



## Kitsap County Assessor

### Documentation for Countywide Model

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

Property Type: Marina

Updated 4/17/2024 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 2022 tax year.

Kitsap County has 31 marinas. Seven are publicly owned and are not valued. One is very small with a highest and best use as residential and is valued on a cost approach. The remaining 23 are valued using an income approach.

### Property Type Overview

A marina is a dock or basin providing secure moorings for pleasure boats and often offering supply, repair, and other facilities. Marinas in Kitsap County have various amenities such as covered moorage, fuel pumps, sewage pump-out, power, water, cable tv, convenience stores, laundry facilities, restrooms, shower facilities, haul-out or launch capabilities, slips available for guest moorage, and live aboard slips.

Marinas in Kitsap County are rated based on location and the amenities available.

**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: 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:** Demand for slips has remained stable over the last few years with a waiting list or limited vacancy for larger slips and smaller slips experiencing a higher vacancy. Marina sales occur infrequently, with one valid sale on 11/29/2022 in the last five years. Lack of sales does not reflect poor economic conditions.

### 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 2 sales resulted in a mean ratio of 0%, a median ratio of 0%, and a coefficient of dispersion (COD) of 0.

## **Property type: Marina (continued)**

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

**Sales:** Range of Sale Dates: 1/1/2019 to 12/31/2023. A total of 2 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 \$184.38 to \$1,283.46 per linear foot.

### **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 73% of the market. Typical reported rents had a range of \$36.12 to \$602.25. We selected \$66.15 to \$425.00 for our model.

**Vacancy Data:** Typical reported vacancy had a range of 0% to 10%. We selected 5% to 55% for our model.

**Expense Data:** Typical reported expense had a range of 0% to 63%. We selected 45% to 45% for our model.

**Capitalization Rate (Cap) Data:** Typical sale cap rates ranged from 0% to 0%. We selected 9% to 9.25% for our model.

**Income Model Value Range:** The income approach calculates a range of values from \$237.08 to \$1168.75 per linear foot.

**Final Ratio Analysis:** Analysis of 2 sales resulted in a mean ratio of 0%, a median ratio of 0%, and a coefficient of dispersion (COD) of 0.

### **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)

2023 Marina Investment Report - LIPG

Investing in a Marina - Bullpen 2021

# Kitsap County Assessor

Tax Year: 2025

Property Type: Marina

Neighborhood: 0

	Slips LF	Side LF	Covered LF	Guest Slip	Guest Side	
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## Class A

Rent	180.00	160.00	200.00	425.00		
Vac %	5.00	5.00	5.00	55.00		
Exp %	45.00	45.00	45.00	45.00		
Cap Rate	9.00	9.00	9.00	9.00		
Market	0.01	0.01	0.01	0.01		

## Class B

Rent	175.00	140.00	185.00			
Vac %	5.00	5.00	5.00			
Exp %	45.00	45.00	45.00			
Cap Rate	9.000	9.000	9.000			
Market	0.01	0.01	0.01			

## Class C

Rent	95.00	90.00	108.00			
Vac %	15.00	15.00	15.00			
Exp %	45.00	45.00	45.00			
Cap Rate	9.25	9.25	9.25			
Market	0.01	0.01	0.01			

## Class D

Rent	72.00	72.00		210.00	115.00	
Vac %	15.00	15.00		55.00	55.00	
Exp %	45.00	45.00		45.00	45.00	
Cap Rate	9.25	9.25		9.25	9.25	
Market	0.01	0.01		0.01	0.01	

## Class E

Rent	66.15			91.00		
Vac %	15.00			55.00		
Exp %	45.00			45.00		
Cap Rate	9.50			9.50		
Market	0.01			0.01		

# Kitsap County Assessor

Tax Year: 2025

Property Type: Marina

Neighborhood: 8400204

	Slips LF	Side LF	Covered LF	Guest Slip	Guest Side	
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## Class A

