



Kitsap County Assessor

Documentation for Countywide Model

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

Property Type: Condominium Boat Slip

Updated 5/20/2025 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 2022 tax year.

Kitsap County has four marinas divided for individual sale as condominium (condo) slips. One condo is in Poulsbo, two are on Bainbridge Island, and one is in Bremerton. The Bremerton condo slips lack the correct Department of Natural Resources (DNR) tidelands lease for individual slip sales. We have considered the sale restriction for the Bremerton project, Bridgeview Marina, and have valued the project as a marina.

Property Type Overview

A dockominium is the water-based version of a condominium; rather than owning an apartment in a building, one owns a boat slip on the water. The term is a portmanteau of "dock" and "condominium". In addition to the exclusive right to use the boat slip, ownership also provides one with the right to use the common elements of the marina, much the same as one would have the right to use the common areas of a residential condominium development. Additionally a unit owner may use, rent or sell their unit at any time, subject to association approval. Wikipedia

Economic Overview: Winslow Wharf had 6 sales in 2023 and 8 sales in 2024, Eagle Harbor had no sales in 2024, and Poulsbo Yacht Club had 8 sales in 2023 and 8 sales in 2024.

Valuation Summary

Approach Used: Sales Approach

Model Calibration

Preliminary Ratio Analysis: Analysis of 58 sales resulted in a mean ratio of 105%, a median ratio of 101%, and a coefficient of dispersion (COD) of 13.5.

Market/Sales Comparison Approach Data and Analysis

Sales: Range of Sale Dates: 1/1/2020 to 12/31/2025. A total of 58 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 \$800 to \$7,558 per linear foot.

Model Validation

Final Ratio Analysis: Analysis of 58 sales resulted in a mean ratio of 95%, a median ratio of 94%, and a coefficient of dispersion (COD) of 10.43.

Updated 5/20/2025 by CM20

Property type: Condominium Boat Slip (continued)

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
Crexi - www.crexi.com

Tax Year 2026 Condominium Boat Slip Model Rates

8056 - Winslow Wharf			
From	To	Typical	Superior
0	25	\$2,950	
26	28	\$3,697	
29	30	\$4,001	
31	32	\$4,305	
33	34	\$4,608	
35	36	\$4,912	
37	38	\$5,218	
39	40	\$5,521	
41	42	\$5,422	
43	44	\$5,485	
45	46	\$6,315	
47	48	\$6,412	\$6,774
49	50	\$6,569	\$6,937
51	52	\$6,815	\$6,951
53	54	\$7,069	\$7,463
55	57	\$7,318	\$7,727
58	61		
62	64		

8055 - Eagle Harbor		
From	To	Typical
0	25	\$2,118.00
26	28	\$2,118.00
29	30	\$2,118.00
31	32	\$2,142.00
33	34	\$2,168.00
35	36	\$2,191.00
37	38	\$2,214.00
39	40	\$2,236.00
41	42	\$2,255.00
43	44	\$2,277.00
45	46	\$2,296.00
47	48	\$2,316.00
49	50	\$2,333.00
51	52	\$2,350.00
53	54	\$2,368.00
55	57	\$2,385.00
58	61	\$2,416.00
62	64	\$2,445.00

8070 - Poulsbo Yacht Club				
From	To	Typical	Superior	Inferior
0	30	\$799		\$399
31	34	\$816	\$1,030	\$407
35	37	\$1,185	\$1,245	\$463
38	42	\$1,143		
43	45	\$1,145	\$1,512	
46	48	\$1,614	\$1,661	
49	58	\$1,914		
59	62	\$1,914		
63	+	\$1,915		

