



# Kitsap County Assessor

## Documentation for Area 4 - Rural South Kitsap

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

Property Type: Land - Commercial

Updated 3/4/2026 by CM20

### Area Overview

Rural South Kitsap to the Mason and Pierce County Lines including Manchester, Southworth, Olalla, South portion of Highway 16.

This property type was physically inspected for the 2027 tax year.

Zoning designations are reviewed for changes every year.

### Property Type Overview

**Economic Overview:** Sales of land are limited in Rural South Kitsap due to low inventory. Sales from Area 3 Port Orchard were also reviewed.

### Valuation Summary

**Approach Used: Sales Approach**

### Model Calibration

**Preliminary Ratio Analysis:** Analysis of 18 sales resulted in a mean ratio of 102%, a median ratio of 97%, and a coefficient of dispersion (COD) of 14.52.

### Market/Sales Comparison Approach Data and Analysis

**Sales:** Range of Sale Dates: 1/1/2021 to 12/31/2025. A total of 18 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 \$1.03 to \$15.13 per square foot.

### Model Validation

**Final Ratio Analysis:** Analysis of 18 sales resulted in a mean ratio of 103%, a median ratio of 97%, and a coefficient of dispersion (COD) of 14.6.

### 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)

Updated 3/4/2026 by CM20



# Kitsap County Assessor

## Documentation for Area 4 - Rural South Kitsap

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

Property Type: Land - Industrial

Updated 3/4/2026 by CM20

### Area Overview

Rural South Kitsap to the Mason and Pierce County Lines including Manchester, Southworth, Olalla, South portion of Highway 16.

This property type was physically inspected for the 2027 tax year.

Zoning designations are reviewed for changes every year.

### Property Type Overview

**Economic Overview:** Sales of land are limited in Rural South Kitsap due to low inventory. Sales from Area 3 Port Orchard were also reviewed.

### Valuation Summary

**Approach Used: Sales Approach**

### Model Calibration

**Preliminary Ratio Analysis:** Analysis of 9 sales resulted in a mean ratio of 94%, a median ratio of 94%, and a coefficient of dispersion (COD) of 6.38.

### 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 \$0.62 to \$6.94 per square foot.

### Model Validation

**Final Ratio Analysis:** Analysis of 9 sales resulted in a mean ratio of 95%, a median ratio of 94%, and a coefficient of dispersion (COD) of 6.37.

### 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)

Updated 3/4/2026 by CM20

# KITSAP COUNTY ASSESSOR

## SALES USED IN ANALYSIS

Sales From  to:

