



Kitsap County Assessor

Documentation for Countywide Model

Tax Year: 2023 Appraisal Date: 1/1/2022

Property Type: Auto Service - Repair

Updated 4/27/2022 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 building designed primarily for vehicular repair and maintenance. Auto service centers and service garages are covered by this model.

Kitsap County has 138 parcels that are developed, in full or in part, with this property type 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 11 valid sales since January 1, 2017 with four occurring in 2021.

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 11 sales resulted in a mean ratio of 90%, a median ratio of 94%, and a coefficient of dispersion (COD) of 12.62.

Market/Sales Comparison Approach Data and Analysis

Sales: Range of Sale Dates: 1/1/2017 to 12/31/2021. A total of 11 local sales, and 0 regional sales, and 0 national sales were used in the sales analysis. Additional information is provided on the sales analysis

Property type: Auto Service - Repair (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 \$63.20 to \$266.67 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 17% of the market. Typical reported rents had a range of \$4.69 to \$33.98. We selected \$3.58 to \$12.50 for our model.

Vacancy Data: Typical reported vacancy had a range of 0% to 100%. We selected 10% to 10% for our model.

Expense Data: Typical reported expense had a range of 19% to 34%. 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 11 sales resulted in a mean ratio of 93%, a median ratio of 94%, and a coefficient of dispersion (COD) of 8.59.

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 is 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: 2023

Property Type: Auto Service

Neighborhood: 0

Countywide Model

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	32.50		32.50		
Vac %	10.00	5.00		5.00		
Exp %	6.00	6.00		6.00		
Cap Rate	8.000	6.250		6.500		
Market	0.01	0.01		0.01		

Class C

Rent	7.15	25.00		25.00	15.00	
Vac %	10.00	10.00		10.00	10.00	
Exp %	6.00	6.00		6.00	6.00	
Cap Rate	8.25	6.50		6.75	6.75	
Market	0.01	0.01		0.01	0.01	

Class D

Rent	6.00	10.00		10.00	10.00	
Vac %	10.00	10.00		10.00	10.00	
Exp %	6.00	6.00		6.00	6.00	
Cap Rate	8.50	6.75		7.00	7.00	
Market	0.01	0.01		0.01	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 2023
Local Income Survey for Repair

PGI per Unit	Vacancy	EGI per Unit	Expense %	NOI per Unit
\$33.98	0%	\$33.98	0%	\$33.98
\$33.82	0%	\$33.82	0%	\$33.82
\$27.09	0%	\$27.09	34%	\$18.00
\$26.67	0%	\$26.67	0%	\$26.67
\$25.32	0%	\$25.32	0%	\$25.32
\$24.69	0%	\$24.69	0%	\$24.69
\$22.34	0%	\$22.34	0%	\$22.34
\$21.76	0%	\$21.76	0%	\$21.76
\$21.28	0%	\$21.28	0%	\$21.28
\$21.26	0%	\$21.26	0%	\$21.26
\$21.19	0%	\$21.19	0%	\$21.19
\$20.07	0%	\$20.07	0%	\$20.07
\$20.00	0%	\$20.00	0%	\$20.00
\$19.97	0%	\$19.97	0%	\$19.97
\$19.89	0%	\$19.89	0%	\$19.89
\$19.50	0%	\$19.50	0%	\$19.50
\$18.99	0%	\$18.99	0%	\$18.99
\$18.47	0%	\$18.47	28%	\$13.29
\$16.03	0%	\$16.03	0%	\$16.03
\$12.90	0%	\$12.90	0%	\$12.90
\$12.66	0%	\$12.66	0%	\$12.66
\$12.50	0%	\$12.50	0%	\$12.50
\$12.00	0%	\$12.00	0%	\$12.00
\$12.00	0%	\$12.00	0%	\$12.00
\$8.80	0%	\$8.80	0%	\$8.80
\$8.58	0%	\$8.58	0%	\$8.58
\$8.32	0%	\$8.32	0%	\$8.32
\$8.00	0%	\$8.00	0%	\$8.00
\$7.52	0%	\$7.52	19%	\$6.07
\$7.33	0%	\$7.33	0%	\$7.33
\$7.27	0%	\$7.27	0%	\$7.27
\$7.02	0%	\$7.02	0%	\$7.02
\$6.79	0%	\$6.79	0%	\$6.79
\$6.47	0%	\$6.47	0%	\$6.47
\$6.00	0%	\$6.00	0%	\$6.00
\$6.00	0%	\$6.00	0%	\$6.00
\$5.82	0%	\$5.82	0%	\$5.82
\$4.69	0%	\$4.69	0%	\$4.69

KITSAP COUNTY ASSESSOR
TAX YEAR 2023
County wide Auto Service - Repair
Sales from 01/01/2017 to 12/31/2021

