



Kitsap County Assessor

Documentation for Countywide Model

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

Property Type: Warehouse - Flex Warehouse

Updated 3/11/2026 by CM12

Area Overview

Countywide models are for properties located throughout Kitsap County, rather than by neighborhood.

This property type was physically inspected for the 2026 tax year.

Property Type Overview

Flex warehouses allow for a wide range of office/retail and warehouse uses. Flex buildings are usually multi-tenant buildings with units ranging between 1,000 sqft and 5,000 sqft. They have a lower ceiling height than typical warehouses, but have both a man door and an overhead door for access. Small, standalone warehouse buildings are also included in this property type.

There are 144 parcels developed with flex warehouse. Additional parcels use this income model may have a mixture of regular warehouse, retail, and/or office spaces.

Land to Building Ratio: The national land to building ratio for this property type is 3:1. 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: Values were stable throughout most of Kitsap County.

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 10 sales resulted in a mean ratio of 91%, a median ratio of 93%, and a coefficient of dispersion (COD) of 14.13.

Market/Sales Comparison Approach Data and Analysis

Sales: Range of Sale Dates: 1/1/2021 to 12/31/2025. A total of 10 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.

Property type: Warehouse - Flex Warehouse (continued)

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 \$83.33 to \$389.07 per square foot.

Income Approach and Data Analysis

Values were calculated using a triple net (NNN) 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 10% of the market. Typical reported rents had a range of \$9.60 to \$32.40. We selected \$3.82 to \$29.94 for our model.

Vacancy Data: Typical reported vacancy had a range of 0% to 17.39%. We selected 10% to 10% for our model.

Expense Data: Typical reported expense had a range of 21% to 37%. We selected 6% to 6% for our model.

Capitalization Rate (Cap) Data: Typical sale cap rates ranged from 4.5% to 7%. We selected 6.75% to 8.25% for our model.

Income Model Value Range: The income approach calculates a range of values from \$39.17 to \$396.15 per square foot.

Final Ratio Analysis: Analysis of 10 sales resulted in a mean ratio of 91%, a median ratio of 93%, and a coefficient of dispersion (COD) of 14.13.

Sources

Kitsap County Board of Equalization appeal documentation.

Washington State Board of Tax appeal documentation.

Kitsap County income and expense surveys.

Kitsap County sales questionnaires.

The Dictionary of Real Estate Appraisal, Appraisal Institute, Third Edition, 1993

Property Appraisal and Assessment Administration, IAAO, 1990

Glossary for Property Appraisal and Assessment, IAAO, 1997

LoopNet - www.loopnet.com

Commercial Brokers Association - www.commercialmls.com

Crexi - www.crexi.com

Kitsap County Assessor

Tax Year: 2027

Property Type: Flex Warehouse

Neighborhood: 84002XX & 84003XX, 8303601 BI

	Flex <30	Flex >30	Flex<30 BI	Flex>30 BI	Not Used	Not Used
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Class A

Rent	12.95	14.30	25.62	29.94		
Vac %	10.00	10.00	5.00	5.00		
Exp %	6.00	6.00	6.00	6.00		
Cap Rate	6.75	6.75	6.75	6.75		
Market	0.01	0.01	0.01	0.01		

Class B

Rent	9.86	12.29	19.56	25.73		
Vac %	10.00	10.00	5.00	5.00		
Exp %	6.00	6.00	6.00	6.00		
Cap Rate	6.750	6.750	6.750	6.750		
Market	0.01	0.01	0.01	0.01		

Class C

Rent	8.09	9.26	16.10	19.36		
Vac %	10.00	10.00	5.00	5.00		
Exp %	6.00	6.00	6.00	6.00		
Cap Rate	7.25	7.25	7.25	7.25		
Market	0.01	0.01	0.01	0.01		

Class D

Rent	6.39	7.30	12.68	15.28		
Vac %	10.00	10.00	10.00	15.00		
Exp %	6.00	6.00	6.00	6.00		
Cap Rate	7.50	7.50	7.50	7.50		
Market	0.01	0.01	0.01	0.01		

Class E

Rent	4.78	5.73	9.94	11.31		
Vac %	10.00	15.00	10.00	15.00		
Exp %	6.00	6.00	6.00	6.00		
Cap Rate	8.25	8.25	8.25	8.25		
Market	0.01	0.01	0.01	0.01		

