



# Kitsap County Assessor

## Documentation for Countywide Model

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

Property Type: Convenience Store with Gas Station

Updated 5/13/2025 by CM10

### Area Overview

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

This property type was physically inspected for the 2025 tax year.

### Property Type Overview

Kitsap County has a population of 72 parcels developed with convenience stores with gas stations (CSWG) with two currently vacant. The median building size is approximately 2,500 square feet (sqft). Total unit size calculation for a CSWG is the building size plus the number of nozzle/gas grades multiplied by 100.

### Economic Overview:

CSWG are reviewed countywide and are ranked according to location, population density, traffic patterns, synergy from surrounding businesses, and overall condition of the buildings

### Valuation Summary

**Approach Used: Sales Approach**

### Model Calibration

**Preliminary Ratio Analysis:** Analysis of 8 sales resulted in a mean ratio of 83%, a median ratio of 83%, and a coefficient of dispersion (COD) of 4.56.

### Market/Sales Comparison Approach Data and Analysis

**Sales:** Range of Sale Dates: 1/1/2020 to 12/31/2024. A total of 8 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 \$192.53 to \$579.52 per unit.

### Model Validation

**Final Ratio Analysis:** Analysis of 8 sales resulted in a mean ratio of 83%, a median ratio of 83%, and a coefficient of dispersion (COD) of 4.56.

### 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

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## **Property type: Convenience Store with Gas Station (continued)**

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)

**Tax Year 2026**  
**Convenience Store with Gas Station**  
**Sales from 01/01/2020 through 12/31/2024**

2020  
2021 0.0%  
2022 0.0%  
2023 0.0%  
2024 0.0%

No.	NBRHD	PC	Account Number	Project Name	Class	Units	Excise No.	VC	Sales Date	Sales Price	Adjustment to Sales Price - FF&E, Non- Com perts, Goodwill	Adjusted Sales Price	Trended Adjusted Sales Price	CSWG Model Value	Other Values	Total TY2024 Value	Ratio
1	8402307	541	022301-4-094-2005	Bethel & Sedgwick Shell CSWG	B	5,900	2021EX01656	M	03/09/21	\$4,100,000	-\$1,765,000	\$2,335,000	\$2,335,000	\$2,174,445	\$0	\$2,174,445	93%
2	8100502	541	3783-003-007-0004	Valero CSWG	C	3,288	2021EX04166	M	05/27/21	\$1,000,000	-\$150,000	\$850,000	\$850,000	\$961,970	\$19,940	\$981,910	116%
3	8400202	541	142601-3-135-2001	Union 76 and Carwash Poulsbo	C	5,194	2021EX06416	V	07/26/21	\$1,000,000	\$0	\$1,000,000	\$1,000,000	\$1,519,609	\$103,700	\$1,623,309	162%
4	8401104	541	022401-2-032-1005	Wildcat Lake Grocery	C	4,600	2021EX08347	M	09/21/21	\$2,550,000	-\$700,000	\$1,850,000	\$1,850,000	\$1,345,822	\$75,000	\$1,420,822	77%
5	8400202	541	142601-1-048-2001	Shell Total Stop Food Mart	B	6,212	2021EX08708	M	09/29/21	\$4,600,000	-\$1,000,000	\$3,600,000	\$3,600,000	\$2,289,433	\$265,170	\$2,554,603	71%
6	9100592	541	4682-000-003-0608	Chevron - Perry Ave	C	4,602	2021EX11290	M	12/17/21	\$3,000,000	-\$1,410,000	\$1,590,000	\$1,590,000	\$1,346,407		\$1,346,407	85%
7	8401104	541	5319-000-019-0004	CSWG & Car Wash Silv Way/Bennington	C	7,600	2024EX01669	M	3/28/2024	\$3,525,000	-\$495,000	\$3,030,000	\$3,030,000	\$2,223,532	\$405,490	\$2,629,022	87%
8	8400203	541	152601-4-041-2001	NW Food Mart and Subway	C	4,372	2024EX07048	M	11/24/24	\$1,925,000	-\$310,000	\$1,615,000	\$1,615,000	\$1,279,116	\$0	\$1,279,116	79%

NBRHD-	Neighborhood
8100502	West Bremerton
8100506	Wheaton Way
8400202	Highway 305
8400203	Viking Way
8400204	Greater Poulsbo
8400301	Downtown Kingston
8401101	Silverdale
8401104	Central Kitsap
8401113	Ridgetop
8401508	Brownsville Hwy
8402307	South Kitsap UGA

VC-Validity Code	
V	Valid
M	Other

PC - Property Class	
541	Convenience store with gas station

Sales 2022 to  
2024

Count	2
Lowest	79%
Highest	87%
Median	83%
Mean	83%
AAD	0.04
COD	4.56

All Sales

Count	8
Lowest	\$1
Highest	162%
Median	86%
Mean	96%
AAD	0.18
COD	21.30

**Tax Year 2026**  
**Convenience Store with Gas Station**  
**Sales from 01/01/2020 through 12/31/2024**

**Sales Removed from Analysis**

No.	NBRHD	PC	Account Number	Project Name	Class	Units	Excise No.	VC	Sales Date	Sales Price	Adjustment to Sales Price - FF&E, Non- Com pete, Goodwill	Adjusted Sales Price	Comments
1	8402405	541	032202-3-004-2005	Olaila Bay Market	D	3,670	2021EX01229	M	02/17/21	\$700,000	-\$143,620	\$556,380	
2	8401102	541	4459-000-001-0007	CSWG Bucklin & Silverdale Way	A	5,808	2021EX04891	M	05/25/21	\$1,800,000	\$0	\$1,800,000	
3	8401508	541	262501-1-043-2003	CSWG/QSR/Retail Fairgrounds	B	4,100	2023Ex02825	V	5/31/2023	\$2,900,000	\$0	\$2,900,000	Special financing- Mixed use
4	8402405	541	082302-2-012-2001	Long Lake Grocery	X	2,294	2024EX00865	V	02/24/1/24	\$129,000	\$0	\$129,000	Cost Approach
5	8400302	541	292702-1-013-2003	Streibef's CSWG Deli-Mart	A	5,900	2022EX01075	V	02/10/22	\$4,880,000	\$0	\$4,880,000	Outlier
6	8401104	541	052401-3-013-2001	Chico C-Store With Gas	A	5,546	2023EX04470	M	08/11/23	\$6,400,000	-\$900,000	\$5,500,000	Outlier
7	8400203	541	152601-4-041-2001	NW Food Mart and Subway	C	4,372	2024EX07048	M	11/24/24	\$1,925,000	-\$310,000	\$1,615,000	Outlier
8	8100502	541	142401-3-065-2007	Arco & AM PM - 6th and Naval	A	6,385	2024EX07527	M	12/18/24	\$7,600,000	-\$400,000	\$7,200,000	Outlier
9	8402307	541	022301-4-094-2005	Bethel & Sedgwick Shell CSWG	B	5,300	2024EX07540	M	12/18/24	\$4,500,000	-\$500,000	\$4,000,000	Outlier