



Kitsap County Assessor

Documentation for Countywide Model

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

Property Type: Office - General Office, Medical Office, and Banks

Updated 5/7/2024 by CM10

Area Overview

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

Kitsap County has 691 accounts where office is the predominant use. The income approach was applied to 637 accounts, 327 general offices, 137 medical offices, and 49 banks. Twenty-six of the office accounts are located on residential land and are valued with the cost approach, an additional 28 on commercial land use the cost approach. The model is also applied to properties with mixed uses where the predominant use is not office. The cost approach is used on accounts located on residential land, new construction, or projects undergoing remodel and/or demolition.

Property Type Overview

An office building is used primarily for administration, clerical work, consulting, or other client services not related to retail. Office buildings can be single tenant, multiple tenant, and are a variety of sizes.

Land to Building Ratio: The national land to building ratio for this property type is 4-5:1. The countywide land to building ratio for this property type is: use national ratio.

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: East Bremerton near the old Harrison Hospital continues to experience excess vacancy.

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

Market/Sales Comparison Approach Data and Analysis

Sales: Range of Sale Dates: 1/1/2019 to 12/31/2023. A total of 58 local sales, and 0 regional sales, and

Property type: Office - General Office, Medical Office, and Banks (continued)

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 \$49.55 to \$717.31 per square 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 16% of the market. Typical reported rents had a range of \$1.29 to \$184.88. We selected \$6.85 to \$51.06 for our model.

Vacancy Data: Typical reported vacancy had a range of 0% to 100%. We selected 5% to 20% for our model.

Expense Data: Typical reported expense had a range of 0% to 78%. We selected 30% to 40% for our model.

Capitalization Rate (Cap) Data: Typical sale cap rates ranged from 0% to 0%. We selected 5% to 9.1% for our model.

Income Model Value Range: The income approach calculates a range of values from \$41.11 to \$599.5 per square foot.

Final Ratio Analysis: Analysis of 58 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

Commercial Brokers Association - www.commercialmls.com

Kitsap County Assessor

Tax Year: 2025

Property Type: Office

Neighborhood: 84011XX,94011XX

	Office	Med	Bank	CondoSmOfc	Condo Ofc	OfficeUpper
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Class A

Rent	32.25	36.95	31.75		33.00	
Vac %	7.00	5.00	5.00		5.00	
Exp %	30.00	26.00	26.00		26.00	
Cap Rate	6.50	6.50	7.00		7.65	
Market	0.01	0.01	0.01		0.01	

Class B

Rent	25.90	34.65	31.75		30.50	
Vac %	10.00	5.00	7.00		7.00	
Exp %	31.00	28.00	28.00		28.00	
Cap Rate	6.500	6.750	7.250		7.650	
Market	0.01	0.01	0.01		0.01	

Class C

Rent	20.65	30.50	28.15			
Vac %	15.00	5.00	7.00			
Exp %	32.00	28.00	28.00			
Cap Rate	7.00	7.00	7.50			
Market	0.01	0.01	0.01			

Class D

Rent	13.85	23.65	21.20			
Vac %	15.00	12.00	12.00			
Exp %	32.00	30.00	30.00			
Cap Rate	7.50	7.25	7.75			
Market	0.01	0.01	0.01			

Class E

Rent	10.65	13.60	13.10			
Vac %	20.00	12.00	12.00			
Exp %	35.00	32.00	35.00			
Cap Rate	7.75	7.50	7.75			
Market	0.01	0.01	0.01			

Kitsap County Assessor

Tax Year: 2025

Property Type: Office

Neighborhood: 84002XX, 84003XX
94002XX, 94003XX

Office	Med	Bank	CondoSmOfc	Condo Ofc	OfficeUpper
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Class A

Rent	31.65	32.85	32.00		33.00	
Vac %	5.00	5.00	5.00		5.00	
Exp %	30.00	30.00	30.00		26.00	
Cap Rate	6.75	7.00	7.00		7.65	
Market	0.01	0.01	0.01		0.01	

Class B

Rent	26.10	29.25	29.25		30.50	
Vac %	10.00	7.00	7.00		7.00	
Exp %	31.00	31.00	31.00		28.00	
Cap Rate	6.750	7.000	7.000		7.650	
Market	0.01	0.01	0.01		0.01	

Class C

Rent	20.75	26.65	26.65		25.00	
Vac %	10.00	10.00	10.00		10.00	
Exp %	32.00	32.00	32.00		30.00	
Cap Rate	7.25	7.25	7.25		8.00	
Market	0.01	0.01	0.01		0.01	

Class D

Rent	13.15	18.60	18.60		17.00	
Vac %	15.00	12.00	12.00		12.00	
Exp %	32.00	35.00	35.00		35.00	
Cap Rate	7.25	7.25	7.25		8.00	
Market	0.01	0.01	0.01		0.01	

Class E

Rent	10.45	12.25	12.25		12.00	
Vac %	20.00	15.00	15.00		15.00	
Exp %	35.00	35.00	35.00		35.00	
Cap Rate	8.00	8.00	8.00		8.50	
Market	0.01	0.01	0.01		0.01	

KITSAP COUNTY ASSESSOR
Tax Year 2025
Poulsbo and North Kitsap West: General Office, Medical Office, and Banks
Sales from 1/01/2019 to 12/31/2023

Year
2022 0%
2019 1%
2020 1%
2021 0%

- 506 Office Condo
- 507 Medical Condo
- 651 Medical/Dental Offices
- 690 Misc. Services
- 691 Churches
- 822 Veterinarian Services

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	VC	RC	Sale Date	Sale Price	PP	Adjusted Price	Adj Price/Unit	Trended Price	Trended Price/Unit	Model Value	Other Values	Assessed Value	Trended Ratio
1	8400202	690	142601-4-077-2009	Powder Hill - Olympic Resources	1.01	12,185	2021EX01992	V	B	3/22/2021	\$ 2,800,000	\$ -	\$ 2,800,000	\$ 229.79	\$ 2,800,000	\$ 229.79	\$2,925,862.20		\$ 2,925,862	104%
2	8400207	690	102601-3-026-2007	Geodesic dome office Finn Hill	1.02	2,623 1,287	2021EX03008	V	D E	4/20/2021	\$ 365,000	\$ -	\$ 365,000	\$ 93.35	\$ 365,000	\$ 93.35	\$ 274,988.08 \$ 87,419.48		\$ 362,408	99%
3	8400204	690	4366-009-028-0009	Lanco Building	0.4	4,300 5,332	2022EX03593	V	C D	5/11/2022	\$ 1,365,000	\$ -	\$ 1,365,000	\$ 141.72	\$ 1,365,000	\$ 141.72	\$ 753,182.07 \$ 558,992.17		\$ 1,312,160	96%
4	8400202	690	232601-1-059-2006	Better Homes & Gardens RE McKenzie	0.12	1,088 1,088	2022EX06087	V	B C	8/12/2022	\$ 450,000	\$ -	\$ 450,000	\$ 206.80	\$ 450,000	\$ 206.80	\$ 261,250.56 \$ 190,572.58		\$ 451,810	100%
5	8400202	690	142601-4-079-2007	Powder Hill - Masterworks	0.42	20,312	2022EX08356	V	B	11/15/2022	\$ 5,525,000	\$ -	\$ 5,525,000	\$ 272.01	\$ 5,525,000	\$ 272.01	\$4,877,317.44		\$ 4,877,320	88%
6	8400201	690	4230-002-009-0001	Office/Retail Front Street	0.19	5,689	2023EX02895	V	B	6/2/2023	\$ 1,265,000	\$ -	\$ 1,265,000	\$ 222.36	\$ 1,265,000	\$ 222.36	\$1,366,042.68	\$(244,551.00)	\$ 1,121,492	89%
7	8400201	690	4230-002-014-0103	Cornerstone Home Lending	0.18	3,300	2023EX06968	V	B	12/12/2023	\$ 800,000	\$ -	\$ 800,000	\$ 242.42	\$ 800,000	\$ 242.42	\$ 792,396.00		\$ 792,396	99%
8	8400202	591	232601-1-028-2004	New life office	0.881	8,075	2023EX6354	V	C	11/9/2023	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 185.76	\$ 1,500,000	\$ 185.76	\$1,414,405.86	\$ 61,320.00	\$ 1,475,726	98%

Count 8.00
 Median 0.99
 Mean 0.97
 AAD 0.04
 COD 4.03

Year
2022 0%
2019 0%
2020 0%
2021 0%

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	VC	RC	Sale Date	Sale Price	PP	Adjusted Price	Adj Price/Unit	Trended Price	Trended Price/Unit	Model Value	Other Values	Assessed Value	Trended Ratio
7	8400202	506	8190-000-003-0000	D & H Office Condominium - Unit 3	0	1,533	2019EX02848	V	C	3/4/2019	\$ 375,000	\$ -	\$ 375,000	\$ 244.62	\$ 375,000	\$ 244.62	\$ 301,809.38		\$ 301,809	80%
8	8400202	506	8194-000-200-0007	Fernwood Condominium - Ste 200	0	546	2020EX06059	V	B	8/28/2020	\$ 215,000	\$ -	\$ 215,000	\$ 393.77	\$ 215,000	\$ 393.77	\$ 145,762.73		\$ 145,763	68%

Count 2.00
 Median 0.74
 Mean 0.74
 AAD 0.06
 COD 8.56

Year
2022 0%
2019 0%
2020 0%
2021 0%

822,651

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	VC	RC	Sale Date	Sale Price	PP	Adjusted Price	Adj Price/Unit	Trended Price	Trended Price/Unit	Model Value	Other Values	Assessed Value	Trended Ratio
1	8400203	822	152601-1-047-2001	Dr. Zimmers & Dr. Burgess Building	0.64	2346	2019EX04733	V	B	7/11/2019	\$ 1,041,000	\$ -	\$ 1,041,000	\$ 443.73	\$ 1,041,000	\$ 443.73	\$ 629,053.93		\$ 685,830	65.88%
2	8400202	651	142601-4-067-2001	Indigo Urgent Care	0.63	6600	2023EX06282	V	A	10/31/2023	\$2,070,000.00	0	\$2,070,000.00	\$ 313.64	\$ 2,070,000	\$ 313.64	\$2,069,696.00		\$ 2,069,690	99.50%
3	8400204	822	142501-3-021-2009	Vet on Central Valley	1.1	4800	2023EX06355	V	C	11/7/2023	\$1,150,000.00	0	\$1,150,000.00	\$ 239.58	\$ 1,150,000	\$ 239.58	\$1,079,821.24		\$ 1,079,820	93.90%

