



Kitsap County Assessor

Documentation for Countywide Model

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

Property Type: Mobile Home and Recreational Vehicle Parks

Updated 1/22/2026 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.

Mobile Home Parks are physically inspected as a group and are reviewed on a neighborhood and a countywide basis.

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.

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.

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 have been steadily increasing. A strong multifamily market and increasing apartment 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.

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

A trend rate of 8% was applied to sales from 2021 through 2023. Rents countywide have increased an average of 21% overall between 2023 and 2025, with individual rental increases ranging from 3% to 79% during the same time frame.

Model Calibration

Preliminary Ratio Analysis: Analysis of 3 sales resulted in a mean ratio of 63%, a median ratio of 63%, and a coefficient of dispersion (COD) of 6.99.

Market/Sales Comparison Approach Data and Analysis

Sales: Range of Sale Dates: 1/1/2021 to 12/31/2025. A total of 3 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 \$103,438 to \$130,581 per space.

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 93% of the market. Typical reported rents had a range of \$4,800 to \$16,812. We selected \$5,605 to \$11,000 for our model.

Vacancy Data: Typical reported vacancy had a range of 0% to 18%. We selected 3% to 20% for our model.

Expense Data: Typical reported expense had a range of 3% to 56.53%. We selected 35% to 40% for our model.

Capitalization Rate (Cap) Data: Typical sale cap rates ranged from 3.84% to 11.55%. We selected 5.25% to 6% for our model.

Local sales along with sales from Washington State were used to establish cap rates for the income model.

Income Value Range: The income approach calculates a range of values from \$44,840 to \$132,104.80 per space.

Final Ratio Analysis: Analysis of 3 sales resulted in a mean ratio of 90%, a median ratio of 87%, and a coefficient of dispersion (COD) of 6.69.

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 type: Mobile Home and Recreational Vehicle Parks (continued)

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

nwparks.com

NWMLS

Kitsap County Assessor

Tax Year: 2027

Property Type: Mobilehome Park

Neighborhood: 8400204, 8400302, 9400203, 9400204, 9400207

MH spc	RV spc	Not Used	Not Used	Not Used	Not Used
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Class A

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

Class B

Rent	8,835.00	8,835.00				
Vac %	3.00	3.00				
Exp %	35.00	35.00				
Cap Rate	5.250	5.250				
Market	0.01	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	5,400.00				
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: 2027

Property Type: Mobilehome Park

Neighborhood: 8100502, 94100541, 9100542, 9100591, 9100592

MH spc	RV spc	Not Used	Not Used	Not Used	Not Used
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Class A

Rent	9,310.00	9,310.00				
Vac %	3.00	20.00				
Exp %	35.00	35.00				
Cap Rate	5.25	5.25				
Market	0.01	0.01				

Class B

Rent	8,455.00	8,455.00				
Vac %	3.00	3.00				
Exp %	35.00	35.00				
Cap Rate	5.250	5.250				
Market	0.01	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	5,956.00	5,956.00				
Vac %	5.00	20.00				
Exp %	37.00	37.00				
Cap Rate	5.75	6.00				
Market	0.01	0.01				

Class E

Rent	5,605.00	5,605.00				
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: 2027

Property Type: Mobilehome Park

Neighborhood: 9401118, 9401120, 9401190

	MH spc	RV spc	Not Used	Not Used	Not Used	Not Used
Class A						
Rent	9,360.00	9,360.00				
Vac %	3.00	20.00				
Exp %	35.00	35.00				
Cap Rate	5.25	5.25				
Market	0.01	0.01				
Class B						
Rent	8,550.00	8,550.00				
Vac %	3.00	20.00				
Exp %	35.00	35.00				
Cap Rate	5.250	5.250				
Market	0.01	0.01				
Class C						
Rent	7,980.00	7,980.00				
Vac %	3.00	20.00				
Exp %	35.00	35.00				
Cap Rate	5.50	5.50				
Market	0.01	0.01				
Class D						
Rent	7,000.00	7,000.00				
Vac %	5.00	20.00				
Exp %	37.00	37.00				
Cap Rate	5.75	6.00				
Market	0.01	0.01				
Class E						
Rent	6,270.00	6,270.00				
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: 2027

Property Type: Mobilehome Park

Neighborhood: 9401591, 9401592

MH spc	RV spc	Not Used	Not Used	Not Used	Not Used
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Class A

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

Class B

Rent	8,930.00	8,930.00				
Vac %	3.00	3.00				
Exp %	35.00	35.00				
Cap Rate	5.250	5.250				
Market	0.01	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: 2027

Property Type: Mobilehome Park

Neighborhood: 8402307, 8402405, 9402390, 940240X, 9402423

MH spc	RV spc	Not Used	Not Used	Not Used	Not Used
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Class A

Rent	8,930.00	8,930.00				
Vac %	3.00	3.00				
Exp %	35.00	35.00				
Cap Rate	5.25	5.25				
Market	0.01	0.01				