Rent						
Vac %						
Exp %						
Cap Rate						
Market						

## Class B

Rent						
Vac %						
Exp %						
Cap Rate						
Market						

## Class C

Rent	125.00	90.00	120.00			
Vac %	15.00	15.00	15.00			
Exp %	45.00	45.00	45.00			
Cap Rate	9.25	9.25	9.25			
Market	0.01	0.01	0.01			

## Class D

Rent						
Vac %						
Exp %						
Cap Rate						
Market						

## Class E

Rent						
Vac %						
Exp %						
Cap Rate						
Market						

# Kitsap County Assessor

Tax Year 2025

## Local Income Survey for Marina

### Marina - Covered LF

PGI	VACANCY%	EXPENSE%	NOI
\$146.00	0.00%	0.00%	\$146.00

### Marina - Guest Slip

PGI	VACANCY%	EXPENSE%	NOI
\$602.25	0.00%	0.00%	\$602.24

### Marina - Marina Side LF

PGI	VACANCY%	EXPENSE%	NOI
\$96.73	0.00%	0.00%	\$96.73
\$92.46	0.00%	0.00%	\$92.46
\$84.00	0.00%	0.00%	\$84.00
\$82.82	0.00%	0.00%	\$82.82

### Marina - Marina Slips LF

PGI	VACANCY%	EXPENSE%	NOI
\$210.00	0.00%	0.00%	\$210.00
\$190.80	0.00%	0.00%	\$190.80
\$190.80	0.00%	0.00%	\$190.80
\$177.00	0.00%	0.00%	\$177.00
\$177.00	0.00%	0.00%	\$177.00
\$174.00	0.00%	0.00%	\$174.00
\$174.00	0.00%	0.00%	\$174.00
\$174.00	0.00%	0.00%	\$174.00
\$168.00	0.00%	0.00%	\$168.00
\$162.00	0.00%	0.00%	\$162.00
\$147.43	0.00%	0.00%	\$147.43
\$147.00	0.00%	0.00%	\$147.00
\$147.00	0.00%	0.00%	\$147.00
\$141.00	0.00%	0.00%	\$141.00
\$141.00	0.00%	0.00%	\$141.00
\$133.76	0.00%	0.00%	\$133.75
\$133.76	0.00%	0.00%	\$133.75
\$120.00	0.00%	0.00%	\$120.00

**Local Income Survey for Marina**

\$115.68	0.00%	0.00%	\$115.68
\$114.99	0.00%	0.00%	\$114.99
\$114.40	0.00%	0.00%	\$114.40
\$113.25	0.00%	0.00%	\$113.25
\$111.36	0.00%	0.00%	\$111.36
\$103.87	0.00%	0.00%	\$103.87
\$103.87	0.00%	0.00%	\$103.87
\$103.85	0.00%	0.00%	\$103.85
\$102.50	0.00%	0.00%	\$102.50
\$101.73	0.00%	0.00%	\$101.73
\$100.94	0.00%	0.00%	\$100.93
\$99.33	0.00%	0.00%	\$99.33
\$99.30	0.00%	0.00%	\$99.30
\$99.18	0.00%	0.00%	\$99.17
\$97.81	0.00%	0.00%	\$97.81
\$92.92	0.00%	0.00%	\$92.91
\$92.90	0.00%	0.00%	\$92.89
\$92.24	0.00%	0.00%	\$92.24
\$92.24	0.00%	0.00%	\$92.24
\$90.80	0.00%	0.00%	\$90.80
\$90.00	0.00%	0.00%	\$90.00
\$90.00	0.00%	0.00%	\$90.00
\$90.00	0.00%	0.00%	\$90.00
\$89.99	0.00%	0.00%	\$89.99
\$89.99	0.00%	0.00%	\$89.99
\$89.98	0.00%	0.00%	\$89.97
\$89.97	0.00%	0.00%	\$89.97
\$81.97	0.00%	0.00%	\$81.97
\$81.97	0.00%	0.00%	\$81.97
\$68.25	0.00%	0.00%	\$68.25
\$66.00	0.00%	0.00%	\$66.00
\$66.00	10.00%	0.00%	\$59.40
\$60.00	0.00%	0.00%	\$60.00
\$1.14	0.00%	0.00%	\$1.14

