



Kitsap County Assessor

Documentation for Countywide Model

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

Property Type: Marina

Updated 5/28/2025 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 31 marinas. Seven are publicly owned and are not valued. One is very small with a highest and best use as residential and is valued on a cost approach. The remaining 23 are valued using an income approach.

Property Type Overview

A marina is a dock or basin providing secure moorings for pleasure boats and often offering supply, repair, and other facilities. Marinas in Kitsap County have various amenities such as covered moorage, fuel pumps, sewage pump-out, power, water, cable tv, convenience stores, laundry facilities, restrooms, shower facilities, haul-out or launch capabilities, slips available for guest moorage, and live aboard slips.

Marinas in Kitsap County are rated based on location and the amenities available.

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: Demand for slips has remained stable over the last few years with a waiting list or limited vacancy for larger slips and smaller slips experiencing a higher vacancy. Marina sales occur infrequently, with two sales in the last five years. Lack of sales does not reflect poor economic conditions. Three local marinas are currently listed for sale.

Valuation Summary

Approach Used: Income

Analysis and Conclusion Summary: The three approaches to value were considered.

The cost approach was given little consideration in the appraiser's final analysis. Cost approach components such as replacement cost new, effective age, and depreciation are difficult to accurately calculate in a mass appraisal model.

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 selected as the best method for valuing these properties. The data used to develop our current model data was collected from our mail survey, site visits, local sales, national publications, and data supplied for review or appeal.

Model Calibration

Preliminary Ratio Analysis: Analysis of 2 sales resulted in a mean ratio of 0%, a median ratio of 0%, and a coefficient of dispersion (COD) of 0.

Property type: Marina (continued)

Market/Sales Comparison Approach Data and Analysis

Sales: Range of Sale Dates: 1/1/2020 to 12/31/2024. A total of 2 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 \$7,333.33 to \$49,295.77 per slip.

Income Approach and Data Analysis

Values were calculated using a full service income model.

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 0% of the market. Typical reported rents had a range of \$8.52 to \$1,277.50. We selected \$66.15 to \$425.00 for our model.

Vacancy Data: Typical reported vacancy had a range of 0% to 0%. We selected 5% to 55% for our model.

Expense Data: Typical reported expense had a range of 0% to 0%. We selected 45% to 45% for our model.

Capitalization Rate (Cap) Data: Typical sale cap rates ranged from 0% to 0%. We selected 9% to 9.5% for our model.

Income Model Value Range: The income approach calculates a range of values from \$325.53 to \$1168.75 per slip.

Final Ratio Analysis: Analysis of 2 sales resulted in a mean ratio of 0%, a median ratio of 0%, 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

Commercial Brokers Association - www.commercialmls.com

Crexi - www.crexi.com

Individual marina websites, see attached list.

2024 LIPG Marina Investment Report

Kitsap County Assessor

Tax Year: 2026

Property Type: Marina

Neighborhood: 0

Slips LF	Side LF	Covered LF	Guest Slip	Guest Side	Not Used
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Class A

Rent	180.00	160.00	200.00	425.00		
Vac %	5.00	5.00	5.00	55.00		
Exp %	45.00	45.00	45.00	45.00		
Cap Rate	9.00	9.00	9.00	9.00		
Market	0.01	0.01	0.01	0.01		

Class B

Rent	175.00	140.00	185.00			
Vac %	5.00	5.00	5.00			
Exp %	45.00	45.00	45.00			
Cap Rate	9.000	9.000	9.000			
Market	0.01	0.01	0.01			

Class C

Rent	95.00	90.00	108.00			
Vac %	15.00	15.00	15.00			
Exp %	45.00	45.00	45.00			
Cap Rate	9.25	9.25	9.25			
Market	0.01	0.01	0.01			

Class D

Rent	72.00	72.00		210.00	115.00	
Vac %	15.00	15.00		55.00	55.00	
Exp %	45.00	45.00		45.00	45.00	
Cap Rate	9.25	9.25		9.25	9.25	
Market	0.01	0.01		0.01	0.01	

Class E

Rent	66.15			91.00		
Vac %	15.00			55.00		
Exp %	45.00			45.00		
Cap Rate	9.50			9.50		
Market	0.01			0.01		