Class B

Rent	8,265.00	8,265.00				
Vac %	3.00	3.00				
Exp %	35.00	35.00				
Cap Rate	5.250	5.250				
Market	0.01	0.01				

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	0.01	0.01				

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	0.01	0.01				

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	0.01	0.01				

Kitsap County Assessor

Tax Year: 2027

Property Type: Mobilehome Park

Neighborhood: 8303601

MH spc	RV spc	Not Used	Not Used	Not Used	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	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	0.01				
Vac %					
Exp %					
Cap Rate					
Market					

Kitsap County Assessor

Tax Year 2027

Local Rental Income Survey for Mobilehome Park

Mobile Home Park - Mhp		
	\$8,400.00	\$6,288.00
PGI	\$8,400.00	\$6,240.00
\$12,060.00	\$8,340.00	\$6,240.00
\$11,580.00	\$8,221.66	\$6,240.00
\$11,460.00	\$8,220.00	\$6,180.00
\$11,040.00	\$8,136.00	\$6,120.00
\$11,040.00	\$8,136.00	\$6,000.00
\$10,920.00	\$8,136.00	\$6,000.00
\$10,800.00	\$8,100.00	\$6,000.00
\$10,680.00	\$8,100.00	\$6,000.00
\$10,488.00	\$8,100.00	\$5,760.00
\$10,020.00	\$8,099.00	\$5,760.00
\$9,900.00	\$8,040.00	\$5,760.00
\$9,840.00	\$7,932.00	\$5,760.00
\$9,804.00	\$7,860.00	\$5,040.00
\$9,600.00	\$7,860.00	\$5,040.00
\$9,600.00	\$7,800.00	\$5,040.00
\$9,600.00	\$7,650.00	\$5,040.00
\$9,480.00	\$7,620.00	\$4,920.00
\$9,360.00	\$7,500.00	\$4,920.00
\$9,360.00	\$7,500.00	\$4,920.00
\$9,000.00	\$7,500.00	\$2,760.00
\$8,880.00	\$7,500.00	
\$8,700.00	\$7,416.00	
\$8,700.00	\$7,380.00	
\$8,700.00	\$7,320.00	
\$8,676.00	\$7,260.00	
\$8,400.00	\$7,260.00	
\$8,400.00	\$7,260.00	
\$8,400.00	\$7,200.00	
\$8,400.00	\$7,200.00	
\$8,400.00	\$7,000.00	
\$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	

