



Kitsap County Assessor

Documentation for Countywide Model

Tax Year: 2021 Appraisal Date: 1/1/2020

Property Type: Auto Service - Repair

Updated 5/12/2020 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 2020 tax year.

Property Type Overview

Auto service centers are designed for repair, parts sales, and service and will have showroom-sales area, office, storage, and repair space commensurate with the quality. Service garages are buildings designed primarily for vehicular repair and maintenance. Auto service centers and service garages are covered by this model.

Kitsap County has 115 parcels developed as Auto Service - Repair.

Land to Building Ratio: The national land to building ratio for this property type is n/a. The countywide land to building ratio for this property type is: 4.6:1.

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: The market appears stable with nine valid sales since January 1, 2017.

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 20 sales resulted in a mean ratio of 95%, a median ratio of 95%, and a coefficient of dispersion (COD) of 13.35.

Market/Sales Comparison Approach Data and Analysis

Sales: Range of Sale Dates: 1/1/2016 to 1/31/2020. A total of 20 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.

Property type: Auto Service - Repair (continued)

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 \$49.58 to \$242.90 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 26% of the market. Typical reported rents had a range of \$1.02 to \$29.76. We selected \$3.58 to \$12.50 for our model.

Vacancy Data: Typical reported vacancy had a range of 5% to 20%. We selected 10% to 10% for our model.

Expense Data: Typical reported expense had a range of 1% to 42%. We selected 6% to 6% for our model.

Capitalization Rate (Cap) Data: Typical sale cap rates ranged from 3% to 7.34%. We selected 8% to 8.75% for our model.

Income Model Value Range: The income approach calculates a range of values from \$34.61 to \$132.19 per square foot.

Final Ratio Analysis: Analysis of 20 sales resulted in a mean ratio of 97%, a median ratio of 95%, and a coefficient of dispersion (COD) of 15.32.

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

Commercial Brokers Association - www.commercialmls.com

Tax Year 202
Auto Service - Repair Model Guideline

Class	Location/Access	Parking	Construction	Exterior Finish	Interior Finish	Age/Condition	Office/Retail %	Unit Size	Wall Height
A	High visibility on or near a major highway, in a core area, or fronting a major road with high traffic flow	Ample off street paved parking	Heavy steel and/or concrete frame, fireproof construction	Good quality finish and fenestration, resembles office or retail at main entrance, mix of concrete, brick, tile, concrete fiber, or stucco	Good quality finished, insulated, and heated sales area partitioned from garage, garage probably insulated and can be heated, heavy concrete flooring	New or recent complete renovation, very little or no deferred maintenance or obsolescence, all major short-lived items are like new, high curb appeal	25% or more office/retail space	Smallest structures of less than 1,500 square feet, may need to be raised one class, all else being equal	Very tall - wall height 17 feet and over
B	Good visibility fronting a main road with high traffic flow, may be in a core area	Ample off street paved parking	Steel or concrete frame, fire resistant construction	Better than typical quality finish and fenestration, resembles lower quality office/retail at entrance, may have mix of concrete, wood, or stucco exterior	Better than typical quality finished, insulated, and heated sales area partitioned from garage, garage area can be heated, concrete flooring	7 to 15 year effective age, little deferred maintenance evident, but not everything new, no obsolescence evident, appearance and utility better than typical	15 - 25% office/retail space	Smaller than typical structures of 1,500 to 2,499 square feet	Tall - wall height 16 feet
C	Limited visibility, may be on or very near a main road, may be in or near a residential or transitional area	Some off street paved parking	Wood, steel, or concrete block, fire resistant construction	Typical finish and plain fenestration, resembles typical service garage, may have concrete, wood, stucco, or metal exterior	Plain drywall, heat, and maybe insulation in sales area, sales area probably partitioned from garage, garage area likely no insulation and unheated, concrete floor	15 to 25 year effective age, some deferred maintenance and/or functional obsolescence evident but major components still function and have utility not unappealing	5 - 15% office/retail space	Typical size range of 2,500 to 4,999 square feet	Average - wall height 13 to 15 feet
D	Side street, not very visible, low traffic flow, residential or rural area	Limited off street parking, may not be paved	Wood or pole frame, combustible construction	Little fenestration, very plain appearance, plain metal or wood siding	Minimally or inexpensively finished sales area, sales area may be open to garage, garage area not insulated and unheated, concrete floor	25 - 35 year effective age, deterioration is somewhat worse than normally expected, some obvious deferred maintenance and functional obsolescence, appears worn	0 - 5% office/retail space	Larger than typical size of 5,000 to 9,999 square feet	Lower than average - wall height 10 to 12 feet
E	Side street, narrow roadway, no visibility or traffic flow, residential or rural area	Little to no off street parking, may be gravel	Pole frame, combustible construction	Inexpensive metal or plywood sheet siding with little or no fenestration	May lack separate sales area or have small unfinished or minimally finished sales area open to garage, no insulation and unheated garage area, concrete floor	35+ years, obvious deferred maintenance and functional obsolescence, deterioration much worse than normal, some major components need repair or replacement, substandard utility, unappealing	No office/retail space	Largest structures of 10,000 square feet and up, may need to be lowered one class, all else being equal	Low - wall height 10 feet and under

