



## Kitsap County Assessor

### Documentation for Countywide Model

Tax Year: 2022 Appraisal Date: 1/1/2021

Property Type: Auto Service - Car Wash, and Lube & Tune

Updated 5/7/2021 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

Kitsap County has 21 parcels improved with this property type. This count does not include car washes attached to convenience store with gas station buildings or auto repair buildings. There are 15 parcels improved with car wash buildings, 5 parcels improved with lube & tune buildings, and one parcel that is improved with both a car wash and lube & tune.

**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: n/a.

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:** Several new car wash buildings have been constructed in the past few years.

### 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.

### Model Calibration

**Preliminary Ratio Analysis:** Analysis of 1 sales resulted in a mean ratio of 84%, a median ratio of 84%, and a coefficient of dispersion (COD) of 0.

### Market/Sales Comparison Approach Data and Analysis

**Sales:** Range of Sale Dates: 1/1/2016 to 12/31/2020. A total of 1 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 \$260.89 to \$260.89 per square foot.

## **Property type: Auto Service - Car Wash (continued)**

Five sales of car wash or lube & tune properties occurred between 01/01/2016 and 12/31/2020. Four of the sales had the properties demolished and/or remodeled after the sale. Only one valid sale was left for analysis.

### **Income Approach and Data Analysis**

No income model was developed.

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 28.57% of the market. Typical reported rents had a range of \$10.32 to \$96.45. We selected \$ to \$ for our model.

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

**Expense Data:** Typical reported expense had a range of 0% to 0%. We selected 0% to 0% for our model.

**Capitalization Rate (Cap) Data:** Typical sale cap rates ranged from 0% to 0%. We selected 0% to 0% for our model.

**Income Model Value Range:** The income approach calculates a range of values from \$0 to \$0 per square foot.

**Final Ratio Analysis:** Analysis of 1 sales resulted in a mean ratio of 84%, a median ratio of 84%, 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.

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](http://www.loopnet.com)

Commercial Brokers Association - [www.commercialmls.com](http://www.commercialmls.com)

KITSAP COUNTY ASSESSOR  
TAX YEAR 2022  
Countywide Auto Service - Car Wash and Lube and Tune  
Sales from 01/01/2016 to 12/31/2020

No.	NBRHD	PC	Account Number	Project Name	Units	Excise	VC	Sale Date	Sale Price	Assessed Value	Sale Ratio
1	8401101	640	162501-4-080-2003	Flex-a-Dent & Car Wash	4,728	2019EX08837	V	11/23/19	\$ 1,233,500	\$ 1,037,800	84%

VC	Validity Code
VC	Valid
D	Not economic unit
M	Other

Removed sales

No.	NBRHD	PC	Account Number	Project Name	Units	Excise	VC	Sale Date	Sale Price	Notes
1	8401101	640	162501-3-099-2004	Carwash - Silverdale	2,311	2017EX00937	M	02/03/17	\$ 2,000,000	Demo & Remodel
2	8402307	640	4625-000-006-0605	Carwash - Bethel	3,185	2016EX06815	M	09/12/16	\$ 775,000	Remodel/Addition
3	8401508	640	352501-1-117-2003	Jiffy Lube	1,850	2017EX00939	D	02/03/17	\$ 1,775,000	Demo & Remodel
			352501-1-116-2004		2,542					
4	8400202	640	142601-3-070-2008	Poulsbo Car Wash	2,452	2018EX01258	M	02/12/18	\$ 285,000	Remodel/repair

### OTHER COUNTIES LUBE & TUNE SALES

County	City	Account Number	Project	Excise#	Date	Price	Size	\$Unit	Cap	NOI \$/sqft
Clark	Vancouver	986043012	Jiffy Lube	811894	10/28/2019	\$2,517,000	4763	\$ 528.45	5.56%	\$29.38
Pierce	Bonney Lake	'7000040094	Jiffy Lube	4491178	2/15/2019	\$780,000	1300	\$ 600.00		
Snohomish	Everett	'00393200301800	Mobile One Lube Express	1105968	6/21/2016	\$400,000	2822	\$ 141.74		
Snohomish	Marysville	'30051600305700	Oil Can Henry's	E103353	5/11/2018	\$815,000	2636	\$ 309.18		
Snohomish	Lynnwood	'00372901000707	Grease Monkey	E112360	10/30/2018	\$1,100,000	2964	\$ 371.12		
Snohomish	Stanwood	'32042900205000	Jiffy Lube	E128338	9/28/2019	\$1,075,000	1344	\$ 799.85	7.48%	\$59.83
Snohomish	Stanwood	320429-002-050-00	Jiffy Lube	1215708	2/6/2020	\$1,364,000	2688	\$ 507.44	6.25%	\$31.72
Snohomish	Arlington	310521-003-055-00	Jiffy Lube Smokey Point	1217544	3/4/2020	\$1,400,000	2542	\$ 550.75	5.95%	\$32.77
Spokane	Spokane	45074.2602	Oil Can Henry's	202001540	1/10/2020	\$1,424,000	2572	\$ 553.65	5.75%	\$31.84

### OTHER COUNTIES LUBE & TUNE SALE LISTINGS

County	City	Account Number	Project	Source	Date	Price	Size	\$Unit	Cap	NOI \$/sqft
Chelan	Wenatchee	222010771580	Jiffy Lube	Loopnet 20986032	9/17/2020	\$1,050,000	1726	\$ 608.34	5.94%	\$36.14
King	Kent	2022059048	Jiffy Lube	CBA 10963239	6/16/2020	\$1,945,000	2280	\$ 853.07	7.26%	\$61.93
Kitsap	Port Orchard	122301-2-090-2001	Jiffy Lube @ Fred Meyer	Loopnet 22875979	4/9/2021	\$2,410,000	4452	\$ 541.33	5.99%	\$32.43
Snohomish	Lynnwood	27041700405900	Jiffy Lube	CBA 611639	9/25/2019	\$2,000,000	2000	\$1,000.00	3.90%	\$39.00
Snohomish	Everett	00392900300300	Jiffy Lube	Loopnet 17192367	9/13/2019	\$1,369,000	1422	\$ 962.73	6.40%	\$61.61
Snohomish	Arlington	310521-003-055-00	Jiffy Lube Smokey Point	1217544	3/16/2021	\$1,515,000	2542	\$ 595.99	5.95%	\$35.46