Local Rental Income Survey for Mobilehome Park

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 2027

Local Vacancy Survey

Mobilehome Park

VACANCY	VACANCY	VACANCY
1.99%		
2.00%		
3.00%		
18.00%		

Kitsap County Assessor

Tax Year 2027

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

Mobile Home Park

	Cap Rate
MH Mhp	6.11%
MH Mhp	5.41%
MH Mhp	4.35%

KITSAP COUNTY LEASE LISTING REPORT

Mobilehome Park, Mhp

ACCOUNT NUMBER	PROJECT	SOURCE	DATE	SIZE	\$UNIT
022401-4-048-2001	Pinewood MHP	Redfin	4/25/2025	1	\$10,740.00
032301-4-028-2005	Berry Lake Manor MHP	Zillow	10/1/2025	1	\$7,920.00
032301-4-028-2005	Berry Lake Manor MHP	Zillow	10/1/2025	1	\$8,100.00
032301-4-028-2005	Berry Lake Manor MHP	Zillow	10/1/2025	1	\$8,196.00
052401-4-013-2009	Erlands Point MHP	Zillow	11/20/2025	1	\$13,200.00
052401-4-013-2009	Erlands Point MHP	Redfin	2/11/2025	1	\$9,180.00
062402-2-035-2005	Illahee Shores MHP	Zillow	3/20/2025	1	\$10,620.00
062402-2-035-2005	Illahee Shores MHP	Zillow	3/5/2025	1	\$10,620.00
062402-2-035-2005	Illahee Shores MHP	Redfin	1/13/2025	1	\$10,620.00
082401-2-097-2009	Country Lane MHP	Redfin	1/13/2025	1	\$8,880.00
082401-2-097-2009	Country Lane MHP	Redfin	3/19/2025	1	\$8,880.00
082401-2-097-2009	Country Lane MHP	Redfin	1/13/2025	1	\$10,164.00
102401-3-095-2005	Rocky Point MHP	Redfin	1/13/2025	1	\$10,320.00
102401-3-095-2005	Rocky Point MHP	Zillow	10/1/2025	1	\$11,400.00
102401-3-095-2005	Rocky Point MHP	Zillow	10/1/2025	1	\$10,320.00
102401-3-095-2005	Rocky Point MHP	Zillow	10/1/2025	1	\$9,900.00
102401-3-095-2005	Rocky Point MHP	Redfin	3/19/2025	1	\$10,380.00
102401-3-095-2005	Rocky Point MHP	Redfin	3/19/2025	1	\$10,320.00
102401-3-095-2005	Rocky Point MHP	Redfin	3/19/2025	1	\$9,900.00
102401-3-095-2005	Rocky Point MHP	Redfin	1/13/2025	1	\$10,380.00
122201-3-029-2006	Olympic View MHP	Redfin	1/13/2025	1	\$10,140.00
122201-3-029-2006	Olympic View MHP	Zillow	3/20/2025	1	\$10,140.00
122201-3-029-2006	Olympic View MHP	Zillow	10/1/2025	1	\$11,400.00
122201-3-029-2006	Olympic View MHP	Redfin	1/13/2025	1	\$10,140.00
122201-3-029-2006	Olympic View MHP	Zillow	10/1/2025	1	\$11,400.00
122201-3-029-2006	Olympic View MHP	Zillow	10/1/2025	1	\$11,400.00
122301-2-002-1000	Aero MHP W/002-11(diff tax code)	realtor.com	8/6/2025	1	\$10,740.00
122301-2-044-2008	Wagon Wheel Trailer Court	Zillow	8/8/2025	1	\$9,000.00
122301-3-034-2008	Martell MHP	Zillow	10/1/2025	1	\$9,180.00
152501-3-043-2002	Madrona Ridge MHP	bhhsnw.com	7/3/2025	1	\$8,880.00
152501-3-043-2002	Madrona Ridge MHP	Redfub	3/3/2025	1	\$8,880.00
152501-3-043-2002	Madrona Ridge MHP	Zillow	10/1/2025	1	\$7,740.00
152501-3-043-2002	Madrona Ridge MHP	Redfub	3/19/2025	1	\$7,380.00
152501-3-043-2002	Madrona Ridge MHP	Zillow	3/25/2025	1	\$8,880.00
152501-3-043-2002	Madrona Ridge MHP	Redfin	7/18/2025	1	\$8,880.00
152501-3-043-2002	Madrona Ridge MHP	Redfin	9/10/2025	1	\$8,880.00
152501-3-043-2002	Madrona Ridge MHP	Redfin	8/28/2025	1	\$8,880.00
172401-1-148-2009	Stagecoach Mobile & RV Park	Zillow	12/15/2025	1	\$10,200.00
172401-1-148-2009	Stagecoach Mobile & RV Park	Redfin	1/13/2025	1	\$10,200.00
172401-1-148-2009	Stagecoach Mobile & RV Park	Redfin	1/13/2025	1	\$10,200.00
172401-1-148-2009	Stagecoach Mobile & RV Park	Zillow	10/1/2025	1	\$10,200.00

