



Kitsap County Assessor

Documentation for Countywide Model

Tax Year: 2027 Appraisal Date: 1/1/2026

Property Type: Convenience Store with Gas Station

Updated 3/11/2026 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 9 sales resulted in a mean ratio of 91%, a median ratio of 85%, and a coefficient of dispersion (COD) of 21.1.

Market/Sales Comparison Approach Data and Analysis

Sales: Range of Sale Dates: 1/1/2021 to 12/31/2025. A total of 9 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 \$178.76 to \$579.52 per unit.

Model Validation

Final Ratio Analysis: Analysis of 9 sales resulted in a mean ratio of 91%, a median ratio of 85%, and a coefficient of dispersion (COD) of 21.1.

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

Updated 3/11/2026 by CM10

Property type: Convenience Store with Gas Station (continued)

Glossary for Property Appraisal and Assessment, IAAO, 1997

LoopNet - www.loopnet.com

Commercial Brokers Association - www.commercialmls.com

Crexi - www.crexi.com

Kitsap County Assessor

Tax Year: 2027

Property Type: Conv Store with Gas

Neighborhood: 0

Not Used	Not Used	C-Swg	Not Used	Not Used	Not Used
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Class A

Rent		434.81			
Vac %					
Exp %					
Cap Rate		100.00			
Market		395.28			

Class B

Rent		368.55			
Vac %					
Exp %					
Cap Rate		100.000			
Market		351.00			

Class C

Rent		292.57			
Vac %					
Exp %					
Cap Rate		100.00			
Market		278.64			

Class D

Rent		145.85			
Vac %					
Exp %					
Cap Rate		100.00			
Market		138.90			

Class E

Rent		63.22			
Vac %					
Exp %					
Cap Rate		100.00			
Market		63.22			

Kitsap County Assessor

Tax Year 2027

Local Rental Income Survey for Conv Store with Gas

C-Swg

PGI
\$40.21
\$35.86

OTHER COUNTY LEASE LISTING REPORT

Conv Store with Gas, C-Swg

COUNTY	ACCOUNT NUMBER	PROJECT	SOURCE	DATE	SIZE	\$UNIT	CAM	NNN
King	217200-0671	7-Eleven	Loopnet 38968359	3/9/2026	2,428	\$101.66	\$0.00	Yes
Mason	12309-41-00150	Bear Creek Country Store and Feed	Loopnet 35446252	3/9/2026	7,000	\$13.14	\$0.00	No
Pierce	042012-7017	7-ELEVEN W/ GAS	Loopnet 39646739	3/9/2026	3,010	\$89.35	\$0.00	Yes
Pierce		Shell Gas Station-ground lease	CBA 39714865	8/21/2024				No
Snohomish	Multiple	7-Eleven	Loopnet 37370864	3/9/2026	2,200	\$108.38	\$0.00	Yes
Thurston	'65103302001	7-Eleven	Loopnet 24772318	3/8/2022	4,650	\$73.11	\$0.00	Yes

KITSAP COUNTY ASSESSOR

SALES USED IN ANALYSIS

Sales From to:

C-Store With Gas

C-Swg

Nbhd	PC	Parcel No.	Project Name	Units	VC	Multi- parcel	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
8402307	541	022301-4-094-2005	Bethel & Sedgwick Shell CSWG	5900	M	No	3/9/2021	2021EX01656	\$4,100,000	\$2,335,000
8100502	541	3783-003-007-0004	Valero CSWG	3864	M	No	5/27/2021	2021EX04166	\$1,000,000	\$850,000
8400202	541	142601-3-135-2001	Union 76 and Carwash Poulsbo	5194	V	No	7/26/2021	2021EX06416	\$1,000,000	\$1,000,000
8401104	541	022401-2-032-1005	Wildcat Lake Grocery	4600	M	Yes	9/21/2021	2021EX08347	\$2,550,000	\$1,850,000
8400202	541	142601-1-048-2001	Shell Total Stop Food Mart	6485	M	No	9/29/2021	2021EX08708	\$4,600,000	\$3,600,000
9100592	541	4682-000-003-0608	Chevron - Perry Avenue	4602	M	No	12/17/2021	2021EX11290	\$3,000,000	\$1,590,000
8401104	541	5319-000-019-0004	CSWG & Car Wash Silv Way/Bennington	7600	M	No	3/28/2024	2024EX01669	\$3,525,000	\$3,030,000
8400203	541	152601-4-041-2001	NW Food Mart and Subway	4372	M	No	11/24/2024	2024EX07048	\$1,925,000	\$1,615,000
8401104	541	052501-1-010-2007	Clear Creek Grocery	3328	V	No	11/19/2025	2025EX07005	\$1,000,000	\$1,000,000