### Land

#### Land CML

Nbhd	PC	Parcel No.	Project Name	Units	VC	Multi- parcel	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
8100502	111	3745-000-039-0009	BL (SFR no value) Auto Center	36154	V	No	1/27/2021	2021EX00594	\$250,000	\$250,000
8402307	910	102301-1-007-2007	BL on Sidney	116741	V	No	2/11/2021	2021EX00996	\$550,000	\$550,000
8100506	910	112401-1-038-2008	BL-Wheaton	3920	V	No	3/1/2021	2021EX01499	\$75,000	\$75,000
8100502	910	3787-000-014-0502	BL- one lot off Kitsap Way	6969	V	No	3/3/2021	2021EX01554	\$66,000	\$66,000
8303601	910	042402-1-105-2004	BL Lynwood Center Rd W lot 106	66647	D	Yes	3/11/2021	2021EX01814	\$3,150,000	\$3,150,000
8100507	910	4682-000-005-0002	BL contig w/eye clinic lot.	63162	V	No	3/16/2021	2021EX02018	\$155,000	\$155,000
8100506		3972-000-006-0200	Bare land W006-00	34848	E	Yes	3/15/2021	2021EX02111	\$237,500	\$237,500
8402405	910	332402-2-065-2005	BL SE Mile Hill RCO Zoning	160736	V	No	4/5/2021	2021EX02624	\$200,000	\$200,000
8402307	910	112301-2-052-2008	BL on Sidney	848984	V	No	3/10/2021	2021EX03478	\$875,000	\$875,000
8402307	111	102301-1-008-2006	Future S Sidney Bus Park	184694	V	No	5/25/2021	2021EX04089	\$1,100,000	\$1,100,000
8303601		222502-1-039-2002	BL New Brooklyn Rd	175546	M	No	6/16/2021	2021EX04819	\$2,000,000	\$2,000,000
8401104	910	192501-1-023-2006	BL-Dickey Rd W/lot 023 & 026	1270644	D	Yes	6/23/2021	2021EX05198	\$992,750	\$992,750
8400207	910	102601-2-055-2003	Lot 5D BL-College Marketplace w/056 Lot 5E	24800	D	Yes	7/14/2021	2021EX05746	\$625,000	\$625,000
8402307	910	102301-1-004-2000	Future Sidney Center	421225	V	No	8/18/2021	2021EX07342	\$550,000	\$550,000
8100510	910	3734-012-001-0001	Land only corner 9th & Wycoff	9583	V	No	9/10/2021	2021EX08147	\$85,000	\$85,000
8100510	910	3734-013-001-0009	SW of 9th & Mead Parking fenced	9583	V	No	9/16/2021	2021EX08148	\$98,500	\$98,500
8402307	910	342401-4-030-2003	BL South Kitsap Blvd	21344	V	No	10/26/2021	2021EX09503	\$250,000	\$250,000
8400207	910	102601-2-061-2005	Lot 5J BL - College Marketplace 5 parcel sale	204732	D	Yes	10/29/2021	2021EX09505	\$1,000,000	\$1,000,000
8100506	910	012401-2-194-2008	BL-N of Gas Station & Hollis Rd	32234	V	No	11/9/2021	2021EX09867	\$675,000	\$675,000
8402307	910	4625-000-007-0307	BL--Bethel Ave	31363	V	No	11/17/2021	2021EX10069	\$123,500	\$123,500
8402307	910	4625-000-007-0000	BL N of Lund & Bethel Intersection	40075	V	No	11/18/2021	2021EX10161	\$400,000	\$400,000
8401101	910	082501-4-024-2002	SFR & MH on Random PI NW	134165	V	No	11/24/2021	2021EX10255	\$1,100,000	\$1,100,000
7402390	910	022301-4-043-2007	BL on Ramsey-McCary #012 & 043 & 026	1349	D	Yes	11/23/2021	2021EX10352	\$1,235,000	\$1,235,000
8400207	910	102601-4-048-2009	Lot 3M BL - College Marketplace	67518	V	No	12/8/2021	2021EX10723	\$875,000	\$875,000