Kitsap County Assessor

Tax Year: 2027

Property Type: Flex Warehouse

Neighborhood: 81005XX

	Flex <30	Flex >30	Flex<30 BI	Flex>30 BI	Not Used	Not Used
Class A						
Rent	9.42	12.05				
Vac %	10.00	15.00				
Exp %	6.00	6.00				
Cap Rate	6.75	6.75				
Market	0.01	0.01				
Class B						
Rent	7.44	10.74				
Vac %	10.00	15.00				
Exp %	6.00	6.00				
Cap Rate	7.000	7.000				
Market	0.01	0.01				
Class C						
Rent	5.91	7.83				
Vac %	10.00	15.00				
Exp %	6.00	6.00				
Cap Rate	7.25	7.25				
Market	0.01	0.01				
Class D						
Rent	4.66	6.15				
Vac %	10.00	15.00				
Exp %	6.00	6.00				
Cap Rate	7.50	7.50				
Market	0.01	0.01				
Class E						
Rent	3.85	4.50				
Vac %	10.00	15.00				
Exp %	6.00	6.00				
Cap Rate	8.25	8.25				
Market	0.01	0.01				

Kitsap County Assessor

Tax Year: 2027

Property Type: Flex Warehouse

Neighborhood: 84023XX, 84024XX

	Flex <30	Flex >30	Flex<30 BI	Flex>30 BI	Not Used	Not Used
Class A						
Rent	11.88	14.60				
Vac %	10.00	10.00				
Exp %	6.00	6.00				
Cap Rate	6.75	6.75				
Market	0.01	0.01				
Class B						
Rent	9.03	12.51				
Vac %	10.00	15.00				
Exp %	6.00	6.00				
Cap Rate	6.750	6.750				
Market	0.01	0.01				
Class C						
Rent	7.46	9.42				
Vac %	10.00	15.00				
Exp %	6.00	6.00				
Cap Rate	7.25	7.25				
Market	0.01	0.01				
Class D						
Rent	5.87	7.42				
Vac %	10.00	15.00				
Exp %	6.00	6.00				
Cap Rate	7.50	7.50				
Market	0.01	0.01				
Class E						
Rent	4.59	5.51				
Vac %	10.00	15.00				
Exp %	6.00	6.00				
Cap Rate	8.25	8.25				
Market	0.01	0.01				

Kitsap County Assessor

Tax Year: 2027

Property Type: Flex Warehouse

Neighborhood: 8401508, 8401509

	Flex <30	Flex >30	Flex<30 BI	Flex>30 BI	Not Used	Not Used
Class A						
Rent	10.36	11.44				
Vac %	10.00	10.00				
Exp %	6.00	6.00				
Cap Rate	6.75	6.75				
Market	0.01	0.01				
Class B						
Rent	7.89	9.83				
Vac %	10.00	10.00				
Exp %	6.00	6.00				
Cap Rate	6.750	6.750				
Market	0.01	0.01				
Class C						
Rent	6.47	7.41				
Vac %	10.00	10.00				
Exp %	6.00	6.00				
Cap Rate	7.25	7.25				
Market	0.01	0.01				
Class D						
Rent	5.11	5.84				
Vac %	10.00	10.00				
Exp %	6.00	6.00				
Cap Rate	7.50	7.50				
Market	0.01	0.01				
Class E						
Rent	3.82	4.58				
Vac %	10.00	15.00				
Exp %	6.00	6.00				
Cap Rate	8.25	8.25				
Market	0.01	0.01				

Kitsap County Assessor

Tax Year: 2027

Property Type: Flex Warehouse

Neighborhood: 84011XX

	Flex <30	Flex >30	Flex<30 BI	Flex>30 BI	Not Used	Not Used
Class A						
Rent	12.13	14.92				
Vac %	10.00	15.00				
Exp %	6.00	6.00				
Cap Rate	6.75	6.75				
Market	0.01	0.01				
Class B						
Rent	9.25	12.81				
Vac %	10.00	15.00				
Exp %	6.00	6.00				
Cap Rate	6.750	6.750				
Market	0.01	0.01				
Class C						
Rent	7.62	9.63				
Vac %	10.00	15.00				
Exp %	6.00	6.00				
Cap Rate	7.25	7.25				
Market	0.01	0.01				
Class D						
Rent	6.01	7.59				
Vac %	10.00	15.00				
Exp %	6.00	6.00				
Cap Rate	7.50	7.50				
Market	0.01	0.01				
Class E						
Rent	4.69	5.63				
Vac %	10.00	15.00				
Exp %	6.00	6.00				
Cap Rate	8.25	8.25				
Market	0.01	0.01				