## Marina Rent Listings Local Private Marinas

Info Date	Nbhd	PARCEL	SOURCE	UNIT NAME	RC	OCC	LF	Mo Rent	LF/Mo	PG/LF/YR
1/3/2024	Bremerton	8054-000-001-0106	portorchardrailwaymarina.com	Bridgeview Marina	D	Slips LF	20	\$ 140.00	\$7.00	\$84.00
1/3/2024	Bremerton	8054-000-001-0106	portorchardrailwaymarina.com	Bridgeview Marina	D	Slips LF	30	\$ 200.00	\$6.67	\$80.00
1/3/2024	Bremerton	8054-000-001-0106	portorchardrailwaymarina.com	Bridgeview Marina	D	Slips LF	40	\$ 240.00	\$6.00	\$72.00
1/3/2024	Bremerton	8054-000-001-0106	portorchardrailwaymarina.com	Bridgeview Marina	D	Slips LF	50	\$ 375.00	\$7.50	\$90.00
1/3/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Side LF	30	\$ 421.00	\$14.03	\$168.40
1/3/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	32	\$ 448.00	\$14.00	\$168.00
1/3/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	38	\$ 568.00	\$14.95	\$179.37
1/3/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	42	\$ 657.00	\$15.64	\$187.71
1/3/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	46	\$ 734.00	\$15.96	\$191.48
1/3/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	48	\$ 763.00	\$15.90	\$190.75
1/3/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	52	\$ 872.00	\$16.77	\$201.23
1/3/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	60	\$ 1,032.00	\$17.20	\$206.40
1/3/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	66	\$ 1,156.00	\$17.52	\$210.18
1/3/2024	Bainbridge Island	4165-001-005-0006	eagleharbormarina.com	Eagle Harbor & 8055	B	Slips LF	72	\$ 1,545.12	\$21.46	\$257.52
1/3/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Guest Slip	30	\$ 900.00	\$30.00	\$360.00
1/3/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Slide LF	30	\$ 360.00	\$12.00	\$144.00
1/3/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Guest Slip	32	\$ 1,120.00	\$35.00	\$420.00
1/3/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Slips LF	32	\$ 294.40	\$9.20	\$110.40
1/3/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Guest Slip	39	\$ 1,365.00	\$35.00	\$420.00
1/3/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Guest Slip	40	\$ 1,600.00	\$40.00	\$480.00
1/3/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Slips LF	40	\$ 390.00	\$9.75	\$117.00
1/3/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Guest Slip	48	\$ 1,920.00	\$40.00	\$480.00
1/3/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Slips LF	48	\$ 511.20	\$10.65	\$127.80
1/3/2024	Bainbridge Island	342502-1-096-2008	harbour-marina.com	Harbour Marina	A	Guest Slip	50	\$ 2,250.00	\$45.00	\$540.00
1/3/2024	Bainbridge Island	342502-1-096-2008	Loopnet 29122297	Harbour Marina	A	Slips LF	20	\$ 160.00	\$8.00	\$96.00
1/3/2024	Bainbridge Island	342502-1-096-2008	Loopnet 29122297	Harbour Marina	A	Slips LF	32	\$ 294.40	\$9.20	\$110.40
1/3/2024	Bainbridge Island	342502-1-096-2008	Loopnet 29122297	Harbour Marina	A	Slips LF	40	\$ 390.00	\$9.75	\$117.00
