



Kitsap County Assessor

Documentation for Countywide Model

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

Property Type: Marina

Updated 1/28/2026 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 1 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: 1/1/2021 to 12/31/2025. A total of 1 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 to \$0 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 39% of the market. Typical reported rents had a range of \$47.23 to \$702.63. 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.

Marina cap rates can vary widely by market, location, occupancy, profitability, class, and cash flow stability. According to the CCIM's industry snapshot on Marinas, cap rates can range from 8% - 14%, with averages in the 9.5% - 10.5% range. Of course, well-placed marinas with stable cash flow can trade below this range and those that have more uncertainty can trade above it. The higher average cap rates represent the incremental risk over traditionally stable CRE asset classes like multifamily.

Income Model Value Range: The income approach calculates a range of values from \$237.08 to \$1168.75 per slip.

Final Ratio Analysis: Analysis of 1 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

portorchardrailwaymarina.com, driftwoodkey.org

Property type: Marina (continued)

harbour-marina.com, winslowwharf.com
eagleharbormarina.com, bimarina.com
eagledalemoorings.com, williamsonlandingmarina.org
olympicviewmarina.com, kitsapmarina.com
libertybaymarina.com,poulsboyachtclub.org
yachtfishmarine.com, madronamarinas.com
portofkingston.org, portofbremerton.org

Kitsap County Assessor

Tax Year: 2027

Property Type: Marina

Neighborhood: 0

	Slips LF	Side LF	Covered LF	Guest Slip	Guest Side	Not Used
Class A						
Rent	200.00	185.00	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	195.00	160.00	210.00			
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	80.00	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: 2027

Property Type: Marina

Neighborhood: 8400202

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

Rent						
Vac %						
Exp %						
Cap Rate						
Market						

Class B

Rent						
Vac %						
Exp %						
Cap Rate						
Market						

Class C

Rent	135.00	90.00	135.00			
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	99.00					
Vac %	15.00					
Exp %	45.00					
Cap Rate	9.50					
Market	0.01					

Class E

Rent						
Vac %						
Exp %						
Cap Rate						
Market						

Kitsap County Assessor

Tax Year 2027

Local Rental Income Survey for Marina

Covered LF

PGI
\$146.00

Guest Slip

PGI
\$602.25

Marina Side LF

PGI
\$96.73
\$92.46
\$84.00
\$82.82

Marina Slips LF

PGI
\$210.00
\$190.80
\$190.80
\$177.00
\$177.00
\$174.00
\$174.00
\$174.00
\$168.00
\$162.00
\$147.43
\$147.00
\$147.00
\$141.00
\$141.00
\$133.76
\$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

\$92.24
\$92.24
\$90.80
\$90.00
\$90.00
\$90.00
\$89.99
\$89.99
\$89.98
\$89.97
\$81.97
\$81.97
\$68.25
\$66.00
\$66.00
\$60.00
\$1.14

KITSAP COUNTY LEASE LISTING REPORT

Marina, Boathouse Slip

ACCOUNT NUMBER	PROJECT	SOURCE	DATE	SIZE	\$UNIT
132501-3-096-2000	Port of Brownsville Marina	portofbrownsville.org	12/5/2025	640	\$8.57
232601-2-246-2008	Port of Poulsbo Marina	www.portofpoulsbo.com	7/17/2025	640	\$9.84
232601-2-246-2008	Port of Poulsbo Marina	portofpoulsbo.com	12/5/2025	640	\$10.50
4030-000-005-0001	Port Orchard Marine Railway	portorchardrailwaymarina.com	7/17/2025	40	\$110.76
4030-000-005-0001	Port Orchard Railway Marina	portorchardrailwaymarina.com	12/8/2025	40	\$110.76

Marina, Covered LF

ACCOUNT NUMBER	PROJECT	SOURCE	DATE	SIZE	\$UNIT
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	28	\$117.84
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	36	\$150.17
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	52	\$181.27
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	32	\$132.82
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	42	\$162.54
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	9/30/2025	28	\$117.84
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	9/30/2025	32	\$132.82
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	9/30/2025	36	\$150.17
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	9/30/2025	42	\$162.54
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	9/30/2025	52	\$181.27
4030-000-005-0001	Port Orchard Railway Marina	portorchardrailwaymarina.com	12/11/2024	40	\$108.00
4030-000-005-0001	Port Orchard Railway Marina	www.portorchardrailwaymarina.com	9/30/2025	40	\$108.25
4316-101-001-0006	Port of Kingston	portofkingston.org	7/21/2025	50	\$234.66
4316-101-001-0006	Port of Kingston	portofkingston.org	7/21/2025	32	\$219.77
4316-101-001-0006	Port of Kingston	portofkingston.org	7/21/2025	40	\$223.42
4316-101-001-0006	Port of Kingston	portofkingston.org	7/21/2025	36	\$221.53
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	50	\$258.09
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	40	\$245.77
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	36	\$243.73
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	32	\$241.70

