



## Kitsap County Assessor

### Documentation for Countywide Model

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

Property Type: Mobile Home and Recreational Vehicle Parks

Updated 5/20/2025 by CM12

### Area Overview

#### Property Type Overview

A mobile/manufactured home park is a temporary or permanent location for mobile/manufactured homes (MH) built or travel trailers. MH's are typically built in a factory on a chassis and delivered to a location where they are connected to all utilities. MH's do not have permanent foundations, although skirting of various materials is often placed around the base of the building. Mobile/manufactured parks are a low cost alternative in the housing market.

Kitsap County has 40+ taxable mobile/manufactured home (MH) parks. Ten of these parks offer recreational vehicle (RV) spaces. Value for amenities such as laundry facilities, clubhouse, pools, and gated and/or security patrolled parks are captured in the park classification. All other improvements such as cell towers, apartment units for managers, or rental homes are valued using appropriate income classifications.

**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: 4:1.

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:** MH park rents remained stable. A strong multifamily market and increasing rents foster a demand for affordable housing alternatives. Freddie Mac published a new manufactured housing loan program providing liquidity to manufactured housing in MH housing communities. Additional funding sources combined with increasing housing costs create a steady demand for this property type.

#### 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 7 sales resulted in a mean ratio of 69%, a median ratio of 59%, and a coefficient of dispersion (COD) of 23.82.

## **Property type: Mobile Home and Recreational Vehicle Parks (continued)**

### **Market/Sales Comparison Approach Data and Analysis**

**Sales:** Range of Sale Dates: 11/4/2020 to 2/14/2025. A total of 7 local sales, and 36 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 \$73,347 to \$114,574 per unit.

### **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 78% of the market. Typical reported rents had a range of \$5,076 to \$13,140. We selected \$4,800 to \$9,452 for our model.

**Vacancy Data:** Typical reported vacancy had a range of 2% to 18%. We selected 3% to 5% for our model.

**Expense Data:** Typical reported expense had a range of 3% to 86%. We selected 35% to 40% for our model.

**Capitalization Rate (Cap) Data:** Typical sale cap rates ranged from 4.35% to 8.7%. We selected 5.25% to 6% for our model.

Cap rates from local sales, along with sales from other regions of Kitsap County were reviewed.

**Income Model Value Range:** The income approach calculates a range of values from \$45,600 to \$11,3514 per unit.

**Final Ratio Analysis:** Analysis of 7 sales resulted in a mean ratio of 90%, a median ratio of 93%, and a coefficient of dispersion (COD) of 7.05.

### **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)

Crexi - [www.crexi.com](http://www.crexi.com)

# Kitsap County Assessor

Tax Year: 2026

Property Type: Mobilehome Park

Neighborhood: 81005XX, 91005XX

| MH spc | RV spc | Not Used | Not Used | Not Used | Not Used |
|--------|--------|----------|----------|----------|----------|
|--------|--------|----------|----------|----------|----------|

## Class A

|          |          |  |  |  |  |
|----------|----------|--|--|--|--|
| Rent     | 9,310.00 |  |  |  |  |
| Vac %    | 3.00     |  |  |  |  |
| Exp %    | 35.00    |  |  |  |  |
| Cap Rate | 5.25     |  |  |  |  |
| Market   |          |  |  |  |  |

## Class B

|          |          |  |  |  |  |
|----------|----------|--|--|--|--|
| Rent     | 8,455.00 |  |  |  |  |
| Vac %    | 3.00     |  |  |  |  |
| Exp %    | 35.00    |  |  |  |  |
| Cap Rate | 5.250    |  |  |  |  |
| Market   |          |  |  |  |  |

## Class C

|          |          |          |  |  |  |
|----------|----------|----------|--|--|--|
| Rent     | 7,581.00 | 7,581.00 |  |  |  |
| Vac %    | 3.00     | 20.00    |  |  |  |
| Exp %    | 35.00    | 35.00    |  |  |  |
| Cap Rate | 5.50     | 5.50     |  |  |  |
| Market   |          |          |  |  |  |

## Class D

|          |          |          |  |  |  |
|----------|----------|----------|--|--|--|
| Rent     | 5,956.00 | 5,956.00 |  |  |  |
| Vac %    | 5.00     | 20.00    |  |  |  |
| Exp %    | 37.00    | 37.00    |  |  |  |
| Cap Rate | 5.75     | 6.00     |  |  |  |
| Market   |          |          |  |  |  |

## Class E

|          |          |          |  |  |  |
|----------|----------|----------|--|--|--|
| Rent     | 5,605.00 | 5,605.00 |  |  |  |
| Vac %    | 5.00     | 5.00     |  |  |  |
| Exp %    | 40.00    | 40.00    |  |  |  |
| Cap Rate | 6.00     | 6.00     |  |  |  |
| Market   |          |          |  |  |  |

# Kitsap County Assessor

Tax Year: 2026  
Property Type: Mobilehome Park  
Neighborhood: 8303601

|          | MH spc   | RV spc | Not Used | Not Used | Not Used | Not Used |
|----------|----------|--------|----------|----------|----------|----------|
| Class A  |          |        |          |          |          |          |
| Rent     |          |        |          |          |          |          |
| Vac %    |          |        |          |          |          |          |
| Exp %    |          |        |          |          |          |          |
| Cap Rate |          |        |          |          |          |          |
| Market   |          |        |          |          |          |          |
| Class B  |          |        |          |          |          |          |
| Rent     |          |        |          |          |          |          |
| Vac %    |          |        |          |          |          |          |
| Exp %    |          |        |          |          |          |          |
| Cap Rate |          |        |          |          |          |          |
| Market   |          |        |          |          |          |          |
| Class C  |          |        |          |          |          |          |
| Rent     | 8,400.00 |        |          |          |          |          |
| Vac %    | 3.00     |        |          |          |          |          |
| Exp %    | 35.00    |        |          |          |          |          |
| Cap Rate | 5.50     |        |          |          |          |          |
| Market   |          |        |          |          |          |          |
| Class D  |          |        |          |          |          |          |
| Rent     |          |        |          |          |          |          |
| Vac %    |          |        |          |          |          |          |
| Exp %    |          |        |          |          |          |          |
| Cap Rate |          |        |          |          |          |          |
| Market   |          |        |          |          |          |          |
| Class E  |          |        |          |          |          |          |
| Rent     |          |        |          |          |          |          |
| Vac %    |          |        |          |          |          |          |
| Exp %    |          |        |          |          |          |          |
| Cap Rate |          |        |          |          |          |          |
| Market   |          |        |          |          |          |          |

# Kitsap County Assessor

Tax Year: 2026

Property Type: Mobilehome Park

Neighborhood: 84002XX, 84003XX, 94002XX

| MH spc | RV spc | Not Used | Not Used | Not Used | Not Used |
|--------|--------|----------|----------|----------|----------|
|--------|--------|----------|----------|----------|----------|

## Class A

|          |          |  |  |  |  |
|----------|----------|--|--|--|--|
| Rent     | 9,880.00 |  |  |  |  |
| Vac %    | 3.00     |  |  |  |  |
| Exp %    | 35.00    |  |  |  |  |
| Cap Rate | 5.25     |  |  |  |  |
| Market   | 0.01     |  |  |  |  |

## Class B

|          |          |  |  |  |  |
|----------|----------|--|--|--|--|
| Rent     | 8,835.00 |  |  |  |  |
| Vac %    | 3.00     |  |  |  |  |
| Exp %    | 35.00    |  |  |  |  |
| Cap Rate | 5.250    |  |  |  |  |
| Market   | 0.01     |  |  |  |  |