1/3/2024	Bainbridge Island	342502-1-096-2008	Loopnet 29122297	Harbour Marina	A	Slips LF	40	\$ 480.00	\$12.00	\$144.00
1/3/2024	Bainbridge Island	342502-1-096-2008	Loopnet 29122297	Harbour Marina	A	Slips LF	48	\$ 511.20	\$10.65	\$127.80
1/3/2024	Bainbridge Island	342502-1-096-2008	Loopnet 29122297	Harbour Marina	A	Slips LF	50	\$ 600.00	\$12.00	\$144.00
1/3/2024	Bainbridge Island	342502-1-096-2008	Loopnet 29122297	Harbour Marina	A	Slips LF	60	\$ 720.00	\$12.00	\$144.00
1/3/2024	Bainbridge Island	342502-1-096-2008	Loopnet 29122297	Harbour Marina	A	Slips LF	70	\$ 840.00	\$12.00	\$144.00
1/3/2024	Port Orchard	332401-1-009-2007	www.kitsapmarina.com	Kitsap Marina	D	Slips LF	40	\$ 240.00	\$6.00	\$72.00
1/3/2024	Port Orchard	332401-1-009-2007	www.kitsapmarina.com	Kitsap Marina	D	Slips LF	50	\$ 300.00	\$6.00	\$72.00
1/3/2024	Port Orchard	332401-1-009-2007	www.kitsapmarina.com	Kitsap Marina	D	Slips LF	75	\$ 450.00	\$6.00	\$72.00
1/3/2024	Port Orchard	4030-000-005-0001	portorchardrailwaymarina.com	Port Orchard Railway Marina	C	Covered	40	\$ 360.00	\$9.00	\$108.00
1/3/2024	Port Orchard	4030-000-005-0001	portorchardrailwaymarina.com	Port Orchard Railway Marina	C	Side LF	40	\$ 300.00	\$7.50	\$90.00
1/3/2024	Port Orchard	4030-000-005-0001	portorchardrailwaymarina.com	Port Orchard Railway Marina	C	Side LF	35	\$ 263.00	\$7.51	\$90.17
1/3/2024	Port Orchard	4030-000-005-0001	portorchardrailwaymarina.com	Port Orchard Railway Marina	C	Side LF	22	\$ 165.00	\$7.50	\$90.00
1/3/2024	Port Orchard	4030-000-005-0001	portorchardrailwaymarina.com	Port Orchard Railway Marina	C	Slips LF	43	\$ 325.00	\$7.56	\$90.70
1/3/2024	Port Orchard	4030-000-005-0001	portorchardrailwaymarina.com	Port Orchard Railway Marina	C	Slips LF	52	\$ 390.00	\$7.50	\$90.00
1/17/2024	Poulsbo	232601-3-099-2004	Slips For Sale or Rent   Poulsbo Yacht Club	Poulsbo Yacht Club	C	Slips LF	36	\$ 333.00	\$9.25	\$111.00
1/17/2024	Poulsbo	232601-3-099-2004	Slips For Sale or Rent   Poulsbo Yacht Club	Poulsbo Yacht Club	C	Slips LF	36	\$ 300.00	\$8.33	\$100.00
1/17/2024	Poulsbo	232601-3-099-2004	Slips For Sale or Rent   Poulsbo Yacht Club	Poulsbo Yacht Club	C	Slips LF	44	\$ 455.00	\$10.34	\$124.09
9/1/2023	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	24	\$ 339.00	\$14.13	\$169.50
9/1/2023	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	27	\$ 395.00	\$14.63	\$175.56
9/1/2023	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	28	\$ 409.74	\$14.63	\$175.60
9/1/2023	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	30	\$ 450.87	\$15.03	\$180.35
9/1/2023	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	32	\$ 499.01	\$15.59	\$187.13
9/1/2023	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	34.5	\$ 549.69	\$15.93	\$191.20
9/1/2023	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	36	\$ 589.86	\$16.39	\$196.62
9/1/2023	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	38	\$ 633.37	\$16.67	\$200.01
9/1/2023	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	40	\$ 678.00	\$16.95	\$203.40