Marina, Guest Slip

ACCOUNT NUMBER	PROJECT	SOURCE	DATE	SIZE	\$UNIT
132501-3-096-2000	Port of Brownsville Marina	portofbrownsville.org	7/21/2025	44	\$613.86
132501-3-096-2000	Port of Brownsville Marina	portofbrownsville.org	7/21/2025	29	\$629.38
132501-3-096-2000	Port of Brownsville Marina	portofbrownsville.org	7/21/2025	50	\$657.00
132501-3-096-2000	Port of Brownsville Marina	portofbrownsville.org	12/5/2025	28	\$749.55
132501-3-096-2000	Port of Brownsville Marina	portofbrownsville.org	12/5/2025	45	\$662.70
132501-3-096-2000	Port of Brownsville Marina	portofbrownsville.org	12/5/2025	50	\$715.35

192802-1-017-2000	BO- Driftwood Key Marina	www.driftwoodkey.org	9/30/2025	30	\$253.33
192802-1-017-2000	BO- Driftwood Key Marina	www.driftwoodkey.org	9/30/2025	30	\$365.00
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	7/1/2025	40	\$456.25
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	7/1/2025	40	\$365.00
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	40	\$456.25
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	30	\$456.25
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	35	\$365.00
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	40	\$365.00
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	50	\$365.00
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	50	\$456.25
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	30	\$365.00
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	35	\$456.25
342502-1-096-2008	Harbour Marina	harbour-marina.com	12/11/2024	30	\$365.00
342502-1-096-2008	Harbour Marina	harbour-marina.com	12/11/2024	32	\$399.22
342502-1-096-2008	Harbour Marina	harbour-marina.com	12/11/2024	39	\$327.56
342502-1-096-2008	Harbour Marina	harbour-marina.com	12/11/2024	50	\$328.50
342502-1-096-2008	Harbour Marina	harbour-marina.com	12/11/2024	48	\$342.19
342502-1-096-2008	Harbour Marina	harbour-marina.com	12/11/2024	40	\$365.00
342502-1-096-2008	Harbour Marina	harbour-marina.com	7/17/2025	48	\$304.17
342502-1-096-2008	Harbour Marina	harbour-marina.com	7/17/2025	38	\$336.18
342502-1-096-2008	Harbour Marina	harbour-marina.com	7/17/2025	50	\$328.50
342502-1-096-2008	Harbour Marina	harbour-marina.com	7/17/2025	30	\$365.00
342502-1-096-2008	Harbour Marina	harbour-marina.com	12/8/2025	30	\$365.00
342502-1-096-2008	Harbour Marina	harbour-marina.com	12/8/2025	50	\$328.50
342502-1-096-2008	Harbour Marina	harbour-marina.com	12/8/2025	32	\$399.22
342502-1-096-2008	Harbour Marina	harbour-marina.com	12/8/2025	40	\$365.00
4316-101-001-0006	Port of Kingston	portofkingston.org	7/21/2025	40	\$620.50
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	40	\$565.75
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	40	\$657.00
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	40	\$1,131.50
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	40	\$1,314.00
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	50	\$565.75
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	50	\$657.00
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	50	\$1,131.50
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	50	\$1,314.00
4366-001-007-0001	Keyport Marina and boat launch	portofkeyport.com	12/8/2025	32	\$365.00
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	12/11/2024	50	\$675.25
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	12/11/2024	40	\$684.38
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	7/17/2025	40	\$702.63

Marina, Side LF

ACCOUNT NUMBER	PROJECT	SOURCE	DATE	SIZE	\$UNIT
4030-000-005-0001	Port Orchard Railway Marina	portorchardrailwaymarina.com	12/11/2024	35	\$92.23