Tax Year 2026
Countywide Condominium Slips
Sales from 01/01/2020 to 12/31/2024

Winslow Wharf Sales

No.	Neighborhood - Vicinity	Account Number	Units (LF)	Excise	VC	Sale Date	Sale Price	Trended Sales price	Trended Price \$/LF	Assessed Value	\$ per Linear Feet	Sale Ratio
1	8303660 - Bainbridge Condo Slips	8056-004-008-0000	42	2020EX05385	V	8/11/2020	\$192,000	\$276,375	\$6,580	\$227,725	\$5,422	82%
2	8303660 - Bainbridge Condo Slips	8056-001-025-0005	42	2021EX03517	V	5/7/2021	\$193,000	\$263,590	\$6,276	\$227,725	\$5,422	86%
3	8303660 - Bainbridge Condo Slips	8056-003-012-0006	30	2021EX04522	V	6/7/2021	\$100,000	\$135,726	\$4,524	\$120,030	\$4,001	88%
4	8303660 - Bainbridge Condo Slips	8056-001-014-0008	32	2021EX06498	V	7/26/2021	\$108,000	\$145,134	\$4,535	\$137,757	\$4,305	95%
5	8303660 - Bainbridge Condo Slips	8056-002-029-0009	28	2021EX07426	V	8/25/2021	\$90,000	\$120,205	\$4,293	\$103,527	\$3,697	86%
6	8303660 - Bainbridge Condo Slips	8056-004-014-0002	42	2021EX10109	L	11/8/2021	\$205,000	\$269,589	\$6,419	\$227,725	\$5,422	84%
7	8303660 - Bainbridge Condo Slips	8056-002-008-0004	36	2022EX04201	L	5/31/2022	\$180,000	\$203,326	\$5,648	\$176,839	\$4,912	87%
8	8303660 - Bainbridge Condo Slips	8056-001-027-0003	42	2022EX04270	L	6/7/2022	\$221,950	\$250,499	\$5,964	\$227,725	\$5,422	91%
9	8303660 - Bainbridge Condo Slips	8056-004-010-0006	42	2022EX08548	V	11/14/2022	\$225,000	\$249,010	\$5,929	\$227,725	\$5,422	91%
10	8303660 - Bainbridge Condo Slips	8056-002-001-0001	29	2023EX00033	L	12/27/2022	\$100,000	\$110,082	\$3,796	\$116,029	\$4,001	105%
11	8303660 - Bainbridge Condo Slips	8056-001-048-0008	32	2023EX00379	V	1/12/2023	\$122,000	\$134,033	\$4,189	\$137,757	\$4,305	103%
12	8303660 - Bainbridge Condo Slips	8056-002-021-0007	28	2023EX00479	V	1/27/2023	\$115,000	\$126,106	\$4,504	\$103,527	\$3,697	82%
13	8303660 - Bainbridge Condo Slips	8056-003-027-0009	36	2023EX02931	L	6/1/2023	\$188,000	\$202,937	\$5,637	\$176,839	\$4,912	87%
14	8303660 - Bainbridge Condo Slips	8056-001-033-0005	46	2023EX04441	V	8/11/2023	\$300,000	\$320,918	\$6,976	\$290,508	\$6,315	91%
15	8303660 - Bainbridge Condo Slips	8056-001-037-0001	46	2023EX04442	V	8/11/2023	\$325,000	\$347,661	\$7,558	\$290,508	\$6,315	84%
16	8303660 - Bainbridge Condo Slips	8056-002-028-0000	36	2024EX00089	V	1/2/2024	\$200,000	\$200,000	\$5,556	\$176,839	\$4,912	88%
17	8303660 - Bainbridge Condo Slips	8056-004-004-0004	40	2024EX00222	V	1/17/2024	\$210,000	\$210,000	\$5,250	\$220,838	\$5,521	105%
18	8303660 - Bainbridge Condo Slips	8056-003-001-0009	36	2024EX01079	L	3/7/2024	\$200,000	\$200,000	\$5,556	\$176,839	\$4,912	88%
19	8303660 - Bainbridge Condo Slips	8056-002-005-0007	28	2024EX03331	L	6/17/2024	\$130,000	\$130,000	\$4,643	\$103,527	\$3,697	80%
20	8303660 - Bainbridge Condo Slips	8056-005-035-0004	24	2024EX04653	L	8/9/2024	\$72,000	\$72,000	\$3,000	\$70,794	\$2,950	98%
21	8303660 - Bainbridge Condo Slips	8056-005-039-0000	24	2024EX05463	V	8/9/2024	\$71,000	\$71,000	\$2,958	\$70,794	\$2,950	100%
22	8303660 - Bainbridge Condo Slips	8056-004-028-0006	42	2024EX06625	L	11/6/2024	\$275,000	\$275,000	\$6,548	\$227,725	\$5,422	83%
23	8303660 - Bainbridge Condo Slips	8056-002-002-0000	38	2024EX06786	L	11/8/2024	\$140,000	\$140,000	\$3,684	\$198,274	\$5,218	142%