Kitsap County Assessor

Tax Year 2026

Local Rental Income Survey for Marina

Covered LF	Marina Slips LF	
PGI	PGI	\$92.24
\$146.00	\$210.00	\$92.24
Guest Slip	\$190.80	\$90.80
PGI	\$190.80	\$90.00
\$602.25	\$177.00	\$90.00
Marina Side LF	\$177.00	\$90.00
PGI	\$174.00	\$89.99
\$96.73	\$174.00	\$89.99
\$92.46	\$174.00	\$89.98
\$84.00	\$168.00	\$89.97
\$82.82	\$162.00	\$81.97
	\$147.43	\$81.97
	\$147.00	\$68.25
	\$147.00	\$66.00
	\$141.00	\$66.00
	\$141.00	\$60.00
	\$133.76	\$1.14
	\$133.76	
	\$120.00	
	\$115.68	
	\$114.99	
	\$114.40	
	\$113.25	
	\$111.36	
	\$103.87	
	\$103.87	
	\$103.85	
	\$102.50	
	\$101.73	
	\$100.94	
	\$99.33	
	\$99.30	
	\$99.18	
	\$97.81	
	\$92.92	
	\$92.90	

Marina Rent Listings

Local Private Marinas

Info Date	Nbhd	PARCEL	SOURCE	UNIT NAME	RC	OCC	LF	Mo Rent	LF/Mo	PGI/LF/YR
12/11/2024	Bremerton	8054-000-001-0106	portorchardrailwaymarina.com	Bridgeview Marina	D	Slips LF	20	\$ 144.00	\$7.20	\$86.40
12/11/2024	Bremerton	8054-000-001-0106	portorchardrailwaymarina.com	Bridgeview Marina	D	Slips LF	30	\$ 205.00	\$6.83	\$82.00
12/11/2024	Bremerton	8054-000-001-0106	portorchardrailwaymarina.com	Bridgeview Marina	D	Slips LF	40	\$ 246.00	\$6.15	\$73.80
12/11/2024	Bremerton	8054-000-001-0106	portorchardrailwaymarina.com	Bridgeview Marina	D	Slips LF	50	\$ 385.00	\$7.70	\$92.40
12/11/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Side LF	25	\$ 330.00	\$13.20	\$158.40
12/11/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Side LF	30	\$ 434.00	\$14.47	\$173.60
12/11/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	32	\$ 461.00	\$14.41	\$172.88
12/11/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	38	\$ 585.00	\$15.39	\$184.74
12/11/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	42	\$ 677.00	\$16.12	\$193.43
12/11/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	46	\$ 756.00	\$16.43	\$197.22
12/11/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	48	\$ 786.00	\$16.38	\$196.50
12/11/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	52	\$ 898.00	\$17.27	\$207.23
12/11/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	60	\$ 1,063.00	\$17.72	\$212.60
12/11/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	66	\$ 1,191.00	\$18.05	\$216.55
12/11/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	72	\$ 1,591.20	\$22.10	\$265.20
12/11/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Guest Slip	30	\$ 912.50	\$30.42	\$365.00
12/11/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Guest Slip	32	\$ 1,064.58	\$33.27	\$399.22
12/11/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Slips LF	32	\$ 294.40	\$9.20	\$110.40
12/11/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Guest Slip	39	\$ 1,064.58	\$27.30	\$327.56
12/11/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Guest Slip	40	\$ 1,216.67	\$30.42	\$365.00
12/11/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Slips LF	40	\$ 390.00	\$9.75	\$117.00
12/11/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Guest Slip	48	\$ 1,368.75	\$28.52	\$342.19
12/11/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Slips LF	48	\$ 511.20	\$10.65	\$127.80
12/11/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Guest Slip	50	\$ 1,368.75	\$27.38	\$328.50
12/11/2024	Port Orchard	332401-1-009-2007	www.kitsapmarina.com	Kitsap Marina	D	Slips LF	40	\$ 240.00	\$6.00	\$72.00
12/11/2024	Port Orchard	332401-1-009-2007	www.kitsapmarina.com	Kitsap Marina	D	Slips LF	50	\$ 300.00	\$6.00	\$72.00
12/11/2024	Port Orchard	332401-1-009-2007	www.kitsapmarina.com	Kitsap Marina	D	Slips LF	75	\$ 450.00	\$6.00	\$72.00
12/11/2024	Port Orchard	4030-000-005-0001	portorchardrailwaymarina.com	Port Orchard Railway Marina	C	Covered	40	\$ 360.00	\$9.00	\$108.00
12/11/2024	Port Orchard	4030-000-005-0001	portorchardrailwaymarina.com	Port Orchard Railway Marina	C	Side LF	35	\$ 269.00	\$7.69	\$92.23
12/11/2024	Port Orchard	4030-000-005-0001	portorchardrailwaymarina.com	Port Orchard Railway Marina	C	Side LF	22	\$ 169.00	\$7.68	\$92.18