Count 3.00
 Median 0.94
 Mean 0.86
 AAD 0.04
 COD 3.98

Removed Sales

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	VC	Sale Date	Sale Price	Notes
1	8400202	651	142601-2-034-2005	NK Med Center Bld C	0.51	8136	2018EX00812	M	1/30/2018	\$ 700,000	Not listed, foreclosure sale
2	8400202	690	142601-2-060-2002	Liberty Bank	0.85	9581	2018EX05021	3	6/26/2018	\$ 510,000	Partial Interest - New building after sale
3	9400203	509	8508-000-000-0109	Viking Park MHP and 1 SFR	14.25		2019EX00013	V	12/13/2018	\$ 8,300,000	Multiple income streams
4	8400207	690	102601-3-057-2009	Unit A & B Prof Offices	1.43	1840	2019EX01088	4	2/6/2019	\$ 1,500	Right of Way
5	8400202	651	142601-4-067-2001	Indigo Urgent Care/Occupational Med	0.63	6600	2019EX09762	V	11/6/2019	\$ 900,000	Condition issues at time of purchase, % complete
6	8400202	690	142601-3-065-2005	The Computer Manager (TCM)	1.08	4800	2020EX02809	3	5/7/2020	\$ 707,000	Cad action after sale, this account inactive
7	8400202	690	142601-2-060-2002	Liberty Bank	0.85	9581	2020EX03275	M	5/26/2020	\$ 670,000	Includes approved plans for new 9,254sf bank
8	8400207	506	8536-000-003-0003	Inn Hill Business Park Condo - Masonic Lodge	0.1	3,950	2020EX09463	V	12/11/2020	\$ 609,000	Remodel after sale
9	8400202	591	232601-1-039-2001	Maki Office Building & Curvy QT	0.47	6260	2021EX00435	V	1/12/2021	\$ 622,000	Remodel after sale
10	96	690	102601-1-002-2009	City of Poulsbo	7.41	8594	2021EX01508	W	3/3/2021	\$ 2,700,000	Publicly owned
11	8400203	690	152601-1-095-2002	Lindvog Bldg - Sound Naturopathic	0.5	5928	2021EX08395	M	9/27/2021	\$ 1,190,000	Repairs since purchase
12	9400207	822	172602-2-003-2008	Equine Vet Hospital Lincoln Rd	4.55	3424	2021EX09354	V	10/19/2021	\$ 650,000	Cost approach
13	8400202	690	142601-3-149-2005	Little Ducklings Childcare/Preschool	0.44	4800	2021EX10786	M	12/6/2021	\$ 815,000	Not listed
14	8400202	690	142601-3-096-2008 142601-3-096-2107	Creekside Office Center-142601-3-095-2009 Creekside Office Center-Exempt pln	2.51	44,446	2022EX00183	D	12/15/2021	\$ 17,300,000	New construction not yet assessed, sold with 142601-3-095-2009 associated parking
15	8400202	506	8194-000-210-0005	Fernwood Condominium - Ste 210	0	2250	2022EX00124	M	1/3/2022	\$ 1,155,000	Purchased by tenant
16	8400202	690	232601-1-067-2006	NK Vet Clinic	0.28	896	2023EX05184	V	9/15/2023	\$ 350,000	Converted SFR
17	8400207	506	8190-000-001-0002	Entire 8190 Condo	0.101	7082	2023EX04481	V	8/15/2023	\$ 1,240,000	Peninsula comm. Bought entire condo association
18	8400207	506	8536-000-002-0004	Unit B Two story office/whse	0.1	8000	2023EX00421	V	1/24/2023	\$ 953,610	Estate sale tenant buy out
19	8400203	591	152601-4-082-2001	Olympic Dome Building Fronting Viking Way	0.32	6925	2023EX04132	3	7/28/2023	\$ 450,000	Partial Interest

Kitsap County Assessor

Tax Year: 2025

Property Type: Office

Neighborhood: 840230X, 940230X

	Office	Med	Bank	CondoSmOfc	Condo Ofc	OfficeUpper
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Class A

Rent	31.72	33.09	33.30		27.00	
Vac %	7.00	7.00	7.00		7.00	
Exp %	35.00	32.00	32.00		30.00	
Cap Rate	7.50	7.90	7.95		8.00	
Market	0.01	0.01	0.01		0.01	

Class B

Rent	24.43	29.72	28.59		21.00	
Vac %	10.00	10.00	10.00		10.00	
Exp %	35.00	35.00	32.00		31.00	
Cap Rate	7.750	7.900	7.950		8.300	
Market	0.01	0.01	0.01		0.01	

Class C

Rent	19.24	22.84	22.84		17.00	
Vac %	15.00	10.00	10.00		15.00	
Exp %	36.00	35.00	35.00		32.00	
Cap Rate	7.75	8.10	8.10		8.60	
Market	0.01	0.01	0.01		0.01	

Class D

Rent	13.11	19.01	19.01		11.00	
Vac %	20.00	15.00	15.00		20.00	
Exp %	36.00	38.00	38.00		32.00	
Cap Rate	8.50	8.35	8.35		8.80	
Market	0.01	0.01	0.01		0.01	

Class E

Rent	10.24	12.18	12.18		8.50	
Vac %	20.00	20.00	20.00		20.00	
Exp %	40.00	38.00	38.00		35.00	
Cap Rate	8.50	8.75	8.75		9.10	
Market	0.01	0.01	0.01		0.01	

KITSAP COUNTY ASSESSOR
Tax Year 2025
Port Orchard and South Kitsap: General Office, Medical Office, and Banks
Sales from 1/01/2019 to 12/31/2023

506 Office Condo
507 Medical Condo
651 Medical/Dental Offices
690 Misc. Services
691 Churches
822 Veterinarian Services

Year Trend
2022 0%
2019 0%
2020 0%
2021 0%

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	Valid	Sale Date	Sale Price	PP	Adjusted Price	Adj Price/Unit	Trended Price	Trended Price/Unit	Assessed Value	Trended Ratio
1	9402390	690	4625-000-001-0006	Magnolia Professional Plaza	0.7	2972	2021EX01238	V	2/18/2021	\$ 640,000	0	\$ 640,000	215.34	\$ 640,000	\$ 215	\$ 654,080	102%
2	8402307	690	362401-3-003-2006	Norm Olson Survey	0.48	3240	2021EX02189	V	3/22/2021	\$ 500,000	0	\$ 500,000	154.32	\$ 500,000	\$ 154	\$ 479,210	96%
3	8402307	690	302402-4-197-2005	Lyman Office Bldg	0.5	8756	2021EX11185	V	12/20/2021	\$ 800,000	0	\$ 800,000	91.37	\$ 800,000	\$ 91	\$ 792,270	99%
4	8402307	690	4526-000-011-1309	First Lutheran Church of Port Orchard Office Space Kitsap Mental Health	0.82	4092	2022EX00801	X	2/3/2022	\$ 753,250	0	\$ 753,250	184.08	\$ 753,250	\$ 184	\$ 675,000	90%

Count 4.00
Median 97%
Mean 97%
AAD 0.04
COD 4.05

Year Trend
2022 0%
2019 6%
2020 0%
2021 0%

No change

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	Valid	Sale Date	Sale Price	PP	Adjusted Price	Adj Price/Unit	Trended Price	Trended Price/Unit	Assessed Value	Trended Ratio
5	8402307	651	342401-4-046-2005	Medical Offices on Pottery	0.49	10209	2019EX06656	V	9/11/2019	\$ 1,600,000	\$ -	\$ 1,600,000	156.72	\$ 1,917,984	\$ 187.87	\$ 1,723,160	90%
6	8402307	822	022301-1-013-2009	Dr. Oien w/ K-9 train & Pet Resort	0.88	11168	2020EX05022	V	7/28/2020	\$ 1,400,000	\$ -	\$ 1,400,000	125.36	\$ 1,400,000	\$ 125.36	\$ 1,563,870	112%
7	8402307	651	342401-4-087-2005	Pottery Prof Center / Holly Park Prof	1.12	10422	2020EX07916	V	10/21/2020	\$ 2,800,000	\$ -	\$ 2,800,000	268.66	\$ 2,800,000	\$ 268.66	\$ 2,367,780	85%

Count 3.00
Median 90%
Mean 95%
AAD 0.09
COD 10.07

Year Trend
2022 0%
2019 8%
2020 0%
2021 28%

No change

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	Valid	Sale Date	Sale Price	PP	Adjusted Price	Adj Price/Unit	Trended Price	Trended Price/Unit	Assessed Value	Trended Ratio
8	8402307	591	4062-008-001-0009	591 Bethel Building w/contig lot 4062-007-011-0009	1.11	10004	2019EX05351	D	7/31/2019	\$ 710,000	0	\$ 710,000	70.97	\$ 904,676	\$ 90.43	\$ 893,010	99%
9	9402395	691	4053-005-002-0005	New Hope Church	0.12	10428	2021EX03192	X	4/27/2021	\$ 600,000	0	\$ 600,000	57.54	\$ 883,068	\$ 84.68	\$ 881,380	100%

Count 2.00
Median 99%
Mean 99%
AAD 0.01
COD 0.55

No change

Sales removed from analysis

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	Valid	Sale Date	Sale Price	Notes
1	8402306	690	4042-002-007-0001	WMP Office Bethel/Bay intersection w/4042-002-001-0007	1.08	1409	2018EX06029	D	7/25/2018	\$ 900,000	Not an economic unit, multiple income streams
2	8402307	690	362401-2-093-2009	South Kitsap Mall Centric Labs (Old bank bldg)	12.7	157974	2021EX03203	D	4/30/2021	\$ 9,400,000	Multiple income streams
3	8402306	690	4650-015-012-0108	Former court offices	0.09	2383	2021EX06315	V	7/26/2021	\$ 220,000	Sold vacant, cost approach
4	8402307	651	342401-4-086-2006	Lingenbrink Orthodontics	0.44	2901	2021EX08559	M	9/25/2021	\$ 1,000,000	Not listed, purchased by tenant
5	8402306		4650-011-001-0001	Kitsap Bank - Bay St w/012-001	0.57	15332	2021EX10658	M	12/8/2021	\$ 2,500,000	Not listed, purchased by the City of PO for Park extension. SVQB: Site determined by public process, not a market transaction. Future home of a new community center. Kitsap Bank will relocate next door.
6	8402307	822	4625-000-007-0208	Kitsap Veterinary Hospital	0.89	3243	2022EX00466	V	1/21/2022	\$ 1,250,000	Multiple income streams
7	8402305	690	4796-031-001-0004	Office w/Warehouse Bethel	0.75	6626	2022EX06060	V	8/8/2022	\$ 850,000	Multiple income streams
8	8402307	690	4062-008-003-0106	589 Bethel Bldg	0.41	4682	2022EX08745	M	11/29/2022	\$ 550,000	Not listed
	8402305	111	262401-3-005-2006	SFR converted to office	0.1	2112	2023EX02666	Q	18-May-23	200000	Converted SFR
	8402306	111	4650-006-007-0005	Kitsap Law Center - Converted SFR	0.41	5264	2023EX02778	V	24-May-23	850000	Converted SFR

Kitsap County Assessor

Tax Year: 2025

Property Type: Office

Neighborhood: 8100501, 9100521

	Office	Med	Bank	CondoSmOfc	Condo Ofc	OfficeUpper
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Class A