172401-1-148-2009	Stagecoach Mobile & RV Park	Redfin	1/13/2025	1	\$9,600.00
172401-1-148-2009	Stagecoach Mobile & RV Park	Zillow	10/1/2025	1	\$10,200.00
172401-4-018-2000	Kitsap Lake Mobile Home Park	Zillow	3/20/2025	1	\$6,120.00
172401-4-018-2000	Kitsap Lake Mobile Home Park	Zillow	12/16/2025	1	\$6,900.00
172401-4-018-2000	Kitsap Lake Mobile Home Park	Zillow	10/1/2025	1	\$6,840.00
172401-4-018-2000	Kitsap Lake Mobile Home Park	Zillow	9/25/2025	1	\$6,840.00
172401-4-018-2000	Kitsap Lake Mobile Home Park	Redfin	1/13/2025	1	\$5,076.00
172401-4-018-2000	Kitsap Lake Mobile Home Park	Zillow	3/20/2025	1	\$6,180.00
172402-1-036-2003	Snug Harbor MHP	Zillow	2/28/2025	1	\$7,320.00
172402-1-036-2003	Snug Harbor MHP	MLS# 2470265	1/22/2026	1	\$16,812.00
182302-2-048-2007	Kitsap West MHP	Coldwell Banker	9/22/2025	1	\$9,900.00
182302-2-048-2007	Kitsap West MHP	Coldwell Banker	7/2/2025	1	\$8,760.00
182302-2-048-2007	Kitsap West MHP	Zillow	10/1/2025	1	\$10,200.00
182302-2-048-2007	Kitsap West MHP	Redfin	3/19/2025	1	\$9,300.00
182302-2-048-2007	Kitsap West MHP	Zillow	10/1/2025	1	\$10,200.00
182302-2-048-2007	Kitsap West MHP	Zillow	10/1/2025	1	\$10,200.00
182302-2-048-2007	Kitsap West MHP	Zillow	10/1/2025	1	\$9,900.00
182302-2-048-2007	Kitsap West MHP	Zillow	10/1/2025	1	\$7,440.00
182302-2-048-2007	Kitsap West MHP	Redfin	5/15/2025	1	\$9,540.00
182302-2-048-2007	Kitsap West MHP	Redfin	3/19/2025	1	\$9,300.00
182302-2-048-2007	Kitsap West MHP	Redfin	1/13/2025	1	\$8,760.00
182302-2-048-2007	Kitsap West MHP	Redfin	3/19/2025	1	\$9,300.00
182302-2-048-2007	Kitsap West MHP	Redfin	3/19/2025	1	\$8,760.00
182302-2-048-2007	Kitsap West MHP	Redfin	3/19/2025	1	\$7,500.00
182302-2-048-2007	Kitsap West MHP	Redfin	1/13/2025	1	\$8,760.00
182302-2-048-2007	Kitsap West MHP	Zillow	10/22/2025	1	\$9,420.00
182302-2-048-2007	Kitsap West MHP	Redfin	3/19/2025	1	\$9,300.00
182302-2-048-2007	Kitsap West MHP	Redfin	10/6/2025	1	\$8,892.00
182302-2-048-2007	Kitsap West MHP	Redfin	3/19/2025	1	\$9,300.00
182302-2-048-2007	Kitsap West MHP	Zillow	10/1/2025	1	\$10,200.00
182302-2-048-2007	Kitsap West MHP	Redfin	1/13/2025	1	\$8,760.00
222501-1-036-2006	Silver Creek MHP w/008 on east line	Zillow	4/9/2025	1	\$10,620.00
222501-1-036-2006	Silver Creek MHP w/008 on east line	Zillow	2/26/2025	1	\$9,780.00
222501-1-036-2006	Silver Creek MHP w/008 on east line	Zillow	10/23/2025	1	\$13,560.00
232601-2-139-2008	Seabird MHP	bhhsnw.com	9/12/2025	1	\$9,900.00
232601-2-139-2008	Seabird MHP	Zillow	3/6/2025	1	\$7,620.00
232601-2-139-2008	Seabird MHP	Redfin	1/13/2025	1	\$7,620.00
232601-2-139-2008	Seabird MHP	Zillow	7/24/2025	1	\$8,100.00
242501-3-001-2001	Goldens MHP	Redfin	1/13/2025	1	\$9,840.00
242501-3-001-2001	Goldens MHP	Zillow	10/1/2025	1	\$9,924.00
242501-3-001-2001	Goldens MHP	Redfin	8/8/2025	1	\$9,960.00
252501-4-032-2001	Kariotis MHP	Redfin	5/27/2025	1	\$9,540.00
252501-4-032-2001	Kariotis MHP	Redfin	7/14/2025	1	\$9,540.00
252501-4-032-2001	Kariotis MHP	Redfin	9/19/2025	1	\$9,300.00
252501-4-032-2001	Kariotis MHP	Zillow	10/1/2025	1	\$9,300.00