8401101	910	082501-4-032-2002	BL back lot off Random	148994	V	No	12/15/2021	2021EX10942	\$1,001,880	\$1,001,880
8401101	910	082501-4-025-2001	BL off Random 025 & 026	213008	D	Yes	12/15/2021	2021EX10965	\$2,262,082	\$2,262,082
8401101	111	082501-4-022-2004	SFR W of Clear Creek	1368	V	No	12/13/2021	2021EX10973	\$1,370,397	\$1,370,397
8303601	910	232502-3-092-2001	BL Wintergreen Ln and HS Rd. W.094	128066	D	Yes	12/10/2021	2021EX11197	\$4,000,000	\$4,000,000
8401508	910	362501-3-066-2009	BL at Riddell entrance to Fred M	50965	V	No	12/23/2021	2022EX00047	\$325,000	\$325,000
8400204	910	062602-3-031-2005	Arness Tree Farm - DFL w/012601-4-063-2000	417305	D	Yes	12/23/2021	2022EX00132	\$1,430,900	\$1,430,900
8401101	910	082501-4-066-2001	Shed NV on Clear Crk Rd N of Greaves	147668	V	No	1/27/2022	2022EX00627	\$1,600,000	\$1,600,000
8100502	910	212401-1-030-2004	BL- Future whse TGW 030, 031, 032	31798.8	D	Yes	2/25/2022	2022EX01389	\$435,000	\$435,000
8402307	111	022301-4-026-2008	SFR on Bethel-McCary 2 of 3		D	Yes	3/24/2022	2022EX02246	\$1,280,000	\$1,280,000
8100510	910	3735-022-012-0006	BL NW Corner of 9th and Callow	33977	V	No	4/5/2022	2022EX02398	\$170,000	\$170,000
8400201	910	232601-2-168-2002	BL- Jensen	10454	V	No	4/18/2022	2022EX02967	\$475,000	\$475,000
8401508	910	262501-4-128-2005	BL	121968	D	Yes	7/22/2022	2022EX05700	\$1,000,000	\$1,000,000
8400301	111	4316-034-016-0002	SFR NV E of Cntrl Ave on Pnslvnia Av	10454	V	No	8/9/2022	2022EX06110	\$250,000	\$250,000
8401104	910	092501-3-036-2009	BL Clear Creek Rd	243500	V	No	9/13/2022	2022EX06954	\$1,300,000	\$1,300,000
8401508	910	362501-2-018-2000	BL - 5926 St. Hwy 303 NE 005 & 018	106286.4	D	Yes	9/16/2022	2022EX06970	\$1,825,000	\$1,825,000
8402306	183	252401-2-006-2008	BL on Mitchell 006 & 007	9583.2	W	Yes	10/20/2022	2022EX07981	\$145,000	\$145,000
8400207	910	102601-1-037-2008	Lot 5Q BL College Marketplace	30126	V	No	11/7/2022	2022EX08201	\$480,000	\$480,000
8400202	910	232601-1-040-2008	BL S of Lincoln E of Hwy 305	111078	V	No	11/15/2022	2022EX08357	\$1,100,000	\$1,100,000
8402307	910	4031-002-016-0003	BL south of S Kitsap Grocery	5663	V	No	11/9/2022	2022EX08455	\$75,000	\$75,000
8100502	910	5549-000-005-0002	BL - Lot 5 & Lot 6	117612	D	Yes	11/18/2022	2022EX08461	\$734,063	\$734,063
8401508	111	352501-4-047-2002	SFR- Lot fronts Hwy 303	95832	E	No	11/21/2022	2022EX08552	\$770,000	\$770,000
8402307	460	362401-2-101-2009	BL/Parking adj to fast food	21344	V	No	11/30/2022	2022EX08657	\$190,000	\$190,000
8402307	910	302402-4-146-2007	SP1557 near Mile Hill&Baby Doll	426452.4	D	Yes	12/13/2022	2022EX08950	\$700,000	\$700,000
8401104	910	092501-3-016-2003	BL corner Kit Mall Blvd/Waaga Way	554083	V	No	1/10/2023	2023EX00160	\$4,200,000	\$4,200,000
8400301	910	4316-031-004-0002	BL N of 1st on Iowa Ave	6534	V	No	4/25/2023	2023EX02029	\$216,000	\$216,000
8100505	910	3966-002-002-0000	BL Parcel & Duplex NV 2745 Clare Ave 001 & 002	24393.6	D	Yes	6/6/2023	2023EX02943	\$175,000	\$175,000
8400302	910	272702-2-046-2004	BL East of Rite Aid on Hwy 104	82328	V	No	5/12/2023	2023EX03095	\$558,000	\$558,000
8100505	910	3976-030-073-0003	BL on Wheaton Way	7405	V	No	6/14/2023	2023EX03152	\$120,000	\$120,000
8400201	112	4225-000-005-0006	SFR Dirty Nails Salon 005 & 006	11326	D	Yes	9/8/2023	2023EX04994	\$600,000	\$600,000
8401508	910	232501-1-064-2000	BL Hwy 303 @ Brownsville Hwy light	452588	V	No	10/26/2023	2023EX06100	\$600,000	\$600,000
8402307	910	312402-1-008-2009	BL Mile Hill Dr. W of Baby Doll Rd.	50965	V	No	11/20/2023	2023EX06517	\$145,000	\$145,000
8100502	910	212401-1-033-2001	BL 1 lot E of Auto Center on Kean	48351.6	D	Yes	12/28/2023	2023EX07258	\$626,903	\$626,903

