

**Kitsap County
Assessor's Office**

Boathouse Reappraisal Model for the 2022 Inspection Year

Model Specification

AV = SIZE X BASE X QUALITY X CONDITION

- :
- AV = assessed value
 - SIZE = square feet of gross area
 - BASE = constant dollars per square foot
 - QUALITY = quality adjustment factor
 - CONDITION = condition adjustment factor
 - SHALLOW = shallow depth adjustment for location
 - LOCATION = marina or yacht club location

Model Calibration

BASE = \$10.50

QUALITY

- Very Good = 1.25
- Good = 1.15
- Average = 1.00
- Fair = 0.85
- Poor = 0.30

CONDITION

- Very Good = 1.25
- Good = 1.15
- Average = 1.00
- Fair = 0.85
- Poor = 0.30
- Very Poor = 0.20

SHALLOW = 0.75

For example:

20' X 60' dimensions, good quality, fair condition: AV = 1,200 X \$10.50 X 1.15 X 0.85
 1,200 X \$10.5 X 0.9775 = \$12,316.50

Multipliers for Quality & Condition

Quality/Condition	Multiplier	Quality/Condition	Multiplier
P/VP	0.06	G/F	0.9775
P/P	0.09	A/A	1.00
F/VP	0.17	A/G	1.15
F/P	0.255	G/A	1.15
F/F	0.7225	G/G	1.3225
F/A	0.85	G/VG	1.4375
A/F	0.85	VG/G	1.4375
F/G	0.9775	VG/VG	1.5625

Appraisal Comments

Boathouse Inspections 2022

Boathouses in Kitsap County were physically inspected spring of 2022. Appraisal takes into consideration the quality and condition of the boathouse as well as the size. Size is the gross square feet (length x width) which was reviewed during this year's inspections.

The following are examples of areas of consideration for quality:

- Siding type - Pre-finished steel, galvanized steel, hardy plank, aluminum, and plywood.
- Type of floats - Styrofoam filled high density polyethylene (HDPE) tubs, plastic barrels, plastic wrapped Styrofoam.
- Wall height
- Lofts and or finished rooms
- Number of window and or skylights
- Less common but of consideration, garage doors and type of dock securement

Condition refers to the overall maintenance of the boathouse. Some examples of condition are listed below:

- **Very Good** condition is maintained, updated floats, most items like new
- **Good** condition is maintained, updated floats
- **Average** condition is maintained
- **Fair** condition has deferred maintenance
- **Poor** condition has deferred maintenance, sinking floats, siding and or roof damage
- **Very Poor** condition has deferred maintenance, sinking floats, wood rot, missing siding or roofing

Boathouse sales are not recorded but many are reported to our office using the form to report the sale of a boathouse located on our website. We have taken the sales information received from 2019 - 2021 into consideration for the base rate to be used for this appraisal cycle. 72 sales were used for our analysis. Three boathouses were gifted or sold for \$50 or less and were not included in the analysis.

The prior median assessed value of boathouses sold was \$7,388 and the median reported sales price was \$10,000. A change was made to base rate to \$10.50 per square foot.

Boathouse Sales Used for Analysis

Account Number	Location	Sales Date	Sales Price	Square Feet	Quality & Condition
0082479	Bremerton Yacht Club 112	10/31/2019	\$2,500	480	F/F
0080671	Bremerton Yacht Club 117 - Shallow Slip	5/5/2020	\$1,000	480	F/A/S
0081679	Bremerton Yacht Club 124	10/12/2020	\$1,000	576	F/A/S
0081745	Bremerton Yacht Club 126	1/31/2019	\$2,000	640	F/F/S
0081505	Bremerton Yacht Club 302	10/14/2019	\$5,000	576	F/A
8000242	Bremerton Yacht Club 309	3/9/2021	\$10,000	1100	VG/VG
08000226	Bremerton Yacht Club 312	7/13/2020	\$10,000	900	G/G
0082658	Bremerton Yacht Club 315	11/14/2020	\$5,000	950	A/A
0081794	Bremerton Yacht Club 328	7/26/2021	\$7,500	774	A/A
08000374	Bremerton Yacht Club 329	7/14/2020	\$7,500	680	F/A
0081737	Bremerton Yacht Club 330	9/14/2020	\$6,000	714	F/P
0081596	Bremerton Yacht Club 332	10/14/2020	\$8,000	748	A/A
0081257	Bremerton Yacht Club 342	3/9/2021	\$8,000	792	A/A
08000119	Bremerton Yacht Club 344	7/13/2020	\$30,000	640	G/A