Kitsap County Assessor

Tax Year 2027

Local Income Survey for Warehouse

Warehouse - Flex Warehouse <30

PGI	VACANCY%	EXPENSE%	NOI
\$23.46	0.00%	0.00%	\$23.46
\$22.70	0.00%	0.00%	\$22.70
\$18.00	0.00%	29.00%	\$12.78
\$16.80	0.00%	0.00%	\$16.80
\$16.46	0.00%	39.00%	\$10.04
\$14.40	0.00%	0.00%	\$14.40
\$12.30	0.00%	1.00%	\$12.18
\$11.91	0.00%	0.00%	\$11.91
\$11.48	7.40%	30.00%	\$7.44
\$11.37	0.00%	0.00%	\$11.37
\$11.33	0.00%	0.00%	\$11.33
\$11.21	0.00%	0.00%	\$11.21
\$10.85	0.00%	0.00%	\$10.85
\$10.49	0.00%	42.50%	\$6.03
\$10.46	1.00%	32.18%	\$7.02
\$10.40	0.00%	0.00%	\$10.40
\$10.33	0.00%	0.00%	\$10.33
\$10.00	0.00%	0.00%	\$10.00
\$9.73	0.00%	3.26%	\$9.41
\$9.30	0.00%	0.00%	\$9.30
\$9.07	0.00%	0.00%	\$9.07
\$9.07	0.00%	0.00%	\$9.07
\$9.00	0.00%	0.00%	\$9.00
\$9.00	0.00%	0.00%	\$9.00
\$9.00	0.00%	0.00%	\$9.00
\$8.64	0.00%	0.00%	\$8.64
\$8.62	0.00%	0.00%	\$8.62
\$8.54	0.00%	0.00%	\$8.54
\$8.49	0.00%	0.00%	\$8.49
\$8.40	0.00%	0.00%	\$8.40
\$8.35	0.00%	0.00%	\$8.35
\$8.27	0.00%	0.00%	\$8.27

Local Income Survey for Warehouse

\$8.17	0.00%	0.00%	\$8.17
\$7.77	0.00%	0.00%	\$7.77
\$7.72	0.00%	0.00%	\$7.72
\$7.25	0.00%	0.00%	\$7.25
\$6.42	0.00%	18.23%	\$5.25
\$6.37	0.00%	0.01%	\$6.37
\$6.00	0.00%	0.00%	\$6.00
\$6.00	0.00%	0.00%	\$6.00

Warehouse - Flex Warehouse >30

PGI	VACANCY%	EXPENSE%	NOI
\$10.74	0.00%	0.00%	\$10.74
\$10.70	0.00%	0.00%	\$10.70
\$9.45	0.00%	11.40%	\$8.37
\$9.27	0.00%	0.00%	\$9.27

Warehouse - Flex Warehouse >30 BI

PGI	VACANCY%	EXPENSE%	NOI
\$20.14	0.00%	0.00%	\$20.14
\$18.00	0.00%	0.00%	\$18.00
\$15.54	0.00%	24.68%	\$11.70
\$14.40	0.00%	0.00%	\$14.40
\$12.96	0.00%	0.00%	\$12.96
\$12.00	0.00%	0.00%	\$12.00
\$12.00	0.00%	0.00%	\$12.00
\$12.00	0.00%	0.00%	\$12.00
\$12.00	0.00%	0.00%	\$12.00
\$12.00	0.00%	0.00%	\$12.00
\$10.92	0.00%	0.00%	\$10.92

Warehouse - Flex<30

PGI	VACANCY%	EXPENSE%	NOI
\$10.56	0.00%	0.00%	\$10.56

Warehouse 2 - Flex

PGI	VACANCY%	EXPENSE%	NOI
\$20.13	0.00%	0.00%	\$20.13
\$16.80	0.00%	0.00%	\$16.80
\$12.00	0.00%	0.00%	\$12.00
\$10.29	0.00%	21.21%	\$8.10

Local Income Survey for Warehouse 2

\$8.04	0.00%	0.00%	\$8.04
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Warehouse 2 - Flex Warehouse <30