12/11/2024	Port Orchard	4030-000-005-0001	portorchardrailwaymarina.com	Port Orchard Railway Marina	C	Slips LF	43	\$ 335.00	\$7.79	\$93.49
12/11/2024	Port Orchard	4030-000-005-0001	portorchardrailwaymarina.com	Port Orchard Railway Marina	C	Slips LF	52	\$ 400.00	\$7.69	\$92.31
	Poulsbo	232601-3-099-2004	Home Page Poulsbo Yacht Club	Poulsbo Yacht Club	C	Slips LF	36			
	Poulsbo	232601-3-099-2004	Home Page Poulsbo Yacht Club	Poulsbo Yacht Club	C	Slips LF	36			
	Poulsbo	232601-3-099-2004	Home Page Poulsbo Yacht Club	Poulsbo Yacht Club	C	Slips LF	44			
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	24	\$ 332.22	\$13.84	\$166.11
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	24	\$ 345.78	\$14.41	\$172.89
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	27	\$ 395.11	\$14.63	\$175.60
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	28	\$ 409.74	\$14.63	\$175.60
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	30	\$ 450.87	\$15.03	\$180.35
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	32	\$ 499.00	\$15.59	\$187.13
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	34.5	\$ 549.69	\$15.93	\$191.20
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	36	\$ 589.86	\$16.39	\$196.62
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	38	\$ 633.37	\$16.67	\$200.01
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	40	\$ 678.00	\$16.95	\$203.40
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	42	\$ 723.77	\$17.23	\$206.79
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	44.5	\$ 784.45	\$17.63	\$211.54
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	46.5	\$ 827.58	\$17.80	\$213.57
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	48.4	\$ 875.07	\$18.08	\$216.96
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	51	\$ 965.30	\$18.93	\$227.13
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	72	\$ 1,525.50	\$21.19	\$254.25
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Guest Slip	40	\$ 2,281.25	\$57.03	\$684.38
12/11/2024	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Guest Slip	50	\$ 2,813.54	\$56.27	\$675.25
	Port Orchard	4623-000-001-0008	https://yachtfishmarine.com/	Yachtfish	C	Slips LF	50			
12/11/2024	Poulsbo	232601-3-075-2002	libertybaymarina.com	Liberty Bay Marina	C	Slips LF	40	\$ 466.00	\$11.65	\$139.80
12/11/2024	Poulsbo	232601-3-075-2002	libertybaymarina.com	Liberty Bay Marina	C	Slips LF	48	\$ 553.20	\$11.53	\$138.30
12/11/2024	Poulsbo	232601-3-075-2002	libertybaymarina.com	Liberty Bay Marina	C	Slips LF	58	\$ 662.20	\$11.42	\$137.01
	Port Orchard	342401-2-036-2001		Suldan's	D	Slips LF				
	Seabeck	202501-4-003-1003	olympicviewmarina.com	Seabeck/Olympic View Marina	D	Side LF				
	Port Orchard	4650-004-001-0105	madronamarinas.com	Sinclair Marina	C	Slips LF				
12/11/2024	Hansville	192802-1-017-2000	www.driftwoodkey.org	Driftwood Keys	E	Slips LF	30	\$ 118.17	\$3.94	\$47.27
12/11/2024	Hansville	192802-1-017-2000	www.driftwoodkey.org	Driftwood Keys	E	Slips LF	40	\$ 157.42	\$3.94	\$47.23
	Bainbridge Island	352502-2-086-2007	www.bimarina.com	Bainbridge Island Marina & Yacht Club	C	Slips LF				
	Bainbridge Island	4165-002-001-0107	www.eagledalemoorings.com	Eagledale Marina	B	Slips LF	36			
	Bainbridge Island	4165-002-001-0107	www.eagledalemoorings.com	Eagledale Marina	B	Slips LF	36			
	Bainbridge Island	4165-002-001-0107	www.eagledalemoorings.com	Eagledale Marina	B	Slips LF	40			
	Bainbridge Island	4165-002-001-0107	www.eagledalemoorings.com	Eagledale Marina	B	Slips LF	45			
	Bainbridge Island	4165-002-001-0107	www.eagledalemoorings.com	Eagledale Marina	B	Covered	35			
	Bainbridge Island	4165-002-001-0107	www.eagledalemoorings.com	Eagledale Marina	B	Covered	37			
	Bainbridge Island	342502-1-067-2102	www.williamsonlandingmarina.org	Williamson Landing Marina	B	Slips LF				
12/11/2024	Bainbridge Island	342502-1-067-2102	seattle.craigslist.org	Williamson Landing Marina	B	Slips LF	40	\$ 700.00	\$17.50	\$210.00
	Port Orchard	4058-001-001-0000		Port Orchard Yacht Club	C					