Account Number	Location	Sales Date	Sales Price	Square Feet	Quality & Condition
0081356	Bremerton Yacht Club 403	9/12/2019	\$70,000	1886	G/G
8000267	Bremerton Yacht Club 408	6/5/2021	\$25,000	900	A/G
0081570	Bremerton Yacht Club 414	12/23/2021	\$30,000	867	F/F
0082685	Bremerton Yacht Club 421	3/10/2021	\$8,000	950	A/A
0082685	Bremerton Yacht Club 421	9/14/2020	\$6,000	950	A/A
0081125	Bremerton Yacht Club 426	7/13/2020	\$7,000	950	A/F
8000325	Bremerton Yacht Club 427	5/18/2021	\$10,000	1044	G/G
0080838	Bremerton Yacht Club C32	10/28/2019	\$20,000	1020	A/F
0081364	Port of Brownsville C05	10/8/2020	\$10,500	738	G/A
0082180	Port of Brownsville C11	1/8/2021	\$4,425	548	F/A
0080309	Port of Brownsville C21	1/7/2021	\$25,000	540	A/G
0082149	Port of Brownsville C32	1/1/2020	\$20,000	574	A/A
0081406	Port of Brownsville C36	5/25/2021	\$3,500	476	A/A
0082156	Port of Brownsville C43	7/29/2021	\$20,000	540	A/A
0081208	Port of Brownsville C44	12/11/2019	\$25,000	714	A/A
0082363	Port of Brownsville C45	9/4/2021	\$37,500	697	A/G
0080044	Port of Poulsbo 13	3/11/2020	\$15,000	722	A/A
08000564	Port Orchard Railway Marina A09	5/6/2019	\$6,000	855	F/F
8000549	Port Orchard Railway Marina A13	9/28/2021	\$18,500	912	A/F
08000622	Port Orchard Railway Marina WW Dock	1/23/2019	\$45,000	1820	A/F
0082099	Port Orchard Yacht Club B03	4/16/2020	\$8,200	1320	F/F
0081281	Port Orchard Yacht Club B05	8/12/2020	\$2,500	1200	A/F
0080606	Port Orchard Yacht Club B08	10/5/2021	\$12,500	640	F/A
0080119	Port Orchard Yacht Club B09	6/26/2020	\$8,900	1100	A/F
08000432	Port Orchard Yacht Club B15	5/7/2021	\$48,000	1320	A/A
0083329	Port Orchard Yacht Club B19	9/28/2021	\$15,500	1200	A/F
0083188	Port Orchard Yacht Club B24	11/16/2021	\$9,000	752	F/A
0081141	Port Orchard Yacht Club B28	5/1/2020	\$5,000	940	F/A
0083097	Port Orchard Yacht Club B30	5/16/2019	\$5,000	846	F/A
0080721	Port Orchard Yacht Club B38	6/29/2020	\$5,000	720	A/F
0082008	Port Orchard Yacht Club C04 - Shallow Slip	8/23/2021	\$1,000	420	F/A/S
0082602	Port Orchard Yacht Club C07	11/7/2020	\$15,000	1026	A/A
0083139	Port Orchard Yacht Club C09	1/3/2019	\$9,200	896	F/F
8000580	Port Orchard Yacht Club C14	6/21/2021	\$3,000	720	A/A
0080382	Port Orchard Yacht Club C18	8/14/2019	\$7,000	816	F/A
0083170	Port Orchard Yacht Club C20	10/18/2021	\$12,000	1040	F/A
08000465	Port Orchard Yacht Club C21	7/15/2020	\$9,000	1020	A/A
08000465	Port Orchard Yacht Club C21	1/30/2020	\$8,000	1020	A/A
0083196	Port Orchard Yacht Club C23	2/2/2021	\$4,000	680	F/A
0082925	Port Orchard Yacht Club C24	5/10/2020	\$20,000	1092	G/A
0082057	Port Orchard Yacht Club C26	11/21/2020	\$20,000	800	F/A
0081935	Port Orchard Yacht Club C28	8/4/2020	\$14,993	1080	F/F
0083220	Port Orchard Yacht Club C31	5/26/2021	\$45,000	1120	A/F
8000630	Port Orchard Yacht Club C33	9/10/2021	\$8,000	816	F/A

Account Number	Location	Sales Date	Sales Price	Square Feet	Quality & Condition
0082362	Port Orchard Yacht Club C37	1/28/2020	\$32,000	1102	A/A
0081109	Port Orchard Yacht Club D08	6/6/2019	\$45,000	1160	G/G
0080549	Port Orchard Yacht Club D09	4/11/2019	\$26,000	1200	F/F
0083352	Port Orchard Yacht Club D10	3/28/2020	\$6,500	936	A/G
08000010	Port Orchard Yacht Club D12	5/25/2019	\$15,000	1160	A/F
0082883	Port Orchard Yacht Club D17	10/26/2021	\$27,000	1080	A/A
0081117	Port Orchard Yacht Club D21	1/23/2019	\$20,000	1260	A/G
0080739	Port Orchard Yacht Club D26	11/30/2021	\$41,000	864	A/F
0080895	Port Orchard Yacht Club D33	4/1/2020	\$43,000	1456	A/F
0080895	Port Orchard Yacht Club D33	6/1/2019	\$3,000	11757	A/F