8100506	910	112401-1-038-2008	BL-Wheaton	3920	V	No	2/9/2024	2024EX00607	\$100,000	\$100,000
8400207	910	102601-1-032-2003	Lot 5M BL - College Marketplace	40946	V	No	2/28/2024	2024EX00989	\$305,000	\$305,000
8401104	111	052401-3-062-2001	West Coast Cleaning	1577	D	Yes	4/17/2024	2024EX02099	\$485,000	\$485,000
8401508	910	352501-4-075-2007	BL - Fuson Rd off Hwy 303 074 & 075	17424	D	Yes	5/15/2024	2024EX02502	\$160,000	\$160,000
8401508	910	4425-001-001-0006	BL- Corner of Hwy 303 & Vena Ave	19166.4	D	Yes	6/4/2024	2024EX03250	\$175,000	\$175,000
8400202	910	142601-2-045-2002	BL-E of 4th Ave W of 305 045 & 046	137214	D	Yes	7/27/2024	2024EX04420	\$787,470	\$787,470
8402307	910	4625-000-002-0005	BL West of Bethel	184694.4	V	No	7/24/2024	2024EX04518	\$259,000	\$259,000
8402408	910	322401-1-092-2006	BL Corner Sherman Height and Hwy 16	17424	V	No	8/27/2024	2024EX04984	\$70,000	\$70,000
8100505	910	3976-028-001-0004	BL Cambell Way	23958	V	No	8/29/2024	2024EX05097	\$250,000	\$250,000
9401591	119	232501-4-016-2003	MH fronting St Hwy 303	634669.2	D	Yes	9/10/2024	2024EX05288	\$1,500,000	\$1,500,000
8401508	910	252501-2-013-2008	Lot corner John Carlson & Hwy 303 and BL Wetlands HWY 303	1326837.6	D	Yes	9/25/2024	2024EX05792	\$2,700,000	\$2,700,000
8401101	910	172501-4-087-2005	Bucklin Hill W - C	16117	V	No	10/21/2024	2024EX06224	\$250,000	\$250,000
8401508	910	362501-3-068-2007	BL W of Almira, E of Fred Meyer	227383	M	No	3/13/2025	2025EX01235	\$1,948,000	\$1,948,000
8400302	910	212702-4-045-2007	BL NW of Georges Corner on HWY 104	591109.2	X	Yes	7/10/2025	2025EX03957	\$1,200,000	\$1,200,000
8400207	910	102601-2-069-2007	Lot 5B BL - College Marketplace	65776	V	No	8/22/2025	2025EX04999	\$625,000	\$625,000
8400207	910	102601-4-045-2002	Lot 3J BL College Marketplace	41382	V	No	8/28/2025	2025EX05104	\$1,150,000	\$1,150,000
8402405	910	5518-000-007-0007	BL Woodridge Professional Ctr	40075	V	No	10/28/2025	2025EX06518	\$217,500	\$217,500
8100505	910	3936-035-022-0003	BL on Sheridan	221285	V	No	11/14/2025	2025EX06833	\$1,500,000	\$1,500,000
8100502	910	4546-005-012-0206	BL- Freeway Corridor	67953.6	D	Yes	12/23/2025	2025EX07714	\$800,000	\$800,000

### Land IND

Nbhd	PC	Parcel No.	Project Name	Units	VC	Multi- parcel	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
8402405	183	012301-1-006-1001	BL on Hwy 3, 001, 002, 005, 006	415998	D	Yes	1/6/2021	2021EX00135	\$1,200,000	\$1,200,000
8303601	910	222502-1-038-2003	Lot D Farm Business Park	82328	M	No	6/29/2021	2021EX05318	\$1,550,000	\$1,550,000
8401104	910	192501-4-066-2008	BL on Dickey E of Ace Paving	190357	V	No	1/5/2022	2022EX00652	\$260,000	\$260,000
8100502	850	202401-1-038-2007	BL Werner Rd Mining	883832	V	No	4/11/2022	2022EX02928	\$1,700,000	\$1,700,000
8402305	910	342401-3-051-2009	BL-N of Old Clifton	377665	D	Yes	6/17/2022	2022EX04759	\$800,000	\$800,000
8401104	910	192501-1-006-2007	BL on Dickey Rd.	212137	V	No	7/7/2022	2022EX05293	\$322,500	\$322,500
8401104	850	182501-3-031-2003	BL Btwn S end of Apex Arpt & Dickey 008-009-031	3506580	D	Yes	7/1/2022	2022EX05353	\$1,587,750	\$1,587,750
8303601	910	222502-1-040-2009	BL New Brooklyn Rd	175546	V	No	8/1/2022	2022EX05790	\$2,375,000	\$2,375,000
8401104	910	4449-001-003-0501	BL - Newberry & Dickey NE corner	501811	V	No	8/12/2022	2022EX06056	\$1,000,000	\$1,000,000
8400204	910	272701-4-089-2009	Hwy 3 & Pioneer w/ 090	30928	M	Yes	6/26/2023	2023EX03492	\$250,000	\$250,000