## Class C

|          |          |          |  |  |  |
|----------|----------|----------|--|--|--|
| Rent     | 7,852.00 | 7,852.00 |  |  |  |
| Vac %    | 3.00     | 20.00    |  |  |  |
| Exp %    | 35.00    | 35.00    |  |  |  |
| Cap Rate | 5.50     | 5.50     |  |  |  |
| Market   | 0.01     | 0.01     |  |  |  |

## Class D

|          |          |          |  |  |  |
|----------|----------|----------|--|--|--|
| Rent     | 6,878.00 | 6,878.00 |  |  |  |
| Vac %    | 5.00     | 20.00    |  |  |  |
| Exp %    | 37.00    | 37.00    |  |  |  |
| Cap Rate | 5.75     | 6.00     |  |  |  |
| Market   | 0.01     | 0.01     |  |  |  |

## Class E

|          |          |          |  |  |  |
|----------|----------|----------|--|--|--|
| Rent     | 5,400.00 | 4,800.00 |  |  |  |
| Vac %    | 5.00     | 5.00     |  |  |  |
| Exp %    | 40.00    | 40.00    |  |  |  |
| Cap Rate | 6.00     | 6.00     |  |  |  |
| Market   | 0.01     | 0.01     |  |  |  |

# Kitsap County Assessor

Tax Year: 2026

Property Type: Mobilehome Park

Neighborhood: 84023XX, 84024XX, 94023XX, 94024XX

| MH spc | RV spc | Not Used | Not Used | Not Used | Not Used |
|--------|--------|----------|----------|----------|----------|
|--------|--------|----------|----------|----------|----------|

## Class A

|          |          |  |  |  |  |
|----------|----------|--|--|--|--|
| Rent     | 8,930.00 |  |  |  |  |
| Vac %    | 3.00     |  |  |  |  |
| Exp %    | 35.00    |  |  |  |  |
| Cap Rate | 5.25     |  |  |  |  |
| Market   |          |  |  |  |  |

## Class B

|          |          |  |  |  |  |
|----------|----------|--|--|--|--|
| Rent     | 8,265.00 |  |  |  |  |
| Vac %    | 3.00     |  |  |  |  |
| Exp %    | 35.00    |  |  |  |  |
| Cap Rate | 5.250    |  |  |  |  |
| Market   |          |  |  |  |  |

## Class C

|          |          |          |  |  |  |
|----------|----------|----------|--|--|--|
| Rent     | 7,814.00 | 7,814.00 |  |  |  |
| Vac %    | 3.00     | 20.00    |  |  |  |
| Exp %    | 35.00    | 35.00    |  |  |  |
| Cap Rate | 5.50     | 5.50     |  |  |  |
| Market   |          |          |  |  |  |

## Class D

|          |          |          |  |  |  |
|----------|----------|----------|--|--|--|
| Rent     | 7,125.00 | 7,125.00 |  |  |  |
| Vac %    | 5.00     | 20.00    |  |  |  |
| Exp %    | 37.00    | 37.00    |  |  |  |
| Cap Rate | 5.75     | 6.00     |  |  |  |
| Market   |          |          |  |  |  |

## Class E

|          |          |          |  |  |  |
|----------|----------|----------|--|--|--|
| Rent     | 6,270.00 | 6,270.00 |  |  |  |
| Vac %    | 5.00     | 5.00     |  |  |  |
| Exp %    | 40.00    | 40.00    |  |  |  |
| Cap Rate | 6.00     | 6.00     |  |  |  |
| Market   |          |          |  |  |  |

# Kitsap County Assessor

Tax Year: 2026

Property Type: Mobilehome Park

Neighborhood: 94011XX

| MH spc | RV spc | Not Used | Not Used | Not Used | Not Used |
|--------|--------|----------|----------|----------|----------|
|--------|--------|----------|----------|----------|----------|

## Class A

|          |          |  |  |  |  |
|----------|----------|--|--|--|--|
| Rent     | 8,455.00 |  |  |  |  |
| Vac %    | 3.00     |  |  |  |  |
| Exp %    | 35.00    |  |  |  |  |
| Cap Rate | 5.25     |  |  |  |  |
| Market   | 0.01     |  |  |  |  |

## Class B

|          |          |  |  |  |  |
|----------|----------|--|--|--|--|
| Rent     | 7,980.00 |  |  |  |  |
| Vac %    | 3.00     |  |  |  |  |
| Exp %    | 35.00    |  |  |  |  |
| Cap Rate | 5.250    |  |  |  |  |
| Market   | 0.01     |  |  |  |  |

## Class C

|          |          |          |  |  |  |
|----------|----------|----------|--|--|--|
| Rent     | 7,581.00 | 7,581.00 |  |  |  |
| Vac %    | 3.00     | 20.00    |  |  |  |
| Exp %    | 35.00    | 35.00    |  |  |  |
| Cap Rate | 5.50     | 5.50     |  |  |  |
| Market   | 0.01     | 0.01     |  |  |  |

## Class D

|          |          |          |  |  |  |
|----------|----------|----------|--|--|--|
| Rent     | 6,982.00 | 6,982.00 |  |  |  |
| Vac %    | 5.00     | 20.00    |  |  |  |
| Exp %    | 37.00    | 37.00    |  |  |  |
| Cap Rate | 5.75     | 6.00     |  |  |  |
| Market   | 0.01     | 0.01     |  |  |  |

## Class E

|          |          |          |  |  |  |
|----------|----------|----------|--|--|--|
| Rent     | 5,400.00 | 4,800.00 |  |  |  |
| Vac %    | 5.00     | 5.00     |  |  |  |
| Exp %    | 40.00    | 40.00    |  |  |  |
| Cap Rate | 6.00     | 6.00     |  |  |  |
| Market   | 0.01     | 0.01     |  |  |  |

# Kitsap County Assessor

Tax Year: 2026

Property Type: Mobilehome Park

Neighborhood: 9401591, 9401592

| MH spc | RV spc | Not Used | Not Used | Not Used | Not Used |
|--------|--------|----------|----------|----------|----------|
|--------|--------|----------|----------|----------|----------|

## Class A

|          |          |  |  |  |  |
|----------|----------|--|--|--|--|
| Rent     | 9,452.00 |  |  |  |  |
| Vac %    | 3.00     |  |  |  |  |
| Exp %    | 35.00    |  |  |  |  |
| Cap Rate | 5.25     |  |  |  |  |
| Market   | 0.01     |  |  |  |  |

## Class B

|          |          |  |  |  |  |
|----------|----------|--|--|--|--|
| Rent     | 8,930.00 |  |  |  |  |
| Vac %    | 3.00     |  |  |  |  |
| Exp %    | 35.00    |  |  |  |  |
| Cap Rate | 5.250    |  |  |  |  |
| Market   | 0.01     |  |  |  |  |

## Class C

|          |          |          |  |  |  |
|----------|----------|----------|--|--|--|
| Rent     | 8,445.00 | 8,445.00 |  |  |  |
| Vac %    | 3.00     | 20.00    |  |  |  |
| Exp %    | 35.00    | 35.00    |  |  |  |
| Cap Rate | 5.50     | 5.50     |  |  |  |
| Market   | 0.01     | 0.01     |  |  |  |

## Class D

|          |          |          |  |  |  |
|----------|----------|----------|--|--|--|
| Rent     | 7,719.00 | 7,719.00 |  |  |  |
| Vac %    | 5.00     | 20.00    |  |  |  |
| Exp %    | 37.00    | 37.00    |  |  |  |
| Cap Rate | 5.75     | 6.00     |  |  |  |
| Market   | 0.01     | 0.01     |  |  |  |