Rent	28.95	29.20	29.20			27.10
Vac %	10.00	10.00	10.00			70.00
Exp %	28.00	28.00	28.00			28.00
Cap Rate	6.75	7.85	7.85			7.95
Market	0.01	0.01	0.01			0.01

Class B

Rent	24.76	27.10	27.10			22.18
Vac %	15.00	10.00	10.00			70.00
Exp %	30.00	28.00	28.00			30.00
Cap Rate	7.000	7.950	7.950			8.000
Market	0.01	0.01	0.01			0.01

Class C

Rent	17.86	22.18	22.18			15.52
Vac %	15.00	15.00	15.00			70.00
Exp %	32.00	30.00	30.00			32.00
Cap Rate	7.25	8.00	8.00			8.00
Market	0.01	0.01	0.01			0.01

Class D

Rent	14.68	17.60	17.60			13.92
Vac %	15.00	15.00	15.00			70.00
Exp %	40.00	40.00	40.00			45.00
Cap Rate	7.50	8.00	8.00			8.25
Market	0.01	0.01	0.01			0.01

Class E

Rent	10.47	12.76	12.76			9.68
Vac %	15.00	15.00	15.00			70.00
Exp %	40.00	40.00	40.00			45.00
Cap Rate	8.00	8.25	8.25			8.50
Market	0.01	0.01	0.01			0.01

Kitsap County Assessor

Tax Year: 2025

Property Type: Office

Neighborhood: 8100502, 8100504, 8100506, 8100507, 91400541, 9100542, 9100543

Office	Med	Bank	CondoSmOfc	Condo Ofc	OfficeUpper
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Class A

Rent	27.89	27.66	27.66			
Vac %	10.00	10.00	10.00			
Exp %	28.00	28.00	28.00			
Cap Rate	6.50	7.25	7.25			
Market	0.01	0.01	0.01			

Class B

Rent	22.48	24.80	24.95			
Vac %	15.00	10.00	10.00			
Exp %	30.00	30.00	30.00			
Cap Rate	6.750	7.750	7.750			
Market	0.01	0.01	0.01			

Class C

Rent	17.86	20.22	20.22			
Vac %	20.00	15.00	15.00			
Exp %	32.00	30.00	30.00			
Cap Rate	7.25	7.75	7.75			
Market	0.01	0.01	0.01			

Class D

Rent	13.55	14.16	14.16			
Vac %	20.00	15.00	15.00			
Exp %	35.00	32.00	32.00			
Cap Rate	7.50	7.75	7.75			
Market	0.01	0.01	0.01			

Class E

Rent	9.52	10.75	10.75			
Vac %	15.00	15.00	15.00			
Exp %	40.00	35.00	35.00			
Cap Rate	7.75	8.00	8.00			
Market	0.01	0.01	0.01			

Kitsap County Assessor

Tax Year: 2025

Property Type: Office

Neighborhood: 8401508,8401509

	Office	Med	Bank	CondoSmOfc	Condo Ofc	OfficeUpper
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Class A

Rent	29.35	30.85	30.85			
Vac %	7.00	10.00	10.00			
Exp %	30.00	30.00	30.00			
Cap Rate	6.25	7.00	7.00			
Market	0.01	0.01	0.01			

Class B

Rent	23.25	27.75	27.75			
Vac %	10.00	7.00	7.00			
Exp %	31.00	31.00	31.00			
Cap Rate	6.500	7.000	7.000			
Market	0.01	0.01	0.01			

Class C

Rent	19.20	21.60	21.60			
Vac %	15.00	10.00	10.00			
Exp %	32.00	32.00	32.00			
Cap Rate	6.75	7.25	7.25			
Market	0.01	0.01	0.01			

Class D

Rent	12.50	17.55	17.55			
Vac %	20.00	15.00	15.00			
Exp %	32.00	32.00	32.00			
Cap Rate	7.50	7.50	7.50			
Market	0.01	0.01	0.01			

Class E

Rent	10.75	11.75	11.75			
Vac %	20.00	20.00	20.00			
Exp %	35.00	35.00	35.00			
Cap Rate	8.00	8.00	8.00			
Market	0.01	0.01	0.01			

Kitsap County Assessor

Tax Year: 2025

Property Type: Office

Neighborhood: 8100505

	Office	Med	Bank	CondoSmOfc	Condo Ofc	OfficeUpper
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Class A

Rent	20.90	22.85	22.85			
Vac %	10.00	10.00	10.00			
Exp %	28.00	28.00	28.00			
Cap Rate	7.95	7.95	7.95			
Market	0.01	0.01	0.01			

Class B

Rent	17.10	20.90	20.90			
Vac %	15.00	10.00	10.00			
Exp %	30.00	28.00	28.00			
Cap Rate	8.000	7.950	7.950			
Market	0.01	0.01	0.01			

Class C

Rent	11.95	17.10	17.10			
Vac %	15.00	15.00	15.00			
Exp %	32.00	30.00	30.00			
Cap Rate	8.00	8.00	8.00			
Market	0.01	0.01	0.01			

Class D

Rent	9.10	11.95	11.95			
Vac %	15.00	15.00	15.00			
Exp %	35.00	32.00	32.00			
Cap Rate	8.25	8.00	8.00			
Market	0.01	0.01	0.01			

Class E

Rent	6.85	9.10	9.10			
Vac %	15.00	15.00	15.00			
Exp %	40.00	35.00	35.00			
Cap Rate	8.50	8.25	8.25			
Market	0.01	0.01	0.01			

Kitsap County Assessor

Tax Year: 2025

Property Type: Office

Neighborhood: 8100510

	Office	Med	Bank	CondoSmOfc	Condo Ofc	OfficeUpper
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Class A

Rent	27.33	28.56	28.56			
Vac %	10.00	10.00	10.00			
Exp %	30.00	28.00	28.00			
Cap Rate	6.75	7.50	7.50			
Market	0.01	0.01	0.01			

Class B

Rent	23.24	26.21	26.21			
Vac %	20.00	15.00	15.00			
Exp %	30.00	30.00	30.00			
Cap Rate	7.000	7.750	7.750			
Market	0.01	0.01	0.01			

Class C

Rent	17.86	21.39	21.39			
Vac %	20.00	20.00	20.00			
Exp %	32.00	30.00	30.00			
Cap Rate	7.25	7.75	7.75			
Market	0.01	0.01	0.01			

Class D

Rent	13.05	15.12	15.12			
Vac %	20.00	20.00	20.00			
Exp %	35.00	32.00	32.00			
Cap Rate	7.25	7.75	7.75			
Market	0.01	0.01	0.01			

Class E

Rent	9.91	11.76	11.76			
Vac %	20.00	20.00	20.00			
Exp %	40.00	35.00	35.00			
Cap Rate	7.50	8.25	8.25			
Market	0.01	0.01	0.01			

KITSAP COUNTY ASSESSOR
Tax Year 2024
Bremerton and Central Kitsap East: General Office, Medical Office, and Banks
Sales from 1/23/2019 to 12/31/2023

Model		Changes		Year	Trend
506 Office Condo	Model 1		NO CHANGE		
507 Medical Condo	Model 2		NO CHANGE		
651 Medical/Dental Offices	Model 3		NO CHANGE	2022	0%
690 Misc. Services	Model 4		NO CHANGE	2019	3%
691 Churches	Model 5		NO CHANGE	2020	0%
				2022	

No.	Nbrhd	Class	Parcel No.	Project Name	Aeres	Units	Excise	Valid	Sale Date	Sale Price	PP	Adjusted Price	Adj Price/Unit	Trended Price	Trended Price/Unit	Assessed Value	Trended Ratio
1	8100502	690	212401-1-035-2009	DSHS Building	4.63	30,160	2019EX06966	V	9/26/2019	\$ 5,500,000	\$ -	\$ 5,500,000	\$ 182.36	\$6,204,753	\$ 205.73	\$ 5,976,420	96%
2	8100505	690	3967-002-008-0003	Office corner of Wheaton wy	0.36	4,137	2021EX06093	V	7/28/2021	\$ 205,000	\$ -	\$ 205,000	\$ 49.55	\$305,000	\$ 49.55	\$ 214,300	105%
3	8100501	690	3718-016-010-0001	Carpenters Bldg Local No. 1597	0.19	9,600	2021EX10804	V	12/8/2021	\$ 625,000	\$ -	\$ 625,000	\$ 65.10	\$625,000	\$ 65.10	\$97,370	96%
4	8100501	690	3718-008-001-0009	Bremerton Trust and Savings building	0.11	10,305	2022EX02653	V	4/11/2022	\$ 1,200,000	\$ -	\$ 1,200,000	\$ 116.45	\$1,200,000	\$ 116.45	\$ 1,210,540	101%

Count 4.00
 Median 0.99
 Mean 0.99
 AAD 0.03
 COD 3.43

Year	Trend
2022	0%
2019	3%
2020	3%
2021	3%

No.	Nbrhd	Class	Parcel No.	Project Name	Aeres	Units	Excise	Valid	Sale Date	Sale Price	PP	Adjusted Price	Adj Price/Unit	Trended Price	Trended Price/Unit	Assessed Value	Trended Ratio
5	8100505	651	3966-003-001-1403	Kitsap Cardiology Consultants	0.74	10,479	2021EX08857	V	10/7/2021	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 143.14	\$1,555,726	\$ 148.46	\$ 1,556,470	100%
6	8100502	651	3783-002-009-0004	Adele & Kitsap Way - Clinic	0.98	5,856	2022EX01321	V	2/18/2022	\$ 875,000	\$ -	\$ 875,000	\$ 149.42	\$875,000	\$ 149.42	\$63,250	99%
7	8100505	651	3967-006-001-0100	Olympic Professional Bldg	0.75	9,268	2022EX03759	X	7/11/2022	\$ 1,280,000	\$ -	\$ 1,280,000	\$ 138.11	\$1,280,000	\$ 138.11	\$ 1,197,840	94%
8	8100506	822	012401-2-144-2009	Wheaton Way Veterinarian Clinic	0.39	2,554	2022EX05613	V	7/22/2022	\$ 620,000	\$ -	\$ 620,000	\$ 242.76	\$620,000	\$ 242.76	\$14,880	83%
9	8100505	651	3965-000-155-0109	Olympic Veterinary Center	0.87	9,384	2022EX06021	W	8/3/2022	\$ 800,000	\$ -	\$ 800,000	\$ 85.25	\$800,000	\$ 85.25	\$ 829,010	104%

Count 5.00
 Median 0.99
 Mean 0.96
 AAD 0.05
 COD 5.26

Year	Trend
2022	0%
2019	0%
2020	0%
2021	0%

No.	Nbrhd	Class	Parcel No.	Project Name	Aeres	Units	Excise	Valid	Sale Date	Sale Price	PP	Adjusted Price	Adj Price/Unit	Trended Price	Trended Price/Unit	Assessed Value	Trended Ratio
10	8100501	611	3718-017-037-0008	Former Kitsap Bank W/lot 035	0.37	5,110	2021EX10343	D	11/24/2021	\$ 750,000	\$ -	\$ 750,000	\$ 146.77	\$750,000	\$ 146.77	\$ 688,670	92%

