

Jan Graham

From: Brandon Sweeza
 Sent: Tuesday, March 17, 2009 1:19 PM
 To: Jan Graham
 Subject: Mini Storage

Is there a way to see how property values have been affected, up or down within the last 10 years within ¼ mile? Maybe general values 2 years prior to approval, value on approval and value 1,2,3 years after approval. Thank so much for any help.

R13112-215-3300	8397	Expansion of a personal storage facility, with 12 new structures each with 1980 SF, and a Class IV timber Harvest. Expands USA 169/95 & SPR 063/96
R13302-033-1500	31995	Construction of 4 additional personal storage buildings on parcel
R13324-210-2150	35991	Phase 2 of a 32000sq ft storage facility with caretakers residence on 5 acres
R33222-091-0260	804101	Construct a personal storage facility on 10.1 acre parcel

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R13112-215-3300

Neighborhood continued to rise,
 in neighborhood both vacant &
 improved.

R13302 -

neighborhood continued
 to rise both vacant & imp.

R13324 -

cont. to rise

R3322 -

cont. to rise

Selected Sales Analysis Based on Sales History Values

Acct #	Parcel	PCS PC	Area	Tax Code Area	Units	Acres	Sqr Feet	Yr Bld	Sale Date	Affidavit	Sales Info	Land Value	Impr Value	Appr Value	Sale Price	99% Sale	Ratio
530992	R13112-029-5080	11 329	2	312 3MB,	5.00	5.00	0	1900	7/31/2000	02886	I 104 W Q	\$60,250	\$64,454	\$124,704	\$157,000	\$155,430	80.23
8397	R13112-215-3300	69 741	2	312 35CI	431,600.00	9.50	1980	2002	12/11/2000	04694	V 104 W Q	\$68,433	\$0	\$68,433	\$70,000	\$69,300	98.75
800389	R13112-225-5020	112 329	2	312 3MBI	5.03	5.03	0	1900	1/4/2001	10207	V 104 W Q	\$47,488	\$0	\$47,488	\$56,500	\$55,935	84.90
754909	R13112-492-5010	11 321	2	312 3MBI	6.91	6.91	1626	1995	1/17/2002	20211	I 104 W Q	\$105,723	\$122,992	\$228,715	\$227,000	\$324,730	101.77
540034	R13112-029-4450	11 329	2	312 3MB,	5.00	5.00	2071	1998	3/20/2002	21012	I 104 W Q	\$76,500	\$105,033	\$181,533	\$179,000	\$177,210	102.44
741442	R13112-425-4851	11 181	2	312 3MBI	1.00	2.39	1830	1996	7/9/2002	22730	I 104 W Q	\$62,900	\$113,308	\$176,208	\$178,000	\$176,220	99.99
461262	R13112-425-4470	11 189	2	312 3MBI	1.00	2.59	0	1900	9/16/2002	23983	I 104 W Q	\$62,900	\$31,881	\$94,781	\$151,000	\$149,490	63.40
804131	R13112-225-4360	11 329	2	312 3MBI	5.02	5.02	2260	2003	9/17/2002	24237	V 104 W Q	\$32,246	\$0	\$32,246	\$32,246	\$54,945	58.69
461271	R13112-425-4180	11 181	2	312 3MBI	1.00	2.55	1991	2005	5/12/2003	32065	V 104 W Q	\$43,500	\$0	\$43,500	\$55,000	\$54,450	79.89
804125	R13112-505-4190	112 329	2	312 3MBI	5.33	5.33	1782	2004	7/24/2003	33853	V 104 W Q	\$35,808	\$0	\$35,808	\$57,500	\$56,925	62.90
804126	R13112-301-4550	112 329	2	312 3MBI	5.33	5.33	1782	2004	7/24/2003	34731	V 104 W Q	\$58,923	\$0	\$58,923	\$57,500	\$56,925	103.51
8422	R13112-303-3300	91 350	2	318 3MBI	22.82	22.08	0	1900	10/21/2003	34858	V 104 W Q	\$172,140	\$0	\$172,140	\$99,900	\$98,901	174.05

