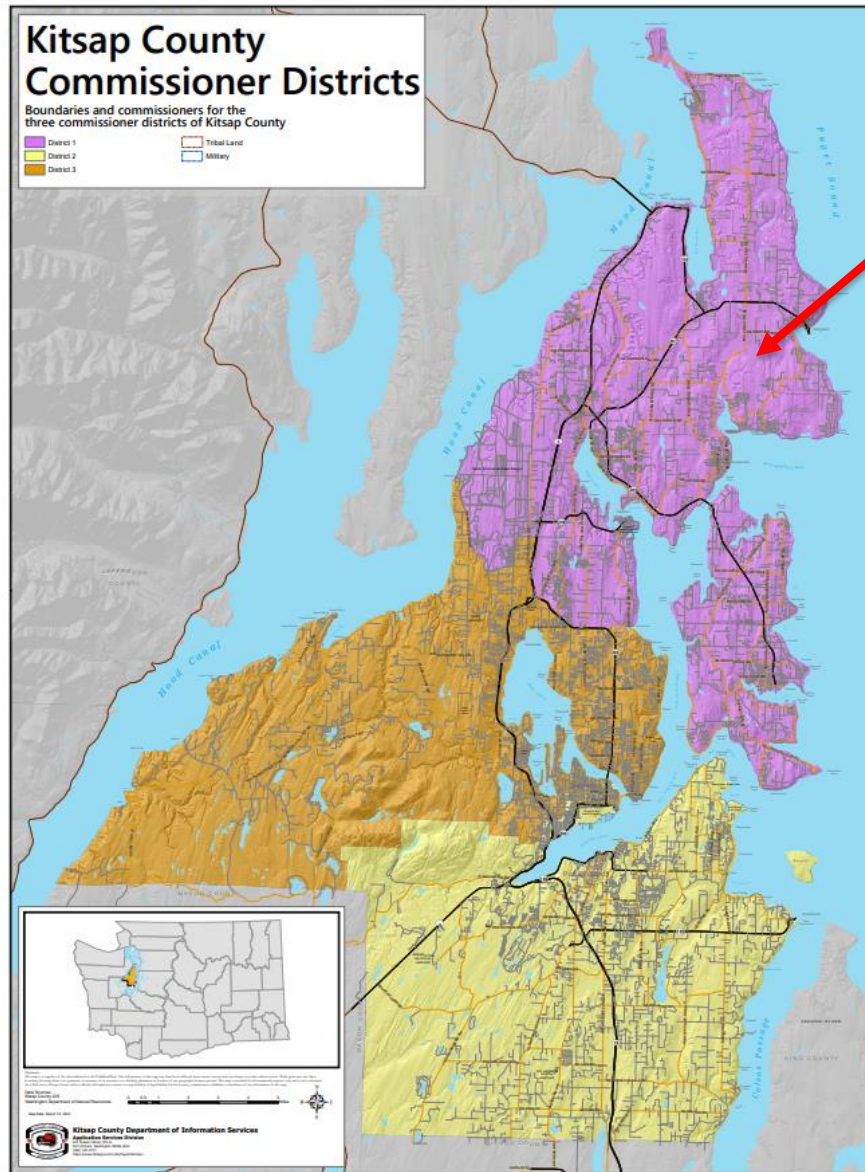

Kitsap County
Planning Commission

Open Space Application
#23-00065

DENT-ADAMS
September 19, 2023



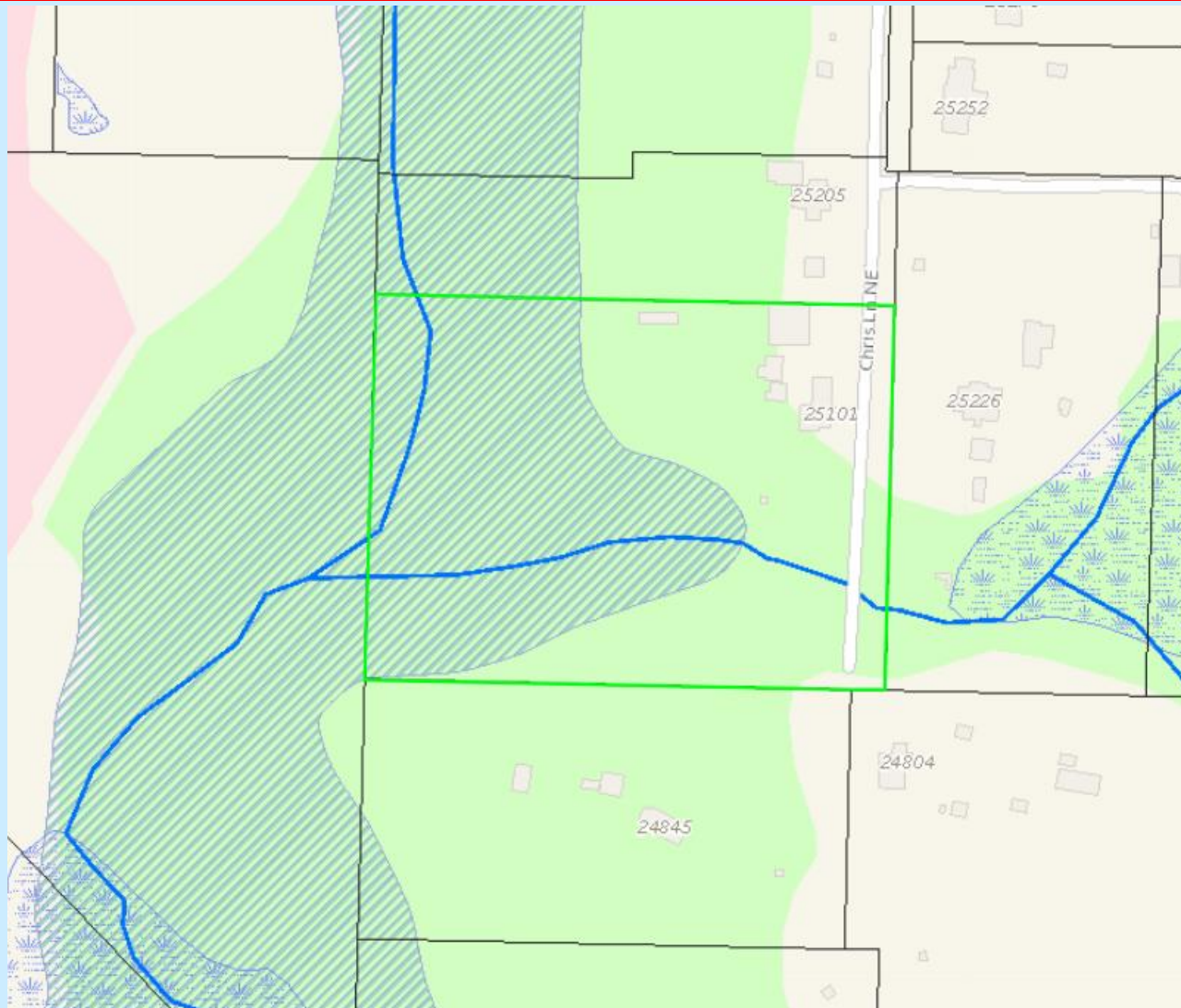
Dent-Adams Open Space



- Site location, 25101 Chris Ln. N.E., Kingston, WA
- 342702-2-011-2006
- Commissioner District 1 (purple)
- 7.6 acres/331,056 sq. ft.