## Class E

|          |          |          |  |  |  |
|----------|----------|----------|--|--|--|
| Rent     | 5,676.00 | 5,676.00 |  |  |  |
| Vac %    | 5.00     | 5.00     |  |  |  |
| Exp %    | 40.00    | 40.00    |  |  |  |
| Cap Rate | 6.00     | 6.00     |  |  |  |
| Market   | 0.01     | 0.01     |  |  |  |



**KITSAP COUNTY ASSESSOR**  
**Tax Year 2026**  
**Mobile/Manufactured Home Parks**  
**Sales from 01/01/2020 through 02/24/2025**

| No. | NBRHD   | Account Number    | Project Name                | Units | Excise No.  | V<br>C | Sales Date | Sales Price  | Trended Sales<br>Price | Trended<br>\$/Unit | Model Value  | Other<br>Values | Total<br>Assessed<br>Value | Ratio |
|-----|---------|-------------------|-----------------------------|-------|-------------|--------|------------|--------------|------------------------|--------------------|--------------|-----------------|----------------------------|-------|
| 1   | 9401592 | 062402-2-035-2005 | Illahee Shores MHP          | 37    | 2020EX08161 | V      | 11/04/2020 | \$ 2,000,000 | \$ 4,496,986           | \$ 121,540         | \$ 4,200,241 | \$ -            | \$ 4,200,241               | 93%   |
| 2   | 8402405 | 122301-2-002-1000 | Aero MHP                    | 54    | 2020EX09872 | V      | 12/29/2020 | \$ 2,700,000 | \$ 5,948,877           | \$ 110,164         | \$ 4,932,137 | \$ 68,460       | \$ 4,932,137               | 83%   |
|     | 8402405 | 122301-2-002-1109 |                             |       |             |        |            |              |                        |                    |              |                 |                            |       |
| 3   | 9402404 | 122201-3-029-2006 | Olympic View MHP            | 75    | 2020EX09873 | D      | 12/29/2020 | \$ 3,900,000 | \$ 8,592,822           | \$ 114,571         | \$ 8,202,229 | \$ -            | \$ 8,202,229               | 95%   |
|     | 9402404 | 122201-4-013-2002 |                             |       |             |        |            |              |                        |                    |              | \$ 85,710       |                            |       |
|     | 9402404 | 122201-4-014-2001 |                             |       |             |        |            |              |                        |                    |              | \$ 73,140       |                            |       |
| 4   | 9400203 | 132601-3-072-2007 | Poulsbo MHP                 | 77    | 2021EX10516 | V      | 11/29/2021 | \$ 6,000,000 | \$ 6,927,945           | \$ 89,973          | \$ 6,930,740 | \$ -            | \$ 6,930,740               | 100%  |
| 5   | 8100502 | 172401-1-148-2009 | Stagecoach Mobile & RV Park | 73    | 2021EX10996 | V      | 12/15/2021 | \$ 7,200,000 | \$ 8,297,753           | \$ 113,668         | \$ 6,596,835 | \$ 252,710      | \$ 6,596,835               | 80%   |
| 6   | 9100542 | 022401-4-048-2001 | Pinewood MHP                | 22    | 2023EX03475 | V      | 06/28/2023 | \$ 1,500,000 | \$ 1,613,630           | \$ 73,347          | \$ 1,526,407 | \$ 162,420      | \$ 1,526,407               | 95%   |
| 7   | 9401120 | 052401-4-013-2009 | Erlands Point               | 43    | 2025EX00732 | V      | 02/14/2025 | \$ 5,350,000 | \$ 5,350,000           | \$ 124,419         | \$ 4,366,243 | \$ -            | \$ 4,366,243               | 82%   |

|           |        |      |
|-----------|--------|------|
| All Sales | Count  | 7    |
|           | Low    | 80%  |
|           | High   | 100% |
|           | Median | 93%  |
|           | Mean   | 90%  |
|           | AAD    | 0.07 |
|           | COD    | 7.05 |

Removed Sales

| No. | NBRHD   | Account Number    | Project Name     | Units | Excise No.  | V<br>C | Sales Date | Sales Price  | Notes                             |
|-----|---------|-------------------|------------------|-------|-------------|--------|------------|--------------|-----------------------------------|
| 1   | 8100502 | 3719-001-029-0308 | Brentwood MHP    | 15    | 2020EX06695 | D      | 09/15/2020 | \$ 610,000   | Sold with MHs included.           |
| 2   | 9100591 | 102401-3-095-2005 | Rocky Point      | 57    | 2020EX08106 | 2      | 11/04/2020 | \$ 3,150,000 | Sold between corporate affiliates |
| 3   | 9401118 | 282601-3-029-2004 | Rhododendron MHP | 32    | 2020EX06746 | E      | 09/15/2020 | \$ 980,000   | Estate sale                       |

# Kitsap County Assessor

Tax Year 2026

## Local Rental Income Survey for Mobilehome Park

### Mobile Home Park - Mhp

|             |            |
|-------------|------------|
|             | \$8,400.00 |
| PGI         | \$8,340.00 |
| \$12,060.00 | \$8,221.66 |
| \$11,580.00 | \$8,220.00 |
| \$11,460.00 | \$8,136.00 |
| \$11,040.00 | \$8,136.00 |
| \$11,040.00 | \$8,136.00 |
| \$10,920.00 | \$8,100.00 |
| \$10,800.00 | \$8,100.00 |
| \$10,680.00 | \$8,100.00 |
| \$10,488.00 | \$8,040.00 |
| \$10,020.00 | \$7,932.00 |
| \$9,900.00  | \$7,860.00 |
| \$9,840.00  | \$7,860.00 |
| \$9,804.00  | \$7,800.00 |
| \$9,600.00  | \$7,650.00 |
| \$9,600.00  | \$7,620.00 |
| \$9,600.00  | \$7,500.00 |
| \$9,480.00  | \$7,500.00 |
| \$9,360.00  | \$7,500.00 |
| \$9,360.00  | \$7,500.00 |
| \$9,000.00  | \$7,416.00 |
| \$8,700.00  | \$7,380.00 |
| \$8,700.00  | \$7,320.00 |
| \$8,700.00  | \$7,260.00 |
| \$8,676.00  | \$7,260.00 |
| \$8,400.00  | \$7,260.00 |
| \$8,400.00  | \$7,200.00 |
| \$8,400.00  | \$7,200.00 |
| \$8,400.00  | \$7,200.00 |
| \$8,400.00  | \$7,000.00 |
| \$8,400.00  | \$6,840.00 |
| \$8,400.00  | \$6,600.00 |
| \$8,400.00  | \$6,600.00 |
| \$8,400.00  | \$6,484.26 |
| \$8,400.00  | \$6,480.00 |
| \$8,400.00  | \$6,288.00 |
| \$8,400.00  | \$6,240.00 |

|            |
|------------|
| \$6,240.00 |
| \$6,240.00 |
| \$6,180.00 |
| \$6,120.00 |
| \$6,000.00 |
| \$6,000.00 |
| \$6,000.00 |
| \$5,760.00 |
| \$5,760.00 |
| \$5,040.00 |
| \$5,040.00 |
| \$5,040.00 |
| \$5,040.00 |
| \$4,920.00 |
| \$4,920.00 |
| \$4,920.00 |
| \$2,760.00 |

### Mobile Home Park - Rec

|            |
|------------|
| PGI        |
| \$9,420.00 |
| \$9,300.00 |
| \$9,240.00 |
| \$9,000.00 |
| \$8,820.00 |
| \$7,800.00 |
| \$7,800.00 |
| \$7,380.00 |
| \$7,200.00 |
| \$6,540.00 |
| \$6,300.00 |
| \$5,760.00 |
| \$5,760.00 |
| \$5,400.00 |
| \$4,800.00 |