Count 1.00
 Median 0.92
 Mean 0.92
 AAD 0.00
 COD 0.00

Year	Trend
2022	0%
2019	0%
2020	0%
2021	0%

Sales removed from analysis

No.	Nbrhd	Class	Parcel No.	Project Name	Aeres	Units	Excise	Valid	Sale Date	Sale Price	Notes
11	8100505	651	3967-002-014-0104	Office Cherry Court	0.4	4,608	2019EX02494	M	4/22/2019	\$ 350,000	Interior demolished after sale
12	8100504	690	222401-2-073-2005	Office w/conting parking lot	0.25	4,808	2019EX05917	Q	8/2/2019	\$ 437,763	Quit Claim Deed
13	8100501	690	3718-018-001-0008	Wheaton Way Veterinary Center	1.03	57,328	2019EX06264	D	8/30/2019	\$ 2,525,000	Not an economic unit w/lot 018-008-00, 018-009-00, 018-032-00, 018-033-00, 017-011-00
4	8100505	509	8073-000-001-0004	Unit 1 in Harrison Dist	0	2,370	2019EX06682	M	9/12/2019	\$ 160,000	Purchased by contiguous owner, not listed
5	8100502	690	162401-4-057-2003	DAV	1.07	11,416	2019EX06888	M	9/16/2019	\$ 1,135,000	Seller to be tenant, Seller holds contract and special financing
7	8100507	591	122401-1-093-2009	Office/Multifamily on Perry Ave	0.39	2,400	2020EX00059	M	1/2/2020	\$ 210,000	Not listed, approached by purchaser
6	8100507	651	4510-000-001-0103	Amanda Mays Dentistry, Antex Labs	0.38	4,702	2020EX00060	M	1/2/2020	\$ 547,000	Not listed, long term tenant purchased
8	8100501	690	3718-016-017-0004	Marine Outfitting	0.18	5,728	2020EX00386	Q	1/21/2020	\$ 102,000	Quit Claim Deed
9	8100510	611	3734-009-014-0002	Wells Fargo - W Brem Drive thru	0.43	583	2020EX00758	M	2/7/2020	\$ 135,000	Purchased for future development, restriction on bank use.
10	9100541	690	3718-024-036-0005	Emmanuel Apostolic Church Bldg w/Re	0.28	920	2020EX00969	X	2/14/2020	\$ 760,000	BLA after sale
11	8100505	690	3976-028-004-0001	The Sun	0.51	9,214	2020EX04121	W	6/17/2020	\$ 820,000	Multiple income streams
12	8100501	690	3718-015-033-0006	The Sun	0.43	34,015	2020EX08759	D	11/30/2020	\$ 1,800,000	Four lot sale 3718-015-033-0006, 3718-017-013-0006, 3718-016-008-0005, 3718-016-009-0004
13	9100541	690	3743-002-027-0001	Olympic personnel services Warren av	0.17	1,726	2020EX09056	Q	11/30/2020	\$ 142,776	Quit Claim Deed
14	8100505	651	3967-002-021-0006	Medical office corner Wheaton & Cher	1.89	35,060	2020EX09531	D	12/9/2020	\$ 3,500,000	Not an economic unit, multiple income streams
15	8100506	651	122401-2-031-2002	The Visual Center	0.2	2,978	2021EX00527	M	1/21/2021	\$ 560,000	Special financing, purchase by tenant
16	8100506	690	3918-002-019-0000	Living Room Realty - Pitt & Harkins	0.04	4,183	2021EX02369	D	3/31/2021	\$ 625,000	Not an economic unit, multiple income streams
17	8100501	690	3738-001-002-0009	Vet Industries Office	0.18	6,025	2021EX04163	X	5/27/2021	\$ 504,000	Not an economic unit, demolished interior/replaced roof after sale
18	8100502	690	212401-1-107-2002	Snive Physical Therapy	0.55	3,916	2021EX04519	N	5/27/2021	\$ 590,000	Multiple income streams
19	8100505	651	3966-003-001-1304	Peninsula Medical Bldg	0.88	10,636	2021EX05790	X	6/30/2021	\$ 925,000	Improvements after sale
20	8100506	690	4575-000-001-0006	Sheridan Rd-Former Bank	0.44	2,160	2021EX05659	M	7/12/2021	\$ 220,000	Not listed, purchased by tenant from estate
21	8100502	690	162401-4-018-2001	Sound Excavation, Inc.	0.24	2,804	2021EX05804	V	7/15/2021	\$ 310,000	Office with cabin, blend cost
22	9100541	690	3724-000-009-0000	Office fronting 6th & SFR	0.1	2,100	2022EX05616	V	7/18/2022	\$ 252,000	Office building & SFR, multiple income streams
23	8401509	651	262501-2-033-2003	Master Orthodontics	0.74	5,619	2021EX08558	M	9/25/2021	\$ 1,550,000	Not listed, tenant purchased
24	8100505	690	3967-001-009-0103	Olympic Ambulance	1.15	12,048	2021EX08809	V	10/1/2021	\$ 2,533,000	Med office with duplex, multiple income streams
25	9100541	690	3779-001-029-0107	Kitsap Rescue Mission w/conting parkin	0.53	15,738	2021EX10302	W	1/18/2021	\$ 645,000	Sold with conting parking lot 3779-001-007-0004, all on cost approach
26	8100505	651	3967-001-012-0108	Westonall Medical Building	1.43	16,175	2021EX10997	M	2/16/2021	\$ 1,170,000	Building vacant, owner highly motivated to sell before losing
27	8100507	651	122401-1-127-2009	Peninsula Professional Bldg	0.94	5,804	2022EX00482	M	1/19/2022	\$ 975,000	Not listed, sold to tenant
28	9100592	651	022401-1-003-2000	Chiropractic Lifestyle Center	1.18	6,404	2022EX05004	M	6/16/2022	\$ 1,375,000	Not listed, purchased by tenant
29	9100541	690	3779-001-029-0107	Kitsap Rescue Mission w/conting parkin	0.53	15,738	2022EX04844	W	6/27/2022	\$ 950,000	Sold with conting parking lot on 377-001-007-0004, subsect merged after sale, all on cost approach
30	8100502	690	3777-008-006-0002	Spinnaker Bldg	0.26	8,204	2022EX07348	M	9/26/2022	\$ 1,000,000	Between acquaintances, not listed
31	8100510	822	3734-011-014-0008	Bremerton Animal Hospital	0.14	1,456	2022EX09092	V	12/19/2022	\$ 230,000	Multiple income streams
32	8100506	611	3972-000-012-0004	Key Bank- Wheaton Way	0.6	2,810	2024EX03749	m	5/30/2023	\$ 1,050,000.00	Redevelopment project
33	8100501	690	3718-006-033-0104	275 5th Street, Bremerton	0.28	26,739	2024EX00489	M	1/31/2024	\$ 6,000,000	Sales lease back
34	8100510	611	3734-010-012-0002	Wells Fargo - 6th st	0.58	45,250	2023EX07036	M	11/20/2023	\$ 445,000	Sold at auction

Kitsap County Assessor

Tax Year: 2025

Property Type: Office

Neighborhood: 8303601, 930360X

	Office	Med	Bank	CondoSmOfc	Condo Ofc	OfficeUpper
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Class A

Rent	44.53	45.49	41.56	45.00	51.06	
Vac %	5.00	5.00	5.00	5.00	5.00	
Exp %	35.00	35.00	35.00	30.00	32.00	
Cap Rate	6.50	7.00	7.15	5.00	7.00	
Market	0.01	0.01	0.01	0.01	0.01	

Class B

Rent	40.08	40.91	36.45	37.00	45.65	
Vac %	5.00	5.00	5.00	5.00	5.00	
Exp %	35.00	35.00	35.00	30.00	32.00	
Cap Rate	6.750	7.250	7.350	7.500	7.350	
Market	0.01	0.01	0.01	0.01	0.01	

Class C

Rent	30.91	37.73	34.01	36.91	42.28	
Vac %	5.00	5.00	5.00	5.00	5.00	
Exp %	40.00	40.00	40.00	35.00	35.00	
Cap Rate	6.75	7.25	7.85	8.00	7.65	
Market	0.01	0.01	0.01	0.01	0.01	

Class D

Rent	24.44	28.80	29.17		37.28	
Vac %	5.00	5.00	5.00		5.00	
Exp %	40.00	40.00	40.00		40.00	
Cap Rate	7.25	7.75	7.85		7.75	
Market	0.01	0.01	0.01		0.01	

Class E

Rent	20.01	23.91	24.21			
Vac %	5.00	5.00	5.00			
Exp %	40.00	45.00	45.00			
Cap Rate	7.50	7.75	7.85			
Market	0.01	0.01	0.01			

KITSAP COUNTY ASSESSOR
Tax Year 2025
Bainbridge Island: General Office, Medical Office, and Banks
Sales from 1/2/2019 to 12/31/2023

506 Office Condo
507 Medical Condo
651 Medical/Dental Offices
690 Misc. Services
691 Churches
822 Veterinarian Services

Year Trend
2022 0%
2019 0%
2020 0%
2021 0%
2020 0%
2021 0%

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	Valid	Sale Date	RC	Sale Price	PP	Adjusted Price	Adj Price/Unit	Trended Price	Trended Price/Unit	Model Value	Other Value	Assessed Value	Trended Ratio
4	8303601	651	262502-2-081-2003	Winslow Animal Clinic	0.44	2,740	2021EX02885	V	4/16/2021	C	\$ 1,250,000	\$ -	\$ 1,250,000	\$ 456.20	\$1,250,000	\$456.20	\$ 812,782	\$ 478,530	\$ 1,291,312	103%
5	8303601	651	272502-1-013-2007	Pacifica Medicine & Wellness	0.59	2,126	2021EX10851	V	12/9/2021	C	\$ 1,525,000	\$ -	\$ 1,525,000	\$ 717.31	\$1,525,000	\$717.31	\$ 630,648	\$ 635,000	\$ 1,265,648	93%
Count																				2.00
Median																				0.93
Mean																				0.93
AAD																				0.10
COD																				10.90