Trended 2023-2024 Sales	Count	13
	Median	88%
	Mean	95%
	AAD	0.10
	COD	11.70

All Sales	Count	23
	Median	88%
	Mean	93%
	AAD	0.08
	COD	8.81

Sales Removed

	8303660 - Bainbridge Condo Slips	8056-005-005-0000	24	2020EX06438	Q	8/24/2020	\$61,733	Quit claim deed				
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Eagle Harbor Sales

No.	Neighborhood - Vicinity	Account Number	Units (LF)	Excise	VC	Sale Date	Sale Price	Trended Sales price	Trended Price \$/LF	Assessed Value	\$ per Linear Feet	Sale Ratio
1	8303660 - Bainbridge Condo Slips	8055-003-024-0003	46	2020EX01361	V	2/24/2020	\$112,500	\$112,500	\$2,446	\$105,620	\$2,296	94%

All Sales	Count	1
	Median	94%
	Mean	94%
	AAD	-
	COD	-

Poulsbo Yacht Club Sales

No.	Neighborhood - Vicinity	Account Number	Units (LF)	Excise	VC	Sale Date	Sale Price	Trended Sales price	Trended Price \$/LF	Assessed Value	\$ per Linear Feet	Sale Ratio
1	8400206 - Poulsbo Yacht Club	8070-002-019-0003	44	2021EX00649	V	1/28/2021	\$44,000	\$69,930	\$1,000	\$50,400	\$1,145	72%
2	8400206 - Poulsbo Yacht Club	8070-002-032-0006	48	2021EX01296	V	2/22/2021	\$52,000	\$80,103	\$1,083	\$95,680	\$1,614	97%
3	8400206 - Poulsbo Yacht Club	8070-005-008-0009	50	2021EX01443	V	2/19/2021	\$60,000	\$60,000	\$1,200	\$95,680	\$1,914	159%
4	8400206 - Poulsbo Yacht Club	8070-001-024-0008	48	2021EX04078	V	5/24/2021	\$52,000	\$78,288	\$1,083	\$77,470	\$1,614	99%
5	8400206 - Poulsbo Yacht Club	8070-001-030-0000	48	2021EX04141	V	5/26/2021	\$43,000	\$64,705	\$896	\$77,470	\$1,614	120%
6	8400206 - Poulsbo Yacht Club	8070-002-046-0000	48	2021EX04281	V	5/24/2021	\$60,000	\$90,332	\$1,250	\$66,531	\$1,614	86%
7	8400206 - Poulsbo Yacht Club	8070-001-033-0007	44	2021EX05254	V	6/18/2021	\$50,000	\$55,314	\$1,136	\$66,531	\$1,512	120%
8	8400206 - Poulsbo Yacht Club	8070-002-007-0007	44	2021EX05538	V	7/7/2021	\$45,000	\$68,560	\$1,023	\$50,400	\$1,145	74%
9	8400206 - Poulsbo Yacht Club	8070-002-034-0004	48	2021EX06264	M	7/28/2021	\$58,000	\$85,875	\$1,208	\$23,965	\$1,614	90%
10	8400206 - Poulsbo Yacht Club	8070-002-003-0001	30	2021EX06329	V	7/26/2021	\$24,000	\$24,000	\$800	\$23,965	\$799	100%
11	8400206 - Poulsbo Yacht Club	8070-002-024-0006	40	2021EX09647	V	10/28/2021	\$33,000	\$59,242	\$825	\$45,718	\$1,143	77%
12	8400206 - Poulsbo Yacht Club	8070-005-028-0005	70	2021EX10358	V	11/15/2021	\$125,000	\$125,000	\$1,786	\$134,057	\$1,915	107%
13	8400206 - Poulsbo Yacht Club	8070-002-029-0001	44	2021EX10881	V	12/8/2021	\$48,000	\$70,093	\$1,091	\$23,965	\$1,145	72%
14	8400206 - Poulsbo Yacht Club	8070-002-003-0001	30	2022EX00656	V	1/21/2022	\$24,000	\$24,000	\$800	\$23,965	\$799	100%
15	8400206 - Poulsbo Yacht Club	8070-001-016-0008	48	2022EX03160	V	4/28/2022	\$79,000	\$79,000	\$1,646	\$79,728	\$1,661	101%