# Kitsap County Assessor

Tax Year    2026

## Local Vacancy Survey

### Mobilehome Park

| VACANCY | VACANCY | VACANCY |
|---------|---------|---------|
| 1.99%   |         |         |
| 2.00%   |         |         |
| 3.00%   |         |         |
| 6.00%   |         |         |
| 18.00%  |         |         |

# Kitsap County Assessor

Tax Year    2026

## Local Expense Survey

| EXPENSE         | EXPENSE | EXPENSE |
|-----------------|---------|---------|
| Mobilehome Park |         |         |
| 3.00%           |         |         |
| 15.00%          |         |         |
| 15.00%          |         |         |
| 15.00%          |         |         |
| 25.63%          |         |         |
| 29.00%          |         |         |
| 30.00%          |         |         |
| 31.00%          |         |         |
| 32.00%          |         |         |
| 32.00%          |         |         |
| 33.79%          |         |         |
| 36.00%          |         |         |
| 37.00%          |         |         |
| 39.00%          |         |         |
| 44.00%          |         |         |
| 44.50%          |         |         |
| 45.00%          |         |         |
| 47.04%          |         |         |
| 48.00%          |         |         |
| 56.53%          |         |         |
| 57.00%          |         |         |
| 86.00%          |         |         |

# KITSAP COUNTY SALES CAP RATE REPORT

Between 01/01/2020 and 12/31/2024

## Mobile Home Park

|        | Cap Rate |
|--------|----------|
| MH Mhp | 8.40%    |
| MH Mhp | 7.95%    |
| MH Mhp | 6.74%    |
| MH Mhp | 5.41%    |
| MH Mhp | 4.35%    |

## MOBILEHOME PARK OTHER COUNTY SALES

| County         | City          | Parcel No.                                      | Name                                       | Year | #Units | Excise      | Sale Date  | Price         | Cap    | \$/Unit       | Source          | Address                |
|----------------|---------------|-------------------------------------------------|--------------------------------------------|------|--------|-------------|------------|---------------|--------|---------------|-----------------|------------------------|
| San Juan       | Friday Harbor | 352741001000-2000-3000-4000-5000-6000-7000-8000 | The Oaks MHC                               | 1985 | 79     | 82602       | 1/27/2020  | \$ 5,751,800  | 4.28%  | \$ 72,807.59  | County/Listing  | 1785 Douglas Road      |
| Lewis          | Centralia     | 021424-015-004                                  | Cherry Blossom Estates MHP                 |      | 98     | 3522466     | 4/23/2020  | \$ 2,095,000  | 8.41%  | \$ 21,377.55  | County/Listing  | 115 Nix Lane           |
| Spanaway       | Pierce        | '0318148043                                     | Silvercrest Mobile Home Park               |      | 15     | 4544281     | 10/14/2020 | \$ 1,650,000  | 5.04%  | \$ 110,000.00 | https://nwparks | 23501 Mountain Hwy E   |
| Kennewick      | Benton        | '129993000007000                                | Tri-Cities RV Park                         | 1940 | 144    | #156384     | 12/28/2020 | \$ 5,930,000  | 6.97%  | \$ 41,180.56  | Crexi           | 7322 W Bonnie Ave      |
| Whatcom        | Bellingham    | 3802131684680000-3802132284780000               | Bakerview Mobile Estates                   | 1977 | 126    | 245818      | 12/29/2020 | \$ 8,050,000  | 4.96%  | \$ 63,888.89  | County/Listing  | 505 W Bakerview Road   |
| Grant          | Quincy        | 040893000 & 040882000                           | Rosewood MHP                               | 1948 | 20     | 247162      | 2/4/2021   | \$ 900,000    |        | \$ 45,000.00  | County/Listing  | 1112 S Central Ave     |
| Clallam        | Sequim        | 0430225200000                                   | Olympic View Park                          | 1976 | 30     | 125756      | 3/3/2021   | \$ 1,595,000  | 7.07%  | \$ 53,166.67  | County/Listing  | 8015 57th Ave NW       |
| Skagit         | Mount Vernon  |                                                 | Evergreen Park                             | 1980 | 34     |             | 3/15/2021  | \$ 2,238,144  | 5.49%  | \$ 65,827.76  | Listing         | Old Highway 99 South   |
| Grays Harbor   | Aberdeen      | 766500000701-76650000103                        | Robinwood MHP                              | 1960 | 24     | E242967     | 4/2/2021   | \$ 950,000    | 6.49%  | \$ 39,583.33  | County/Listing  | 302 Pioneer Road       |
| Yakima         | Yakima        | 181314-41419                                    | Valley Community LLC & RV Park             |      | 31     | 459421      | 4/16/2021  | \$ 950,000    |        | \$ 30,645.16  | Loopnet 179195  | 1609 Fruitvale Blvd    |
| Clark          | Washougal     | 94685000                                        | Riverside Estates MHP                      | 1966 | 14     | 841918      | 4/30/2021  | \$ 1,100,300  | 5.19%  | \$ 78,592.86  | County/Listing  | 755 K St               |
| Whatcom        | Bellingham    | 3804300603580036                                | Agate Bay Mobile Estates                   | 1970 | 22     | 249354      | 5/12/2021  | \$ 2,125,000  | 4.39%  | \$ 96,590.91  | County/Listing  | 2516 N Shore Rd        |
| Grant          | Royal City    | 071722000                                       | Royal Coachman Mobile Home Park            |      | 50     | 245129      | 5/24/2021  | \$ 1,600,000  |        | \$ 32,000.00  | County/Listing  | 133 NE Catalpa Ave     |
| Sedro Woolley  | Skagit        | P39908                                          | Van Fleet Mobile Home Park                 | 1975 | 74     | 20212507    | 5/26/2021  | \$ 7,500,000  | 4.13%  | \$ 101,351.35 | https://nwparks | 24919 Hoehn Rd         |