Year Trend
2022 0%
2019 3%
2020 3%
2021 1%
2022 0%

8
4
5
3

Flying Goat
Non flying

506 Small Condos

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	Valid	Sale Date	RC	Sale Price	PP	Adjusted Price	Adj Price/Unit	Trended Price	Trended Price/Unit	Model Value	Other Value	Assessed Value	Trended Ratio
1	8303601	506	8217-004-140-0005	Flying Goat Live Work Condominium - Unit D140	0	442	2019EX05491	V	7/29/2019	A	\$ 290,000	\$ -	\$ 290,000	\$ 656.11	\$328,566	\$743.36	\$ 290,991			99%
2	8303601	506	8217-004-120-0009	Flying Goat Live Work Condominium - Unit D120	0	497	2019EX07200	V	9/25/2019	A	\$ 310,000	\$ -	\$ 310,000	\$ 623.74	\$349,748	\$703.72	\$ 327,201			94%
3	8303601	506	8217-004-100-0003	Flying Goat Live Work Condominium - Unit D100	0	442	2019EX09514	V	12/20/2019	A	\$ 290,000	\$ -	\$ 290,000	\$ 656.11	\$325,134	\$735.60	\$ 290,991			89%
4	8303601	506	8217-003-120-0001	Flying Goat Live Work Condominium - Unit C120	0	497	2020EX00198	V	1/7/2020	A	\$ 310,000	\$ -	\$ 310,000	\$ 623.74	\$347,098	\$698.39	\$ 327,201			94%
6	8303601	506	8109-003-007-0000	Village Home Bldg 3 Unit 7	0	509	2020EX01629	V	3/17/2020	C	\$ 155,000	\$ -	\$ 155,000	\$ 304.52	\$172,734	\$339.36	\$ 145,014			84%
7	8303601	506	8217-002-100-0007	Flying Goat Live Work Condominium - Unit B100	0	442	2020EX02950	V	5/15/2020	A	\$ 290,000	\$ -	\$ 290,000	\$ 656.11	\$321,630	\$727.67	\$ 290,991			90%
8	8303601	506	8217-001-120-0005	Flying Goat Live Work Condominium - Unit A120	0	497	2020EX03474	V	6/8/2020	A	\$ 294,500	\$ -	\$ 294,500	\$ 592.56	\$326,040	\$656.02	\$ 327,201			100%
9	8303601	506	8217-001-140-0001	Flying Goat Live Work Condominium - Unit A140	0	442	2020EX06369	V	9/9/2020	A	\$ 272,000	\$ -	\$ 272,000	\$ 615.38	\$299,051	\$676.59	\$ 290,991			97%
10	8303601	506	8217-003-100-0005	Flying Goat Live Work Condominium - Unit C100	0	442	2020EX06422	V	9/8/2020	A	\$ 275,000	\$ -	\$ 275,000	\$ 622.17	\$302,372	\$684.10	\$ 290,991			96%
11	8303601	506	8217-001-100-0009	Flying Goat Live Work Condominium - Unit A100	0	442	2020EX08462	V	11/9/2020	A	\$ 260,000	\$ -	\$ 260,000	\$ 588.24	\$284,554	\$643.79	\$ 290,991			102%
12	8303601	506	8109-003-006-0001	Village Home Bldg 3 Unit 6	0	509	2021EX00474	V	1/20/2021	C	\$ 160,000	\$ -	\$ 160,000	\$ 314.34	\$164,721	\$323.62	\$ 145,014			88%
15	8303601	506	8217-002-120-0003	Flying Goat Live Work Condominium - Unit B120	0	497	2021EX11045	V	12/16/2021	A	\$ 349,000	\$ -	\$ 349,000	\$ 702.21	\$356,143	\$716.58	\$ 327,201			92%
16	8303601	506	8109-003-008-0009	Village Home Bldg 3 Unit 8	0	495	2022EX00789	V	2/2/2022	C	\$ 172,000	\$ -	\$ 172,000	\$ 347.47	\$172,000	\$347.47	\$ 141,025			82%
17	8303601	506	8217-003-140-0007	Flying Goat Live Work Condominium - Unit C140	0	442	2022EX05332	V	7/8/2022	A	\$ 400,000	\$ -	\$ 400,000	\$ 904.98	\$400,000	\$904.98	\$ 290,991			73%
18	8303601	506	8191-000-204-0006	Wyatt Courtyard Office Condo Unit 204	0	498	2023EX02047	V	4/25/2023	A	\$ 300,000	\$ -	\$ 300,000	\$ 602.41	\$ 300,000	\$602.41	\$ 298,053			99%
Count																				15.00
Median																				0.91
Mean																				0.91
AAD																				0.06
COD																				6.31

506 Normal Condo

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	Valid	Sale Date	RC	Sale Price	PP	Adjusted Price	Adj Price/Unit	Trended Price	Trended Price/Unit	Model Value	Other Value	Assessed Value	Trended Ratio
5	8303601	506	8110-000-005-0005	Eastman Condo Unit E	0	1,225	2020EX00686	V	1/13/2020	D	\$ 475,000	\$ -	\$ 475,000	\$ 387.76	\$531,610	\$468.44	\$ 335,610			63%
13	8303601	506	8123-000-124-0006	Madrona Commons Bldg A Unit 124	0	1,339	2021EX00795	V	1/29/2021	D	\$ 380,000	\$ -	\$ 380,000	\$ 283.79	\$391,119	\$283.79	\$ 366,843			94%
14	8303601	506	8109-002-004-0005	Village Home Bldg 2 Unit 4	0	1,042	2021EX02559	V	4/5/2021	C	\$ 310,000	\$ -	\$ 310,000	\$ 297.50	\$318,510	\$297.50	\$ 355,613			112%

Sales removed from analysis

No.	Nbrhd	Class	Parcel No.	Project Name	Acres	Units	Excise	Valid	Sale Date	Sale Price	Notes
1	8303601	690	262502-3-103-2005	Office Building Winslow Way	0.14	3,075	2019EX03521	M	5/29/2019	\$ 735,000	Not listed, multiple income stream
2	8303601	651	232502-3-093-2000	Virginia Mason Medi & CHI Franciscan	2.75	29,720	2019EX07997	V	10/31/2019	\$ 24,100,000	Sold on credit rating
3	8303601	690	042502-4-012-2009	Browning Research	1.81	3,313	2019EX08737	M	11/22/2019	\$ 800,000	Restructured LLC, multiple income streams
4	8303601	690	222502-1-028-2005	Hatletveit Bld & Comm area 027&029	0.46	8,251	2020EX00041	1	1/3/2020	\$ 1,100,000	Family, multiple income streams
5	96	651	232502-3-083-2002	Harrison Medical Center Bainbridge	3.02	9,483	2020EX00647	X	1/31/2020	\$ 8,975,000	Publicly owned
6	8303601	509	8151-000-405-0001								
7	8303601	506	8217-003-140-0007	The Meridian on BI - Unit 405	0	5,220	2020EX02815	6	5/12/2020	\$ 148,000	Tax Deed
8	8303601	506	8217-002-120-0003	Flying Goat Live Work Condominium - Unit C140	0	442	2020EX07784	D	10/2/2020	\$ 1,640,000	Purchased with residential Condo 8217-003-240-0006
9	8303601	506	8217-002-140-0009	Flying Goat Live Work Condominium - Unit B120	0	497	2021EX01054	Q	2/11/2021	\$ 295,000	Quit Claim Deed
10	8303601	506	8217-002-140-0009	Flying Goat Live Work Condominium - Unit B140	0	442	2021EX01055	Q	2/11/2021	\$ 275,000	Quit Claim Deed
11	8303601	506	262502-3-091-2009	Fairbank Construction Co.	0.4	3,200	2021EX02230	M	3/22/2021	\$ 1,300,000	Not listed, purchased by tenant
12	8303601	506	8109-001-002-0009	Village Home Bldg 1 Unit 2 & Bldg 2 Unit 3	0	2084	2022EX03390	D	5/4/2022	450000	Not an economic unit
13	8303601	506	8109-002-003-0006								
14	8303601	506	8534-000-355-0009								
15	8303601	506	8534-000-365-0007								
16	8303601	506	8534-000-375-0005	Ericksen Avenue Office Park - Units 355, 365, 375 & 385	0.2	14260	2022EX05709	D	7/20/2022	4900000	Not an economic unit, purchased to create a school
17	8303601	506	8534-000-385-0003								
13	8303601	509	8177-011-011-0004	Wineyard Lane - Unit K	0	2,210	2022EX05555	V	7/22/2022	\$ 1,200,000	Multiple income streams
14	8303601	506	8110-000-003-0007	Eastman Condo Unit A,B,C,D	0	-	2023EX06941	D	12/14/2023	\$ 1,125,000.00	4 of the 5 units Tenant buy out

Kitsap County Assessor
Tax Year TY2025
Local Income Survey for Office

PGI per Unit	Vacancy	EGI per Unit	Expense %	NOI per Unit
\$184.88	0%	\$184.88	0%	\$184.88
\$127.45	0%	\$127.44	0%	\$127.44
\$73.85	0%	\$73.85	0%	\$73.85
\$69.96	0%	\$69.96	0%	\$69.96
\$56.46	0%	\$56.46	0%	\$56.46
\$56.00	0%	\$56.00	0%	\$56.00
\$54.87	0%	\$54.87	0%	\$54.87
\$52.64	0%	\$52.64	0%	\$52.64
\$52.27	0%	\$52.27	0%	\$52.27
\$49.75	0%	\$49.75	23%	\$38.31
\$48.68	0%	\$48.67	0%	\$48.67
\$48.17	0%	\$48.17	26%	\$35.65
\$48.00	0%	\$48.00	0%	\$48.00
\$47.38	0%	\$47.38	0%	\$47.38
\$46.28	0%	\$46.28	0%	\$46.28
\$46.22	0%	\$46.22	0%	\$46.22
\$44.58	0%	\$44.58	0%	\$44.58
\$44.44	0%	\$44.44	0%	\$44.44
\$42.86	0%	\$42.86	31%	\$29.57
\$42.66	0%	\$42.66	0%	\$42.66
\$42.48	0%	\$42.48	0%	\$42.48
\$42.40	0%	\$42.40	0%	\$42.40
\$42.22	0%	\$42.22	0%	\$42.22
\$42.21	0%	\$42.21	0%	\$42.21
\$42.13	0%	\$42.13	0%	\$42.13
\$42.07	0%	\$42.07	0%	\$42.07
\$41.73	0%	\$41.73	0%	\$41.73
\$41.30	0%	\$41.30	0%	\$41.30
\$39.44	0%	\$39.44	0%	\$39.44
\$39.44	0%	\$39.44	0%	\$39.44
\$39.44	0%	\$39.44	0%	\$39.44
\$39.44	0%	\$39.44	0%	\$39.44
\$39.24	0%	\$39.24	0%	\$39.24
\$39.23	0%	\$39.23	0%	\$39.23
\$39.21	0%	\$39.21	0%	\$39.21