KITSAP COUNTY ASSESSOR

SALES REMOVED FROM ANALYSIS

Sales From to:

Nbhd	PC	Parcel No.	Multiple Parcels	Project	Units	VC	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
8402405	541	032202-3-004-2005	No	Al's Grocery	5,323.0	M	2/17/2021	2021EX01229	\$700,000	\$700,000
8400302	541	222702-3-033-2002	No	C-store with gas Georges Corner		I	5/6/2021	2021EX03844	\$1,000	\$1,000
8401102	541	4459-000-001-0007	No	CSWG Bucklin & Silverdale Way	5,808.0	M	5/25/2021	2021EX04891	\$1,800,000	\$1,800,000
8400302	541	292702-1-013-2003	No	Streibel's CSWG Deli-Mart	6,160.0	V	2/10/2022	2022EX01075	\$4,880,000	\$4,880,000
8402405	541	082302-2-012-2001	No	Long Lake Grocery	2,594.0	V	2/15/2023	2023EX00796	\$85,000	\$85,000
8401508	541	262501-1-043-2003	No	CSWG/QSR/Retail Fairgrounds	11,708.0	V	5/31/2023	2023EX02825	\$2,900,000	\$2,900,000
8401104	541	052401-3-013-2001	No	Chico C-swg, Sugar Shack Espresso	5,546.0	V	8/11/2023	2023EX04470	\$6,400,000	\$5,500,000
8402405	541	082302-2-012-2001	No	Long Lake Grocery	2,294.0	V	2/21/2024	2024EX00865	\$129,000	\$129,000
8100502	541	142401-3-065-2007	No	ARCO & AM PM- 6TH AND NAVAL	6,385.0	M	12/18/2024	2024EX07527	\$7,600,000	\$7,200,000
8402307	541	022301-4-094-2005	No	Bethel & Sedgwick Shell CSWG	5,300.0	M	12/18/2024	2024EX07540	\$4,500,000	\$4,000,000
8402307	541	252401-4-008-2002	No	Shell Pt Orchard Mile Hill	2,534.0	M	8/7/2025	2025EX04906	\$2,300,000	\$1,870,000
8400302	541	292702-1-013-2003	No	Streibel's CSWG Deli-Mart	6,160.0	V	12/29/2025	2025EX07741	\$4,500,000	\$4,500,000