| Selah          | Yakima        | 181426-11025                                    | Selah Hills Manufactured Housing Community |      | 112    | 459820      | 6/25/2021  | \$ 5,550,000  |        | \$ 49,553.57  | Assessor        | 1790 Selah Loop Rd     |
| Whatcom        | Blaine        | 4001300543860000                                | Edgewater Trailer Park                     | 1970 | 47     | 251122      | 7/2/2021   | \$ 2,420,000  | 5.00%  | \$ 51,489.36  | County/Listing  | 7954 Birch Bay Dr      |
| Yakima         | Yakima        | 191202-13013                                    | Country Mobile Estates                     | 1975 | 65     | E032672     | 8/11/2021  | \$ 4,313,750  | 5.74%  | \$ 66,365.38  | https://nwparks | 2802 Beaudry Rd        |
| Clallam        | Forks         | 1328044400200000                                | Forks Mobile Home Park                     | 1973 | 82     | 127794      | 8/13/2021  | \$ 2,344,380  | 5.50%  | \$ 28,590.00  | County/Listing  | 621 Calawah Way        |
| Grant          | Quincy        | 041192000                                       | 6th Avenue MHP                             |      | 58     | 250748      | 9/14/2021  | \$ 2,500,000  |        | \$ 43,103.45  | County/Listing  | 298 SE 6th Ave         |
| Mount Vernon   | Skagit        | P28181                                          | Parkside Terrace Mobile Home Park          | 1958 | 10     | 20220240    | 1/9/2022   | \$ 1,080,000  | 6.48%  | \$ 108,000.00 | MLS# 1844444    | 1016 East Blackburn Rd |
| Toppenish      | Yakima        | 201131-42001                                    |                                            |      | 42     | 461559      | 2/8/2022   | \$ 1,300,000  |        | \$ 30,952.38  | Assessor        | 371 Willow Tree Ln     |
| Grant          | George        | 030975000                                       | RV Park                                    | 1966 | 18     | 248789      | 4/1/2022   | \$ 330,000    |        | \$ 18,333.33  | County/Listing  | 299 N Washington Way   |
| Spokane Valley | Spokane       | 35131.1188                                      | Bowman Mobile Home Park                    |      | 9      | 202205908   | 4/25/2022  | \$ 460,000    | 5.39%  | \$ 51,111.11  | Loopnet 168312  | 1009 N Bowman Rd       |
| Yakima         | Yakima        | 191208-33002                                    | Leisure Hill Park                          | 1973 | 68     | E036879     | 6/10/2022  | \$ 5,000,000  |        | \$ 73,529.41  | Assessor        | 6 Leisure Hill Dr      |
| Klickitat      | Dallesport    | 02132851011900                                  | Sunrise Mobile Home Park                   | 1930 | 51     |             | 8/22/2022  | \$ 3,395,000  | 5.60%  | \$ 66,568.63  | County/Listing  | 105 Shepler Street     |
| Shelton        | Mason         | 32032-23-00070                                  | Peninsula Pines MH and Rv Park             | 1961 | 45     | 2023 Ex-584 | 6/15/2023  |               |        |               | Loopnet 257276  | 261 SE Craig Rd        |
| Allyn          | Mason         | 12220-50-79006                                  | Allyn View Estates                         | 1990 | 36     | 23-60214    | 12/7/2023  | \$ 3,950,000  | 5.84%  | \$ 109,722.22 | https://nwparks | 18289 WA-3             |
| Olympia        | Thurston      | '81280004400                                    | Claudias Mobile Park Estates               | 1969 | 100    | E038322     | 4/27/2024  | \$ 10,250,000 |        | \$ 102,500.00 | Crexi           | 10900 Kuhlman Rd SE    |
| Shelton        | Mason         | 32007-30-03060                                  | Hidden Haven Mobile Home Park              | 1970 | 104    |             | 4/30/2024  | \$ 14,500,000 |        | \$ 139,423.08 | Assessor        | 2650 N 13th            |
| Pomeroy        | Garfield      |                                                 | Pomeroy Mobile Home Park                   | 1930 | 19     |             | 6/23/2024  | \$ 380,000    | 16.91% | \$ 20,000.00  | MLS 2182691     | 299 Highway 12 W       |
| Longview       | Cowlitz       | WL0220014                                       | Creekside Mobile Home Park                 |      | 13     |             | 11/27/2024 | \$ 1,150,000  |        | \$ 88,461.54  | Crexi           | 1065 Coal Creek Rd     |
| Yakima         | Yakima        | 191330-41500                                    | Alpine Meadows Mobile Park                 |      | 45     | E045708     | 12/3/2024  | \$ 2,110,000  |        | \$ 46,888.89  | Assessor        | 1524 S Fair Ave        |
| Yakima         | Yakima        | 191432-33004                                    | Country Squire                             | 1970 | 61     | E045793     | 12/12/2024 | \$ 5,000,000  | 3.74%  | \$ 81,967.21  | CBA 686994      | 110 Sage Trail Rd      |
| Sequim         | Clallam       | '0330192490100000                               | Idle Wheels                                |      | 34     | #138098     | 12/18/2024 | \$ 2,500,000  | 8.64%  | \$ 73,529.41  | Crexi           | 201 N 5th Ave          |
| Hoquiam        | Grays Harbor  | '518103633002                                   | Rosewood Manor                             |      | 46     |             | 12/18/2024 | \$ 3,400,000  | 6.69%  | \$ 73,913.04  | Crexi           | 1900 Broadway Ave      |
| Clarkston      | Asotin        | '10420004000000000                              | RiverWalk RV Park                          |      | 31     |             | 2/3/2025   | \$ 1,900,000  | 7.92%  | \$ 61,290.32  | Crexi           | 3040 Clemans Rd        |