Local Income Survey for Office

\$39.21	0%	\$39.21	0%	\$39.21
\$39.19	0%	\$39.19	0%	\$39.19
\$39.13	0%	\$39.13	0%	\$39.13
\$39.10	0%	\$39.10	5%	\$37.14
\$38.79	0%	\$38.79	0%	\$38.79
\$38.72	0%	\$38.72	0%	\$38.72
\$38.61	0%	\$38.61	0%	\$38.61
\$38.51	0%	\$38.51	0%	\$38.51
\$38.49	0%	\$38.49	0%	\$38.49
\$38.44	0%	\$38.44	0%	\$38.44
\$38.32	0%	\$38.32	23%	\$29.51
\$38.01	0%	\$38.01	0%	\$38.01
\$37.84	0%	\$37.84	0%	\$37.84
\$37.83	0%	\$37.83	6%	\$35.56
\$37.78	0%	\$37.78	0%	\$37.78
\$37.78	0%	\$37.78	0%	\$37.78
\$37.78	0%	\$37.78	0%	\$37.78
\$37.78	0%	\$37.78	0%	\$37.78
\$37.34	0%	\$37.34	4%	\$35.84
\$37.02	0%	\$37.02	0%	\$37.02
\$36.89	0%	\$36.88	0%	\$36.88
\$36.84	0%	\$36.84	33%	\$24.68
\$36.52	0%	\$36.52	0%	\$36.52
\$36.43	0%	\$36.43	0%	\$36.43
\$36.21	0%	\$36.21	0%	\$36.21
\$36.18	0%	\$36.18	0%	\$36.18
\$36.18	0%	\$36.18	0%	\$36.18
\$36.18	0%	\$36.18	0%	\$36.18
\$36.14	0%	\$36.14	0%	\$36.14
\$35.16	0%	\$35.16	29%	\$24.97
\$35.01	0%	\$35.01	0%	\$35.01
\$35.00	0%	\$35.00	0%	\$35.00
\$34.95	0%	\$34.95	35%	\$22.72
\$34.89	0%	\$34.89	0%	\$34.89
\$34.81	0%	\$34.81	0%	\$34.81
\$34.74	0%	\$34.74	0%	\$34.74
\$34.72	0%	\$34.72	22%	\$27.08
\$34.62	0%	\$34.62	0%	\$34.62

Local Income Survey for Office

\$34.58	0%	\$34.58	24%	\$26.28
\$34.51	0%	\$34.51	0%	\$34.51
\$34.33	0%	\$34.33	0%	\$34.33
\$33.97	0%	\$33.97	0%	\$33.97
\$33.81	0%	\$33.81	0%	\$33.81
\$33.81	0%	\$33.81	0%	\$33.81
\$33.77	0%	\$33.77	0%	\$33.77
\$33.76	0%	\$33.76	0%	\$33.76
\$33.44	0%	\$33.44	0%	\$33.44
\$33.43	0%	\$33.43	0%	\$33.43
\$33.33	0%	\$33.33	0%	\$33.33
\$33.20	40%	\$19.98	29%	\$14.19
\$32.77	0%	\$32.77	26%	\$24.25
\$32.64	0%	\$32.64	0%	\$32.64
\$32.19	0%	\$32.19	0%	\$32.19
\$31.84	0%	\$31.83	0%	\$31.83
\$31.78	0%	\$31.78	37%	\$20.02
\$31.76	0%	\$31.76	0%	\$31.76
\$31.66	0%	\$31.66	0%	\$31.66
\$31.58	0%	\$31.58	0%	\$31.58
\$31.51	0%	\$31.51	0%	\$31.51
\$31.47	0%	\$31.47	0%	\$31.47
\$31.43	0%	\$31.43	0%	\$31.43
\$31.39	0%	\$31.39	26%	\$23.23
\$31.27	0%	\$31.27	39%	\$19.07
\$31.15	25%	\$23.36	0%	\$23.36
\$31.06	0%	\$31.06	0%	\$31.06
\$30.96	0%	\$30.96	26%	\$22.91
\$30.93	0%	\$30.93	0%	\$30.93
\$30.88	0%	\$30.88	0%	\$30.88
\$30.85	0%	\$30.85	0%	\$30.85
\$30.68	0%	\$30.68	0%	\$30.68
\$30.34	0%	\$30.34	0%	\$30.34
\$30.29	0%	\$30.29	35%	\$19.69
\$30.21	0%	\$30.21	0%	\$30.21
\$30.14	0%	\$30.14	0%	\$30.14
\$30.00	0%	\$30.00	23%	\$23.10
\$30.00	0%	\$30.00	46%	\$16.20

Local Income Survey for Office

\$30.00	0%	\$30.00	0%	\$30.00
\$30.00	0%	\$30.00	0%	\$30.00
\$30.00	0%	\$30.00	60%	\$12.00
\$30.00	0%	\$30.00	0%	\$30.00
\$29.82	0%	\$29.82	0%	\$29.82
\$29.80	0%	\$29.80	0%	\$29.80
\$29.79	0%	\$29.79	0%	\$29.79
\$29.75	0%	\$29.75	0%	\$29.75
\$29.71	0%	\$29.71	0%	\$29.71
\$29.69	0%	\$29.69	0%	\$29.69
\$29.68	0%	\$29.68	0%	\$29.68
\$29.61	0%	\$29.61	0%	\$29.61
\$29.46	0%	\$29.46	35%	\$19.15
\$29.45	0%	\$29.45	0%	\$29.45
\$29.43	0%	\$29.43	0%	\$29.43
\$29.42	0%	\$29.42	0%	\$29.42
\$29.40	0%	\$29.40	0%	\$29.40
\$29.34	0%	\$29.34	0%	\$29.34
\$29.26	0%	\$29.26	0%	\$29.26
\$29.20	0%	\$29.20	0%	\$29.20
\$29.18	0%	\$29.18	0%	\$29.18
\$29.18	0%	\$29.18	41%	\$17.21
\$29.17	0%	\$29.17	0%	\$29.17
\$29.09	0%	\$29.09	0%	\$29.09
\$29.09	0%	\$29.09	13%	\$25.19
\$29.05	0%	\$29.05	0%	\$29.05
\$29.05	0%	\$29.05	0%	\$29.05
\$29.05	0%	\$29.05	0%	\$29.05
\$28.84	0%	\$28.84	0%	\$28.84
\$28.67	0%	\$28.67	0%	\$28.67
\$28.52	0%	\$28.52	0%	\$28.52
\$28.41	0%	\$28.41	0%	\$28.41
\$28.37	0%	\$28.37	0%	\$28.37
\$28.36	0%	\$28.36	0%	\$28.36
\$28.29	0%	\$28.29	26%	\$20.93
\$28.27	0%	\$28.27	0%	\$28.27
\$27.98	0%	\$27.98	0%	\$27.98
\$27.90	0%	\$27.90	23%	\$21.48

Local Income Survey for Office

\$27.83	0%	\$27.83	0%	\$27.83
\$27.61	0%	\$27.61	0%	\$27.61
\$27.60	0%	\$27.60	0%	\$27.60
\$27.60	0%	\$27.60	0%	\$27.60
\$27.57	0%	\$27.57	0%	\$27.57
\$27.49	0%	\$27.49	0%	\$27.49
\$27.43	0%	\$27.43	68%	\$8.78
\$27.35	0%	\$27.35	31%	\$18.87
\$27.33	0%	\$27.33	29%	\$19.41
\$27.16	25%	\$20.37	0%	\$20.37
\$27.00	0%	\$27.00	0%	\$27.00
\$27.00	0%	\$27.00	0%	\$27.00
\$26.92	0%	\$26.92	32%	\$18.30
\$26.81	0%	\$26.81	0%	\$26.81
\$26.79	0%	\$26.79	0%	\$26.79
\$26.68	0%	\$26.68	0%	\$26.68
\$26.44	0%	\$26.44	25%	\$19.83
\$26.44	0%	\$26.44	0%	\$26.44
\$26.40	0%	\$26.40	0%	\$26.40
\$26.40	0%	\$26.40	17%	\$21.91
\$26.38	0%	\$26.38	0%	\$26.38
\$26.18	0%	\$26.18	0%	\$26.18
\$26.18	0%	\$26.18	0%	\$26.18
\$26.14	0%	\$26.14	26%	\$19.34
\$26.09	0%	\$26.09	0%	\$26.09
\$25.89	0%	\$25.89	0%	\$25.89
\$25.86	0%	\$25.86	74%	\$6.72
\$25.85	0%	\$25.85	47%	\$13.70
\$25.82	0%	\$25.82	0%	\$25.82
\$25.78	0%	\$25.78	0%	\$25.78
\$25.71	0%	\$25.71	31%	\$17.74
\$25.66	0%	\$25.66	40%	\$15.40
\$25.63	0%	\$25.63	42%	\$14.86
\$25.55	0%	\$25.55	0%	\$25.55
\$25.54	0%	\$25.54	0%	\$25.54
\$25.50	0%	\$25.50	0%	\$25.50
\$25.50	0%	\$25.50	0%	\$25.50
\$25.50	0%	\$25.50	0%	\$25.50

Local Income Survey for Office

\$25.47	0%	\$25.47	0%	\$25.47
\$25.38	0%	\$25.38	0%	\$25.38
\$25.04	0%	\$25.04	0%	\$25.04
\$25.00	0%	\$25.00	0%	\$25.00
\$25.00	0%	\$25.00	0%	\$25.00
\$24.92	0%	\$24.92	32%	\$16.95
\$24.92	0%	\$24.92	0%	\$24.92
\$24.92	0%	\$24.92	0%	\$24.92
\$24.72	0%	\$24.72	0%	\$24.72
\$24.70	0%	\$24.70	39%	\$15.07
\$24.68	0%	\$24.68	0%	\$24.68
\$24.65	0%	\$24.65	0%	\$24.65
\$24.58	0%	\$24.58	0%	\$24.57
\$24.51	0%	\$24.51	37%	\$15.44
\$24.50	0%	\$24.50	0%	\$24.50
\$24.49	0%	\$24.49	17%	\$20.45
\$24.41	0%	\$24.41	29%	\$17.33
\$24.38	0%	\$24.38	0%	\$24.38
\$24.36	0%	\$24.36	0%	\$24.36
\$24.25	0%	\$24.25	0%	\$24.25
\$24.20	0%	\$24.20	0%	\$24.20
\$24.14	0%	\$24.14	0%	\$24.14
\$24.09	0%	\$24.09	0%	\$24.09
\$24.09	0%	\$24.09	0%	\$24.09
\$24.00	0%	\$24.00	0%	\$24.00
\$24.00	0%	\$24.00	0%	\$24.00
\$24.00	0%	\$24.00	0%	\$24.00
\$24.00	4%	\$23.04	44%	\$12.90
\$24.00	4%	\$23.04	44%	\$12.90
\$23.95	0%	\$23.95	0%	\$23.95
\$23.92	0%	\$23.92	50%	\$11.96
\$23.85	0%	\$23.85	0%	\$23.85
\$23.80	0%	\$23.80	0%	\$23.80
\$23.76	0%	\$23.76	23%	\$18.29
\$23.70	0%	\$23.70	0%	\$23.70
\$23.64	0%	\$23.64	0%	\$23.64
\$23.64	0%	\$23.64	0%	\$23.64
\$23.57	0%	\$23.57	65%	\$8.25