OTHER COUNTY SALES from Public Sources

Conv Store with Gas, C-Swg									
CITY-COUNTY	ACCOUNT NUMBER	PROJECT	SOURCE	EXCISE#	DATE	PRICE	SIZE	\$UNIT	CAP
Shelton - Mason	32020-50-33002	Gas Station & Retail	Assessor	25-65569	6/26/2025	\$1,940,000	4344	\$446.59	0.00%
Gig Harbor - Pierce	'0122226044	9522 State Rt 302	Assessor	4648315	6/13/2024	\$5,000,000	3790	\$1,319.26	0.00%
Bonney Lake - Pierce	'0519168001	7-Eleven	Assessor	4659482	12/16/2024	\$7,867,000	4872	\$1,614.74	0.00%
Tacoma - Pierce	7475012980	2518 N Stevens	Assessor	4652376	8/23/2024	\$3,100,000	2400	\$1,291.67	0.00%
Gig Harbor - Pierce	221083108	7101 Pioneer Way	Assessor	4643610	3/27/2024	\$2,645,000	1574	\$1,680.43	0.00%
Tacoma - Pierce	'9730000380	76 Station	Assessor	4645639	5/2/2024	\$6,000,000	2214	\$2,710.03	0.00%
Bonney Lake - Pierce	700034-0020	Shell Bonney Lake	Assessor	4666414	4/18/2025	\$3,500,000	2103	\$1,664.29	0.00%
Buckley - Pierce	5665000253	Mobile Buckley	Assessor	4664377	3/17/2025	\$5,800,000	4125	\$1,406.06	0.00%
Tacoma - Pierce	'0220153147	Shell Station Bridgeport Way	Assessor	4669341	5/30/2025	\$2,010,000	1296	\$1,550.93	0.00%
Puyallup - Pierce	'0419316006	Arco AMPM	Assessor	4682165	12/4/2025	\$4,000,000	2697	\$1,483.13	0.00%
Tacoma - Pierce	'0320333310	76 Station - Pacific Ave	Assessor	4651011	7/30/2024	\$2,460,000	2756	\$892.60	0.00%
Tacoma - Pierce	'7045000311	Shell Station on 26th	Assessor	4665013	3/31/2025	\$1,570,000	1248	\$1,258.01	0.00%
Tacoma - Pierce	'0320322086	Shell Station Hosmer St	Assessor	4665184	3/17/2025	\$2,560,000	1376	\$1,860.47	0.00%
McKenna - Pierce	'0217281104	Gas Station McKenna	Assessor	4682193	12/4/2025	\$1,500,000	2285	\$656.46	0.00%
Tacoma - Pierce	'5430000533	Shell Station Center St	Assessor	4675862	9/8/2025	\$4,650,000	2745	\$1,693.99	0.00%
Lake Stevens - Snohomish	'00431400300104	Gas Station, Land Lease, Car Wash, Retail	Loopnet 29834197	E210342	12/27/2023	\$15,770,000	10554	\$1,494.22	0.00%
Lacey - Thurston	'65103302001	7-Eleven	Loopnet 24772318	E035214	9/21/2023	\$6,185,000	4650	\$1,330.11	5.50%
Bellingham - Whatcom	'3802142594680000	Market Fuel	Assessor	254963	10/29/2021	\$1,800,000	2030	\$886.70	0.00%
Bellingham - Whatcom	3803201785160000	Shell Station	Assessor	254483	10/15/2021	\$2,000,000	3925	\$509.55	0.00%
Lynden - Whatcom	'4003160185540000	Shell Station & Car Wash	Assessor	254481	10/15/2021	\$2,400,000	4514	\$531.68	0.00%
Custer - Whatcom	'4001273905030000	Shell Station	Assessor	254480	10/15/2021	\$3,600,000	3874	\$929.27	0.00%
Bellingham - Whatcom	'3802243315320000	Shell Station & Car Wash	Assessor	248149	3/31/2021	\$1,750,000	2364	\$740.27	0.00%
Blaine - Whatcom	'4001184594830000	Market Fuel	Assessor	254969	10/29/2021	\$1,000,000	2160	\$462.96	0.00%

