

# SAN JUAN Islands

REAL ESTATE TAB DECEMBER 2020

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**REAL ESTATE MARKET AND  
YOUR TAX ASSESSMENT**

**REAL ESTATE FOR SALE:**

*Sportsman Lake 3 Bed - 2 Bath Home*

*Dream Estate with Breathtaking Views*

*Delightful Forest Acreage*

*West Side Waterfront Lot*

*- and more -*



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## REAL ESTATE MARKET AND YOUR TAX ASSESSMENT

All of us Island property owners received our tax assessment notices from the County recently. As real estate agents we have been fielding many questions about the statements and new assessments. As you may recall, the State has mandated that our Assessor's office convert to an annual assessment update cycle versus the cyclical system we were on for years. The current values are for a one-year period only, and will be adjusted the next year. The current process is much more stable and refined and is a more accurate system than we have had in the past.

For the last 20 years, the majority of the properties sell above their tax assessments the with the exception of 2008-2013 which was the recession.

For example, during the recession, properties were selling at or below the assessor's values. However, back in 2006, many of the same type properties sold in an average range of 125%-150% over their tax assessments. These average percentages

varied based on the type of property but generally that was the trend. Since 2014, due to market recovery, most homes are again selling above their tax assessment. Reviewing the tax assessment as compared to the actual sales price for high-end homes is not reliable as they are very difficult to appraise due to custom features. The assessor relies on indications of value from market sales, and when there are not enough sales to determine the value of custom features, it is difficult to find an accurate standard of value for assessment purposes.

I do have to admit, as an agent, that processing an opinion of value for a home in excess of \$2.5M can be challenging; the owner typically builds a very custom home with elaborate description of materials.

To continue reading **REAL ESTATE MARKET AND YOUR TAX ASSESSMENT** please visit my site: [www.sanjuanislandslifestyle.com/blog](http://www.sanjuanislandslifestyle.com/blog)



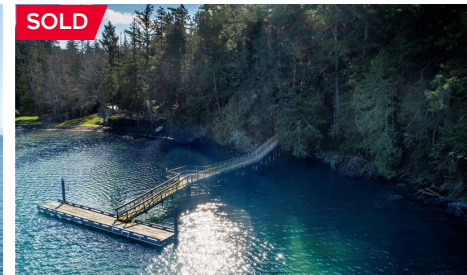
**LOW BANK WATERFRONT HOME**  
\$2,850,000 — MLS #1644512



**STUNNING VIEW HOME**  
\$1,282,500 — MLS #1428722



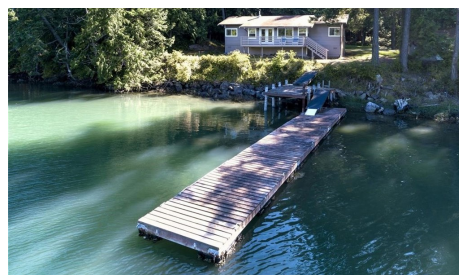
**WEST SIDE WATERFRONT HOME**  
\$1,734,500 — MLS #1561034