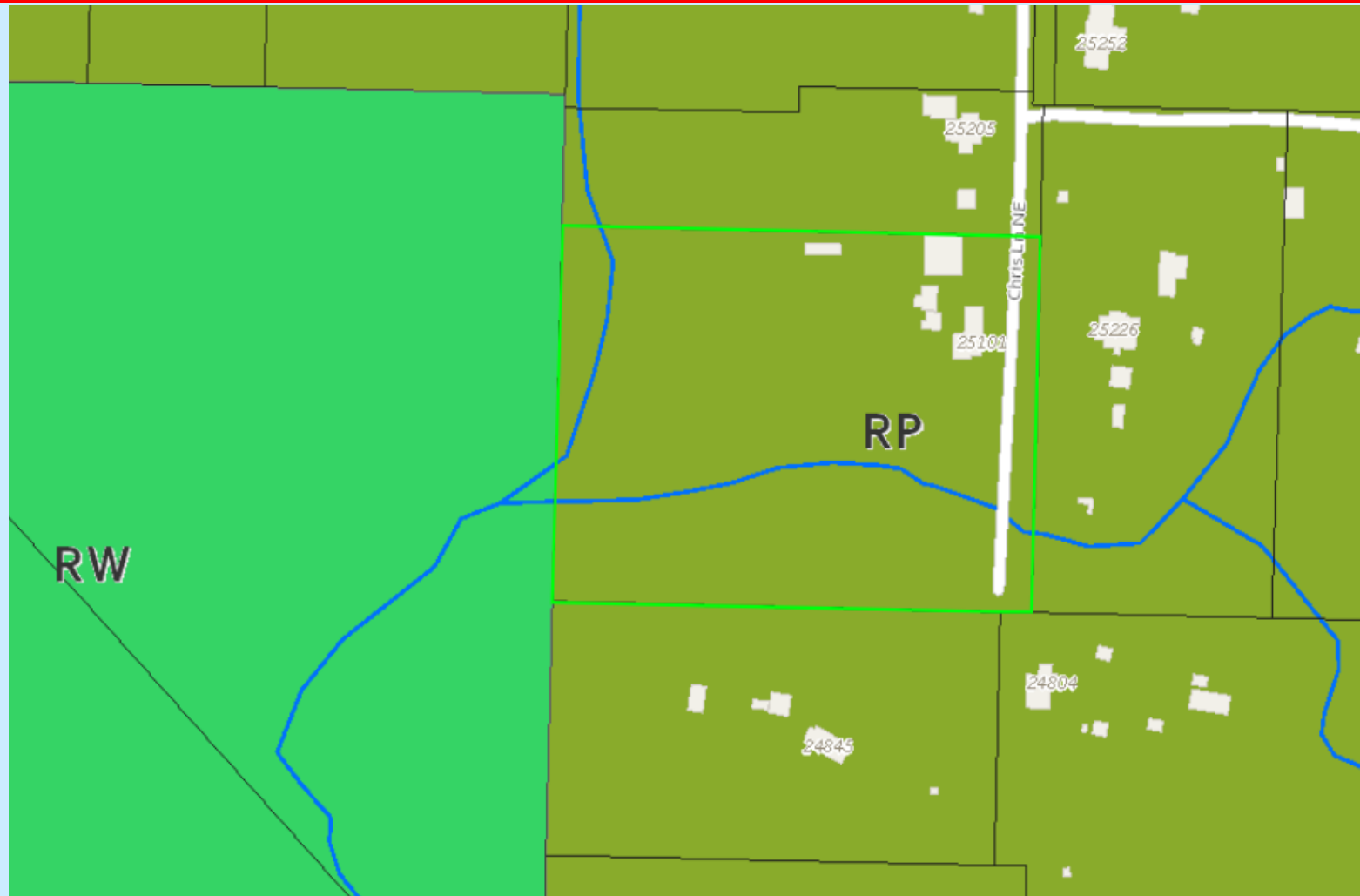
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CAO Map