9/1/2023	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	42	\$ 723.77	\$17.23	\$206.79
9/1/2023	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	44	\$ 784.45	\$17.83	\$213.94
9/1/2023	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	51	\$ 965.30	\$18.93	\$227.13
9/1/2023	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Slips LF	72	\$ 1,525.50	\$21.19	\$254.25
9/1/2023	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Guest Slip	40	\$ 2,129.17	\$53.23	\$638.75
9/1/2023	Bainbridge Island	8056-000-000-0006	www.winslowwharf.com	Winslow Wharf	A	Guest Slip	50	\$ 2,661.49	\$53.23	\$638.76
1/3/2024	Port Orchard	4623-000-001-0008	https://yachtfishmarine.com/	Yachtfish	C	Slips LF	50	\$ 475.00	\$9.50	\$114.00
1/11/2024	Poulsbo	232601-3-075-2002	libertybaymarina.com	Liberty Bay Marina	C	Slips LF	40	\$ 433.00	\$10.83	\$129.90
1/11/2024	Poulsbo	232601-3-075-2002	libertybaymarina.com	Liberty Bay Marina	C	Slips LF	48	\$ 514.60	\$10.72	\$128.65
1/11/2024	Poulsbo	232601-3-075-2002	libertybaymarina.com	Liberty Bay Marina	C	Slips LF	58	\$ 616.60	\$10.63	\$127.57
1/11/2024	Poulsbo	232601-3-075-2002	libertybaymarina.com	Liberty Bay Marina	C	Side LF	40	\$ 408.00	\$10.20	\$122.40
1/9/2024	Port Orchard	342401-2-036-2001	reader board at marina	Suldan's	D	Slips LF	50	\$ 375.00	\$7.50	\$90.00
1/3/2024	Seabeck	202501-4-003-1003	olympicviewmarina.com	Seabeck/Olympic View Marina	D	Side LF		no rates		
1/3/2024	Port Orchard	4650-004-001-0105	madronamarinas.com	Sinclair Marina	C	Slips LF		no rates		
1/2/2024	Hansville	192802-1-017-2000	www.driftwoodkey.org	Driftwood Keys	E	Slips LF	30	\$ 112.50	\$3.75	\$45.00
1/2/2024	Hansville	192802-1-017-2000	www.driftwoodkey.org	Driftwood Keys	E	Slips LF	40	\$ 149.92	\$3.75	\$44.98
1/11/2024	Bainbridge Island	352502-2-086-2007	www.bimarina.com	Bainbridge Island Marina & Yacht Club	C	Slips LF		no rates		
1/11/2024	Bainbridge Island	4165-002-001-0107	www.eagledalemoorings.com	Eagledale Marina	B	Slips LF	36	no rates		
1/11/2024	Bainbridge Island	4165-002-001-0107	www.eagledalemoorings.com	Eagledale Marina	B	Slips LF	36	no rates		
1/11/2024	Bainbridge Island	4165-002-001-0107	www.eagledalemoorings.com	Eagledale Marina	B	Slips LF	40	no rates		
1/11/2024	Bainbridge Island	4165-002-001-0107	www.eagledalemoorings.com	Eagledale Marina	B	Slips LF	45	no rates		
1/11/2024	Bainbridge Island	4165-002-001-0107	www.eagledalemoorings.com	Eagledale Marina	B	Covered	35	no rates		
1/11/2024	Bainbridge Island	4165-002-001-0107	www.eagledalemoorings.com	Eagledale Marina	B	Covered	37	no rates		
1/11/2024	Bainbridge Island	342502-1-067-2102	www.williamsonlandingmarina.org	Williamson Landing Marina	B	Slips LF		no rates		
1/17/2024	Bainbridge Island	342502-1-067-2102	seattle.craigslis.org	Williamson Landing Marina	B	Slips LF	40	\$ 625.00	\$15.63	\$187.50
1/17/2024	Port Orchard	4058-001-001-0000	seattle.craigslis.org	Port Orchard Yacht Club	C	Boathouse moorage	40	\$ 300.00	\$7.50	\$90.00