|        |        |               |
|--------|--------|---------------|
| Min    | 3.74%  | \$ 18,333.33  |
| Max    | 16.91% | \$ 139,423.08 |
| Median | 5.60%  | \$ 63,888.89  |
| Mean   | 6.34%  | \$ 63,923.00  |

| Nbrhd   | LRSN    | Parcel_No         | RC | Business                            |                             | Date       | Monthly Rent   | Annual Rate |
|---------|---------|-------------------|----|-------------------------------------|-----------------------------|------------|----------------|-------------|
| 9400203 | 2547198 | 8508-000-000-0109 | A  | Viking Park MH and 1 SFR            | MHVillage & Redfin          | 1/1/2024   | 965            | 11,580      |
| 9401591 | 1278241 | 352501-4-007-2000 | C  | Camelot MHP                         | MHVillage & Redfin          | 1/1/2024   | 955            | 11,460      |
| 9400203 | 2547198 | 8508-000-000-0109 | A  | Viking Park MH and 1 SFR            | MHVillage & Redfin          | 1/1/2024   | 920            | 11,040      |
| 9400207 | 1378561 | 312602-1-003-2002 | C  | Cedar Glen Mh Park                  | MHVillage & Redfin          | 1/1/2024   | 910            | 10,920      |
| 9400203 | 2547198 | 8508-000-000-0109 | A  | Viking Park MH and 1 SFR            | MHVillage & Redfin          | 1/1/2024   | 890            | 10,680      |
| 9401591 | 2016095 | 262501-3-018-2000 | B  | Silverdale Estates MH Park          | MHVillage & Redfin          | 1/1/2024   | 874            | 10,488      |
| 9401591 | 2016095 | 262501-3-018-2000 | B  | Silverdale Estates MH Park 1 of 2   | MHVillage & Redfin          | 1/1/2024   | 820            | 9,840       |
| 9400204 | 1252196 | 222501-1-036-2006 | A  | Silver Creek Mdw MHP                | MHVillage & Redfin          | 1/1/2024   | 817            | 9,804       |
| 9401591 | 2016095 | 262501-3-018-2000 | B  | Silverdale Estates MH Park 1 of 2   | MHVillage & Redfin          | 1/1/2024   | 810            | 9,720       |
| 9401120 | 1116912 | 052401-4-013-2009 | D  | Erland Point MHP                    | MHVillage & Redfin          | 1/1/2024   | 800            | 9,600       |
| 8402405 | 2660199 | 122301-2-002-1109 | D  | Aero MHP W/ 002-10(diff tax code)   | MHVillage & Redfin          | 1/1/2024   | 798            | 9,576       |
| 8402405 | 2660199 | 122301-2-002-1109 | D  | Aero MHP W/ 002-10(diff tax code)   | MHVillage & Redfin          | 1/1/2024   | 795            | 9,540       |
| 9401118 | 1353424 | 332601-3-008-2002 | C  | Clear Creek MHP                     | MHVillage & Redfin          | 1/1/2024   | 795            | 9,540       |
| 9401591 | 1278241 | 352501-4-007-2000 | C  | Camelot MHP (1 of 2)                | MHVillage & Redfin          | 1/1/2024   | 780            | 9,360       |
| 9401118 | 1353424 | 332601-3-008-2002 | C  | Clear Creek MHP                     | MHVillage & Redfin          | 1/1/2024   | 780            | 9,360       |
| 8100502 | 2541563 | 172401-1-148-2009 | D  | Stagecoach Mobile & RV Park         | MHVillage & Redfin          | 1/1/2024   | 775            | 9,300       |
| 9400203 | 2458487 | 132601-3-072-2007 | D  | Poulsbo MH park                     | MHVillage & Redfin          | 1/1/2024   | 750            | 9,000       |
| 9401118 | 2226843 | 282601-3-029-2004 | D  | Rhododendron MHP                    | MHVillage & Redfin          | 1/1/2024   | 750            | 9,000       |
| 9400204 | 1252196 | 222501-1-036-2006 | A  | Silver Creek Mdw MHP                | MHVillage & Redfin          | 1/1/2024   | 750            | 9,000       |
| 9401120 | 1124031 | 082401-2-097-2009 | D  | Country Lane MHP                    | MHVillage & Redfin          | 1/1/2024   | 740            | 8,880       |
| 9401120 | 1116912 | 052401-4-013-2009 | D  | Erland Point MHP                    | MHVillage & Redfin          | 1/1/2024   | 735            | 8,820       |
| 9401592 | 2128627 | 252501-4-032-2001 | C  | Kariotis MHP                        | MHVillage & Redfin          | 1/1/2024   | 723            | 8,676       |
| 9401190 | 1968510 | 152501-3-043-2002 | C  | Madrona Ridge MHP                   | MHVillage & Redfin          | 1/1/2024   | 700            | 8,400       |
| 9402404 | 2028744 | 122201-3-029-2006 | D  | Olympic View MHP                    | MHVillage & Redfin          | 1/1/2024   | 700            | 8,400       |
| 9402390 | 1038256 | 022301-2-052-2009 | D  | Heritage MHP                        | MHVillage & Redfin          | 1/1/2024   | 695            | 8,340       |
| 9402405 | 1704246 | 4571-016-007-0000 | D  | Gateway MHP                         | MHVillage & Redfin          | 1/1/2024   | 675            | 8,100       |
| 8100502 | 2541563 | 172401-1-148-2009 | D  | Stagecoach Mobile & RV Park         | MHVillage & Redfin          | 1/1/2024   | 675            | 8,100       |
| 9401591 | 2539922 | 5040-000-001-0208 | C  | Steele Creek MHP                    | MHVillage & Redfin          | 1/1/2024   | 661            | 7,932       |
| 9401591 | 1278241 | 352501-4-007-2000 | C  | Camelot MHP (1 of 2)                | MHVillage & Redfin          | 1/1/2024   | 650            | 7,800       |
| 9401118 | 2226843 | 282601-3-029-2004 | D  | Rhododendron MHP                    | MHVillage & Redfin          | 1/1/2024   | 650            | 7,800       |
| 9402401 | 1042951 | 032301-4-028-2005 | D  | Berry Lake Manor MHP                | MHVillage & Redfin          | 1/1/2024   | 625            | 7,500       |
| 9100542 | 1109164 | 022401-4-048-2001 | D  | Pinewood MHP                        | MHVillage & Redfin          | 1/1/2024   | 615            | 7,380       |
| 9400203 | 1342617 | 232601-2-139-2008 | C  | Seabird MHP                         | MHVillage & Redfin          | 1/1/2024   | 605            | 7,260       |
| 9401592 | 2128627 | 252501-4-032-2001 | C  | Kariotis MHP                        | MHVillage & Redfin          | 1/1/2024   | 600            | 7,200       |
| 9401592 | 1258458 | 242501-3-001-2001 | D  | Goldens MHP                         | MHVillage & Redfin          | 1/1/2024   | 585            | 7,020       |
| 9402423 | 1911247 | 172402-1-036-2003 | D  | Snug Harbor MHP                     | MHVillage & Redfin          | 1/1/2024   | 580            | 6,960       |
| 9402390 | 1967041 | 122301-3-034-2008 | D  | Martell MHP                         | MHVillage & Redfin          | 1/1/2024   | 550            | 6,600       |
| 9401591 | 2539922 | 5040-000-001-0208 | C  | Steele Creek MHP                    | MHVillage & Redfin          | 1/1/2024   | 550            | 6,600       |
| 9100541 | 1154533 | 172401-4-018-2000 | C  | Kitsap Lake Mobile Home Park        | MHVillage & Redfin          | 1/1/2024   | 515            | 6,180       |
| 9100541 | 1154533 | 172401-4-018-2000 | C  | Kitsap Lake Mobile Home Park        | MHVillage & Redfin          | 1/1/2024   | 510            | 6,120       |