Local Income Survey for Office

\$23.51	0%	\$23.51	0%	\$23.51
\$23.43	0%	\$23.43	0%	\$23.43
\$23.39	0%	\$23.39	0%	\$23.39
\$23.39	0%	\$23.39	4%	\$22.55
\$23.35	0%	\$23.35	0%	\$23.35
\$23.34	0%	\$23.33	0%	\$23.33
\$23.32	0%	\$23.32	11%	\$20.76
\$23.30	4%	\$22.37	44%	\$12.53
\$23.23	0%	\$23.23	0%	\$23.23
\$23.23	0%	\$23.23	0%	\$23.23
\$23.21	0%	\$23.21	0%	\$23.21
\$23.19	0%	\$23.19	0%	\$23.19
\$23.15	0%	\$23.15	36%	\$14.82
\$23.15	0%	\$23.15	0%	\$23.15
\$23.14	0%	\$23.14	30%	\$16.20
\$23.13	0%	\$23.13	54%	\$10.64
\$23.10	0%	\$23.10	0%	\$23.10
\$23.02	0%	\$23.02	0%	\$23.02
\$22.96	0%	\$22.96	0%	\$22.96
\$22.94	0%	\$22.94	0%	\$22.94
\$22.80	1%	\$22.57	25%	\$16.89
\$22.78	0%	\$22.78	0%	\$22.78
\$22.70	0%	\$22.69	0%	\$22.69
\$22.69	0%	\$22.69	0%	\$22.69
\$22.65	0%	\$22.65	0%	\$22.65
\$22.61	0%	\$22.61	53%	\$10.63
\$22.55	0%	\$22.55	0%	\$22.55
\$22.55	0%	\$22.55	40%	\$13.53
\$22.44	0%	\$22.44	0%	\$22.44
\$22.44	0%	\$22.44	0%	\$22.44
\$22.40	0%	\$22.40	6%	\$21.07
\$22.28	0%	\$22.28	0%	\$22.28
\$22.28	0%	\$22.28	0%	\$22.28
\$22.25	0%	\$22.25	0%	\$22.25
\$22.25	0%	\$22.25	0%	\$22.25
\$22.19	0%	\$22.18	1%	\$21.96
\$22.13	0%	\$22.13	0%	\$22.13
\$22.07	0%	\$22.07	0%	\$22.07

Local Income Survey for Office

\$22.06	0%	\$22.06	0%	\$22.06
\$22.06	0%	\$22.06	21%	\$17.42
\$22.06	0%	\$22.06	23%	\$16.98
\$22.05	0%	\$22.05	0%	\$22.05
\$22.04	0%	\$22.04	0%	\$22.04
\$22.01	0%	\$22.01	0%	\$22.01
\$21.99	0%	\$21.99	0%	\$21.99
\$21.97	0%	\$21.97	23%	\$16.92
\$21.96	0%	\$21.96	24%	\$16.69
\$21.96	0%	\$21.96	0%	\$21.96
\$21.93	0%	\$21.93	30%	\$15.35
\$21.90	0%	\$21.90	0%	\$21.90
\$21.85	0%	\$21.85	0%	\$21.85
\$21.72	0%	\$21.72	0%	\$21.72
\$21.71	0%	\$21.71	0%	\$21.71
\$21.67	0%	\$21.67	38%	\$13.43
\$21.66	0%	\$21.66	0%	\$21.66
\$21.62	0%	\$21.62	0%	\$21.62
\$21.52	0%	\$21.52	0%	\$21.52
\$21.43	0%	\$21.43	60%	\$8.57
\$21.38	0%	\$21.38	37%	\$13.47
\$21.30	0%	\$21.30	0%	\$21.30
\$21.22	0%	\$21.22	0%	\$21.22
\$21.18	36%	\$13.55	42%	\$7.86
\$21.14	0%	\$21.14	0%	\$21.14
\$21.11	0%	\$21.11	4%	\$20.27
\$21.04	0%	\$21.04	0%	\$21.04
\$21.04	0%	\$21.04	17%	\$17.46
\$21.03	0%	\$21.03	57%	\$9.04
\$21.00	0%	\$21.00	0%	\$21.00
\$20.99	0%	\$20.98	0%	\$20.98
\$20.97	0%	\$20.97	0%	\$20.97
\$20.71	0%	\$20.71	0%	\$20.71
\$20.70	0%	\$20.70	0%	\$20.70
\$20.62	0%	\$20.62	0%	\$20.62
\$20.54	0%	\$20.54	0%	\$20.54
\$20.53	0%	\$20.53	0%	\$20.53
\$20.51	0%	\$20.51	35%	\$13.33

Local Income Survey for Office

\$20.43	0%	\$20.43	0%	\$20.43
\$20.41	0%	\$20.41	58%	\$8.57
\$20.35	0%	\$20.35	23%	\$15.67
\$20.28	0%	\$20.27	41%	\$11.96
\$20.26	0%	\$20.26	0%	\$20.26
\$20.22	3%	\$19.62	31%	\$13.54
\$20.22	0%	\$20.22	0%	\$20.22
\$20.20	0%	\$20.20	31%	\$13.94
\$20.06	0%	\$20.06	12%	\$17.65
\$20.02	0%	\$20.02	36%	\$12.81
\$20.02	0%	\$20.01	0%	\$20.01
\$20.00	0%	\$20.00	0%	\$20.00
\$20.00	5%	\$19.00	0%	\$19.00
\$20.00	0%	\$20.00	0%	\$20.00
\$20.00	50%	\$10.00	0%	\$10.00
\$20.00	0%	\$20.00	21%	\$15.80
\$19.99	0%	\$19.99	48%	\$10.39
\$19.86	0%	\$19.86	40%	\$11.91
\$19.80	0%	\$19.80	0%	\$19.80
\$19.76	0%	\$19.76	3%	\$19.16
\$19.75	4%	\$18.96	45%	\$10.43
\$19.74	0%	\$19.74	23%	\$15.20
\$19.73	0%	\$19.73	25%	\$14.80
\$19.72	0%	\$19.72	37%	\$12.43
\$19.69	0%	\$19.69	0%	\$19.69
\$19.56	0%	\$19.56	35%	\$12.71
\$19.50	0%	\$19.50	48%	\$10.14
\$19.45	100%	\$0.00	17%	\$0.00
\$19.43	0%	\$19.43	53%	\$9.13
\$19.38	0%	\$19.38	0%	\$19.38
\$19.32	0%	\$19.32	0%	\$19.32
\$19.30	0%	\$19.30	0%	\$19.30
\$19.25	0%	\$19.25	0%	\$19.25
\$19.22	0%	\$19.22	0%	\$19.22
\$19.18	0%	\$19.18	0%	\$19.18
\$19.14	0%	\$19.14	19%	\$15.50
\$19.09	0%	\$19.09	41%	\$11.26
\$19.08	0%	\$19.08	0%	\$19.08

Local Income Survey for Office

\$19.08	0%	\$19.08	0%	\$19.08
\$18.92	0%	\$18.92	0%	\$18.92
\$18.74	0%	\$18.74	0%	\$18.74
\$18.62	0%	\$18.62	0%	\$18.62
\$18.57	0%	\$18.57	0%	\$18.57
\$18.49	0%	\$18.49	21%	\$14.60
\$18.47	0%	\$18.47	0%	\$18.47
\$18.44	0%	\$18.44	0%	\$18.44
\$18.39	0%	\$18.39	1%	\$18.30
\$18.38	0%	\$18.38	12%	\$16.18
\$18.33	0%	\$18.33	0%	\$18.33
\$18.29	0%	\$18.28	0%	\$18.28
\$18.26	8%	\$16.80	0%	\$16.80
\$18.25	53%	\$8.58	29%	\$6.09
\$18.25	0%	\$18.25	0%	\$18.25
\$18.24	0%	\$18.24	0%	\$18.24
\$18.24	0%	\$18.24	25%	\$13.68
\$18.11	0%	\$18.11	0%	\$18.10
\$18.10	0%	\$18.10	0%	\$18.10
\$18.01	0%	\$18.01	0%	\$18.01
\$18.00	0%	\$18.00	11%	\$16.02
\$18.00	0%	\$18.00	0%	\$18.00
\$18.00	0%	\$18.00	0%	\$18.00
\$18.00	0%	\$18.00	27%	\$13.14
\$18.00	0%	\$18.00	0%	\$18.00
\$18.00	0%	\$18.00	0%	\$18.00
\$18.00	0%	\$18.00	0%	\$18.00
\$18.00	0%	\$18.00	0%	\$18.00
\$18.00	0%	\$18.00	0%	\$18.00
\$17.87	0%	\$17.87	0%	\$17.87
\$17.79	0%	\$17.79	12%	\$15.65
\$17.76	0%	\$17.76	0%	\$17.76
\$17.74	0%	\$17.74	0%	\$17.74
\$17.72	0%	\$17.72	0%	\$17.72
\$17.61	10%	\$15.85	23%	\$12.20
\$17.56	0%	\$17.56	0%	\$17.56
\$17.56	0%	\$17.56	31%	\$12.11
\$17.52	0%	\$17.52	0%	\$17.52
\$17.50	0%	\$17.50	0%	\$17.50

Local Income Survey for Office

\$17.50	0%	\$17.50	0%	\$17.50
\$17.49	0%	\$17.49	0%	\$17.49
\$17.47	0%	\$17.47	0%	\$17.47
\$17.46	0%	\$17.46	0%	\$17.46
\$17.46	0%	\$17.46	47%	\$9.25
\$17.45	0%	\$17.45	25%	\$13.09
\$17.45	0%	\$17.45	68%	\$5.58
\$17.41	0%	\$17.41	31%	\$12.01
\$17.39	0%	\$17.39	0%	\$17.39
\$17.35	0%	\$17.35	0%	\$17.35
\$17.33	0%	\$17.33	26%	\$12.83
\$17.31	0%	\$17.31	20%	\$13.85
\$17.24	4%	\$16.64	41%	\$9.82
\$17.23	0%	\$17.23	0%	\$17.23
\$17.19	10%	\$15.47	0%	\$15.47
\$17.15	0%	\$17.15	0%	\$17.15
\$17.09	0%	\$17.09	0%	\$17.09
\$17.03	0%	\$17.03	30%	\$11.92
\$17.00	0%	\$17.00	0%	\$17.00
\$17.00	0%	\$17.00	0%	\$17.00
\$16.96	0%	\$16.96	18%	\$13.91
\$16.94	0%	\$16.94	0%	\$16.94
\$16.94	0%	\$16.94	19%	\$13.72
\$16.90	0%	\$16.90	0%	\$16.90
\$16.88	0%	\$16.87	0%	\$16.87
\$16.88	0%	\$16.87	0%	\$16.87
\$16.88	0%	\$16.87	0%	\$16.87
\$16.86	0%	\$16.86	0%	\$16.86
\$16.80	0%	\$16.80	19%	\$13.61
\$16.80	0%	\$16.80	0%	\$16.80
\$16.79	0%	\$16.79	8%	\$15.53
\$16.69	0%	\$16.69	0%	\$16.69
\$16.68	30%	\$11.68	0%	\$11.68
\$16.66	0%	\$16.66	0%	\$16.66
\$16.64	0%	\$16.64	0%	\$16.64
\$16.49	67%	\$5.44	60%	\$2.18
\$16.36	0%	\$16.36	53%	\$7.69
\$16.32	0%	\$16.32	33%	\$10.93