Total Sales: 12

Total: \$1,264,479
Average: \$105,373

Sale Price \$1,343,900
Adj Sale Price \$1,330,461
Wld Mean: \$111,991

Adj Ratio 1,110.52

Median: 91.83 Arith. Mean: 92.54 Wld Mean: 95.04 Avg Abs Deviation: 20.88 COD: 22.73
 PRD: 97.37 Std Deviation: 30.58 COV: 33.04 Std Error: 9.54 Index of Inequality: 16.59

If a property sold as vacant land, only the land value is used to calculate the weighted mean and the assessment to sales ratio. Improvements that have been added to vacant land subsequent to the sale date are not included in the calculation.

Date Printed: 4/ 1/2009

Selected Sales Analysis Based on Sales History Values

Acct #	Parcel	PCS	PC	Area	Code	Area	Units	Acres	Sqr Feet	Yr	Bit	Sale Date	Affidavit	Sales Info	Land Value	Impr Value	Appr Value	Sale Price	99% Sale	Ratio
\$04103	R33222-109-1530			99	510	SMB ¹	10.60	10.60	0	0	4/9/2003	31541	V	104 W Q	\$98,014	\$0	\$98,014	\$150,000	\$148,500	66.00
804101	R33222-091-0260			11	518	35C1	0.00	10.01	3300	2004	5/12/2003	32121	1	104 W Q	\$74,865	\$11,648	\$86,513	\$164,975	\$163,325	52.97
706677	R33222-044-2440			11	512	SMB ¹	1.00	2.50	1748	1998	7/16/2003	34321	1	104 W Q	\$125,000	\$149,027	\$274,027	\$310,000	\$306,900	89.29
164565	R33222-045-0100			59	510	0005	24,750.00	0.57	0	1900	5/7/2004	41987	V	100 W Q	\$28,215	\$119	\$28,215	\$31,877	\$31,559	89.40
164360	R33222-015-0300			59	510	35C1	35,356.00	0.81	3042	1958	5/7/2004	41987	1	100 W Q	\$0	\$0	\$0	\$124,407	\$123,162	0.00
164477	R33222-024-0100			69	519	35C1	47,253.00	0.97	6680	1968	5/7/2004	41987	1	100 W Q	\$0	\$0	\$0	\$170,430	\$168,725	0.00
164495	R33222-030-0690			91	519	0005	137,214.00	3.15	0	1900	5/7/2004	41987	V	100 W Q	\$0	\$0	\$0	\$204,308	\$202,265	0.00
164538	R33222-037-0350			91	519	0005	124,582.00	2.86	0	1900	5/7/2004	41987	V	100 W Q	\$0	\$0	\$0	\$158,976	\$157,386	0.00

Total Sales: 8
Total: \$486,769
Average: \$60,846
Appr Val \$1,314,974
Sale Price \$164,371
Adj Sale Price \$1,301,825
Adj Ratio 297.66
Adj Ratio 37.21

Median: 77.65 **Arith. Mean:** 74.41 **Wtd Mean:** 74.85 **Avg Abs Deviation:** 14.93 **COD:** 19.23
PRD: 99.41 **Std Deviation:** 18.04 **COV:** 24.24 **Std Error:** 12.12 **Index of Inequality:** 19.23

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Selected Sales Analysis Based on Sales History Values