252501-4-032-2001	Kariotis MHP	Zillow	10/1/2025	1	\$9,300.00
252501-4-032-2001	Kariotis MHP	Redfin	10/6/2025	1	\$9,300.00
252501-4-032-2001	Kariotis MHP	Redfin	3/19/2025	1	\$9,540.00
262501-3-018-2000	Silverdale Estates MHP 1 of 2	Redfin	4/11/2025	1	\$11,340.00
262501-3-018-2000	Silverdale Estates MHP 1 of 2	Zillow	11/25/2025	1	\$11,904.00
262501-3-018-2000	Silverdale Estates MHP 1 of 2	Redfin	7/30/2025	1	\$11,160.00
262501-3-018-2000	Silverdale Estates MHP 1 of 2	Redfin	7/28/2025	1	\$11,280.00
262501-3-018-2000	Silverdale Estates MHP 1 of 2	Redfin	8/11/2025	1	\$11,280.00
262501-3-018-2000	Silverdale Estates MHP 1 of 2	Zillow	10/1/2025	1	\$11,040.00
262501-3-018-2000	Silverdale Estates MHP 1 of 2	Zillow	10/1/2025	1	\$11,160.00
262501-3-018-2000	Silverdale Estates MHP 1 of 2	Zillow	10/1/2025	1	\$11,160.00
262501-3-018-2000	Silverdale Estates MHP 1 of 2	Redfin	3/19/2025	1	\$11,160.00
262501-3-018-2000	Silverdale Estates MHP 1 of 2	Redfin	3/5/2025	1	\$12,696.00
262501-3-018-2000	Silverdale Estates MHP 1 of 2	Zillow	10/1/2025	1	\$11,340.00
262501-3-018-2000	Silverdale Estates MHP 1 of 2	Zillow	11/12/2025	1	\$11,712.00
262501-3-018-2000	Silverdale Estates MHP 1 of 2	Zillow	11/14/2025	1	\$11,592.00
262501-3-018-2000	Silverdale Estates MHP 1 of 2	Redfin	7/31/2025	1	\$11,040.00
262501-3-018-2000	Silverdale Estates MHP 1 of 2	Zillow	11/18/2025	1	\$11,640.00
262501-3-018-2000	Silverdale Estates MHP 1 of 2	Redfin	4/24/2025	1	\$11,340.00
262501-3-018-2000	Silverdale Estates MHP 1 of 2	Redfin	1/23/2025	1	\$11,040.00
302502-3-020-2009	Crestwood MHP	Redfin	10/30/2025	1	\$6,360.00
302502-3-020-2009	Crestwood MHP	Redfin	1/13/2025	1	\$6,360.00
312602-1-003-2002	Cedar Glen Mh Park	Zillow	6/12/2025	1	\$11,760.00
312602-1-003-2002	Cedar Glen Mh Park	Zillow	12/1/2025	1	\$12,348.00
312602-1-003-2002	Cedar Glen Mh Park	Redfin	10/6/2025	1	\$13,020.00
312602-1-003-2002	Cedar Glen Mh Park	Zillow	10/1/2025	1	\$11,760.00
312602-1-003-2002	Cedar Glen Mh Park	Zillow	10/1/2025	1	\$11,760.00
312602-1-003-2002	Cedar Glen Mh Park	Zillow	10/1/2025	1	\$11,760.00
312602-1-003-2002	Cedar Glen Mh Park	Zillow	10/1/2025	1	\$11,760.00
312602-1-003-2002	Cedar Glen Mh Park	Zillow	8/20/2025	1	\$12,936.00
312602-1-003-2002	Cedar Glen Mh Park	Redfin	1/13/2025	1	\$11,760.00
332601-3-008-2002	Clear Creek MHP	Redfin	3/19/2025	1	\$9,360.00
332601-3-008-2002	Clear Creek MHP	Zillow	10/1/2025	1	\$10,800.00
332601-3-008-2002	Clear Creek MHP	Redfin	1/13/2025	1	\$9,360.00
352501-4-007-2000	Camelot MHP (1 of 2)	Zillow	11/26/2025	1	\$12,300.00
352501-4-007-2000	Camelot MHP (1 of 2)	Zillow	10/1/2025	1	\$12,060.00
352501-4-007-2000	Camelot MHP (1 of 2)	Zillow	10/1/2025	1	\$12,420.00
352501-4-007-2000	Camelot MHP (1 of 2)	Redfin	7/11/2025	1	\$12,060.00
352501-4-007-2000	Camelot MHP (1 of 2)	Redfin	7/9/2025	1	\$14,340.00
352501-4-007-2000	Camelot MHP (1 of 2)	Redfin	7/25/2025	1	\$8,424.00
362401-3-076-2008	Lundbergs MHP	Trulia	6/16/2025	1	\$8,400.00
4571-016-007-0000	Gatewood MHP	Zillow	10/1/2025	1	\$9,900.00
4571-016-007-0000	Gatewood MHP	Redfin	8/22/2025	1	\$9,900.00
5040-000-001-0208	Steele Creek MHP	Redfin	3/19/2025	1	\$8,400.00
5040-000-001-0208	Steele Creek MHP	Zillow	10/2/2025	1	\$9,600.00

5040-000-001-0208	Steele Creek MHP	Zillow	10/12/2025	1	\$9,252.00
5040-000-001-0208	Steele Creek MHP	Redfin	5/22/2025	1	\$8,400.00
8508-000-000-0109	Viking Park MHP and 1 SFR	Zillow	2/27/2025	1	\$11,040.00
8508-000-000-0109	Viking Park MHP and 1 SFR	Redfin	9/16/2025	1	\$11,820.00
8508-000-000-0109	Viking Park MHP and 1 SFR	Redfin	8/18/2025	1	\$11,820.00
8508-000-000-0109	Viking Park MHP and 1 SFR	Redfin	8/18/2025	1	\$11,820.00
8508-000-000-0109	Viking Park MHP and 1 SFR	Redfin	4/7/2025	1	\$11,040.00
8508-000-000-0109	Viking Park MHP and 1 SFR	Redfin	1/13/2025	1	\$11,040.00
8508-000-000-0109	Viking Park MHP and 1 SFR	Redfin	1/13/2025	1	\$11,040.00
8508-000-000-0109	Viking Park MHP and 1 SFR	Zillow	1/2/2025	1	\$11,040.00
8508-000-000-0109	Viking Park MHP and 1 SFR	Redfin	8/1/2025	1	\$11,760.00
8508-000-000-0109	Viking Park MHP and 1 SFR	Zillow	12/16/2025	1	\$14,172.00