4030-000-005-0001	Port Orchard Railway Marina	portorchardrailwaymarina.com	12/11/2024	22	\$92.18
4030-000-005-0001	Port Orchard Marine Railway	portorchardrailwaymarina.com	7/17/2025	35	\$92.23
4030-000-005-0001	Port Orchard Marine Railway	portorchardrailwaymarina.com	7/17/2025	22	\$92.18
4030-000-005-0001	Port Orchard Railway Marina	www.portorchardrailwaymarina.com	9/30/2025	22	\$92.18
4030-000-005-0001	Port Orchard Railway Marina	www.portorchardrailwaymarina.com	9/30/2025	35	\$92.23
4030-000-005-0001	Port Orchard Railway Marina	portorchardrailwaymarina.com	12/8/2025	40	\$92.28
8055-000-000-0007	Common area-Eagle Harbor Marina	eagleharbormarina.com	12/11/2024	30	\$173.60
8055-000-000-0007	Common area-Eagle Harbor Marina	eagleharbormarina.com	12/11/2024	25	\$158.40
8055-000-000-0007	Eagle Harbor Marina	eagleharbormarina.com	7/17/2025	25	\$164.16
8055-000-000-0007	Eagle Harbor Marina	eagleharbormarina.com	7/17/2025	30	\$173.60

Marina, Slips LF

ACCOUNT NUMBER	PROJECT	SOURCE	DATE	SIZE	\$UNIT
132501-3-096-2000	Port of Brownsville Marina	portofbrownsville.org	12/5/2025	20	\$122.15
132501-3-096-2000	Port of Brownsville Marina	portofbrownsville.org	12/5/2025	24	\$115.49
132501-3-096-2000	Port of Brownsville Marina	portofbrownsville.org	12/5/2025	30	\$111.95
132501-3-096-2000	Port of Brownsville Marina	portofbrownsville.org	12/5/2025	34	\$111.82
132501-3-096-2000	Port of Brownsville Marina	portofbrownsville.org	12/5/2025	38	\$112.35
132501-3-096-2000	Port of Brownsville Marina	portofbrownsville.org	12/5/2025	40	\$114.41
132501-3-096-2000	Port of Brownsville Marina	portofbrownsville.org	12/5/2025	45	\$115.20
192802-1-017-2000	BO- Driftwood Key Marina	www.driftwoodkey.org	12/11/2024	30	\$47.27
192802-1-017-2000	BO- Driftwood Key Marina	www.driftwoodkey.org	12/11/2024	40	\$47.23
192802-1-017-2000	BO- Driftwood Key Marina	www.driftwoodkey.org	9/30/2025	40	\$49.60
192802-1-017-2000	BO- Driftwood Key Marina	www.driftwoodkey.org	9/30/2025	30	\$49.63
232601-2-246-2008	Port of Poulsbo Marina	www.portofpoulsbo.com	7/17/2025	40	\$126.36
232601-2-246-2008	Port of Poulsbo Marina	www.portofpoulsbo.com	7/17/2025	52	\$130.92
232601-2-246-2008	Port of Poulsbo Marina	www.portofpoulsbo.com	7/17/2025	45	\$128.52
232601-2-246-2008	Port of Poulsbo Marina	www.portofpoulsbo.com	7/17/2025	25	\$117.48
232601-2-246-2008	Port of Poulsbo Marina	www.portofpoulsbo.com	7/17/2025	26	\$119.04
232601-2-246-2008	Port of Poulsbo Marina	www.portofpoulsbo.com	7/17/2025	28	\$121.92
232601-2-246-2008	Port of Poulsbo Marina	www.portofpoulsbo.com	7/17/2025	34	\$124.20
232601-2-246-2008	Port of Poulsbo Marina	www.portofpoulsbo.com	7/17/2025	56	\$133.20
232601-2-246-2008	Port of Poulsbo Marina	portofpoulsbo.com	12/5/2025	25	\$130.20
232601-2-246-2008	Port of Poulsbo Marina	portofpoulsbo.com	12/5/2025	28	\$134.16
232601-2-246-2008	Port of Poulsbo Marina	portofpoulsbo.com	12/5/2025	34	\$135.34
232601-2-246-2008	Port of Poulsbo Marina	portofpoulsbo.com	12/5/2025	40	\$136.76
232601-2-246-2008	Port of Poulsbo Marina	portofpoulsbo.com	12/5/2025	45	\$138.37
232601-2-246-2008	Port of Poulsbo Marina	portofpoulsbo.com	12/5/2025	52	\$140.43
232601-2-246-2008	Port of Poulsbo Marina	portofpoulsbo.com	12/5/2025	56	\$142.44
232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	12/11/2024	48	\$138.30