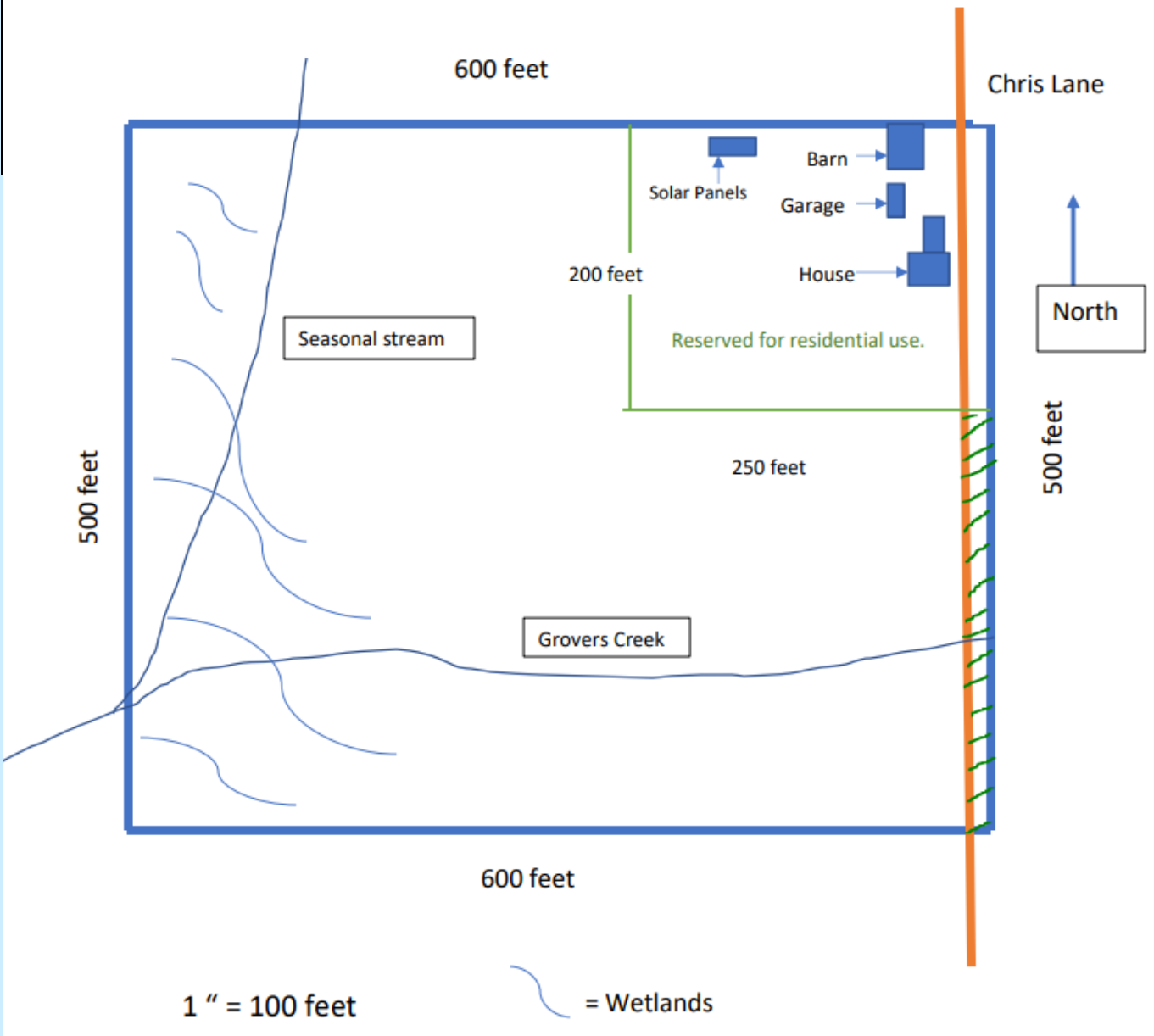
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