OTHER COUNTY LEASE LISTING REPORT

Mobilehome Park, Mhp

COUNTY	ACCOUNT NUMBER	PROJECT	SOURCE	DATE	SIZE	\$UNIT	CAM	VAC	EXP	NNN
Asotin	'10420004000000000	RiverWalk RV Park	Crexi	3/25/2025	31	\$4,854.84	\$0.00	0.00%	0.00%	No
Benton	'129993000007000	Tri-Cities RV Park	Crexi	3/25/2025	144	\$2,870.21	\$0.00	0.00%	0.00%	No
Clallam	'0330192490100000	Idle Wheels	Crexi	3/25/2025	34	\$6,352.94	\$0.00	0.00%	0.00%	No
Clallam	1328044400200000	Forks Mobile Home Park	Listing	8/13/2021	82	\$1,572.45	\$0.00	0.00%	0.00%	No
Clark		Hazel Dell RV Park	Crexi	3/25/2025	179	\$10,800.00	\$0.00	0.00%	30.00%	No
Clark		Vista Del Rio MHP	Loopnet 31807396	3/25/2025	213	\$10,884.00	\$0.00	0.00%	0.00%	No
Cowlitz		Paradise Cove Resort & RV Park Extended Stay	Loopnet 35125793	3/25/2025	50	\$6,516.00	\$0.00	0.00%	0.00%	No
Douglas	'04000000802	Pace Manor Estates	https://nwparks.com/	3/27/2025	64	\$5,515.81	\$0.00	0.00%	0.00%	No
Douglas		Brookside Mobile Home Park	https://nwparks.com/	1/27/2026	52	\$5,355.33	\$0.00	0.00%	0.00%	No
Douglas		Leisure Manor Estates	Loopnet 34146497	3/25/2025	42	\$5,784.00	\$0.00	7.10%	10.55%	No
Garfield		Pomeroy Mobile Home Park	MLS 2182691	3/26/2025	19	\$3,382.32	\$0.00	0.00%	0.00%	No
Grays Harbor		Windsong MHP	Loopnet 32990151	3/25/2025	21	\$7,385.71	\$0.00	23.81%	22.26%	No
Grays Harbor	'518103632002	Broadway Manor	Loopnet 35111862	3/25/2025	44	\$4,740.00	\$0.00	39.00%	37.00%	No
Grays Harbor	'518103633002	Rosewood Manor	Crexi	3/25/2025	46	\$4,945.65	\$0.00	0.00%	0.00%	No
Mason	12220-50-79006	Allyn View Estates	nwparks.com	1/27/2026	36	\$6,407.78	\$0.00	0.00%	0.00%	No
Mason	12220-50-79006	Allyn View Estates	https://nwparks.com/	8/23/2023	36	\$6,407.78	\$0.00	0.00%	0.00%	No
Mason	32032-23-00070	Peninsula Pines MH and Rv Park	Loopnet 25727647	1/5/2023	45	\$4,194.00	\$0.00	0.00%	0.00%	No
Pierce	'0520311053	Bowman Hilton Mobile Home Park	https://nwparks.com/	3/27/2025	77	\$4,715.30	\$0.00	0.00%	0.00%	No
Pierce	578000-0660	Brookdale MHP	CBA & Assessor	1/27/2026	15	\$12,354.67	\$0.00	0.00%	0.00%	No
Pierce	'0318148043	Silvercrest Community	Loopnet 33844649	1/27/2026	15	\$6,400.00	\$0.00	0.00%	0.00%	No
Pierce	'0318148043	Silvercrest Mobile Home Park	https://nwparks.com/	3/27/2025	15	\$5,543.87	\$0.00	0.00%	0.00%	No
Pierce	4002-002-500	Oaknoll Trailer Park	CBA 43441124	1/27/2026	37	\$8,384.14	\$445.57	0.00%	41.84%	No
Pierce	031929-400-3	Lakeside Terrace MHP	CBA & Assessor	1/27/2026	38	\$3,868.42	\$0.00	0.00%	0.00%	No
Skagit	P28181	Parkside Terrace Mobile Home Park	MLS# 1844444	3/27/2025	10	\$9,480.00	\$0.00	0.00%	26.19%	No
Skagit	P39908	Van Fleet Mobile Home Park	https://nwparks.com/	3/27/2025	74	\$4,182.65	\$0.00	0.00%	0.00%	No
Skagit	P25273	Skagit Valley Mobile Mannor	CBA 41055491	1/27/2026	172	\$11,096.67	\$0.00	0.00%	38.66%	No
Snohomish	280832-003-116-00	Sultan Mobile Home Park	Crexi	3/25/2025	10	\$7,892.50	\$0.00	0.00%	0.00%	No