232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	12/11/2024	58	\$137.01
232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	12/11/2024	40	\$139.80
232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	7/17/2025	70	\$135.94
232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	7/17/2025	60	\$136.80
232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	7/17/2025	50	\$138.00
232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	7/17/2025	48	\$138.30
232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	7/17/2025	44	\$138.98
232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	10/1/2024	60	\$136.80
232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	10/1/2024	48	\$138.30
232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	10/1/2024	58	\$137.01
232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	10/1/2024	40	\$139.80
232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	10/1/2024	44	\$138.98
232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	12/5/2025	60	\$135.20
232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	12/5/2025	58	\$135.37
232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	12/5/2025	48	\$136.45
232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	12/5/2025	44	\$137.00
232601-3-075-2002	Liberty Bay Marina	libertybaymarina.com	12/5/2025	40	\$137.70
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	7/1/2025	48	\$142.47
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	7/1/2025	36	\$129.07
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	7/1/2025	38	\$131.25
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	7/1/2025	40	\$133.46
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	7/1/2025	42	\$135.70
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	7/1/2025	46	\$140.20
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	7/1/2025	60	\$156.29
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	7/1/2025	50	\$144.76
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	7/1/2025	52	\$147.05
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	7/1/2025	54	\$149.35
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	7/1/2025	56	\$151.66
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	7/1/2025	58	\$153.97
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	7/1/2025	44	\$137.94
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	9/30/2025	100	\$158.04
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	9/30/2025	60	\$156.29
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	9/30/2025	58	\$153.97
242401-2-007-2008	Bremerton Marina	www.portofbremerton.org	9/30/2025	56	\$151.66
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	50	\$123.17
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	28	\$101.52
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	32	\$110.02
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	60	\$123.51
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	42	\$118.22
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	40	\$115.30
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	36	\$112.60
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	20	\$84.37
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	7/1/2025	24	\$91.63

262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	9/30/2025	28	\$101.52
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	9/30/2025	24	\$91.63
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	9/30/2025	60	\$123.51
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	9/30/2025	32	\$110.02
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	9/30/2025	36	\$112.60
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	9/30/2025	40	\$115.30
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	9/30/2025	42	\$118.22
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	9/30/2025	50	\$123.17
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	9/30/2025	20	\$67.87
262401-1-006-2009	POB, Port Orchard Marina	www.portofbremerton.org	9/30/2025	100	\$144.84
332401-1-009-2007	Kitsap Marina	CBA 40272779	6/18/2024		
332401-1-009-2007	Kitsap Marina	www.kitsapmarina.com	12/11/2024	40	\$72.00
332401-1-009-2007	Kitsap Marina	www.kitsapmarina.com	12/11/2024	50	\$72.00
332401-1-009-2007	Kitsap Marina	www.kitsapmarina.com	12/11/2024	75	\$72.00
332401-1-009-2007	Kitsap Marina	www.kitsapmarina.com	7/17/2025	50	\$72.00
332401-1-009-2007	Kitsap Marina	www.kitsapmarina.com	7/17/2025	75	\$72.00
332401-1-009-2007	Kitsap Marina	www.kitsapmarina.com	7/17/2025	40	\$72.00
342502-1-067-2102	Williamson Landing Marina	seattle.craigslist.org	12/11/2024	40	\$210.00
342502-1-067-2102	Williamson Landing Marina	Zillow	8/23/2025	40	\$202.50
342502-1-096-2008	Harbour Marina	harbour-marina.com	12/11/2024	32	\$110.40
342502-1-096-2008	Harbour Marina	harbour-marina.com	12/11/2024	40	\$117.00
342502-1-096-2008	Harbour Marina	harbour-marina.com	12/11/2024	48	\$127.80
342502-1-096-2008	Harbour Marina	harbour-marina.com	7/17/2025	32	\$110.40
342502-1-096-2008	Harbour Marina	harbour-marina.com	7/17/2025	40	\$117.00
342502-1-096-2008	Harbour Marina	harbour-marina.com	7/17/2025	48	\$127.80
342502-1-096-2008	Harbour Marina	harbour-marina.com	12/8/2025	32	\$110.40
342502-1-096-2008	Harbour Marina	harbour-marina.com	12/8/2025	48	\$127.80
342502-1-096-2008	Harbour Marina	harbour-marina.com	12/8/2025	40	\$117.00
4030-000-005-0001	Port Orchard Railway Marina	portorchardrailwaymarina.com	12/11/2024	52	\$92.31
4030-000-005-0001	Port Orchard Railway Marina	portorchardrailwaymarina.com	12/11/2024	43	\$93.49
4030-000-005-0001	Port Orchard Marine Railway	portorchardrailwaymarina.com	7/17/2025	52	\$92.31
4030-000-005-0001	Port Orchard Marine Railway	portorchardrailwaymarina.com	7/17/2025	43	\$93.49
4030-000-005-0001	Port Orchard Railway Marina	www.portorchardrailwaymarina.com	9/30/2025	43	\$93.49
4030-000-005-0001	Port Orchard Railway Marina	www.portorchardrailwaymarina.com	9/30/2025	52	\$92.31
4030-000-005-0001	Port Orchard Railway Marina	portorchardrailwaymarina.com	12/8/2025	22	\$92.18
4030-000-005-0001	Port Orchard Railway Marina	portorchardrailwaymarina.com	12/8/2025	43	\$93.49
4030-000-005-0001	Port Orchard Railway Marina	portorchardrailwaymarina.com	12/8/2025	52	\$92.31
4030-000-005-0001	Port Orchard Railway Marina	portorchardrailwaymarina.com	12/8/2025	35	\$92.23

