



Kitsap County Assessor

Documentation for Countywide Model

Tax Year: 2025 Appraisal Date: 1/1/2024

Property Type: Restricted Multifamily

Updated 1/3/2024 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 2024 tax year.

There are 18 privately owned projects that participate in either Section 515 or Section 42 income restricted multifamily properties.

Property Type Overview

Rates are set annually by the Washington State Housing Finance Commission (WSHFC) and are divided into Studio, 1 Bedroom, 2 Bedroom, 3 Bedroom, and 4 Bedroom units. For Kitsap County, Rent Class A is 80% of the area median income as set by WSHFC, Rent Class B is 60%, Rent Class C is 45%-50%, Rent Class D is 40%, and Rent Class E is 30%. The WSHFC also reports population per classification annually on their website.

Land to Building Ratio: The national land to building ratio for this property type is 2-4:1. 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: Sales of restricted multifamily projects are rare. Kitsap County has had three valid sales in the last five years.

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 3 sales resulted in a mean ratio of 52%, a median ratio of 55%, and a coefficient of dispersion (COD) of 14.28.

Market/Sales Comparison Approach Data and Analysis

Property type: Restricted Multifamily (continued)

Sales: Range of Sale Dates: 12/10/2018 to 12/31/2023. 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 \$98,370 to \$154,167 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.)

Income information for restricted multifamily, along with unit allocations and unit population is published by the Washington State Housing Finance Commission yearly. The 2023 limits were published May 15, 2023 and are effective for assessment date January 1, 2024 for taxes payable in 2025.

Rent Data: The Assessor validated rents from 0% of the market. Typical reported rents had a range of \$6,180.30 to \$25,423.20. We selected \$6,180.30 to \$25,423.20 for our model.

Vacancy Data: Typical reported vacancy had a range of 0% to 35%. We selected 3% to 3% for our model.

Expense Data: Typical reported expense had a range of 0% to 65%. We selected 55% to 55% for our model.

Capitalization Rate (Cap) Data: Typical sale cap rates ranged from 3% to 9%. We selected 7.5% to 7.5% for our model.

The June 16, 2022 Multifamily Market Commentary from FNMA states that the majority of LIHTC sales (85%) had cap rates between 5% and 7%. (Information sourced from The CoStar Group, Inc. based off of 700 transactions nationwide between January 2021 and March 31, 2022).

Income Model Value Range: The income approach calculates a range of values from \$35,969.35 to \$136,900.40 per unit.

Final Ratio Analysis: Analysis of 3 sales resulted in a mean ratio of 66%, a median ratio of 64%, and a coefficient of dispersion (COD) of 14.43.

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

Fannie Mae News & Insights June 16, 2022 Investors Show Strong Interest in LIHTC Assets

Washington State Housing Finance Commission website

Kitsap County Assessor

Tax Year: 2025

Property Type: Restricted Multifamily

Neighborhood: 0

	Studio	1 Bedrm	2 Bedrm	3 Bedrm	4 Bedrm	
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Class A

Rent	16,480.80	18,835.20	21,189.60	23,522.40	25,423.20	
Vac %	3.00	3.00	3.00	3.00	3.00	
Exp %	55.00	55.00	55.00	55.00	55.00	
Cap Rate	7.00	7.00	7.00	7.00	7.00	
Market	0.01	0.01	0.01	0.01	0.01	

Class B

Rent	12,360.60	14,126.40	15,892.20	17,641.80	19,067.40	
Vac %	3.00	3.00	3.00	3.00	3.00	
Exp %	55.00	55.00	55.00	55.00	55.00	
Cap Rate	7.000	7.000	7.000	7.000	7.000	
Market	0.01	0.01	0.01	0.01	0.01	

Class C

Rent	9,785.48	11,183.40	12,581.33	13,966.43	15,095.03	
Vac %	3.00	3.00	3.00	3.00	3.00	
Exp %	55.00	55.00	55.00	55.00	55.00	
Cap Rate	7.00	7.00	7.00	7.00	7.00	
Market	0.01	0.01	0.01	0.01	0.01	

Class D

Rent	8,240.40	9,417.60	10,594.80	11,761.20	12,711.60	
Vac %	3.00	3.00	3.00	3.00	3.00	
Exp %	55.00	55.00	55.00	55.00	55.00	
Cap Rate	7.00	7.00	7.00	7.00	7.00	
Market	0.01	0.01	0.01	0.01	0.01	