Snohomish	'31042700200400	Lakeside Mobile Home Park	Loopnet 32826942	3/26/2025	13	\$7,480.38	\$0.00	0.00%	0.00%	No
Snohomish	'28083500304100	Wallace River Mobile Home & RV Park	CBA 43357618	1/27/2026	64	\$11,102.56	\$0.00	0.00%	35.85%	No
Spokane	25361.0047	Meadow Mist RV Village	Loopnet 33936213	3/25/2025	23	\$11,634.78	\$0.00	0.00%	28.30%	No
Spokane	15261.6001	All Seasons Mobile Home RV Park and Motel	Crexi	3/26/2025	51	\$9,056.82	\$0.00	0.00%	0.00%	No
Thurston	'22617430300	Lake Lawrence Mobile Home Park	Loopnet 38154032	1/27/2026	42	\$6,728.57	\$0.00	0.00%	0.00%	No
Whatcom	'3802132080100000	Maplewood Mobile Home Park	Crexi	3/25/2025	6	\$18,660.00	\$0.00	0.00%	0.00%	No
Yakima	191202-13013	Country Mobile Estates	https://nwparks.com/	3/27/2025	65	\$5,612.31	\$0.00	0.00%	32.10%	No
Yakima	191432-33004	Country Squire	CBA 686994	3/26/2025	61	\$4,632.79	\$0.00	0.00%	33.76%	No

KITSAP COUNTY ASSESSOR

SALES USED IN ANALYSIS

Sales From 11/29/2021 to: 2/14/2025

Mobile Home Park

MH Mhp

Nbhd	PC	Parcel No.	Project Name	Units	VC	Multi- parcel	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
9400203	150	132601-3-072-2007	Poulsbo MH park	77	V	No	11/29/2021	2021EX10516	\$6,000,000	\$6,000,000
8100502	150	172401-1-148-2009	Stagecoach Mobile & RV Park	73	V	No	12/15/2021	2021EX10996	\$7,200,000	\$7,200,000
9401120	150	052401-4-013-2009	Erland Point MHP	43	V	No	2/14/2025	2025EX00732	\$5,350,000	\$5,350,000

KITSAP COUNTY ASSESSOR

SALES REMOVED FROM ANALYSIS

Sales From 6/28/2023 to: 7/6/2023

Mobile Home Park

MH Mhp

Nbhd	PC	Parcel No.	Multiple Parcels	Project	Units	VC	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
9100542	150	022401-4-048-2001	No	Pinewood MHP	22.0	M	6/28/2023	2023EX03475	\$1,500,000	\$1,500,000
9402401	150	4505-000-012-0008	No	Gorst Division Ave RV Park	13.0	E	7/6/2023	2023EX03697	\$375,000	\$375,000

OTHER COUNTY SALES from Public Sources

Mobilehome Park, Mhp									
CITY-COUNTY	ACCOUNT NUMBER	PROJECT	SOURCE	EXCISE#	DATE	PRICE	SIZE	\$UNIT	CAP
Clarkston - Asotin	'10420004000000000	RiverWalk RV Park	Crexi		2/3/2025	\$1,900,000	31	\$61,290.32	7.92%
Forks - Clallam	1328044400200000	Forks Mobile Home Park	Listing	127794	8/13/2021	\$2,344,380	82	\$28,590.00	5.50%
Sequim - Clallam	'0330192490100000	Idle Wheels	Crexi	#138098	12/18/2024	\$2,500,000	34	\$73,529.41	8.64%
Longview - Cowlitz	WL0220014	Creekside Mobile Home Park	Crexi		11/27/2024	\$1,150,000	13	\$88,461.54	0.00%
Bridgeport - Douglas		Leisure Manor Estates	Loopnet 34146497	3276604	7/21/2025	\$2,650,000	42	\$63,095.24	7.62%
East Wenatchee - Douglas	'04000000802	Pace Manor Estates	https://nwparks.com/	116096	11/20/2024	\$6,000,000	64	\$93,750.00	5.88%
Pomeroy - Garfield		Pomeroy Mobile Home Park	MLS 2182691		6/23/2024	\$380,000	19	\$20,000.00	16.91%
Hoquiam - Grays Harbor	'518103633002	Rosewood Manor	Crexi		12/18/2024	\$3,400,000	46	\$73,913.04	6.69%
Allyn - Mason	12220-50-79006	Allyn View Estates	nwparks.com	23-60214	12/7/2023	\$3,950,000	36	\$109,722.22	5.84%
Allyn - Mason	12220-50-79006	Allyn View Estates	https://nwparks.com/	23-60214	12/7/2023	\$3,950,000	36	\$109,722.22	5.84%
Shelton - Mason	32032-23-00070	Peninsula Pines MH and Rv Park	Loopnet 25727647	2023 Ex-58479	6/15/2023	\$2,700,000	45	\$60,000.00	6.99%
Shelton - Mason	32007-30-03060	Hidden Haven Mobile Home Park	Assessor		4/30/2024	\$14,500,000	104	\$139,423.08	0.00%
Spanaway - Pierce	031929-400-3	Lakeside Terrace MHP	CBA & Assessor	4606350	7/27/2022	\$2,625,000	38	\$69,078.95	5.60%
Parkland - Pierce	578000-0660	Brookdale MHP	CBA & Assessor	4608516	8/16/2022	\$2,260,000	15	\$150,666.67	8.20%
Sedro Woolley - Skagit	P39908	Van Fleet Mobile Home Park	https://nwparks.com/	20212507	5/26/2021	\$7,500,000	74	\$101,351.35	4.13%
Mount Vernon - Skagit	P28181	Parkside Terrace Mobile Home Park	MLS# 1844444	20220240	1/9/2022	\$1,080,000	10	\$108,000.00	6.48%
Spokane - Spokane	25361.0047	Meadow Mist RV Village	Loopnet 33936213	202511196	9/24/2025	\$2,550,000	23	\$110,869.57	7.52%
Spokane Valley - Spokane	35131.1188	Bowman Mobile Home Park	Loopnet 16831287	202205908	4/25/2022	\$460,000	9	\$51,111.11	5.39%
Olympia - Thurston	'81280004400	Claudias Mobile Park Estates	Crexi	E038322	4/27/2024	\$10,250,000	100	\$102,500.00	0.00%
Yakima - Yakima	191330-41500	Alpine Meadows Mobile Park	Assessor	E045708	12/3/2024	\$2,110,000	45	\$46,888.89	0.00%

