		3575	\$ 2,208.56	\$ 26,502.73	\$ 7.41		www.piercecountywa.gov
Tacoma Narrows-Gig Harbor, Pierce	Corporate Box w/office & bathroom	65		55		3575	\$ 2,863.03	\$ 34,356.39	\$ 9.61		www.piercecountywa.gov
Tacoma Narrows-Gig Harbor, Pierce	Box	54		56	52	2862	\$ 824.30	\$ 9,891.55	\$ 3.46		www.piercecountywa.gov
Tacoma Narrows-Gig Harbor, Pierce	Box w/bathroom & heat					2000	\$ 3,500.00	\$ 42,000.00	\$ 21.00		www.hangartrader.com
Thun Field-Puyallup, Pierce							\$ 289.72	\$ 3,476.60			www.piercecountywa.gov
Thun Field-Puyallup, Pierce	Box	45		40	12					\$ 398,000	www.hangartrader.com
Thun Field-Puyallup, Pierce	Box	45		40	12					\$ 350,000	www.hangartrader.com
Paine Field, King	T-Hangar	39		35	12		\$ 479.00	\$ 5,748.00			www.hangartrader.com
Paine Field, King	Corporate Box	70		70	18	4900				\$ 1,750,000	www.hangartrader.com
Paine Field, King	Box	49		40	17	1960				\$ 465,000	www.hangartrader.com
Paine Field, King	T-Hangar	120		50	16					\$ 295,000	www.hangartrader.com
Paine Field, King	T-Hangar	42		32	12					\$ 325,000	www.hangartrader.com
Arlington Airport	T-Hangar	44		35	11.5	1425	\$ 1,000.00	\$ 12,000.00	\$ 8.42		www.hangartrader.com
Shelton-Sanderson Field, Mason	T-Hangar	44		39	14	1360				\$ 244,800	www.hangartrader.com
Shelton-Sanderson Field, Mason	T-Hangar					1534				\$ 281,520	www.hangartrader.com
Shelton-Sanderson Field, Mason	T-Hangar					1806				\$ 330,480	www.hangartrader.com
Swanson Airport - Eatonville	Box	55		40.5	13	2228				\$ 275,000	www.hangartrader.com
Auburn Municipal Airport	T-Hangar	40		31	10		\$ 569.84	\$ 6,838.08			auburnmunicipalairport.com
Auburn Municipal Airport	T-Hangar	41.5		37.5	13		\$ 661.24	\$ 7,934.88			auburnmunicipalairport.com
Auburn Municipal Airport	T-Hangar	41.5		37.5	13		\$ 846.30	\$ 10,155.60			auburnmunicipalairport.com
Auburn Municipal Airport	Open T-Hangar	40		31	10		\$ 303.54	\$ 3,642.48			auburnmunicipalairport.com
Auburn Municipal Airport	Open T-Hangar	42		35	12		\$ 358.83	\$ 4,305.96			auburnmunicipalairport.com
Auburn Municipal Airport	T-Hangar	39.5		33	18					\$ 279,950	www.hangartrader.com
Auburn Municipal Airport	T-Hangar w/bathroom	39.5		33	18					\$ 295,000	www.hangartrader.com
Auburn Municipal Airport	T-Hangar	41		40	12					\$ 324,950	www.hangartrader.com
Seki Airport - Port Angeles, Clallam							\$ 245.71				portofpa.com
Wm Fairchild-Port Angeles, Clallam	T-Hangar 100-400	38	16	32		800	\$ 273.75	\$ 3,285.00	\$ 4.11		portofpa.com
Wm Fairchild-Port Angeles, Clallam	End Unit						\$ 318.87	\$ 3,826.44			portofpa.com
Wm Fairchild-Port Angeles, Clallam	T-Hangar 700 Twin	45	21	42		1365	\$ 437.82	\$ 5,253.84	\$ 3.85		portofpa.com
Wm Fairchild-Port Angeles, Clallam	T-Hangar 700	40	16	32		960	\$ 304.93	\$ 3,659.16	\$ 3.81		portofpa.com
Jefferson County International Airport	Hangar						\$ 310.31	\$ 3,723.72			portoft.com
Bellingham International Airport, Whatcom	T-Hangar	39.5		32	12					\$ 119,500	www.hangartrader.com
Bellingham International Airport, Whatcom	T-Hangar						\$ 315.00				portofbellingham.com
Bellingham International Airport, Whatcom	Hangar with Office space						\$ 763.10				portofbellingham.com