Acct #	Parcel	PCS PC	Area	Code Area	Units	Acres	Sqr Feet	Yr Bld	Sale Date	Affidavit	Sales Info	Land Value	Impr Value	Adj Sale Price	Appr Value	Sale Price	99% Sale	Ratio
524659	R13324-232-2880	11 189	6	118 IMB	1.00	2.50	0	1900	5/11/1998	81716	I 100 H Q	\$0	\$0	\$0	\$0	\$64,000	\$63,360	0.00
524659	R13324-232-2880	11 189	6	118 IMB	1.00	2.50	0	1900	5/7/1998	81715	I 104 W Q	\$0	\$0	\$0	\$0	\$133,000	\$133,650	0.00
35982	R13324-209-1410	59 681	6	110 35C1	43,560.00	1.00	2880	1985	5/18/1998	81864	I 104 W Q	\$0	\$0	\$0	\$0	\$1,080,888	\$1,070,079	0.00
35999	R13324-020-3510	11 321	6	112 IMB	3.07	3.07	722	1933	6/24/1998	82592	I 104 W Q	\$38,068	\$136,352	\$174,420	\$175,000	\$175,000	\$173,250	100.68
35928	R13324-179-4730	11 189	6	112 IMB	1.00	2.46	0	1900	8/31/1998	83040	I 104 Q	\$0	\$0	\$31,780	\$31,780	\$31,780	\$31,462	101.01
800113	R13324-427-4260	91 010	6	118 IMB	0.00	10.00	0	1900	12/2/1998	84929	V 104 W Q	\$40,500	\$0	\$40,500	\$40,500	\$57,500	\$56,925	71.15
800114	R13324-493-4260	91 010	6	118 IMB	0.00	9.70	0	1900	12/9/1998	84931	V 104 W Q	\$39,285	\$0	\$39,285	\$39,285	\$57,500	\$56,925	69.01
36080	R13324-242-2140	11 621	6	112 0006	8.40	9.90	789	1928	12/16/1998	85256	I 104 W Q	\$475,375	\$375,423	\$850,798	\$850,798	\$1,370,339	\$1,356,635	62.71
800112	R13324-426-4920	11 359	6	112 IMB	0.00	10.00	1674	2002	2/18/1999	90678	V 104 W Q	\$40,500	\$0	\$40,500	\$40,500	\$53,000	\$52,470	77.19
36160	R13324-330-3300	85 730	6	119 0006	40.00	40.00	0	1900	12/23/1999	00093	V 104 W Q	\$420,000	\$0	\$420,000	\$420,000	\$505,000	\$499,950	84.01
35991	R13324-210-2150	69 721	6	112 35C1	217,800.00	5.00	3960	2001	5/30/2000	02076	V 104 W Q	\$83,750	\$8,670	\$83,750	\$83,750	\$178,320	\$176,536	47.44
585156	R13324-232-3050	11 189	6	112 IMB	1.00	2.50	0	1900	9/19/2000	03891	I 104 W Q	\$60,000	\$20,134	\$80,134	\$80,134	\$78,000	\$77,220	103.77
35811	R13324-150-4210	11 171	6	110 IMB	1.00	1.14	1050	1973	11/21/2000	04539	I 104 W Q	\$30,872	\$60,789	\$91,661	\$91,661	\$124,500	\$123,255	74.37
36026	R13324-222-4130	112 179	6	112 IMB	1.00	1.24	1782	2001	7/23/2001	13466	I 104 W Q	\$44,250	\$10,063	\$54,313	\$54,313	\$38,000	\$37,620	144.37
524640	R13324-232-2730	91 180	6	118 IMB	1.00	2.50	0	1900	9/15/2001	13942	V 104 W Q	\$35,020	\$0	\$35,020	\$35,020	\$65,000	\$64,350	54.42
803436	R13324-493-4100	11 329	6	112 IMB	4.79	4.79	960	1994	6/2/2002	22209	V 104 W Q	\$29,473	\$0	\$29,473	\$29,473	\$138,000	\$136,620	21.57
525587	R13324-493-0200	11 329	6	112 IMB	4.25	4.25	1440	1975	7/30/2002	22991	I 104 W Q	\$78,625	\$34,651	\$113,276	\$113,276	\$110,000	\$108,900	104.02

Total Sales: 17

Total: \$2,084,910
Average: \$122,641

Sale Price: \$4,261,827
COV: \$250,695

Adj Sale Price: \$4,219,208
Std Error: \$248,188

Adj Ratio: 1,115.72
Index of Inequality: 65.63

Median: 75.78 Arith. Mean: 79.69 Wtd Mean: 70.62 Avg Abs Deviation: 22.46 COD: 29.63
PRD: 112.84 Std Deviation: 30.17 COV: 37.86 Std Error: 10.12 Index of Inequality: 25.27

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