PGI	VACANCY%	EXPENSE%	NOI
\$9.60	0.01%	0.01%	\$9.60
\$9.36	0.01%	0.01%	\$9.36
\$8.40	0.00%	0.00%	\$8.40

Warehouse 2 - Flex<30

PGI	VACANCY%	EXPENSE%	NOI
\$13.97	0.00%	0.00%	\$13.97
\$12.50	0.00%	0.00%	\$12.50
\$12.15	0.00%	0.00%	\$12.15
\$11.27	0.00%	0.00%	\$11.27
\$11.07	0.00%	0.00%	\$11.07
\$10.14	0.00%	0.00%	\$10.14
\$9.98	0.00%	0.00%	\$9.98
\$9.83	0.00%	0.00%	\$9.83
\$9.00	0.00%	0.00%	\$9.00
\$8.61	0.00%	0.00%	\$8.61
\$8.53	0.00%	0.00%	\$8.53
\$8.40	0.00%	0.00%	\$8.40
\$8.31	0.00%	0.00%	\$8.31
\$8.16	0.00%	0.00%	\$8.16
\$8.08	0.00%	0.00%	\$8.08
\$8.04	0.00%	0.00%	\$8.04
\$7.88	0.00%	26.13%	\$5.82
\$7.80	0.00%	0.00%	\$7.80
\$7.45	0.00%	0.00%	\$7.45
\$7.01	0.00%	0.00%	\$7.01
\$6.80	0.00%	0.00%	\$6.80
\$6.67	7.00%	0.00%	\$6.20
\$6.60	0.00%	0.00%	\$6.60
\$6.00	0.00%	0.00%	\$6.00

Warehouse 2 - Flex>30

PGI	VACANCY%	EXPENSE%	NOI
\$60.00	0.00%	0.00%	\$60.00
\$24.57	0.00%	0.00%	\$24.57

Local Income Survey for Warehouse 2

\$19.99	0.00%	0.00%	\$19.99
\$19.93	0.00%	0.00%	\$19.93
\$17.68	0.00%	0.00%	\$17.68
\$17.65	0.00%	0.00%	\$17.65
\$17.22	0.00%	0.00%	\$17.22
\$15.62	0.00%	23.21%	\$11.99
\$13.22	0.00%	0.00%	\$13.22
\$12.80	0.00%	0.00%	\$12.80
\$12.00	0.00%	0.00%	\$12.00
\$11.32	0.00%	21.21%	\$8.92
\$8.47	0.00%	0.00%	\$8.47

Warehouse 2 - Flex>30 BI

PGI	VACANCY%	EXPENSE%	NOI
\$22.18	0.00%	0.00%	\$22.18
\$18.63	0.00%	0.00%	\$18.63
\$16.80	0.00%	0.00%	\$16.80
\$16.20	0.00%	0.00%	\$16.20
\$16.13	0.00%	0.00%	\$16.13
\$14.07	0.00%	0.00%	\$14.07
\$13.76	0.00%	0.00%	\$13.76
\$13.49	0.00%	0.00%	\$13.49
\$12.00	0.00%	0.00%	\$12.00
\$11.42	17.39%	37.19%	\$5.92

KITSAP COUNTY LEASE LISTING REPORT

Active Listing

Warehouse, Flex<30

NBRHD	ACCOUNT NUMBER	PROJECT	SOURCE	DATE	SIZE	\$UNIT	CAM	LEASE TYPE
8400207	102601-2-069-2007	Lot 5B BL - College Marketplace	CBA 44046591	12/23/2025	18,000	\$24.00	\$8.50	NNN
8100502	162401-3-104-2008	29 Bruenn - North Coast Electric	CBA 40717901	10/15/2024	5,337	\$15.60	\$1.20	MG
8401104	192501-2-019-2000	Warehouse & Conv MH Warehouse Way	Loopnet # 26888819	10/19/2022	11,656	\$9.01	\$0.00	
8100502	212401-2-113-2002	2 tenant warehouse Werner Rd	CBA 41501224	1/14/2025	3,180	\$13.80	\$17.28	NNN
8400301	262702-4-052-2002	Bradley Center	CBA 30420214, 30248058, 30507661, 30507635, 30225897	4/2/2022	2,425	\$13.25	\$2.46	NNN
8400301	262702-4-052-2002	Bradley Center	CBA 30420214, 30248058, 30507661, 30507635, 30225897	4/2/2022	1,056	\$13.28	\$0.00	NNN
8400301	262702-4-052-2002	Bradley Center	CBA 30420214, 30248058, 30507661, 30507635, 30225897	4/2/2022	384	\$13.28	\$0.00	NNN
8400302	292702-3-063-2008	Bldg A-3 on Lot C	CBA #41868483	3/3/2025	2,500	\$10.80	\$2.52	NNN
8400302	292702-3-066-2005	Bldg B-2 on Lot F	CBA 41868483	3/26/2025	2,500	\$10.80	\$2.52	
8402405	352402-3-012-2005	Southworth PO, Evergreen Lumber	CBA 10978879	10/15/2024	4,800	\$6.60	\$1.32	
8401508	352501-1-088-2008	Lot C with 089	Loopnet #24417185	11/4/2021	6,500	\$15.00	\$0.00	NNN
8401508	352501-1-089-2007	Lot D with 088	Loopnet #24417238	11/3/2021	6,500	\$15.00	\$0.00	NNN
8401104	4449-002-001-1103	SFR and Neometal Jewelry	CBA 40014932	9/1/2024	5,800	\$13.20	\$5.00	NNN