8402305	910	4796-013-001-0101	BL south of Bielmeier 001-0002, 001-0101, 001-0000	267458.4	D	Yes	11/29/2023	2023EX06679	\$1,070,000	\$1,070,000
8402305	850	5491-000-001-0004	BL - PO Ind Park - Div 2 Lot 1	54886	V	No	12/12/2023	2023EX06944	\$342,000	\$342,000
8402305	850	5491-000-002-0003	BL - PO Ind Park - Div 2 Lot 2	54014	V	No	2/1/2024	2024EX00480	\$375,000	\$375,000
8402305	850	5491-000-003-0002	BL - PO Ind Park - Div 2 Lot 3	94089	V	No	6/13/2024	2024EX03259	\$380,000	\$380,000
8100502	910	5549-000-003-0004	BL - Lot 3	81022	V	No	9/3/2024	2024EX05236	\$495,000	\$495,000
8100502	910	202401-1-006-2005	Bare land zoned Industrial on Werner	208217	V	No	10/31/2024	2024EX06671	\$739,000	\$739,000
8400302	910	292702-1-062-2003	BL Lot D at Kingston West Ind Park	26572	V	No	12/20/2024	2024EX07547	\$265,000	\$265,000
8400207	910	102601-2-055-2003	Lot 5D BL - College Marketplace	104544	X	Yes	6/5/2025	2025EX03079	\$850,000	\$850,000
8402305	910	032301-2-101-2009	BL near Old Clifton	240451	M	No	6/26/2025	2025EX03659	\$150,000	\$150,000
8400204	910	7000-000-005-0000	BL- Lot E SW corner of site	36155	V	No	7/22/2025	2025EX04123	\$549,000	\$549,000
8402405	183	222301-2-008-1002	Towing Storage off Hwy 3 008 & 010	209959.2	V	Yes	8/26/2025	2025EX05169	\$799,000	\$799,000
8401104	910	172501-1-016-2007	BL Industrial Fronting Greaves Rd.	309276	E	No	12/1/2025	2025EX07200	\$5,075,000	\$5,075,000
8401104	910	172501-1-034-2005	BL nw of Greaves Rd 015 & 034	216493	D	Yes	12/17/2025	2025EX07496	\$1,300,000	\$1,300,000
8401104	910	172501-1-035-2004	BL nw of Greaves Rd	92783	V	No	12/17/2025	2025EX07502	\$700,000	\$700,000

# KITSAP COUNTY ASSESSOR

## SALES REMOVED FROM ANALYSIS

Sales From 3/26/2021 to: 12/29/2025

Land

Land CML

Nbhd	PC	Parcel No.	Multiple Parcels	Project	Units	VC	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
8401508	910	232501-4-017-2002	No	BL off Highway 303	417,305.0	M	3/26/2021	2021EX02188	\$100,000	\$100,000
8402307	910	032301-4-049-2000	Yes	BL West of Sidney Rd with lot 048	416,433.0	D	4/7/2021	2021EX02613	\$3,100,000	\$3,100,000
8100506	910	022401-1-071-2007	No	BL- West of East Town Center	64,033.0	M	5/10/2021	2021EX03527	\$1,400,000	\$1,400,000
8402307	910	362401-2-103-2007	No	BL on Bethel	22,215.0	M	7/6/2021	2021EX05558	\$470,500	\$470,500
8402305	910	5392-000-018-0005	No	BL Corner Vivian Ct and Lumsden Rd	60,984.0	M	7/9/2021	2021EX05800	\$425,000	\$425,000
9100542	910	3965-000-172-0009	No	BL Corner Callahan and on-ramp	24,829.0	E	7/19/2021	2021EX05953	\$142,000	\$142,000
8400202	910	142601-2-058-2006	No	BL- 7th Avenue	54,885.0	M	8/19/2021	2021EX07230	\$1,000,000	\$1,000,000
8402307	910	012301-3-055-2005	No	BL Bethel & Sylvis	25,700.0	M	8/23/2021	2021EX07300	\$230,000	\$230,000
8100510	910	3735-022-007-0102	No	BL East of Safeway. Gravel	14,810.0	M	8/27/2021	2021EX07430	\$76,000	\$76,000
8402307	910	4060-005-039-0003	Yes	BL on Bethel - 9 parcel sale	142,876.8	D	8/28/2021	2021EX07573	\$290,000	\$290,000
8401508	910	362501-2-002-2008	No	BL - N of storage	130,244.0	M	9/28/2021	2021EX08456	\$175,000	\$175,000
8100502	111	3745-000-037-0100	No	SFR (NV) Auto Center Way	19,602.0	M	10/15/2021	2021EX09458	\$115,000	\$115,000
8100502	111	3745-000-037-0001	No	SFR(NV) Auto Center Way	19,602.0	M	10/18/2021	2021EX09459	\$90,000	\$90,000
8401101	910	082501-4-067-2000	No	BL NW of lot 068	41,817.0	M	11/15/2021	2021EX09972	\$435,555	\$435,555
8100505	460	3967-001-017-0608	No	Paved parking across from Bay Bowl	17,859.0	M	12/1/2021	2021EX10642	\$950,000	\$950,000
8401101	119	082501-4-046-2006	No	MH on coml land	1,770.0	M	12/10/2021	2021EX10976	\$684,295	\$684,295
8401101	111	082501-4-047-2005	No	SFR on coml land	900.0	M	12/15/2021	2021EX10979	\$374,989	\$374,989
9402390	910	4625-000-013-0002	Yes	proposed Bridgeview Trails Apts	419,918.4	W	1/12/2022	2022EX00285	\$1,440,000	\$1,440,000
8401101	911	082501-4-048-2004	No	Russel Square Apartments Russell Square Apts - 8 of 8 Common Area	34,848.0	M	1/21/2022	2022EX00640	\$441,711	\$441,711