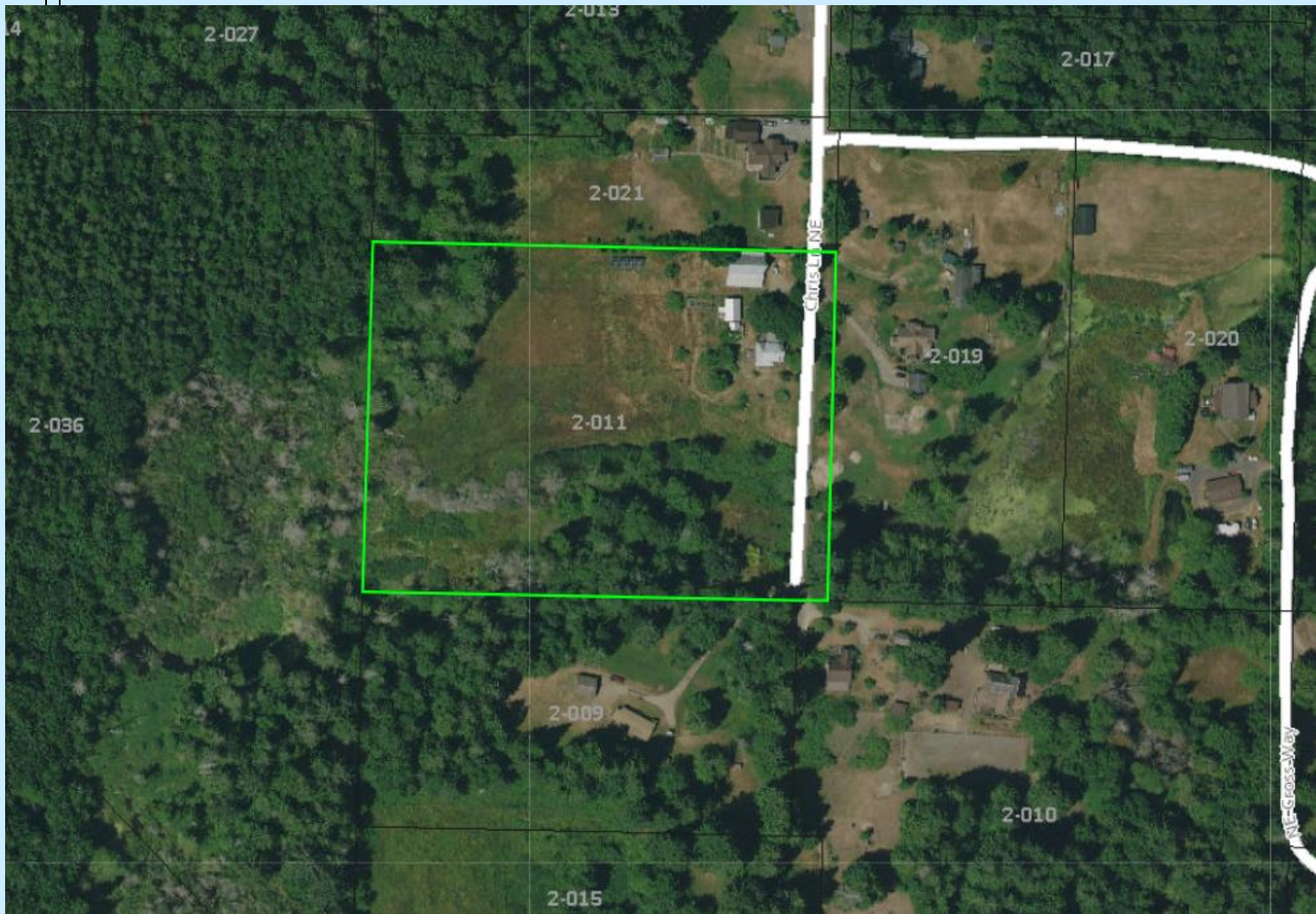
- Rural Protection (RP) zoning 1 DU/10 acres
- Barn/Shed/Detached Garage/Solar Panels