min \$ 118.17 \$ 3.94 \$ 47.23
max \$ 2,813.54 \$ 57.03 \$ 684.38

Local Public Marinas

Info Date	Nbhd	PARCEL	SOURCE	UNIT NAME	RC	OCC	LF	Mo Rent	LF/Mo	PGI/LF/YR
7/1/2024	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	36	\$373.39	\$10.37	\$124.46
7/1/2024	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	38	\$400.81	\$10.55	\$126.57
7/1/2024	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	40	\$429.01	\$10.73	\$128.70
7/1/2024	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	42	\$457.99	\$10.90	\$130.85
7/1/2024	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	44	\$487.74	\$11.09	\$133.02
7/1/2024	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	46	\$518.25	\$11.27	\$135.20
7/1/2024	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	48	\$549.56	\$11.45	\$137.39
7/1/2024	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	50	\$581.64	\$11.63	\$139.59
7/1/2024	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	52	\$614.47	\$11.82	\$141.80
7/1/2024	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	54	\$648.09	\$12.00	\$144.02
7/1/2024	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	56	\$682.48	\$12.19	\$146.25
7/1/2024	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	58	\$717.64	\$12.37	\$148.48
7/1/2024	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	60	\$753.59	\$12.56	\$150.72
7/1/2024	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Guest Slip	36	\$ 1,216.67	\$33.80	\$405.56
7/1/2024	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Guest Slip	38	\$ 1,216.67	\$32.02	\$384.21
7/1/2024	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Guest Slip	40	\$ 1,216.67	\$30.42	\$365.00
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina		Side Tie	20	\$232.80	\$11.64	\$139.68
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina		Side Tie	24	\$279.36	\$11.64	\$139.68

