



# Kitsap County Assessor

## Documentation for Countywide Model

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

Property Type: Retail - Auto Dealer and Mobile Home/Recreational Vehicle Dealer

Updated 6/2/2025 by CM20

### Area Overview

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

### Property Type Overview

Auto dealers, or car dealerships, are properties set up to sell new and used vehicles. Properties include showrooms, offices, retail stores for auto centered merchandize, and auto service/repair garages.

Kitsap County has approximately 40 parcels developed for use as auto dealers.

**Economic Overview:** Sales of auto dealerships are infrequent and typically contain going concern value or are sales of multiple locations across different counties.

### Valuation Summary

**Approach Used:** Cost

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

The cost approach was the best method for valuing these properties.

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 given little consideration in the appraiser's final analysis. Insufficient data from the market was received to accurately calculate a model.

This cost method is applied to large, special purpose buildings that contain sales showrooms, offices, retail areas, with attached auto repair garages. Smaller buildings that do not contain showrooms, but consist of offices, retail areas, or auto repair uses, or a combination of the three, are valued on office, retail, or auto repair income approaches.

### Cost Approach

The cost approach was selected as the best method to equitably value auto dealerships in Kitsap County. Sales of this property type is rare, and when they sell, it usually contains business value and/or multiple non-contiguous properties. The income approach has limited application as the majority are owner occupied.

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### 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.

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## **Market/Sales Comparison Approach Data and Analysis**

### **Property type: Retail - Auto Dealer and Mobile Home/Recreational Vehicle Dealer**

Range of Sale Dates: 1/1/2020 to 12/31/2024. 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.

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.

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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)

Crexi - [www.crexi.com](http://www.crexi.com)

Marshall Valuation Service