



PACIFIC NORTHWEST TITLE

OF KITSAP COUNTY, INC.

Owner:

Thomas & Donna
Burris

Property:

6826 Birdseye View Loop NW
Seabeck, WA 98380
262502-3-021-1006

Provided Especially For:

Danny Horovitz
John L. Scott Real Estate
Silverdale, WA

Prepared By:

Andrea Rieland
Market Research Specialist

We are pleased to provide the enclosed information for your consideration, and look forward to being of service in the closing of this transaction!

NO LIABILITY IS ASSUMED FOR THE MATERIAL CONTAINED HEREIN

Bainbridge Island
921 Hildebrand Lane NE, Suite 200
Bainbridge Island, WA 98101
(206) 842-2082 • (800) 884-7636
Fax (206) 842-2125

Silverdale-Main Office
2021 NW Myhre Road, Suite 300
P.O. Box 3607 / Silverdale, WA 98383
(360) 692-4141 • (800) 464-2823
Fax (360) 692-5569

Port Orchard
1382 SE Lund Avenue, Suite 1
P.O. Box 2068 / Port Orchard, WA 98366
(360) 895-7799
Fax (360) 895-5824

Kitsap County Parcel Information



PACIFIC NORTHWEST TITLE

2021 NW Myhre Road Suite 300 Silverdale, WA 98383
Phone: 360-692-4141 Fax: 360-692-5569

Parcel Information

Parcel #:	262502-3-021-1006
Tax Id:	1305713
Site Address:	6826 Birdseye View Loop NW Seabeck, WA 98380
Owner:	Burriss Thomas & Donna
Owner Address:	16441 10th Ave SW Seattle, WA 98166
Township/Range/Section:	T: 25N R: 02W S: 26 Q: SW
Parcel Size:	0.4600 Acres (20,038 Sq. Ft.)
Plat:	-
Book/Page:	Book: Page:
Neighborhood:	7401
County Zoning:	Rural Residential
Census Tract/Block:	092000/1003
Waterfront:	Hood Canal
Land Use:	111 - SINGLE FAMILY RES
Building Use:	Single family
Building Type:	22 Avg Multi-Story
Total Land Value:	\$90,400
Total Impr Value:	\$119,820
Total Value:	\$210,220



Tax Information

Tax Year:	2010
Levy Code:	6070
Levy Rate:	11.134902
Annual Tax:	\$2,340.78
Total Taxes & Fees:	\$2,411.58

Legal

THE SOUTHERLY HALF OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PORTION OF GOVERNMENT LOT 4, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE N0°41'21" E 629.75 FEET ALONG THE WEST LINE OF SAID SECTION 26; THENCE N86°06'52" E 1092.26 FEET; THENCE S73°07'26" W 147 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING S73°07'26" W 100 FEET; THENCE N16°52'34" W, 400 FEET TO THE HIGH TIDE MARK ALONG THE SOUTH SHORE OF HOOD CANAL; THENCE N73°07'26" E, 100.00 FEET ALONG SAID HIGH TIDE MARK TO A POINT N16°52'34" W OF THE TRUE POINT OF BEGINNING; THENCE S16°52'34" E, 400 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

Land

Property Class:	111	Zone Code:	RR	Dwelling Count:	1	Other Improv.:	1
Electric:	Y	Gas:	N	Water:	Y	Sewer:	N
Cable:		Well:		Septic:			

Improvement

Building Type:	22 Avg Multi-Story	Year Built:	1977	Above Ground Sq. Ft.:	1344
Use Desc.:	Single family	Bedrooms:	3	Basement Fin. Sq. Ft.:	0
Stories:	2	Full/Half Baths:	2/0	Basement or Lower Garage Sq Ft:	0
Heat Code:	91	Deck Sq. Ft.:	494	Carport Sq. Ft.:	0
Wood Stove:		Roof Mat.:	Comp sh to 235#	Det. Garage Sq. Ft.:	288

Assessed Value History

Year	Total	Land	Imprvmnt	Levy Rate	Annual Tax	FFP Assmnt	SSWM Assmnt	NOX Weed Assmnt	Total
2010	\$210,220	\$90,400	\$119,820		\$2,340.78	\$0.00	\$69.80	\$1.00	\$2,411.58
2009	\$242,830	\$104,820	\$138,010	10.0985	\$2,452.20	\$0.00	\$67.30	\$1.00	\$2,520.50

2008	\$253,330	\$109,250	\$144,080	9.7957	\$2,481.56	\$0.00	\$62.30	\$1.00	\$2,544.86
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Transfer Information

Rec. Date:	04/01/88	Sale Price:	\$105,000	Doc Num:		Doc Type:	
Owner:	BURRIS, THOMAS & DONNA			Grantor:	UNKNOWN		
Orig. Loan Amt:				Title Co:			
Finance Type:		Loan Type:		Lender:			