min \$ 112.50 \$ 3.75 \$ 44.98  
max \$ 2,661.49 \$ 53.23 \$ 638.76

## Local Public Marinas

Info Date	Nbhd	PARCEL	SOURCE	UNIT NAME	RC	OCC	LF	Mo Rent	LF/Mo	PG/LF/YR
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	36	\$352.92	\$9.80	\$117.64
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	38	\$378.84	\$9.97	\$119.63
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	40	\$405.49	\$10.14	\$121.65
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	42	\$432.88	\$10.31	\$123.68
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	44	\$461.00	\$10.48	\$125.73
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina		Slips LF	46	\$489.84	\$10.65	\$127.78

7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina	Slips LF	48	\$519.43	\$10.82	\$129.86
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina	Slips LF	50	\$549.75	\$11.00	\$131.94
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina	Slips LF	52	\$580.78	\$11.17	\$134.03
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina	Slips LF	54	\$612.56	\$11.34	\$136.12
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina	Slips LF	56	\$645.07	\$11.52	\$138.23
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina	Slips LF	58	\$678.30	\$11.69	\$140.34
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina	Slips LF	60	\$712.28	\$11.87	\$142.46
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina	Guest Slip	36	\$1,500.00	\$41.67	\$500.00
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina	Guest Slip	38	\$1,500.00	\$39.47	\$473.68
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina	Guest Slip	40	\$1,500.00	\$37.50	\$450.00
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina	Guest Side	36	\$1,200.00	\$33.33	\$400.00
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina	Guest Slip	38	\$1,200.00	\$31.58	\$378.95
7/1/2023	Bremerton		portofbremerton.org	Port of Bremerton - Bremerton Marina	Guest Slip	40	\$1,200.00	\$30.00	\$360.00
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Side Tie	20	\$220.00	\$11.00	\$132.00
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Side Tie	24	\$264.00	\$11.00	\$132.00
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Side Tie	28	\$308.00	\$11.00	\$132.00
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Side Tie	32	\$352.00	\$11.00	\$132.00
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Side Tie	36	\$396.00	\$11.00	\$132.00
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Side Tie	40	\$440.00	\$11.00	\$132.00
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Side Tie	42	\$462.00	\$11.00	\$132.00
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Side Tie	50	\$550.00	\$11.00	\$132.00
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Side Tie	60	\$660.00	\$11.00	\$132.00
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	20	\$128.16	\$6.41	\$76.90
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	24	\$167.03	\$6.96	\$83.52
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	28	\$215.91	\$7.71	\$92.53
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	32	\$267.41	\$8.36	\$100.28
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	36	\$307.89	\$8.55	\$102.63
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	40	\$350.29	\$8.76	\$105.09
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	42	\$377.15	\$8.98	\$107.76
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	50	\$467.75	\$9.36	\$112.26
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Slips LF	60	\$562.85	\$9.38	\$112.57
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Covered	28	\$250.62	\$8.95	\$107.41
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Covered	32	\$322.82	\$10.09	\$121.06
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Covered	36	\$410.63	\$11.41	\$136.88
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Covered	42	\$518.51	\$12.35	\$148.15
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Covered	52	\$715.96	\$13.77	\$165.22
7/1/2023	Port Orchard		portofbremerton.org	Port of Bremerton - Port Orchard Marina	Guest Slip	40	\$1,500.00	\$37.50	\$450.00
1/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Guest Slip	40	\$3,345.83	\$83.65	\$1,003.75
1/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Guest Slip	40	\$1,666.83	\$41.67	\$500.05
1/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	25	\$232.50	\$9.30	\$111.60
1/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	26	\$245.18	\$9.43	\$113.16
1/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	28	\$270.20	\$9.65	\$115.80
1/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	32	\$308.80	\$9.65	\$115.80
1/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	34	\$334.22	\$9.83	\$117.96
1/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	40	\$400.00	\$10.00	\$120.00
1/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	45	\$457.65	\$10.17	\$122.04
1/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	52	\$538.72	\$10.36	\$124.32
1/11/2024	Poulsbo		portofpoulsbo.com	Port of Poulsbo	Slips LF	56	\$589.68	\$10.53	\$126.36
1/11/2024	Brownsville		portofbrownsville.org	Port of Brownsville	Slips LF	24	\$202.08	\$8.42	\$101.04
1/11/2024	Brownsville		portofbrownsville.org	Port of Brownsville	Slips LF	30	\$260.40	\$8.68	\$104.16
1/11/2024	Brownsville		portofbrownsville.org	Port of Brownsville	Slips LF	34	\$303.62	\$8.93	\$107.16
1/11/2024	Brownsville		portofbrownsville.org	Port of Brownsville	Slips LF	38	\$349.22	\$9.19	\$110.28
1/11/2024	Brownsville		portofbrownsville.org	Port of Brownsville	Slips LF	40	\$378.00	\$9.45	\$113.40
1/11/2024	Brownsville		portofbrownsville.org	Port of Brownsville	Slips LF	45	\$436.05	\$9.69	\$116.28
1/11/2024	Brownsville		portofbrownsville.org	Port of Brownsville	Guest Slip	40	\$2,777.04	\$69.43	\$833.11
1/11/2024	Kingston		portofkingston.org	Port of Kingston	Guest Slip	40	\$3,650.00	\$91.25	\$1,095.00
1/11/2024	Kingston		portofkingston.org	Port of Kingston	Guest Slip	40	\$1,825.00	\$45.63	\$547.50
1/11/2024	Kingston		portofkingston.org	Port of Kingston	Guest Slip	40	\$3,528.33	\$88.21	\$1,058.50
1/11/2024	Kingston		portofkingston.org	Port of Kingston	Guest Slip	40	\$1,764.17	\$44.10	\$529.25
1/11/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	24	\$265.13	\$11.05	\$132.57
1/11/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	28	\$331.12	\$11.83	\$141.91
1/11/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	32	\$393.22	\$12.29	\$147.46
1/11/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	36	\$444.82	\$12.36	\$148.27
1/11/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	40	\$498.75	\$12.47	\$149.63
1/11/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	45	\$591.06	\$13.13	\$157.62
1/11/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	50	\$665.76	\$13.32	\$159.78
1/11/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	56	\$775.35	\$13.85	\$166.15
1/11/2024	Kingston		portofkingston.org	Port of Kingston	Slips LF	60	\$853.07	\$14.22	\$170.61
1/11/2024	Kingston		portofkingston.org	Port of Kingston	Covered	32	\$552.46	\$17.26	\$207.17
1/11/2024	Kingston		portofkingston.org	Port of Kingston	Covered	36	\$626.40	\$17.40	\$208.80
1/11/2024	Kingston		portofkingston.org	Port of Kingston	Covered	40	\$701.86	\$17.55	\$210.56
1/11/2024	Kingston		portofkingston.org	Port of Kingston	Covered	50	\$922.47	\$18.45	\$221.39