Kitsap County Assessor

Tax Year: 2021

Property Type: Auto Service

Neighborhood: 0

Repair	Lube Tun	Not Used	Car W-Auto	Car W-Self	
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Class A

Rent	12.50					
Vac %	10.00					
Exp %	6.00					
Cap Rate	8.00					
Market	0.01					

Class B

Rent	9.50					
Vac %	10.00					
Exp %	6.00					
Cap Rate	8.000					
Market	0.01					

Class C

Rent	7.15					
Vac %	10.00					
Exp %	6.00					
Cap Rate	8.25					
Market	0.01					

Class D

Rent	6.00					
Vac %	10.00					
Exp %	6.00					
Cap Rate	8.50					
Market	0.01					

Class E

Rent	3.58					
Vac %	10.00					
Exp %	6.00					
Cap Rate	8.75					
Market	0.01					

Kitsap County Assessor
Tax Year 2021
Local Income Survey for Repair

PGI per Unit	Vacancy	EGI per Unit	Expense %	NOI per Unit
\$29.76	0%	\$29.76	0%	\$29.76
\$27.09	0%	\$27.09	34%	\$18.00
\$26.42	0%	\$26.42	0%	\$26.42
\$25.32	0%	\$25.32	0%	\$25.32
\$23.93	0%	\$23.93	0%	\$23.93
\$20.07	0%	\$20.07	0%	\$20.07
\$19.97	0%	\$19.97	0%	\$19.97
\$19.50	0%	\$19.50	0%	\$19.50
\$19.06	0%	\$19.06	0%	\$19.06
\$18.99	0%	\$18.99	0%	\$18.99
\$17.40	0%	\$17.40	0%	\$17.40
\$16.88	0%	\$16.88	0%	\$16.88
\$16.40	0%	\$16.40	1%	\$16.20
\$16.15	0%	\$16.15	0%	\$16.15
\$16.03	0%	\$16.03	0%	\$16.03
\$15.80	0%	\$15.80	0%	\$15.80
\$15.64	0%	\$15.64	0%	\$15.64
\$14.56	0%	\$14.56	20%	\$11.65
\$13.43	0%	\$13.43	0%	\$13.43
\$13.24	0%	\$13.24	0%	\$13.24
\$13.23	0%	\$13.23	0%	\$13.23
\$12.66	0%	\$12.66	0%	\$12.66
\$12.50	0%	\$12.50	0%	\$12.50
\$11.97	0%	\$11.97	0%	\$11.97
\$11.84	0%	\$11.84	18%	\$9.71
\$10.84	0%	\$10.84	0%	\$10.84
\$10.13	0%	\$10.12	0%	\$10.12
\$9.82	0%	\$9.82	0%	\$9.82
\$9.33	0%	\$9.33	0%	\$9.33
\$8.42	0%	\$8.42	0%	\$8.42
\$8.32	0%	\$8.32	0%	\$8.32
\$7.59	20%	\$6.07	42%	\$3.52
\$7.52	0%	\$7.52	19%	\$6.07
\$7.33	0%	\$7.33	0%	\$7.33
\$7.28	0%	\$7.28	0%	\$7.28

Local Income Survey for Auto Service

\$7.27	0%	\$7.27	0%	\$7.27
\$7.13	0%	\$7.13	0%	\$7.13
\$6.79	0%	\$6.79	0%	\$6.79
\$6.47	0%	\$6.47	0%	\$6.47
\$5.00	0%	\$5.00	0%	\$5.00
\$4.64	0%	\$4.64	0%	\$4.64
\$1.02	0%	\$1.02	0%	\$1.02