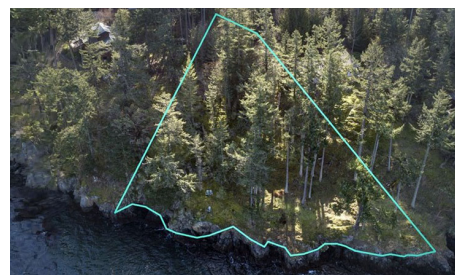
**GARRISON BAY WATERFRONT HOME**  
\$2,100,000 — MLS #1569617



**SPORTSMAN LAKE 3 BED - 2 BATH HOME**  
\$649,000 — MLS #1634719



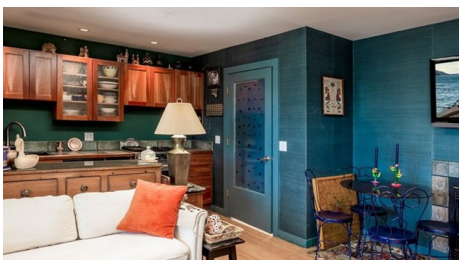
**GARRISON BAY WATERFRONT CABIN**  
\$720,000 — MLS #1486456



**BROWN ISLAND WATERFRONT LOT**  
\$418,000 — MLS #1428542



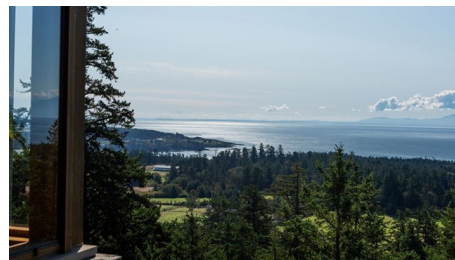
**WATERFRONT HOME NEAR ROCHE HARBOR**  
\$3,595,000 — MLS #1586245



**CONDO IN THE HEART OF TOWN**  
\$399,000 — MLS #1621024



**CONVENIENT OUTER ISLAND HOME**  
\$750,000 — MLS #1439923



**DREAM ESTATE WITH BREATHTAKING VIEWS**  
\$2,900,000 — MLS #1563904



**ROCHE HARBOR INVESTMENT OPPORTUNITY**  
\$399,000 — MLS #1672877



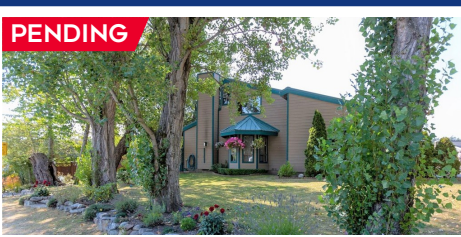
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**PENDING**



**NW CONTEMPORARY CLOSE TO TOWN**

Nice NW Contemporary 3 bd, 2 bath home on beautiful corner lot. Partly fenced with water feature, dry creek, towering trees, garden shed and various plantings throughout property. Walking distance to town and ferry.

**\$485,000**

**MLS #1658666**

**PENDING**



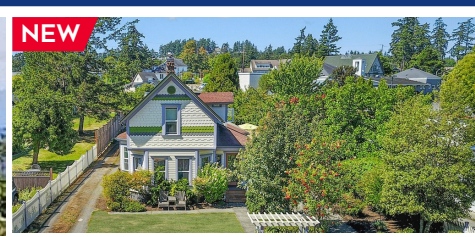
**MT. BAKER VIEW**

Doug fir and madrona trees grace the property with a mix of rocky knolls. Natural building site with drive partly roughed in. Partial view of Mt. Baker, more with clearing. Water, power, and phone available in this new development of 80 acres total. Adjacent lots available.

**\$267,000**

**MLS #1383847**

**NEW**



**CHARMING COMMERCIAL PROPERTY**

Step back in time to this charming and lovingly restored Victorian home in town, currently used as a commercial rental with 4 units and room to expand to 8! Walking distance to town, shops, and ferry. 3 studios w/kitchens, one large private bedroom, 4 baths. Attached garage.

**\$989,000**

**MLS #1675846**

**SOLD**



**WESTSIDE WATER VIEW**

Lovely custom light filled home has hardwood and tile flooring with in-floor heat, 2 bed/2 bath, office, play room, recreation room with wine cellar. Westerly views of straits and Vancouver Island, close to Limekiln State Park.

**\$679,000**

**MLS #1496244**



**DELIGHTFUL FOREST ACREAGE**

Beautiful forest setting with fir, oak, and madrona gracing the property. 5 acres. Water power phone available in this new development of 80 acres total. Adjacent lots available.

**\$177,000**

**MLS #1381624**



**ACREAGE WITH VIEWS**

Beautiful forest setting with fir, oak and madrona. 5 acres. Nice views of San Juan Valley, Zylstra Lake. End of road location and borders Land Bank. Driveway roughed in. Water power phone available in this new development of 80 acres.

**\$277,000**

**MLS #1381571**



**WEST FACING PARCEL**

West facing with potential view. Fir, oak, and madrona gracing the property amongst rocky outcroppings. 4.15 acres. Road in. Water power phone available in this new development of 80 acres total. Adjacent lots available.