Selah - Yakima	181426-11025	Selah Hills Manufactured Housing Community	Assessor	459820	6/25/2021	\$5,550,000	112	\$49,553.57	0.00%
Yakima - Yakima	191208-33002	Leisure Hill Park	Assessor	E036879	6/10/2022	\$5,000,000	68	\$73,529.41	0.00%
Yakima - Yakima	181314-41419	Valley Community LLC & RV Park	Loopnet 17919555	459421	4/16/2021	\$950,000	31	\$30,645.16	0.00%
Yakima - Yakima	191202-13013	Country Mobile Estates	https://nwparks.com/	E032672	8/11/2021	\$4,313,750	65	\$66,365.38	5.74%
Toppenish - Yakima	201131-42001		Assessor	461559	2/8/2022	\$1,300,000	42	\$30,952.38	0.00%
Yakima - Yakima	191432-33004	Country Squire	CBA 686994	E045793	12/12/2024	\$4,931,500	61	\$80,844.26	3.80%

KITSAP COUNTY SALE LISTINGS

Mobilehome Park, Mhp

ACCOUNT NUMBER	PROJECT	SOURCE	DATE	PRICE	SIZE	\$UNIT	CAP	RENT	CAM	LEAS
022301-2-052-2009	Heritage MHP	Crexi #1530933/L	5/13/2024	\$2,600,000	25	\$104,000.00	5.83%			

OTHER COUNTY SALE LISTINGS

Mobilehome Park, Mhp

ADDRESS	CITY-COUNTY	PROJECT	Source:	DATE	PRICE	SIZE	\$UNIT	CAP
23501 Mountain Hwy	Spanaway - Pierce	Silvercrest Community	Loopnet 33844649	11/12/2024	\$1,920,000	15	\$128,000.00	5.00%
17106 153rd Ave SE	Yelm - Thurston	Lake Lawrence Mobile Home Park	Loopnet 38154032	10/21/2025	\$4,500,000	42	\$107,142.86	6.28%
1400 N 30th St	Mount Vernon - Skagit	Skagit Valley Mobile Mannor	CBA 41055491	1/1/2025	\$23,500,000	172	\$136,627.91	4.98%
36010 SR 2	Sultan - Snohomish	Wallace River Mobile Home & RV Park	CBA 43357618	9/16/2025	\$6,500,000	64	\$101,562.50	7.01%
10404 S Tacoma Way	Lakewood - Pierce	Oaknoll Trailer Park	CBA 43441124	10/1/2025	\$2,500,000	37	\$67,567.57	7.60%
12525 W Sunset Hwy	Airway Heights - Spokane	All Seasons Mobile Home RV Park and Motel	Crexi	7/7/2023	\$3,999,000	51	\$78,411.76	11.55%
2625 W Maplewood Ave	Bellingham - Whatcom	Maplewood Mobile Home Park	Crexi	9/10/2024	\$2,350,000	6	\$391,666.67	4.76%
303 8th St	Sultan - Snohomish	Sultan Mobile Home Park	Crexi	2/28/2024	\$1,650,000	10	\$165,000.00	4.78%
7603 NE 13th St	Vancouver - Clark	Hazel Dell RV Park	Crexi	5/17/2024	\$20,000,000	179	\$111,731.84	6.77%
17401 SE 39th St	Vancouver - Clark	Vista Del Rio MHP	Loopnet 31807396	5/15/2024		213		
802 S Forrest St	Westport - Grays Harbor	Windsong MHP	Loopnet 32990151	8/28/2024	\$2,395,000	21	\$114,047.62	3.84%
112-114 Burma Rd	Castle Rock - Cowlitz	Paradise Cove Resort & RV Park Extended Stay	Loopnet 35125793	2/3/2025	\$4,525,000	50	\$90,500.00	7.20%
2010 Broadway Ave	Hoquiam - Grays Harbor	Broadway Manor	Loopnet 35111862	3/12/2025		44		