4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	36	\$172.92
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	28	\$165.47
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	56	\$193.77
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	50	\$186.32
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	45	\$183.75
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	40	\$174.53
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	32	\$172.10
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	24	\$154.64
4316-101-001-0006	Port of Kingston Marina and terminal	portofkingston.org	12/8/2025	60	\$199.05
4317-000-001-0207	Port of Kingston	portofkingston.org	7/21/2025	32	\$156.40
4317-000-001-0207	Port of Kingston	portofkingston.org	7/21/2025	36	\$157.21
4317-000-001-0207	Port of Kingston	portofkingston.org	7/21/2025	50	\$169.39
4317-000-001-0207	Port of Kingston	portofkingston.org	7/21/2025	24	\$140.56
4317-000-001-0207	Port of Kingston	portofkingston.org	7/21/2025	56	\$176.17
4317-000-001-0207	Port of Kingston	portofkingston.org	7/21/2025	45	\$167.09
4317-000-001-0207	Port of Kingston	portofkingston.org	7/21/2025	28	\$150.44
4317-000-001-0207	Port of Kingston	portofkingston.org	7/21/2025	60	\$180.91
4317-000-001-0207	Port of Kingston	portofkingston.org	7/21/2025	40	\$158.70
4366-001-007-0001	Keyport Marina and boat launch	portofkeyport.com	12/8/2025	40	\$73.50
4366-001-007-0001	Keyport Marina and boat launch	portofkeyport.com	12/8/2025	50	\$72.00
8054-000-001-0106	Bridgeview Marina Marina slips and Marina office	portorchardrailwaymarina.com	12/11/2024	40	\$73.80
8054-000-001-0106	Bridgeview Marina Marina slips and Marina office	portorchardrailwaymarina.com	12/11/2024	30	\$82.00
8054-000-001-0106	Bridgeview Marina Marina slips and Marina office	portorchardrailwaymarina.com	12/11/2024	50	\$92.40
8054-000-001-0106	Bridgeview Marina Marina slips and Marina office	portorchardrailwaymarina.com	12/11/2024	20	\$86.25
8054-000-001-0106	Bridgeview Marina	portorchardrailwaymarina.com	7/17/2025	50	\$92.40
8054-000-001-0106	Bridgeview Marina	portorchardrailwaymarina.com	7/17/2025	40	\$73.80
8054-000-001-0106	Bridgeview Marina	portorchardrailwaymarina.com	7/17/2025	30	\$82.00
8054-000-001-0106	Bridgeview Marina	portorchardrailwaymarina.com	7/17/2025	20	\$86.40
8054-000-001-0106	Bridgeview Marina	portorchardrailwaymarina.com	9/30/2025	20	\$86.40
8054-000-001-0106	Bridgeview Marina	portorchardrailwaymarina.com	9/30/2025	30	\$82.00
8054-000-001-0106	Bridgeview Marina	portorchardrailwaymarina.com	9/30/2025	40	\$73.80
8054-000-001-0106	Bridgeview Marina	portorchardrailwaymarina.com	9/30/2025	50	\$92.40
8054-000-001-0106	Bridgeview Marina Marina slips and Marina office	portorchardrailwaymarina.com	12/8/2025	50	\$92.40
8054-000-001-0106	Bridgeview Marina Marina slips and Marina office	portorchardrailwaymarina.com	12/8/2025	30	\$82.00
8054-000-001-0106	Bridgeview Marina Marina slips and Marina office	portorchardrailwaymarina.com	12/8/2025	20	\$86.40