| 9402401 | 1042951 | 032301-4-028-2005 | D  | Berry Lake Manor MHP                | MHVillage & Redfin          | 1/1/2024   | 500            | 6,000       |
| 9401592 | 1314350 | 302502-3-020-2009 | E  | Crestwood MHP                       | MHVillage & Redfin          | 1/1/2024   | 450            | 5,400       |
| 9100541 | 1154533 | 172401-4-018-2000 | C  | Kitsap Lake Mobile Home Park        | MHVillage & Redfin          | 1/1/2024   | 450            | 5,400       |
| 8400302 | 1408343 | 292702-1-009-2009 | D  | Brazeau MH/ RV Park #95             | MHVillage & Redfin          | 1/1/2024   | No Rents Found | -           |
| 8100502 | 1429802 | 3719-001-029-0308 | D  | Brentwood MHP                       | MHVillage & Redfin          | 1/1/2024   | No Rents Found | -           |
| 9402401 | 1676089 | 4505-000-012-0008 | D  | Gorst Division Ave RV Park          | MHVillage & Redfin          | 1/1/2024   | No Rents Found | -           |
| 9100592 | 1182534 | 062402-2-035-2005 | D  | Illahee Shores MHP                  | MHVillage & Redfin          | 1/1/2024   | No Rents Found | -           |
| 8303601 | 2434181 | 262502-3-154-2003 | C  | Islander MHP                        | MHVillage & Redfin          | 1/1/2024   | No Rents Found | -           |
| 9402402 | 2411361 | 182302-2-048-2007 | D  | Kitsap West MHP                     | MHVillage & Redfin          | 1/1/2024   | No Rents Found | -           |
| 8402307 | 2175800 | 362401-3-076-2008 | D  | Lundbergs MHP                       | MHVillage & Redfin          | 1/1/2024   | No Rents Found | -           |
| 9402390 | 1037936 | 022301-2-020-2008 | D  | Morgans Mobile Manor MHP            | MHVillage & Redfin          | 1/1/2024   | No Rents Found | -           |
| 9401120 | 2647618 | 082401-2-031-2107 | D  | Northlake MHP                       | MHVillage & Redfin          | 1/1/2024   | No Rents Found | -           |
| 9100591 | 1129675 | 102401-3-095-2005 | D  | Rocky Point MHP                     | MHVillage & Redfin          | 1/1/2024   | No Rents Found | -           |
| 9400204 | 1354109 | 342601-1-018-2003 | C  | Scandaland mobile/manufactured park | MHVillage & Redfin          | 1/1/2024   | No Rents Found | -           |
| 9402390 | 1050699 | 122301-2-036-2008 | D  | Shady Nook MHP                      | MHVillage & Redfin          | 1/1/2024   | No Rents Found | -           |
| 9402390 | 1172980 | 352401-2-021-2007 | D  | Sherman Ave MHP                     | MHVillage & Redfin          | 1/1/2024   | No Rents Found | -           |
| 9401591 | 2016095 | 262501-3-018-2000 | B  | Silverdale Estates MH Park          | Redfin                      | 4/9/2024   | 1,095          | 13,140      |
| 9400207 | 1378561 | 312602-1-003-2002 | C  | Cedar Glen Mh Park                  | Redfin                      | 4/9/2024   | 910            | 10,920      |
| 9401591 | 2016095 | 262501-3-018-2000 | B  | Silverdale Estates MH Park          | Redfin                      | 4/9/2024   | 885            | 10,620      |
| 9401591 | 2016095 | 262501-3-018-2000 | B  | Silverdale Estates MH Park          | Redfin                      | 4/9/2024   | 870            | 10,440      |
| 9401591 | 2016095 | 262501-3-018-2000 | B  | Silverdale Estates MH Park          | Redfin                      | 4/9/2024   | 870            | 10,440      |
| 9400204 | 1252196 | 222501-1-036-2006 | A  | Silver Creek Mdw MHP                | Redfin                      | 4/9/2024   | 850            | 10,200      |
| 8402405 | 2660199 | 122301-2-002-1109 | D  | Aero MHP                            | Redfin                      | 4/9/2024   | 795            | 9,540       |
| 9401118 | 1353424 | 332601-3-008-2002 | C  | Clear Creek MHP                     | Redfin                      | 4/9/2024   | 795            | 9,540       |
| 9402404 | 2028744 | 122201-3-029-2006 | D  | Olympic View MHP                    | Redfin                      | 4/9/2024   | 795            | 9,540       |
| 9401592 | 1258458 | 242501-3-001-2001 | D  | Goldens MHP                         | Redfin                      | 4/9/2024   | 780            | 9,360       |
| 9401118 | 1353424 | 332601-3-008-2002 | C  | Clear Creek MHP                     | Redfin                      | 4/9/2024   | 780            | 9,360       |
| 9402404 | 2028744 | 122201-3-029-2006 | D  | Olympic View MHP                    | Redfin                      | 4/9/2024   | 775            | 9,300       |
| 9401591 | 1124031 | 082401-2-097-2009 | D  | Country Lane MHP                    | Redfin                      | 4/9/2024   | 740            | 8,880       |
| 9401592 | 2128627 | 252501-4-032-2001 | C  | Kariotis MHP                        | Redfin                      | 4/9/2024   | 723            | 8,676       |
| 9402402 | 2411361 | 182302-2-048-2007 | D  | Kitsap West MHP                     | Redfin                      | 4/9/2024   | 720            | 8,640       |
| 9402390 | 1967041 | 122301-3-034-2008 | D  | Martell MHP                         | Redfin                      | 4/9/2024   | 720            | 8,640       |
| 9402390 | 1038256 | 022301-2-052-2009 | D  | Heritage MHP                        | Redfin                      | 4/9/2024   | 710            | 8,520       |
| 9402402 | 2411361 | 182302-2-048-2007 | D  | Kitsap West MHP                     | Redfin                      | 4/9/2024   | 696            | 8,352       |
| 9402402 | 2411361 | 182302-2-048-2007 | D  | Kitsap West MHP                     | Redfin                      | 4/9/2024   | 675            | 8,100       |
| 9402401 | 1042951 | 032301-4-028-2005 | D  | Berry Lake Manor MHP                | Redfin                      | 4/9/2024   | 625            | 7,500       |
| 9100541 | 1154533 | 172401-4-018-2000 | C  | Kitsap Lake Mobile Home Park        | Redfin                      | 4/9/2024   | 515            | 6,180       |
| 9400203 | 2547198 | 8508-000-000-0109 | A  | Viking Park MHP                     | Zillow                      | 10/16/2024 | 920            | 11,040      |
| 9400203 | 2547198 | 8508-000-000-0109 | A  | Viking Park MHP                     | MobileHome.net              | 10/16/2024 | 920            | 11,040      |
| 9400203 | 2458487 | 132601-3-072-2007 | D  | Poulsbo MH park                     | MHBO.com                    | 10/16/2024 | 475            | 5,700       |
| 9400203 | 2458487 | 132601-3-072-2007 | D  | Poulsbo MH park                     | MHBO.com                    | 10/16/2024 | 725            | 8,700       |
| 9402405 | 1050210 | 122301-2-002-1000 | D  | Aero                                | State Highway 3 Sw, Bremert | 10/24/2024 | 425            | 5,100       |
| 9402405 | 1050210 | 122301-2-002-1000 | D  | Aero                                | State Highway 3 Sw, Bremert | 10/24/2024 | 625            | 7,500       |
| 9100541 | 1154533 | 172401-4-018-2000 | C  | Kitsap Lake Mobile Home Park        | Redfin                      | 10/24/2024 | 450            | 5,400       |