Warehouse, Flex<30 BI

NBRHD	ACCOUNT NUMBER	PROJECT	SOURCE	DATE	SIZE	\$UNIT	CAM	LEASE TYPE
8303601	032502-3-064-2009	Warehouse on Lot A	CBA 40774271	12/23/2025	5,800	\$13.80	\$4.32	NNN
8303601	092502-1-062-2009	Watson Furniture/G&B Mini-Storage	Loopnet 32836859	3/26/2025	14,700	\$9.24	\$0.00	NNN
8303601	8155-000-011-0003	Building 10	CBA 43038046	7/15/2025	4,761	\$17.00	\$6.00	NNN

Warehouse, Flex>30

NBRHD	ACCOUNT NUMBER	PROJECT	SOURCE	DATE	SIZE	\$UNIT	CAM	LEASE TYPE
8401104	092501-3-041-2002	Creekside Business Park	CBA 41545505	3/26/2025	13,600	\$15.60	\$3.00	
8401104	202501-2-011-2005	Laurier Office/Whse Bldg	CBA 41796979	3/3/2025	2,350	\$12.00	\$0.00	FS

Warehouse, Flex>30 BI

NBRHD	ACCOUNT NUMBER	PROJECT	SOURCE	DATE	SIZE	\$UNIT	CAM	LEASE TYPE
8303601	092502-1-064-2007	Warehouse off Miller Rd	CBA 38060203	3/26/2025	20,400	\$13.00	\$4.26	NNN
8303601	222502-1-026-2007	Crossfit/Akido Comn on 027,29	CBA 41178275	10/15/2024	3,963	\$15.36	\$5.64	
8303601	222502-1-026-2007	Crossfit/Akido Comn on 027,29	CBA 41178275	10/15/2024	1,028	\$15.36	\$5.64	NNN

KITSAP COUNTY ASSESSOR

SALES USED IN ANALYSIS

Sales From 7/23/2021 to: 6/20/2025

Warehouse

Flex <30										
Nbhd	PC	Parcel No.	Project Name	Units	VC	Multi-parcel	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
8400203		8195-000-004-0004	Unit 4	1628	V	No	7/23/2021	2021EX06337	\$172,000	\$172,000
8400207	503	8536-000-004-0002	Unit D office/storage	3950	V	No	8/11/2022	2022EX06039	\$600,000	\$600,000
8100502	637	3711-000-001-0409	Old Bremerton Gasworks	4800	V	No	8/23/2022	2022EX07691	\$400,000	\$400,000
8100504	630	4502-002-024-0201	115 National - Warehouse	8100	V	No	10/21/2022	2022EX08007	\$925,000	\$925,000
8400302	630	292702-1-063-2002	Warehouse - Lot E Kingston W Ind Pk	5000	V	No	6/30/2023	2023EX03537	\$725,000	\$725,000
8401104	630	192501-2-028-2009	BSP Lot F	4560	D	Yes	6/20/2025	2025EX03387	\$685,000	\$685,000

Flex >30										
Nbhd	PC	Parcel No.	Project Name	Units	VC	Multi-parcel	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
8401508	630	362501-2-014-2004	Shelly Business Pk. & BL Comml site pad ready	12069	D	Yes	9/29/2022	2022EX07406	\$2,000,000	\$2,000,000
8400302	637	222702-3-039-2006	Premier Rentals	4960	V	No	11/24/2023	2023EX06725	\$770,000	\$770,000