7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Side Tie	28	\$325.92	\$11.64	\$139.68
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Side Tie	32	\$372.48	\$11.64	\$139.68
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Side Tie	36	\$419.04	\$11.64	\$139.68
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Side Tie	40	\$465.60	\$11.64	\$139.68
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Side Tie	42	\$488.88	\$11.64	\$139.68
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Side Tie	50	\$582.00	\$11.64	\$139.68
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Side Tie	60	\$698.40	\$11.64	\$139.68
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	20	\$135.59	\$6.78	\$81.35
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	24	\$176.75	\$7.36	\$88.38
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	28	\$228.43	\$8.16	\$97.90
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	32	\$282.92	\$8.84	\$106.10
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	36	\$325.75	\$9.05	\$108.58
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	40	\$370.61	\$9.27	\$111.18
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	42	\$399.02	\$9.50	\$114.01
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	50	\$494.88	\$9.90	\$118.77
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	60	\$595.50	\$9.93	\$119.10
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Covered	28	\$265.16	\$9.47	\$113.64
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Covered	32	\$341.54	\$10.67	\$128.08
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Covered	36	\$434.45	\$12.07	\$144.82
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Covered	42	\$548.58	\$13.06	\$156.74
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Covered	52	\$757.49	\$14.57	\$174.81
7/1/2024	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Guest Slip	40	\$1,216.67	\$30.42	\$365.00
12/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Guest Slip <16' beam	40	\$2,129.17	\$53.23	\$638.75
12/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Guest Slip >= 16' beam	40	\$4,258.33	\$106.46	\$1,277.50
12/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	25	\$232.50	\$9.30	\$111.60
12/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	26	\$245.18	\$9.43	\$113.16
12/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	28	\$270.20	\$9.65	\$115.80
12/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	32	\$308.80	\$9.65	\$115.80
12/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	34	\$334.22	\$9.83	\$117.96
12/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	40	\$400.00	\$10.00	\$120.00
12/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	45	\$457.65	\$10.17	\$122.04
12/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	52	\$538.72	\$10.36	\$124.32
12/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	56	\$589.68	\$10.53	\$126.36
12/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Boat House/sqft	990	\$762.30	\$0.77	\$9.24
12/12/2024	Brownsville		portofbrownsville.org	Port of Brownsville	Slips LF	24	\$202.08	\$8.42	\$101.04
12/12/2024	Brownsville		portofbrownsville.org	Port of Brownsville	Slips LF	30	\$260.40	\$8.68	\$104.16
12/12/2024	Brownsville		portofbrownsville.org	Port of Brownsville	Slips LF	34	\$303.62	\$8.93	\$107.16
12/12/2024	Brownsville		portofbrownsville.org	Port of Brownsville	Slips LF	38	\$349.22	\$9.19	\$110.28
12/12/2024	Brownsville		portofbrownsville.org	Port of Brownsville	Slips LF	40	\$378.00	\$9.45	\$113.40
12/12/2024	Brownsville		portofbrownsville.org	Port of Brownsville	Slips LF	45	\$436.05	\$9.69	\$116.28
12/12/2024	Brownsville		portofbrownsville.org	Port of Brownsville	Guest Slip	40	\$2,047.04	\$51.18	\$614.11
12/12/2024	Brownsville		portofbrownsville.org	Port of Brownsville	Boat House/sqft	990	\$702.90	\$0.71	\$8.52
12/12/2024	Kingston		portofkingston.org	Port of Kingston	Guest Slip	20	\$186.80	\$9.34	\$112.08
12/12/2024	Kingston		portofkingston.org	Port of Kingston	Guest Slip	40	\$500.00	\$12.50	\$150.00
12/12/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	24	\$281.11	\$11.71	\$140.56
12/12/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	28	\$351.02	\$12.54	\$150.44
12/12/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	32	\$417.06	\$13.03	\$156.40
12/12/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	36	\$471.63	\$13.10	\$157.21
12/12/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	40	\$528.99	\$13.22	\$158.70
12/12/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	45	\$626.60	\$13.92	\$167.09
12/12/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	50	\$705.81	\$14.12	\$169.39
12/12/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	56	\$822.11	\$14.68	\$176.17
12/12/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	60	\$904.53	\$15.08	\$180.91
12/12/2024	Kingston		portofkingston.org	Port of Kingston	Covered	32	\$586.05	\$18.31	\$219.77
12/12/2024	Kingston		portofkingston.org	Port of Kingston	Covered	36	\$664.58	\$18.46	\$221.53
12/12/2024	Kingston		portofkingston.org	Port of Kingston	Covered	40	\$744.74	\$18.62	\$223.42
12/12/2024	Kingston		portofkingston.org	Port of Kingston	Covered	50	\$977.76	\$19.56	\$234.66

min \$ 135.59 \$ 0.71 \$ 8.52
max \$ 4,258.33 \$ 106.46 \$ 1,277.50

Tax Year 2026
Marina Sales
Sales from 01/01/2020 to 12/31/2025

Kitsap County Sales

No.	City	Account Number	Units (LF)	Units # Slips /Side Ties	Excise	VC	Sale Date	Sale Price	Price \$/LF	\$ per Slip/Side Tie
1	Port Orchard	4650-004-001-0006 4650-004-001-0105	2,727	71	2022EX08765	W	11/29/2022	\$ 3,500,000	\$ 1,283.46	\$ 49,295.77
2	Port Orchard	342401-2-018-2003 342401-2-036-2001	2,983	75	2020EX05072	M	7/29/2020	\$ 550,000	\$ 184.38	\$ 7,333.33

Sale Listings

No.	City	Account Number	Units (LF)	Units # Slips /Side Ties	Excise	Source	List Price	Price \$/LF	\$ per Slip/Side Tie
1	Bainbridge Island	272502-4-136-2003 342502-1-096-2008	2,178	58	Listing includes Harbour Pub.	CBA 38576447	\$ 6,000,000	\$ 2,754.82	\$ 103,448.28
2	Port Orchard	332401-1-009-2007	990	21	Listing includes Ret	CBA 40272776	\$ 1,950,000	\$ 1,969.70	\$ 92,857.14
3	Bremerton	3711-000-010-0002 8054-000-001-0106	3430	79	Listing includes parking lot	Loopnet 34998918	\$2,000,000	\$ 583.09	\$ 25,316.46