16	8400206 - Poulsbo Yacht Club	8070-001-014-0000	48	2022EX03190	V	4/21/2022	\$79,000	\$79,000	\$1,646	\$79,728	\$1,661	101%
17	8400206 - Poulsbo Yacht Club	8070-002-046-0000	48	2022EX03167	V	4/25/2022	\$89,000	\$89,000	\$1,854	\$77,470	\$1,614	87%
18	8400206 - Poulsbo Yacht Club	8070-003-006-0006	36	2022EX08937	V	12/13/2022	\$45,000	\$45,000	\$1,250	\$42,669	\$1,185	95%
19	8400206 - Poulsbo Yacht Club	8070-003-008-0004	36	2023EX00743	V	2/13/2023	\$45,000	\$45,000	\$1,250	\$42,669	\$1,185	95%
20	8400206 - Poulsbo Yacht Club	8070-002-040-0006	48	2023EX01386	V	3/17/2023	\$65,000	\$73,470	\$1,354	\$77,470	\$1,614	105%
21	8400206 - Poulsbo Yacht Club	8070-002-024-0006	40	2023EX01385	V	3/20/2023	\$50,000	\$50,000	\$1,250	\$45,718	\$1,143	91%
22	8400206 - Poulsbo Yacht Club	8070-003-025-0003	36	2023EX01695	V	4/6/2023	\$45,000	\$45,000	\$1,250	\$42,669	\$1,185	95%
23	8400206 - Poulsbo Yacht Club	8070-002-011-0001	44	2023EX01956	V	4/14/2023	\$50,000	\$50,000	\$1,136	\$50,400	\$1,145	101%
24	8400206 - Poulsbo Yacht Club	8070-002-034-0004	48	2023EX02555	V	5/16/2023	\$77,500	\$86,675	\$1,615	\$77,470	\$1,614	89%
25	8400206 - Poulsbo Yacht Club	8070-002-008-0006	44	2023EX03555	V	6/30/2023	\$50,000	\$50,000	\$1,136	\$50,400	\$1,145	101%
26	8400206 - Poulsbo Yacht Club	8070-005-009-0008	50	2023EX06885	V	12/11/2023	\$100,000	\$100,000	\$2,000	\$95,680	\$1,914	96%
27	8400206 - Poulsbo Yacht Club	8070-001-027-0005	44	2024EX01552	V	3/28/2024	\$70,000	\$70,000	\$1,591	\$66,531	\$1,512	95%
28	8400206 - Poulsbo Yacht Club	8070-002-016-0006	44	2024EX03740	V	7/1/2024	\$67,000	\$67,000	\$1,523	\$50,400	\$1,145	75%
29	8400206 - Poulsbo Yacht Club	8070-001-018-0006	48	2024EX04251	V	7/26/2024	\$85,600	\$85,600	\$1,783	\$79,728	\$1,661	93%
30	8400206 - Poulsbo Yacht Club	8070-003-015-0005	36	2024EX04575	V	8/9/2024	\$36,000	\$36,000	\$1,000	\$42,669	\$1,185	119%
31	8400206 - Poulsbo Yacht Club	8070-002-027-0003	44	2024EX04837	V	8/21/2024	\$70,000	\$70,000	\$1,591	\$66,531	\$1,512	95%
32	8400206 - Poulsbo Yacht Club	8070-001-038-0002	48	2024EX05006	V	8/28/2024	\$80,000	\$80,000	\$1,667	\$77,470	\$1,614	97%
33	8400206 - Poulsbo Yacht Club	8070-002-028-0002	48	2024EX06263	V	10/22/2024	\$77,500	\$77,500	\$1,615	\$77,470	\$1,614	100%
34	8400206 - Poulsbo Yacht Club	8070-002-019-0003	44	2024EX06449	V	10/18/2024	\$54,000	\$54,000	\$1,227	\$50,400	\$1,145	93%

2023-2024 Sales	Count	16
	Median	95%
	Mean	96%
	AAD	0.06
	COD	6.00

All Sales	Count	34
	Median	95%
	Mean	97%
	AAD	0.10
	COD	10.71

Sales Removed

8400206 - Poulsbo Yacht Club	8070-002-009-0005	44	2023EX00536	Q	2/2/2023	\$75,000	Quit claim deed
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2023-2024 Sales	Count	29
	Median	95%
	Mean	96%
	AAD	0.08
	COD	8.58

All Sales	Count	58
	Median	94%
	Mean	95%
	AAD	0.10
	COD	10.43
	Min	\$800
	Max	\$7,558