8400207	183	102601-1-042-2001	Yes	4 parcel sale - Lot 5R Cell service switch facility	79,715.0	D	1/31/2022	2022EX00683	\$250,000	\$250,000
8303601	910	262502-3-089-2003	No	BL- steep Winslow Way	8,276.0	6	2/14/2022	2022EX01017	\$6,800	\$6,800
8401101	910	162501-3-146-2007	No	BL Blaine Ave E of Rite Aid (78)	74,488.0	3	4/21/2022	2022EX02870	\$424,900	\$424,900
8401104	910	092501-3-036-2009	No	BL Clear Creek Rd	243,500.0	M	4/26/2022	2022EX03084	\$1,300,000	\$1,300,000
8303601	150	262502-3-154-2003	No	Islander MHP	17,686.0	M	6/3/2022	2022EX04238	\$318,348	\$318,348
9100541	910	3787-000-014-0502	No	BL- one lot off Kitsap Way	6,969.0	Q	5/25/2022	2022EX04272	\$78,067	\$78,067
9400208	910	4390-003-024-0105	No	land on Harris Ave	3,920.0	V	6/10/2022	2022EX04535	\$175,000	\$175,000
8401508	910	232501-4-024-2003	No	BL- Highway 303	119,790.0	E	6/23/2022	2022EX04908	\$160,000	\$160,000
8402307	910	362401-2-060-2008	No	BL across from Peninsula Cr Union	22,651.0	M	7/29/2022	2022EX05939	\$190,000	\$190,000
8100504	910	4502-003-023-0002	No	Ind land National Ave DOE cleanup	137,214.0	Q	11/1/2022	2022EX08238	\$85,000	\$85,000
8401508	111	352501-4-047-2002	No	SFR- Lot fronts Hwy 303	95,832.0	V	11/28/2022	2022EX08694	\$2,085,000	\$2,085,000
8401101	910	162501-4-133-2000	No	BL-Ridgetop Blvd	52,272.0	M	12/22/2022	2022EX09093	\$1,200,000	\$1,200,000
8401101	910	162501-3-135-2000	No	Lot C	49,658.0	M	1/17/2023	2023EX00292	\$609,000	\$609,000
8402307	910	022301-3-005-2005	No	BL Sidney Road by Berry	71,874.0	6	2/16/2023	2023EX00780	\$82,600	\$82,600
9401190	910	152501-3-015-2006	No	Bl N of Waaga Way W of Ridgetop	50,965.0	1	3/16/2023	2023EX01343	\$345,000	\$345,000
8402408	910	322401-1-082-2008	No	BL Wetlands on Sinclair Inlet	6,098.0	E	4/11/2023	2023EX01781	\$10,000	\$10,000
8401101	111	082501-4-071-2004	No	50% SFR see 015 also	127,631.0	M	5/5/2023	2023EX02294	\$1,500,000	\$1,500,000
8100502	910	3777-006-013-0007	No	BL behind Rite Aid	5,227.0	M	6/14/2023	2023EX03157	\$5,500	\$5,500
8401508	910	352501-4-019-2006	No	BL Furneys Lane	43,560.0	M	7/17/2023	2023EX03960	\$142,000	\$142,000
8100506	910	022401-1-102-2000	No	future Broadmoor Commons	65,340.0	M	7/18/2023	2023EX03997	\$2,541,000	\$2,541,000
8402307	910	4609-000-004-0003	No	BL site south border South Park Ctr	69,260.0	M	7/20/2023	2023EX04199	\$850,000	\$850,000
8400302	880	092702-1-019-2001	Yes	BL Fronts Hansville Rd, Adj landf	627,264.0	9	9/7/2023	2023EX05022	\$1,750,000	\$1,750,000
8402305	910	262401-3-004-2007	No	BL-adj to Dockside Sales & Service	4,584.0	E	10/9/2023	2023EX05704	\$1,030,000	\$1,030,000
8100501	460	3718-017-011-0008	No	KPS Parking Lot 5th Street	6,098.0	M	10/10/2023	2023EX05716	\$1,050,000	\$1,050,000
8402405	880	222301-2-025-1001	No	DFL zoned Mixed Employment	565,409.0	9	11/29/2023	2023EX06678	\$1,057,381	\$1,057,381
8401101	910	172501-4-087-2005	No	Inactive Permit Bucklin Hill W - C	16,117.0	M	12/19/2023	2023EX07130	\$80,000	\$80,000