**\$187,000**

**MLS #1381651**



*Morica Bennett*  
PHOTOGRAPHY

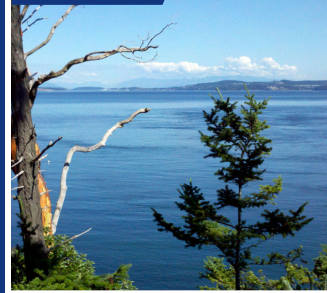


**NEW WATERFRONT HOME WITH DOCK**

2,774± sf, 3 bed/3.5 bath, in-floor radiant heat, electric blinds, fiber optic, oversized 2-car garage, enough clearing to create good solar exposure for gardens, and a top-notch shared deep-water protected dock with a 40 ft float. 2.4± acres. #1587145

**\$2,395,000**

**\$352,000**



**WATERFRONT ACREAGE DECATUR ISLAND**

3± acres, 280'± of high bank beachfront, southeast exposure, power, telephone, road to the property line, and a well will be provided. Island amenities: public roads, airstrip, and commercial passenger vessels. #448234

**SOLD / \$955,000**



**LARGE ACREAGE**

80± acres of heritage farmland about 3.5 miles from town with a southern slope, mix of trees & meadows, fairly level fenced pasture, and distant Olympic Mtns view. Good access road. #546378

**\$365,000**

**WEST SIDE WATERFRONT LOT**

100'± high bank waterfront with outstanding views & whale watching, survey, community water, 4-bedroom septic design, and end of road privacy. Fiber optic available. #1429181



**\$895,000**



**WATER VIEW LOT**

Over 1.1 acres of southwest facing lawn with installed septic, utilities, driveway, and existing old foundation, plus 4.75 acres of common area that includes a pond, a tennis court, and approximately 1600 feet of shoreline. Near Roche Harbor. #1537100

**\$949,000**



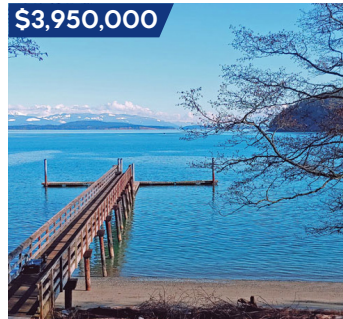
**WATER VIEW HOME ON ACREAGE**

3779±sf, 3 bed/2 bath, southwest-facing home with large decks, outstanding views, raised bed gardens, fruit trees, a yurt, and magnificent oak trees and old growth evergreens, on 9.9± acres. #1569040

**\$3,950,000**

**WATERFRONT & DOCK DECATUR ISLAND**

79± acres, 2000'± wf, beach, protected bay, private deep-water T dock with 90' float, 10 buildable lots, installed water system, power & telephone to each lot, metal building, short boat ride from Anacortes. #262118



**SOLD / \$3,070,000**



**SOUTH FACING WATERFRONT HOME**

On White Point with 2950± sf, 3 bed/3 bath, cherry flooring, large sun deck, Roche Harbor Water and a drilled well, dingy dock, sport court, fruit trees, bricked parking area, and asphalt driveway on 3.15± acres with 320± ft of medium bank shoreline. #1611881

**SOLD / \$610,000**



**WATERFRONT HOME CENTER ISLAND**

West-facing with 1824± sf, 2 bed/2 bath, decks on both levels, a newer metal roof. 0.52± acres with 120'± shoreline. Center Island amenities: clubhouse, marina, gravel airstrip, boat launch, boat storage, and beachfront. #1168859

**SOLD / \$945,000**

**SOUTH FACING WATERFRONT**

On Kanaka Bay with 1.44± acres, community water, installed 5-bedroom septic system, common waterfront access onto False Bay, all day sun, and views across the Straits to the Olympic Mountains, Whidbey Island, and even Mt. Rainier. #1640933



**SOLD / \$545,000**



**LARGE ACREAGE**

64± acres of heritage land about 3.5 miles from town with southern slopes, mixed elevations, open pasture, beautiful woods, and a large pond. #546451

**\$995,000**



**HOME NEAR TOWN**

Updated home with 3291± sf, 3 bed/3 bath, little view of Griffin Bay, privacy fencing, grass yard, landscaping, fruit trees, and a deer fenced garden on a sunny 0.59± acre lot. Being sold turn-key with a vacation rental permit. #1618262



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*Monica Bennett*

PHOTOGRAPHY