min \$ 128.16 \$ 6.41 \$ 76.90  
max \$ 3,650.00 \$91.25 \$ 1,095.00



**Tax Year 2025  
Marina Sales  
Sales from 01/01/2019 to 12/31/2023**

**Kitsap County Sales**

No.	City	Account Number	Units (LF)	Units # Slips /Side Ties	Excise	VC	Sale Date	Sale Price	Price \$/LF	\$ per Slip/Side Tie	Assessed Value	Sale Ratio
1	Port Orchard	4650-004-001-0006 4650-004-001-0105	2,727	71	2022EX08765	W	11/29/2022	\$3,500,000	\$1,283.46	\$49,295.77	\$1,481,560	42%
2	Port Orchard	342401-2-018-2003 342401-2-036-2001	2,983	75	2020EX05072	M	7/29/2020	\$550,000	\$184.38	\$7,333.33	\$1,634,500	297%

**Sale Listings**

No.	City	Account Number	Units (LF)	Units # Slips /Side Ties	Excise	VC	Source	Sale Price	Price \$/LF	\$ per Slip/Side Tie	Assessed Value	Sale Ratio
1	Bainbridge Island	272502-4-136-2003 342502-1-096-2008	2,178	58	Listing		CBA 38576447 Includes Harbour Pub.	\$6,000,000	\$2,754.82	\$103,448.28	\$6,559,318	109%