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Dent-Adams Open Space



Kitsap County Aerial Photo 2021



Dent-Adams Open Space



Kitsap County Aerial Photo 1994



Dent-Adams Open Space

Pursuant to RCW 84.34.020 and KCC 18.12.020(C)

- 50% tax reduction
- ***High-Priority Resources:*** Wetlands, Ponds, Streams and Watersheds
- ***Medium Priority Resources:*** None
- ***Low-Priority Resources:*** Preservation of visual quality



Dent-Adams Open Space

TAX SHIFT ESTIMATE

Taxpayer: DENT ORRIS L
 Parcel: 342702-2-011-2006
 Desc: Application to Transfer 6.4 Acres from the Commercial Farm & Agriculture into Open Space Traditional Farm Classification.

Fully Taxable - If No Exemption on the Parcel:

Acres:	7.6
Land Value:	210,000
Building/Improvement Value:	459,790
Rate:	8.790831
Possible Taxes:	\$5,888.01

Currently Classified as Current Use Farm & Agriculture:

# of Acres in Farm & Ag:	6.6 + 1.0 acre fully taxable homesite
Total Taxable Land Value w/ Farm & Ag Exemption:	88,590
Building/Improvement Value:	459,790
Rate:	8.790831
Current Taxes:	\$4,820.72
Current Reduction in Taxes:	\$1,067.29

If Parcel Transfers to Open Space Traditional Farm:

# of Acres in Traditional Farm:	6.4 + 1.2 acre fully taxable homesite
Land Market Value for 6.4 Acres:	135,600
Open Space Land Reduction Factor:	50%
Taxable Land Value w/ Traditional Farm Exemption:	67,800
Land Value for Home Site:	74,400
Building/Improvement Value:	459,790
Rate:	8.790831
Estimated Taxes:	\$5,291.99
Increase in Taxes Due to Transfer:	\$471.28

Open Space Reduces Taxes (if the land was fully taxable) by: \$596.02

This estimate is based on 2023 values & rates

Annual tax decrease
 ~\$596.02



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Looking west



Facing SW corner

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Facing south from Chris Ln.



Looking NW from Chris Ln.



QUESTIONS

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