8100502	910	212401-2-136-2005	Yes	BL hill behind Enterprise Rentals	99,316.8	D	12/28/2023	2023EX07239	\$213,610	\$213,610
8100502	111	3745-000-038-0000	Yes	FIVE LOT SALE - Zoned FC	115,434.0	D	1/30/2024	2024EX00416	\$1,111,000	\$1,111,000
8401104	910	172501-2-001-2002	No	BL on Old Frontier	264,409.0	M	5/29/2024	2024EX02921	\$881,115	\$881,115
8401104	910	172501-3-022-2005	Yes	022-079-080-081-082BL - Old Frontier N of Anderson Hill	361,983.6	D	5/29/2024	2024EX02926	\$1,500,000	\$1,500,000
8402305	183	132301-2-007-2002	No	lot w/power 6513 Bethel	212,573.0	M	7/11/2024	2024EX03993	\$247,500	\$247,500
8100505	910	3976-030-012-0007	No	TWO PARCEL SALEBL Wft Lower Wheaton Sheds NV	63,597.6	F	12/5/2022	2024EX04825	\$342,890	\$342,890
8402307	910	4737-000-002-0000	Yes	TWO PARCEL SALELot on Vallair Ct one lot off Bethel	42,253.2	D	9/26/2024	2024EX05742	\$1,350,000	\$1,350,000
8401101	910	082501-1-033-2007	No	BL Clear Creek Rd	106,722.0	E	11/13/2024	2024EX06801	\$215,000	\$215,000
8401508	910	352501-1-104-2008	No	BL HWY 303 S of McWilliams	523,591.0	M	12/27/2024	2025EX00063	\$8,125,000	\$8,125,000
8100502	910	3777-006-013-0007	No	BL behind Rite Aid	5,227.0	V	1/22/2025	2025EX00347	\$30,000	\$30,000
8402307	910	012301-3-129-2007	No	BL North of Fred Meyer PO	30,492.0	M	3/27/2025	2025EX01514	\$2,900	\$2,900
8402307	910	012301-3-129-2007	No	BL North of Fred Meyer PO	30,492.0	M	5/8/2025	2025EX02501	\$20,000	\$20,000
8400201	910	232601-2-236-2000	No	BL on Hostmark	24,826.0	3	5/15/2025	2025EX02588	\$500,000	\$500,000
8400302	910	272702-2-046-2004	No	BL East of Rite Aid on Hwy 104	82,328.0	M	6/16/2025	2025EX03342	\$900,000	\$900,000
8400301	910	262702-1-099-2003	Yes	BL Lindvog Rd 012 & 99	1,380.0	D	7/2/2025	2025EX03837	\$415,000	\$415,000
8400202	910	142601-3-115-2005	Yes	Coml lot 115 w/resi lot 113	240,886.8	D	12/1/2025	2025EX07206	\$240,000	\$240,000
8402307	910	312402-1-044-2005	Yes	Fircrest VillageBL Assemblage 5 parcels	209,523.6	D	12/26/2025	2025EX07755	\$2,700,000	\$2,700,000
8400302	910	292702-1-044-2006	No	BL Tri-shaped at Bond Rd/Hwy 104		M	12/29/2025	2026EX00011	\$160,000	\$160,000