No.	NBRHD	PC	Account Number	Project Name	Units	Excise	VC	Sale Date	Sale Price	\$/SqFt	Assessed Value	Sale Ratio
1	8100502	640	3752-003-031-0001	Wicked Auto Works & Retail Bldg	6,467	2019EX00499	V	01/22/19	\$ 500,000	\$ 77.32	\$ 452,770	91%
2	9100592	640	122401-1-066-2002	Corner Perry & Sheridan auto repair	4,485	2019EX05160	V	07/22/19	\$ 335,000	\$ 74.69	\$ 328,840	98%
3	8401101	640	162501-2-006-2008	Silverdale Auto Center	16,247	2019EX07132	V	10/01/19	\$ 2,547,000	\$ 156.77	\$ 2,495,550	98%
4	8402405	640	322402-2-030-2008	SK Towing - Mile Hill	1,800	2020EX00515	V	01/28/20	\$ 265,000	\$ 147.22	\$ 297,980	112%
5	8100502	640	3783-001-010-0003	3703 Kitsap Way - Auto Repair Garage	3,620	2020EX00849	V	02/07/20	\$ 490,000	\$ 135.36	\$ 363,680	74%
6	8402307	640	022301-2-050-2001	Port Orchard Collision & Automotive	8,162	2020EX02348	V	03/10/20	\$ 595,000	\$ 72.90	\$ 578,780	97%
7	9402405	640	302402-4-208-2002	Integrity Repair Garage Horstman Rd	1,978	2020EX07462	V	10/13/20	\$ 125,000	\$ 63.20	\$ 118,120	94%
8	8400302	640	4274-000-028-0009	Hansville Repair w/apt	3,805	2021EX06504	V	07/21/21	\$ 430,000	\$ 113.01	\$ 454,420	106%
9	8100504	640	222401-2-063-2001	Crankshaft Coffee/DIY Auto Arsenal	2,504	2021EX06839	V	08/11/21	\$ 300,000	\$ 119.81	\$ 260,490	87%
10	8100502	640	3717-002-021-0009	500 Naval, Quality Tires w/023-01	1,500	2021EX10843	D	12/09/21	\$ 400,000	\$ 266.67	\$ 210,190	80%
		460	3717-002-019-0102	Parking							\$ 45,670	
		640	3717-002-023-0106	Carports							\$ 63,220	
11	8401104	640	172501-3-085-2009	LineX	9,282	2021EX11054	V	12/16/21	\$ 1,350,000	\$ 145.44	\$ 1,226,960	91%

Count	11
Median	94%
Mean	93%
AAD	0.08
COD	8.59

Removed Sales

No.	NBRHD	PC	Account Number	Project Name	Units	Excise	VC	Sale Date	Sale Price	Notes
1	8401101	640	092501-3-040-2003	Garage with apartment	4,121	2017EX03675	V	05/14/17	\$ 380,000	Mixed use
2	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.
	9303627	910	4178-000-001-0403	Land		2017EX03883				
	9303627	183	4178-000-003-0203	Small Garage		2017EX03883				
	7303627	910	4178-000-004-0202	Land		2017EX03883				
3	8100502		3752-003-025-0009	Auto Repair 6th and Naval	1,618	2018EX02720	E	04/11/18	\$ 100,000	Estate sale.
4	8402307	640	312402-2-019-2004	Walt's	3,797	2018EX02778	M	04/30/18	\$ 695,000	Tenant buyout.
5	8402307	559	292402-3-048-2001	Leos Towing	1,500	2018EX03159	V	04/27/18	\$ 320,000	Cost approach, excess land
6	8100510		3806-005-037-0006	2607 Burwell - Rainier Auto Repair		2018EX05249	F	07/09/18	\$ 150,000	Foreclosure
7	8303601	640	202502-1-078-2006	Modem Collision Rebuild	11,222	2018EX08995	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	312402-1-058-2008		320					
9	8100501	640	3718-017-024-0003	Lawson Garage	2,724	2019EX00478	M	01/23/19	\$ 150,000	Distress sale
10	8401101	640	162501-4-080-2003	Flex-a-Dent & Car Wash	4,728	2019EX08837	V	11/23/19	\$ 1,233,500	Mixed use, cost approach.
11	8100501	640	3718-019-037-0004	893 4th Street - Auto Repair	2,891	2020EX00208	V	01/10/20	\$ 320,000	Mixed use
12	9402401	640	4505-000-017-0201	SFR, Repair Shop, and Land	5,870	2020EX01827	V	03/24/20	\$ 300,000	Mixed use, cost approach.
13	8402307	640	022301-2-050-2001	Port Orchard Collision & Automotive	8,162	2020EX02356	V	04/17/20	\$ 650,000	1031 Exchange
14	8402405	559	012301-4-030-1005	Airport Auto Wrecking	9,000	2021EX00785	E	12/29/20	\$ 500,000	Estate sale.
		559	012301-4-021-1006							
		559	012301-4-031-1004							
15	8400207	640	102601-2-043-2008	Firestone Poulsbo	6,048	2021EX01773	M	03/12/21	\$ 4,225,000	Valued on credit rating of tenant
16	8400203	640	152601-1-075-2006	Auto Building	3,120	2021EX04037	M	05/27/21	\$ 200,000	Not exposed to market
17	8402305	640	4796-032-001-0002		2,160	2021EX05035	Q	06/24/21	\$ 250,000	Quit Claim Deed
18	8100506	640	012401-2-137-2008	Alternative Auto Body	6,990	2021EX07074	2	08/18/21	\$ 900,000	Corporate affiliates
19	9402405	640	302402-4-208-2002	Integrity Repair Garage Horstman Rd	1,978	2021EX09826	F	11/08/21	\$ 208,000	Forced sale
20	8100502	640	3811-002-016-0001	1546 6th Street - Service garage	1,548	2018EX00538	V	01/18/18	\$ 376,005	Excess land value.