Flex>30 BI										
Nbhd	PC	Parcel No.	Project Name	Units	VC	Multi-parcel	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
8303601	503	8207-001-001-0001	Bldg A Unit 1	1253	V	No	2/13/2023	2023EX00828	\$487,500	\$487,500
8303601	503	8207-002-003-0007	Bldg B Unit 3	1567	V	No	3/11/2025	2025EX01353	\$550,000	\$550,000

KITSAP COUNTY SALES from Public Sources

Warehouse, Flex

CITY-COUNTY	ACCOUNT NUMBER	PROJECT	SOURCE	EXCISE#	DATE	PRICE	SIZE	\$UNIT	CAP
Bremerton - Kitsap	362501-2-014-2004	Shelly Business Pk.	CBA 595259	2022EX07406	9/29/2022	\$2,000,000	12096	\$165.34	7.14%

Warehouse, Flex<30

CITY-COUNTY	ACCOUNT NUMBER	PROJECT	SOURCE	EXCISE#	DATE	PRICE	SIZE	\$UNIT	CAP
Silverdale - Kitsap	192501-2-028-2009	BSP Lot F	CBA #41652903		6/20/2025	\$685,000			4.92%
Kingston - Kitsap	292702-1-063-2002	Warehouse - Lot E Kingston W Ind Pk		2023EX03537	6/30/2023	\$725,000	4800	\$151.04	7.76%
Bremerton - Kitsap	352501-1-088-2008	Lot C with 089	CBA 40638739	2024EX06315	10/23/2024	\$4,225,000	23746	\$177.92	6.11%
Bremerton - Kitsap	352501-1-089-2007	Lot D with 088	Vara Group	2024EX06315	10/23/2024	\$4,225,000	11460	\$368.67	6.10%

KITSAP COUNTY ASSESSOR

SALES REMOVED FROM ANALYSIS

Sales From to:

Nbhd	PC	Parcel No.	Multiple Parcels	Project	Units	VC	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
8400204		312602-2-018-2003	No	017-018-019-020-021-022-023-024-025		Q	2/8/2021	2021EX01312	\$27,500	\$27,500
8401104		302501-1-021-2003	Yes	021 & 022 Warehouse on Newberry Hill Rd.	8,376.0	D	9/8/2021	2021EX07993	\$1,450,000	\$1,450,000
8400302		292702-1-061-2004	No	Paintsmith - Lot C Kingston West I	7,000.0	1	9/14/2021	2021EX08004	\$625,000	\$625,000
8400204		012601-4-060-2003	Yes	2 PARCEL SALE 060 & 061 Warehouse off Bond Rd	19,056.0	D	11/5/2021	2021EX09735	\$1,390,000	\$1,390,000
8401508		352501-1-130-2006	No	2 tenant bldg, Dawn Rd		Q	11/30/2021	2021EX10438	\$150,000	\$150,000
8303601		032502-3-064-2009	No	Warehouse on Lot A	8,880.0	V	12/15/2021	2021EX11149	\$2,400,000	\$2,400,000
8400207	506	8536-000-002-0004	No	Unit B Two story office/whse	8,000.0	E	1/24/2023	2023EX00421	\$800,000	\$800,000
8100502	630	162401-4-090-2002	No	Ootopia Coffee on Kitsap Way		V	3/16/2023	2023EX01557	\$205,000	\$205,000
8303601	637	092502-1-063-2008	No	Warehouse & Flex Whse off Miller & Day roads	18,415.0	S	4/25/2023	2023EX02097	\$1,500,000	\$1,500,000
8400203	630	152601-4-012-2006	No	Koller Commercial Bldg	3,500.0	M	5/18/2023	2023EX02523	\$600,000	\$600,000
8100510	630	3735-020-017-0005	Yes	907 Meade Ave. 2 story warehouse	7,080.0	1	7/27/2023	2023EX04130	\$680,000	\$680,000
8401508	630	352501-1-089-2007	Yes	Central Business ParkLot D with 088	19,920.0	D	10/23/2024	2024EX06315	\$4,225,000	\$4,225,000
8402408	630	332401-2-017-2005	No	Servpro	10,300.0	M	12/19/2024	2024EX07503	\$829,392	\$829,392

Nbhd	PC	Parcel No.	Multiple Parcels	Project	Units	VC	Sale Date	EXCISE	Sales Price	Adjusted Sales Price
8401104	630	192501-2-031-2004	No	Apex Business ParkBSP Lot I	2,000.0	1	2/25/2025	2025EX00867	\$225,000	\$225,000