### Land CML- Rural

Nbhd	PC	Parcel No.	Multiple Parcels	Project	Units	VC	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
8400204	950	062602-3-032-2004	No	Arness Tree Farm - DFL	231,304.0	M	4/19/2022	2022EX03292	\$550,000	\$550,000
8400204	880	062602-2-063-2008	No	Tri-Shape between Bond & Stottlemeyer	138,085.0	9	5/10/2022	2022EX03707	\$311,412	\$311,412
8400204	910	012601-4-063-2000	No	BL Corner Bond/Stottlemeyer	27,007.0	I	2/21/2022	2022EX03752	\$2,500	\$2,500

### Land Hybrid

Nbhd	PC	Parcel No.	Multiple Parcels	Project	Units	VC	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
9401592	910	252501-3-031-2004	No	BL fronting Hwy 303	26,572.0	V	8/11/2022	2022EX06190	\$105,000	\$105,000

SALES REMOVED FROM ANALYSIS

9100541	910	132401-3-031-2009	No	BL- 1 lot N of Pleasant & 6th	3,920.0	Q	12/14/2022	2023EX00520	\$30,000	\$30,000
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Land IND

Nbhd	PC	Parcel No.	Multiple Parcels	Project	Units	VC	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
8400202		032601-1-025-2001	No	Pinnacle Ind Park	231,303.0	M	8/31/2021	2021EX07610	\$950,000	\$950,000
8402405	950	222301-1-030-1006	No	Timberland sale	408,593.0	9	12/21/2022	2022EX09172	\$1,225,401	\$1,225,401
8303601	910	222502-1-039-2002	No	BL New Brooklyn Rd	175,546.0	M	6/8/2023	2023EX02986	\$3,750,000	\$3,750,000
8401104	910	192501-1-006-2007	Yes	6 parcel sale - BL on Dickey Rd.	6,243,019.2	D	8/10/2023	2023EX04524	\$27,500,000	\$27,500,000
8402305	910	032301-2-092-2000	Yes	BL Anderson Hill - 037-038-039-087-088-089-090-091-092	430,808.4	D	3/18/2024	2024EX01244	\$250,000	\$250,000
8401104	910	182501-4-051-2006	Yes	BL off Dickey by Enchantment Rd 050-051	1,266,724.8	D	4/8/2024	2024EX01706	\$440,000	\$440,000
8400207	910	102601-2-057-2001	No	Lot 5F BL - College Marketplace	58,401.0	M	11/22/2024	2024EX07202	\$600,000	\$600,000
8100502	910	5549-000-001-0006	Yes	Wright CreekBL - Lot 1 & Lot 2	76,666.0	D	7/1/2025	2025EX03801	\$355,531	\$355,531
8402305	910	032301-2-071-2005	Yes	BL Anderson Hill 059-060-061-070-071-094	482,209.2	D	6/21/2025	2025EX03933	\$350,000	\$350,000
8401104	910	192501-2-025-2002	No	Apex Business ParkBSP Lot C	6,969.0	Q	7/29/2025	2025EX04303	\$100,000	\$100,000
8100502	850	202401-3-006-2001	No	BL Quarry	510,959.0	S	11/10/2025	2025EX06736	\$650,000	\$650,000

Land Mineral

Nbhd	PC	Parcel No.	Multiple Parcels	Project	Units	VC	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
9400207		052602-3-053-2009	Yes	BL-Mining 052 & 053	1,022,353.0	D	10/8/2021	2021EX08850	\$595,000	\$595,000
9400313	950	042602-1-004-2004	No	Timber & Mining Land 001-002-004-006	2,624,054.4	M	4/14/2022	2022EX02640	\$1,245,000	\$1,245,000
9400205	850	262701-2-019-2009	No	Zimmer Construction/Shine Quarry	1,300,701.0	M	5/24/2024	2024EX02795	\$1,480,000	\$1,480,000

Land Multifamily

Nbhd	PC	Parcel No.	Multiple Parcels	Project	Units	VC	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
9402390	910	352401-4-002-2006	Yes	ravine to Black Jack Creek, contig w/4625-00-013-0002	419,918.4	B	8/21/2024	2024EX05040	\$5,490,000	\$5,490,000
9100541	131	3751-004-001-0006	Yes	1601 4th st Apartment and defunct retail	3,485.0	D	1/29/2025	2025EX00504	\$145,000	\$145,000
9402390	910	4625-000-013-0002	Yes	proposed Bridgeview Trails Apts	419,918.4	D	7/24/2025	2025EX04243	\$6,125,000	\$6,125,000