Class E

Rent	6,180.30	7,063.20	7,946.10	8,820.90	9,533.70	
Vac %	3.00	3.00	3.00	3.00	3.00	
Exp %	55.00	55.00	55.00	55.00	55.00	
Cap Rate	7.00	7.00	7.00	7.00	7.00	
Market	0.01	0.01	0.01	0.01	0.01	

Kitsap County Assessor
Tax Year 2025
Local Income Survey for Restricted Multifamily

PGI per Unit	Vacancy	EGI per Unit	Expense %	NOI per Unit
\$21,840.00	0%	\$21,839.78	0%	\$21,839.56
\$19,877.45	5%	\$18,883.58	0%	\$18,883.39
\$19,524.00	0%	\$19,523.80	0%	\$19,523.61
\$18,120.00	0%	\$18,119.82	0%	\$18,119.64
\$17,916.00	0%	\$17,915.82	0%	\$17,915.82
\$17,676.00	0%	\$17,675.82	0%	\$17,675.65
\$16,056.00	0%	\$16,055.84	0%	\$16,055.68
\$15,924.00	0%	\$15,923.84	0%	\$15,923.68
\$15,888.00	0%	\$15,887.84	0%	\$15,887.68
\$15,744.00	0%	\$15,743.84	0%	\$15,743.69
\$15,528.00	1%	\$15,372.72	0%	\$15,372.57
\$15,336.00	0%	\$15,335.85	0%	\$15,335.69
\$15,336.00	35%	\$9,968.40	26%	\$7,376.62
\$13,320.00	0%	\$13,319.87	0%	\$13,319.73
\$12,996.00	7%	\$12,086.28	0%	\$12,086.16
\$12,552.00	0%	\$12,551.87	0%	\$12,551.75
\$11,004.00	0%	\$11,003.89	0%	\$11,003.78
\$9,564.00	0%	\$9,563.90	0%	\$9,563.81
\$8,976.00	0%	\$8,975.99	0%	\$8,975.90
\$8,808.00	0%	\$8,807.91	0%	\$8,807.82
\$8,484.00	0%	\$8,483.92	0%	\$8,483.83
\$8,412.00	0%	\$8,411.99	0%	\$8,411.91
\$7,644.00	0%	\$7,643.99	0%	\$7,643.92
\$7,404.00	0%	\$7,403.93	0%	\$7,403.85

Kitsap County
MTSP-Income and Rent Limits
Effective 5/15/23
Median Income: \$ 113,500

Set-aside Percentage	1-person	2-person	3-person	4-person	5-person	6-person	7-person	8-person
20%	15260	17440	19620	21780	23540	25280	27020	28760
30%	22890	26160	29430	32670	35310	37920	40530	43140
35%	26705	30520	34335	38115	41195	44240	47285	50330
40%	30520	34880	39240	43560	47080	50560	54040	57520
45%	34335	39240	44145	49005	52965	56880	60795	64710
50%	38150	43600	49050	54450	58850	63200	67550	71900
60%	45780	52320	58860	65340	70620	75840	81060	86280
70%	53410	61040	68670	76230	82390	88480	94570	100660
80%	61040	69760	78480	87120	94160	101120	108080	115040

Set-aside Percentage	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
20%	381	408	490	566	632	697
30%	572	613	735	849	948	1045
35%	667	715	858	991	1106	1220
40%	763	817	981	1133	1264	1394
45%	858	919	1103	1274	1422	1568
50%	953	1021	1226	1416	1580	1743
60%	1144	1226	1471	1699	1896	2091
70%	1335	1430	1716	1982	2212	2440
80%	1526	1635	1962	2266	2528	2789

KITSAP COUNTY ASSESSOR
Tax Year 2025
Restricted Multifamily Apartment - Countywide
Sales from 01/01/2019 to 12/31/2023

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	Valid	Sale Date	Sale Price	PP	Adjusted Price	Assessed Value	Ratio
1	9400203	137	232601-2-274-2003	Hostmark retirement apts	5.90	120	2019EX02126	X	4/10/2019	\$18,500,000	\$0	\$18,500,000	\$9,817,050	53%
	9402390	134	012301-2-143-2001	Lund Pointe	1.58	25	2020EX09336	M	12/15/2020	\$3,285,000	\$7,500	\$3,277,500	\$2,645,210	81%
3	9100542	137	3992-001-001-0209	Viewcrest Village Apartment	2.93	300	2021EX06397	X	7/29/2021	\$44,500,000	\$150,000	\$44,350,000	\$28,314,580	64%
			3992-001-001-0407		0.03									

Count	3
Median	64%
Mean	66%
AAD	0.09
COD	14.43