Local Income Survey for Office

\$16.29	0%	\$16.29	26%	\$12.06
\$16.29	0%	\$16.29	26%	\$12.05
\$16.29	0%	\$16.29	26%	\$12.05
\$16.25	25%	\$12.19	0%	\$12.19
\$16.24	0%	\$16.24	27%	\$11.85
\$16.19	0%	\$16.19	0%	\$16.19
\$16.17	20%	\$12.93	17%	\$10.73
\$16.16	0%	\$16.15	0%	\$16.15
\$16.05	0%	\$16.05	8%	\$14.78
\$16.00	4%	\$15.33	0%	\$15.33
\$16.00	0%	\$16.00	0%	\$16.00
\$16.00	0%	\$16.00	0%	\$16.00
\$16.00	0%	\$16.00	0%	\$16.00
\$16.00	0%	\$16.00	0%	\$16.00
\$15.83	100%	\$0.00	0%	\$0.00
\$15.83	0%	\$15.83	0%	\$15.83
\$15.60	0%	\$15.60	0%	\$15.60
\$15.59	0%	\$15.59	12%	\$13.72
\$15.52	0%	\$15.52	3%	\$15.05
\$15.43	0%	\$15.43	32%	\$10.49
\$15.39	0%	\$15.39	3%	\$14.93
\$15.33	0%	\$15.33	22%	\$11.95
\$15.33	0%	\$15.33	36%	\$9.81
\$15.31	0%	\$15.31	0%	\$15.31
\$15.27	0%	\$15.27	64%	\$5.50
\$15.16	0%	\$15.16	48%	\$7.88
\$15.13	0%	\$15.13	0%	\$15.13
\$15.05	0%	\$15.05	0%	\$15.05
\$15.00	0%	\$15.00	18%	\$12.30
\$15.00	0%	\$15.00	0%	\$15.00
\$14.94	100%	\$0.00	40%	\$0.00
\$14.94	0%	\$14.94	0%	\$14.94
\$14.89	0%	\$14.89	0%	\$14.89
\$14.89	0%	\$14.89	9%	\$13.49
\$14.83	0%	\$14.83	3%	\$14.39
\$14.76	0%	\$14.76	0%	\$14.76
\$14.74	0%	\$14.74	0%	\$14.73
\$14.69	10%	\$13.22	46%	\$7.14

Local Income Survey for Office

\$14.69	0%	\$14.69	19%	\$11.89
\$14.58	0%	\$14.58	0%	\$14.58
\$14.55	0%	\$14.55	19%	\$11.86
\$14.51	0%	\$14.51	36%	\$9.29
\$14.48	0%	\$14.48	0%	\$14.48
\$14.47	0%	\$14.47	10%	\$13.03
\$14.47	0%	\$14.47	0%	\$14.47
\$14.32	0%	\$14.32	0%	\$14.32
\$14.27	0%	\$14.27	7%	\$13.27
\$14.19	0%	\$14.19	14%	\$12.20
\$14.11	0%	\$14.10	0%	\$14.10
\$14.00	0%	\$14.00	0%	\$14.00
\$14.00	0%	\$14.00	0%	\$14.00
\$13.89	0%	\$13.89	0%	\$13.89
\$13.71	0%	\$13.71	0%	\$13.71
\$13.68	0%	\$13.68	29%	\$9.71
\$13.67	0%	\$13.67	0%	\$13.67
\$13.61	0%	\$13.61	0%	\$13.61
\$13.59	0%	\$13.59	0%	\$13.59
\$13.56	3%	\$13.16	78%	\$2.89
\$13.56	30%	\$9.49	0%	\$9.49
\$13.56	0%	\$13.56	0%	\$13.56
\$13.51	0%	\$13.51	2%	\$13.24
\$13.51	0%	\$13.51	16%	\$11.35
\$13.51	0%	\$13.51	24%	\$10.27
\$13.46	0%	\$13.46	73%	\$3.64
\$13.46	0%	\$13.46	0%	\$13.44
\$13.34	0%	\$13.34	48%	\$6.93
\$13.10	0%	\$13.10	0%	\$13.10
\$13.04	20%	\$10.43	0%	\$10.43
\$13.04	0%	\$13.04	0%	\$13.04
\$12.99	0%	\$12.99	0%	\$12.99
\$12.94	0%	\$12.94	0%	\$12.94
\$12.93	5%	\$12.28	38%	\$7.68
\$12.92	0%	\$12.92	0%	\$12.92
\$12.87	68%	\$4.12	46%	\$2.24
\$12.83	10%	\$11.55	36%	\$7.39
\$12.65	0%	\$12.65	0%	\$12.65

Local Income Survey for Office

\$12.63	0%	\$12.63	38%	\$7.89
\$12.63	0%	\$12.63	38%	\$7.89
\$12.56	0%	\$12.56	0%	\$12.56
\$12.54	0%	\$12.54	26%	\$9.28
\$12.50	0%	\$12.50	0%	\$12.50
\$12.50	0%	\$12.50	19%	\$10.12
\$12.50	0%	\$12.50	60%	\$5.00
\$12.50	0%	\$12.50	0%	\$12.50
\$12.50	0%	\$12.50	0%	\$12.50
\$12.49	0%	\$12.49	0%	\$12.49
\$12.48	0%	\$12.48		
\$12.45	50%	\$6.22	53%	\$2.93
\$12.38	5%	\$11.76	54%	\$5.41
\$12.27	0%	\$12.27	0%	\$12.27
\$12.24	0%	\$12.24	19%	\$9.91
\$12.22	0%	\$12.22	0%	\$12.22
\$12.17	0%	\$12.17	0%	\$12.17
\$12.10	0%	\$12.10	0%	\$12.10
\$12.07	0%	\$12.07	17%	\$10.02
\$12.03	0%	\$12.03	78%	\$2.65
\$12.00	0%	\$12.00	0%	\$12.00
\$12.00	0%	\$12.00	0%	\$12.00
\$12.00	0%	\$12.00	0%	\$12.00
\$12.00	0%	\$12.00	0%	\$12.00
\$12.00	0%	\$12.00	0%	\$12.00
\$12.00	0%	\$12.00	0%	\$12.00
\$12.00	0%	\$12.00	0%	\$12.00
\$12.00	0%	\$12.00	0%	\$12.00
\$12.00	13%	\$10.50	0%	\$10.50
\$11.99	0%	\$11.99	0%	\$11.99
\$11.85	0%	\$11.85	0%	\$11.85
\$11.78	13%	\$10.25	0%	\$10.25
\$11.77	8%	\$10.83	0%	\$10.83
\$11.76	8%	\$10.82	0%	\$10.82
\$11.76	8%	\$10.82	0%	\$10.82
\$11.70	8%	\$10.77	0%	\$10.77
\$11.49	0%	\$11.49	0%	\$11.49
\$11.36	0%	\$11.36	0%	\$11.36

Local Income Survey for Office

\$11.29	0%	\$11.29	10%	\$10.16
\$11.27	0%	\$11.27	13%	\$9.84
\$11.25	0%	\$11.25	0%	\$11.25
\$11.14	0%	\$11.14	0%	\$11.14
\$11.12	37%	\$7.00	0%	\$7.00
\$11.11	0%	\$11.11	52%	\$5.33
\$11.07	0%	\$11.07	0%	\$11.07
\$11.05	33%	\$7.41	0%	\$7.41
\$11.05	25%	\$8.29	0%	\$8.29
\$11.00	0%	\$11.00	10%	\$9.90
\$11.00	0%	\$11.00	10%	\$9.90
\$11.00	0%	\$11.00	0%	\$11.00
\$10.99	0%	\$10.99	48%	\$5.71
\$10.87	0%	\$10.87	27%	\$7.94
\$10.78	0%	\$10.78	0%	\$10.78
\$10.77	0%	\$10.77	0%	\$10.77
\$10.67	0%	\$10.67	0%	\$10.67
\$10.67	0%	\$10.67	42%	\$6.19
\$10.56	40%	\$6.34	50%	\$3.17
\$10.50	0%	\$10.50	48%	\$5.46
\$10.43	0%	\$10.43	42%	\$6.05
\$10.23	8%	\$9.42	0%	\$9.42
\$10.11	0%	\$10.11	0%	\$10.11
\$10.01	0%	\$10.01	0%	\$10.01
\$9.83	0%	\$9.83	0%	\$9.83
\$9.76	0%	\$9.76	0%	\$9.76
\$9.76	30%	\$6.83	0%	\$6.83
\$9.63	0%	\$9.63	52%	\$4.62
\$9.50	0%	\$9.50	45%	\$5.22
\$9.50	27%	\$6.93	0%	\$6.93
\$9.11	0%	\$9.11	34%	\$6.01
\$9.02	0%	\$9.02	6%	\$8.48
\$9.00	0%	\$9.00	0%	\$9.00
\$9.00	0%	\$9.00	0%	\$9.00
\$9.00	0%	\$9.00	0%	\$9.00
\$8.68	0%	\$8.68	0%	\$8.68
\$8.67	0%	\$8.67	0%	\$8.67
\$8.60	0%	\$8.60	0%	\$8.60

Local Income Survey for Office

\$8.32	0%	\$8.32	0%	\$8.32
\$7.99	0%	\$7.99	0%	\$7.99
\$7.75	0%	\$7.75	62%	\$2.95
\$7.59	29%	\$5.39	60%	\$2.15
\$7.59	0%	\$7.59	36%	\$4.86
\$7.58	0%	\$7.58	0%	\$7.58
\$7.57	0%	\$7.57	68%	\$2.42
\$7.53	0%	\$7.53	0%	\$7.53
\$7.29	0%	\$7.29	30%	\$5.10
\$6.54	0%	\$6.54	0%	\$6.54
\$6.33	0%	\$6.33	0%	\$6.33
\$6.00	0%	\$6.00	0%	\$6.00
\$5.77	0%	\$5.77	0%	\$5.77
\$5.76	0%	\$5.76	0%	\$5.76
\$5.54	0%	\$5.54	0%	\$5.54
\$5.16	0%	\$5.16	76%	\$1.24
\$4.20	0%	\$4.20	0%	\$4.20
\$2.50	0%	\$2.50	0%	\$2.50
\$1.95	8%	\$1.79	0%	\$1.79
\$1.29	0%	\$1.29	10%	\$1.16
	0%		0%	
	25%		0%	
	0%		0%	
	0%		0%	
PGI per Unit	Vacancy	EGI per Unit	Expense %	NOI per Unit
\$18.00	0%	\$18.00	0%	\$18.00
\$11.98	0%	\$11.98	0%	\$11.98
\$7.65	0%	\$7.65	36%	\$4.90
\$5.49	0%	\$5.49	0%	\$5.49