KITSAP COUNTY ASSESSOR
TAX YEAR 2021
Countywide Auto Service - Repair
Sales from 01/01/2016 to 01/31/2020

No.	NBRHD	PC	Account Number	Project Name	Units	Excise	VC	Sale Date	Sale Price	\$/SqFt	Assessed Value	Sale Ratio
1	810050	640	212401-1-005-200	All About Transmission	19,500	2017EX0301	V	04/27/17	\$ 1,300,000	\$ 66.67	\$ 1,220,080	94%
2	840110	640	092501-3-040-200	Repair/Apartmen	4,447	2017EX0367	V	05/24/17	\$ 380,000	\$ 85.45	\$ 408,440	107%
3	810050	640	3810-004-019-000	2330 6th St. - 2 story auto rep	14,120	2017EX0393	V	06/01/17	\$ 700,000	\$ 49.58	\$ 666,590	95%
4	810050	640	3811-002-016-000	1546 6th Street - Service garaç	1,548	2018EX0053	V	01/18/18	\$ 376,000	\$ 242.90	\$ 239,780	64%
5	840230	559	292402-3-048-200	Leos Towing	1,500	2018EX0315	V	04/27/18	\$ 320,000	\$ 213.33	\$ 393,790	123%
6	810050	640	3752-003-031-000	Wicked Auto Works & Retail Blc	6,467	2019EX0049	V	01/22/19	\$ 500,000	\$ 77.32	\$ 452,770	91%
7	910059	640	122401-1-066-200	Corner Perry & Sheridan auto repç	4,485	2019EX0516	V	07/22/19	\$ 335,000	\$ 74.65	\$ 328,840	98%
8	840110	640	162501-2-006-200	Silverdale Auto Centç	16,247	2019EX0713	V	10/01/19	\$ 2,547,000	\$ 156.71	\$ 2,541,960	100%
9	840240	640	322402-2-030-200	SK Towing - Mile Hill	1,800	2020EX0051	V	01/28/20	\$ 265,000	\$ 147.22	\$ 259,260	98%

Count	9
Median	95%
Mean	97%
AAD	0.15
COD	15.32

Removed Sale

No.	NBRHD	PC	Account Numbe	Project Name	Units	Excise	VC	Sale Date	Sale Price	Notes
1	810050	640	4600-010-018-0005	Cain Custom w/017 res land	3,125	2016EX01134	M	02/26/16	\$ 315,000	Estate sale, on contract, included undisclosed amount for tools and other PP.
2	940240	640	4505-000-017-020	SFR, Repair Shop, and Lar	5,870	2016EX0482	V	07/04/16	\$ 255,000	Mixed use, cost approach
3	9303606	640	4178-000-003-0104	Greenlight Auto Repair	3,008	2017EX03883	W	05/24/17	\$ 800,000	Lease option to purchase exercised. Personal property in sales price not disclosed on REETA.
	930362	910	4178-000-001-040	Lanc		2017EX0388				
	930362	183	4178-000-003-020	Small Garage		2017EX0388				
	730362	910	4178-000-004-020	Lanc		2017EX0388				
4	810050		3752-003-025-000	Auto Repair 6th and Nav	1,618	2018EX0272	E	04/11/18	\$ 100,000	Estate sale
5	840230	640	312402-2-019-200	Walt's	3,797	2018EX0277	M	04/30/18	\$ 695,000	Tenant buyou
6	810051		3806-005-037-000	2607 Burwell - Rainier Auto Repç		2018EX0524	F	07/09/18	\$ 150,000	Foreclosure
7	830360	640	202502-1-078-200	Modern Collision Rebuilc	11,222	2018EX0899	Q	11/14/18	\$ 840,000	Quit Claim Deed
8	8402307	640	312402-1-053-2003	Nowka's	5,528	2018EX10061	M	12/26/18	\$ 420,000	Purchased with business, price not disclosed on Reeta
		183	312402-1-058-200		320					
9	810050	640	3718-017-024-000	Lawson Garage	2,724	2019EX0047	M	01/23/19	\$ 150,000	Distress sale
10	840110	640	162501-4-080-200	Flex-a-Dent & Car Wash	4,728	2019EX0883	V	11/23/19	\$ 1,233,500	Mixed use, cost approach
11	810050	640	3718-019-037-000	893 4th Street - Auto Repç	2,891	2020EX0020	V	01/10/20	\$ 320,000	Mixed use