Bellingham - Whatcom	'3803314461440000	Chevron	Assessor	270206	8/31/2023	\$1,782,514	2418	\$737.19	0.00%
Lynden - Whatcom	'4002245234190000	Truck Stop	Assessor	252039	7/29/2021	\$2,072,526	4758	\$435.59	0.00%
Bellingham - Whatcom	'3803210250750000	Market Fuel & Car Wash	Assessor	254970	10/28/2021	\$1,953,657	3800	\$514.12	0.00%
Bellingham - Whatcom	'3803290183720000	Shell Station	Assessor	262327	8/19/2022	\$1,750,000	2086	\$838.93	0.00%
Bellingham - Whatcom	'3803314200540000	Urban Market	Assessor	262491	8/24/2022	\$2,200,000	1296	\$1,697.53	0.00%
Sumas - Whatcom	'4104345000480000	Boomtown	Assessor	263646	10/10/2022	\$2,500,000	5140	\$486.38	0.00%
Nooksack - Whatcom	'4004292210050000	76 Station	Assessor	265151	10/6/2022	\$600,000	4000	\$150.00	0.00%
Bellingham - Whatcom	'3803314025080000	Mobile	Assessor	268111	5/20/2023	\$3,000,000	2584	\$1,160.99	0.00%
Ferndale - Whatcom	'3902294284450000	Arco	Assessor	271706	11/13/2023	\$3,200,000	2695	\$1,187.38	0.00%
Lynden - Whatcom	'4002245431310000	Chevron & Domino's	Assessor	276779	7/31/2024	\$3,200,000	4225	\$757.40	0.00%
Bellingham - Whatcom	'3803180114400000	Shell & Car Wash	Assessor	280197	1/28/2025	\$2,550,000	1821	\$1,400.33	0.00%
Bellingham - Whatcom	'3803201804930000	Marathon	Assessor	266924	3/20/2023	\$1,275,000	2400	\$531.25	0.00%
Yakima - Yakima	191429-21002	76 Station	Assessor	E044680	8/8/2024	\$7,000,000	3100	\$2,258.06	0.00%
Union Gap - Yakima	191205-22002	Arco Union Gap	Assessor	E041679	10/3/2023	\$3,941,760	2687	\$1,466.97	0.00%
Sunnyside - Yakima	221035-41441	Conoco Mini Mart & Retail	Assessor	E033020	8/27/2021	\$2,400,000	5500	\$436.36	0.00%
Sunnyside - Yakima	221035-41441	Conoco Mini Mart & Retail	Assessor	E043596	5/14/2024	\$3,400,000	5500	\$618.18	0.00%

OTHER COUNTY SALE LISTINGS

Conv Store with Gas, C-Swg

ADDRESS	CITY-COUNTY	PROJECT	Source:	DATE	PRICE	SIZE	\$UNIT	CAP
12848 Martin Luther King Jr Way	Seattle - King	7-Eleven	Loopnet 38968359	1/5/2026	\$4,701,700	2428	\$1,936.45	5.25%
101 NE 50th St	Seattle - King	50th St. Plaza 7-Eleven	Loopnet 39647305	3/3/2026	\$5,000,000	4057	\$1,232.44	0.00%
3530 NE Old Belfair Hwy	Belfair - Mason	Bear Creek Country Store and Feed	Loopnet 35446252	4/10/2025	\$2,300,000	7000	\$328.57	4.00%
2412 136th Ave Ct E	Sumner - Pierce	7-ELEVEN W/ GAS	Loopnet 39646739	3/3/2026	\$5,500,000	3010	\$1,827.24	4.89%
19215 Filbert Rd	Bothell - Snohomish	7-Eleven	Loopnet 37370864	8/21/2025	\$4,768,500	2200	\$2,167.50	5.00%
857 S 2nd Ave	Walla Walla - Walla Walla	Southgate Chevron	Loopnet 35020586	3/5/2025	\$1,500,000	2738	\$547.85	0.00%
1720 Labounty Dr	Ferndale - Whatcom	Northwest Farm & Home	CBA 43626515	10/29/2025	\$3,600,000	11040	\$326.09	0.00%
321 D St	Blaine - Whatcom	Exxon Blaine	CBA 43405677	9/19/2025	\$2,500,000	952	\$2,626.05	0.00%
2730 Meridian St	Bellingham - Whatcom	Meridian Food & Gas	Loopnet 37771780	9/22/2025	\$1,600,000	1431	\$1,118.10	0.00%
3602 Tieton Dr	Yakima - Yakima	Cottage Mart	CBA 44450302	3/4/2026	\$1,950,000	1792	\$1,088.17	0.00%
705 W 1st St	Wapato - Yakima	Roadrunner	CBA 44462582	3/5/2026	\$2,750,000	3000	\$916.67	0.00%