8054-000-001-0106	Bridgeview Marina Marina slips and Marina office	portorchardrailwaymarina.com	12/8/2025	40	\$73.80
8055-000-000-0007	Common area-Eagle Harbor Marina	eagleharbormarina.com	12/11/2024	66	\$216.55
8055-000-000-0007	Common area-Eagle Harbor Marina	eagleharbormarina.com	12/11/2024	38	\$184.74
8055-000-000-0007	Common area-Eagle Harbor Marina	eagleharbormarina.com	12/11/2024	42	\$193.43
8055-000-000-0007	Common area-Eagle Harbor Marina	eagleharbormarina.com	12/11/2024	46	\$197.22
8055-000-000-0007	Common area-Eagle Harbor Marina	eagleharbormarina.com	12/11/2024	48	\$196.50
8055-000-000-0007	Common area-Eagle Harbor Marina	eagleharbormarina.com	12/11/2024	52	\$207.23
8055-000-000-0007	Common area-Eagle Harbor Marina	eagleharbormarina.com	12/11/2024	60	\$212.60
8055-000-000-0007	Common area-Eagle Harbor Marina	eagleharbormarina.com	12/11/2024	72	\$265.19
8055-000-000-0007	Eagle Harbor Marina	eagleharbormarina.com	7/17/2025	48	\$203.75
8055-000-000-0007	Eagle Harbor Marina	eagleharbormarina.com	7/17/2025	32	\$179.25
8055-000-000-0007	Eagle Harbor Marina	eagleharbormarina.com	7/17/2025	66	\$224.55
8055-000-000-0007	Eagle Harbor Marina	eagleharbormarina.com	7/17/2025	60	\$220.60
8055-000-000-0007	Eagle Harbor Marina	eagleharbormarina.com	7/17/2025	52	\$215.08
8055-000-000-0007	Eagle Harbor Marina	eagleharbormarina.com	7/17/2025	42	\$200.57
8055-000-000-0007	Eagle Harbor Marina	eagleharbormarina.com	7/17/2025	38	\$191.68
8055-000-000-0007	Eagle Harbor Marina	eagleharbormarina.com	7/17/2025	46	\$204.52
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	12/11/2024	28	\$175.60
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	12/11/2024	27	\$175.60
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	12/11/2024	36	\$196.62
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	12/11/2024	30	\$180.35
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	12/11/2024	32	\$187.13
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	12/11/2024	24	\$166.11
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	12/11/2024	72	\$254.25
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	12/11/2024	49	\$216.51
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	12/11/2024	47	\$213.57
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	12/11/2024	45	\$211.54
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	12/11/2024	42	\$206.79
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	12/11/2024	40	\$203.40
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	12/11/2024	38	\$200.01
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	12/11/2024	51	\$227.13
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	12/11/2024	24	\$172.89
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	7/17/2025	28	\$181.68
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	7/17/2025	72	\$267.00
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	7/17/2025	51	\$238.56
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	7/17/2025	46	\$224.28
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	7/17/2025	44	\$222.12
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	7/17/2025	42	\$217.08
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	7/17/2025	40	\$213.60
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	7/17/2025	38	\$210.00
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	7/17/2025	32	\$193.68
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	7/17/2025	24	\$178.92
8056-000-000-0006	Winslow Wharf	www.winslowwharf.com	7/17/2025	36	\$206.52

KITSAP COUNTY ASSESSOR

SALES USED IN ANALYSIS

Sales From 11/29/2022 to: 11/29/2022

Marina

Marina

Nbhd	PC	Parcel No.	Project Name	Units	VC	Multi- parcel	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
8402306	744	4650-004-001-0006	Office & 1 parking spot BO Sinclair Inlet Marina	5112	W	Yes	11/29/2022	2022EX08765	\$3,500,000	\$3,500,000