| Nbrhd   | LRSN    | Parcel_No         | RC | Business                     |                      | Date       | Monthly Rent | Annual Rate |
|---------|---------|-------------------|----|------------------------------|----------------------|------------|--------------|-------------|
| 8100502 | 2541563 | 172401-1-148-2009 | D  | Stagecoach Mobile & RV Park  | Redfin               | 10/24/2024 | 800          | 9,600       |
| 9402402 | 2411361 | 182302-2-048-2007 | D  | Kitsap West MHP              | Redfin               | 10/24/2024 | 696          | 8,352       |
| 9401591 | 2016095 | 262501-3-018-2000 | B  | Silverdale Estates MH Park   | Redfin               | 10/24/2024 | 890          | 10,680      |
| 9401591 | 2016095 | 262501-3-018-2000 | B  | Silverdale Estates MH Park   | Redfin               | 10/24/2024 | 870          | 10,440      |
| 9402404 | 2028744 | 122201-3-029-2006 | D  | Olympic View MHP             | Redfin               | 10/24/2024 | 845          | 10,140      |
| 9401591 | 1278241 | 352501-4-007-2000 | C  | Camelot MHP                  | Redfin               | 10/24/2024 | 656          | 7,872       |
| 9400207 | 1378637 | 312602-2-008-2005 | C  | Cedar Glen MHP               | Redfin               | 10/24/2024 | 980          | 11,760      |
| 9401120 | 1124031 | 082401-2-097-2009 | D  | Country Lane MHP             | Redfin               | 10/24/2024 | 740          | 8,880       |
| 9401592 | 2128627 | 252501-4-032-2001 | C  | Kariotis MHP                 | Redfin               | 10/24/2024 | 773          | 9,276       |
| 9100591 | 1129675 | 102401-3-095-2005 | D  | Rocky Point MHP              | Redfin               | 10/24/2024 | 860          | 10,320      |
| 9401591 | 2016095 | 262501-3-018-2000 | B  | Silverdale Estates MH Park   | Redfin               | 10/24/2024 | 860          | 10,320      |
| 9401592 | 2128627 | 252501-4-032-2001 | C  | Kariotis MHP                 | Redfin               | 10/24/2024 | 738          | 8,856       |
| 9402402 | 2411361 | 182302-2-048-2007 | D  | Kitsap West MHP              | Redfin               | 10/24/2024 | 730          | 8,760       |
| 9401591 | 1278241 | 352501-4-007-2000 | C  | Camelot MHP                  | Redfin               | 10/24/2024 | 825          | 9,900       |
| 9400207 | 1378637 | 312602-2-008-2005 | C  | Cedar Glen MHP               | Redfin               | 10/24/2024 | 910          | 10,920      |
| 9401120 | 1116912 | 052401-4-013-2009 | D  | Erland Point MHP             | Redfin               | 10/24/2024 | 1,030        | 12,360      |
| 9400204 | 1251859 | 222501-1-008-2000 | A  | Silver Creek Mdw MHP         | Redfin               | 10/24/2024 | 815          | 9,780       |
| 9100541 | 1154533 | 172401-4-018-2000 | C  | Kitsap Lake Mobile Home Park | Redfin               | 10/24/2024 | 515          | 6,180       |
| 9100541 | 1154533 | 172401-4-018-2000 | C  | Kitsap Lake Mobile Home Park | Redfin               | 10/28/2024 | 423          | 5,076       |
| 9401190 | 1968510 | 152501-3-043-2002 | C  | Madrona Ridge MHP            | Redfin               | 10/28/2024 | 700          | 8,400       |
| 9402405 | 1704246 | 4571-016-007-0000 | D  | Gatewood MHP                 | Redfin               | 10/28/2024 | 695          | 8,340       |
| 9402405 | 1050210 | 122301-2-002-1000 | D  | Aero                         | Redfin               | 10/28/2024 | 795          | 9,540       |
| 9401592 | 2128627 | 252501-4-032-2001 | C  | Kariotis MHP                 | Redfin               | 10/28/2024 | 723          | 8,676       |
| 9400207 | 1378637 | 312602-2-008-2005 | C  | Cedar Glen MHP               | Redfin               | 10/28/2024 | 910          | 10,920      |
| 9401591 | 2539922 | 5040-000-001-0208 | C  | Steele Creek MHP             | Redfin               | 10/28/2024 | 521          | 6,252       |
| 9402405 | 1704246 | 4571-016-007-0000 | D  | Gatewood MHP                 | Redfin               | 10/28/2024 | 695          | 8,340       |
| 9400207 | 1378637 | 312602-2-008-2005 | C  | Cedar Glen MHP               | Redfin               | 10/28/2024 | 910          | 10,920      |
| 9400203 | 2547198 | 8508-000-000-0109 | A  | Viking Park MH and 1 SFR     | Redfin               | 10/28/2024 | 965          | 11,580      |
| 9401118 | 1353424 | 332601-3-008-2002 | C  | Clear Creek MHP              | Redfin               | 10/28/2024 | 780          | 9,360       |
| 9402402 | 2411361 | 182302-2-048-2007 | D  | Kitsap West MHP              | Redfin               | 10/28/2024 | 720          | 8,640       |
| 9401591 | 2016095 | 262501-3-018-2000 | B  | Silverdale Estates MH Park   | Redfin               | 10/28/2024 | 870          | 10,440      |
| 9401592 | 1258458 | 242501-3-001-2001 | D  | Goldens MHP                  | Redfin               | 10/28/2024 | 820          | 9,840       |
| 9402404 | 2028744 | 122201-3-029-2006 | D  | Olympic View MHP             | Redfin               | 10/28/2024 | 845          | 10,140      |
| 9401190 | 1968510 | 152501-3-043-2002 | C  | Madrona Ridge MHP            | Redfin               | 10/28/2024 | 615          | 7,380       |
| 9400203 | 1342617 | 232601-2-139-2008 | C  | Seabird MHP                  | Coldwell Banker Bain | 12/16/2024 | 635          | 7,620       |
| 9100591 | 1129675 | 102401-3-095-2005 | D  | Rocky Point MHP              | Redfin 194171295     | 1/13/2025  | 865          | 10,380      |
| 8100502 | 2541563 | 172401-1-148-2009 | D  | Stagecoach Mobile & RV Park  | Redfin 194126933     | 1/13/2025  | 850          | 10,200      |
| 8100502 | 2541563 | 172401-1-148-2009 | D  | Stagecoach Mobile & RV Park  | Redfin 194126391     | 1/13/2025  | 850          | 10,200      |
| 9401118 | 1353424 | 332601-3-008-2002 | C  | Clear Creek MHP              | Redfin 188708206     | 1/13/2025  | 780          | 9,360       |
| 9100541 | 1154533 | 172401-4-018-2000 | C  | Kitsap Lake Mobile Home Park | Redfin 193946973     | 1/13/2025  | 510          | 6,120       |
| 9400203 | 1342617 | 232601-2-139-2008 | C  | Seabird MHP                  | Redfin 26775515      | 1/13/2025  | 635          | 7,620       |
| 9402404 | 2028744 | 122201-3-029-2006 | D  | Olympic View MHP             | Redfin 183293646     | 1/13/2025  | 845          | 10,140      |
| 9401592 | 1314350 | 302502-3-020-2009 | E  | Crestwood MHP                | Redfin 193850694     | 1/13/2025  | 530          | 6,360       |
| 9400203 | 2547198 | 8508-000-000-0109 | A  | Viking Park MH and 1 SFR     | Redfin 174111793     | 1/13/2025  | 920          | 11,040      |
| 9401592 | 1258458 | 242501-3-001-2001 | D  | Goldens MHP                  | Redfin 176012754     | 1/13/2025  | 820          | 9,840       |
| 9401120 | 1124031 | 082401-2-097-2009 | D  | Country Lane MHP             | Redfin 193518434     | 1/13/2025  | 847          | 10,164      |
| 9401120 | 1116912 | 052401-4-013-2009 | D  | Erland Point MHP             | Redfin 191468666     | 1/13/2025  | 1,050        | 12,600      |
| 9100592 | 1182534 | 062402-2-035-2005 | D  | Illahee Shores MHP           | Redfin 22057078      | 1/13/2025  | 885          | 10,620      |
| 9400203 | 2547198 | 8508-000-000-0109 | A  | Viking Park MH and 1 SFR     | Redfin 22056845      | 1/13/2025  | 920          | 11,040      |
| 9100591 | 1129675 | 102401-3-095-2005 | D  | Rocky Point MHP              | Redfin 193359875     | 1/13/2025  | 860          | 10,320      |
| 9401120 | 1124031 | 082401-2-097-2009 | D  | Country Lane MHP             | Redfin 193357780     | 1/13/2025  | 740          | 8,880       |
| 8100502 | 2541563 | 172401-1-148-2009 | D  | Stagecoach Mobile & RV Park  | Redfin 193299669     | 1/13/2025  | 800          | 9,600       |
| 9401591 | 2016095 | 262501-3-018-2000 | B  | Silverdale Estates MH Park   | Redfin 40295178      | 1/13/2025  | 890          | 10,680      |
| 9401591 | 2016095 | 262501-3-018-2000 | B  | Silverdale Estates MH Park   | Redfin 57189047      | 1/13/2025  | 930          | 11,160      |
| 9402402 | 2411361 | 182302-2-048-2007 | D  | Kitsap West MHP              | Redfin 192019849     | 1/13/2025  | 730          | 8,760       |
| 9402402 | 2411361 | 182302-2-048-2007 | D  | Kitsap West MHP              | Redfin 192019837     | 1/13/2025  | 730          | 8,760       |
| 9402402 | 2411361 | 182302-2-048-2007 | D  | Kitsap West MHP              | Redfin 192019831     | 1/13/2025  | 730          | 8,760       |
| 9400207 | 1378637 | 312602-2-008-2005 | C  | Cedar Glen MHP               | Redfin 28649875      | 1/13/2025  | 980          | 11,760      |
| 9401190 | 1968510 | 152501-3-043-2002 | C  | Madrona Ridge MHP            | Redfin 191615091     | 1/13/2025  | 615          | 7,380       |
| 9401591 | 2016095 | 262501-3-018-2000 | B  | Silverdale Estates MH Park   | Redfin 191319657     | 1/13/2025  | 870          | 10,440      |
| 9401120 | 1116912 | 052401-4-013-2009 | D  | Erland Point MHP             | Redfin 190561927     | 1/13/2025  | 1,030        | 12,360      |
| 9401591 | 2016095 | 262501-3-018-2000 | B  | Silverdale Estates MH Park   | Redfin 189683856     | 1/13/2025  | 870          | 10,440      |