Sales

Excise #	Date	Price	Deed Type
197290462	08/01/72	\$4,050	R
198601791	03/31/86	\$120,000	W
198801781	04/01/88	\$105,000	R

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Meredith R. Green, CPA
 MAKE REMITTANCES PAYABLE TO:
 Kitsap County Treasurer
 614 Division Street, MS-32
 Port Orchard, WA 98366

2010 WEB TAX STATEMENT

Printed:12/08/2010

BURRIS THOMAS & DONNA
 16441 10TH AVE SW
 SEATTLE, WA 98166

Account Number	** For Informational Purposes Only **
262502-3-021-1006	Process Number 1305713
	Taxpayer Name: BURRIS THOMAS & DONNA

GENERAL TAX DISTRIBUTION			
2009		2010	
STATE GENERAL	\$491.87	STATE GENERAL	\$448.52
REGIONAL LIBRARY	\$69.92	REGIONAL LIBRARY	\$67.35
LOCAL SCHOOL	\$794.03	LOCAL SCHOOL	\$756.61
COUNTY	\$218.75	COUNTY	\$208.05
COUNTY ROAD	\$287.59	COUNTY ROAD	\$279.33
PORT	\$173.70	PORT	\$162.78
FIRE	\$400.93	FIRE	\$403.75
PUD	\$15.41	PUD	\$14.39
2009 Total:	\$2,452.20	2010 Total:	\$2,340.78

Tax Property Description

26252W
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VALUE INFORMATION FOR TAX

	2009	2010
Land:	\$104,820	\$90,400
Improvements:	\$138,010	\$119,820
TOTAL VALUE:	\$242,830	\$210,220

Current Taxes		
ASSESSMENT	2009	2010
Noxious Weed	\$1.00	\$1.00
Stormwater Management	\$67.30	\$69.80
Asmt Total	\$68.30	\$70.80

TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)
 \$242,830 **\$210,220**

2010 General Property Tax + Assessments = \$2,411.58

Levy Code **6070** General Levy Rate per \$1000 **11.1349**
Voted Rate -- 32.3 % Voter Approved

TOTAL AMOUNT DUE: No Taxes Owing

First half taxes paid after April 30th will incur interest plus penalty computed on the FULL year amount (RCW 84.56.020).

Property Report

Tax Account No.	Process No.	Situs Address
262502-3-021-1006	1305713	6826 BIRDSEYE VIEW LOOP NW
Property Class: 111- Single family residence		

Parcel Information

Tax Code Area:	6070	# of Buildings:	1	Acres:	.46
Jurisdiction:	UNINCORP.	View Rating:	8		
Sec-Twp-Rng:	26 25N 2W	Zoning:	RR	Status:	A - Active
Neighborhood:	7401117	Last Inspected:	02/25/05		

Taxpayer Information

Name:	BURRIS THOMAS & DONNA		
Mailing Address:	16441 10TH AVE SW		
	SEATTLE	WA	98166

Sales History

Tax Account No.

Process No.

Situs Address

262502-3-021-1006

1305713

6826 BIRDSEYE VIEW LOOP NW

Sale Date:	Sale Price:	Excise Number:	Instrument:	Screening Code:
01-APR-88	105000	198801781	R	W
31-MAR-86	120000	198601791	W	W
01-AUG-72	4050	197290462	R	V

Building Data

Tax Account No.	Process No.	Situs Address
262502-3-021-1006	1305713	6826 BIRDSEYE VIEW LOOP NW

Details	Bldg 1 of 1
Year Built	1977
Quality & Type	Avg Multi-Story
Roof Material	Comp sh to 235#
ExtWall Type	T 111 plywood

[If Mobile Home, click here for details](#)

Sq Footage

Floor	Area	Living Area	
Basement:*	0	0	* Could be basement or lower level garage
Lower Level:	0	0	
Above Ground:	1344	1344	
Total:	1344	1344	
Porch/Deck:	494		
Detached Garage:	288		
Attached Garage:			

Attributes

Bedroom(s)	3	Fireplace(s) **	Yes
Half Bath(s)	0	Sewer	N
Full Bath(s)	2	Water	Y
Heat Source	Electric baseboard		

Other

Improvements	Residential Detached Garage ,
Imp. (Cont)	,
Land Desc.	Rural land (not WF) ,
Land (Cont)	,
Land (Cont)	

* Could be basement or lower level garage.

** May include wood, gas, or pellet stove.

Value History

Tax Account No.	Process No.	Situs Address
262502-3-021-1006	1305713	6826 BIRDSEYE VIEW LOOP NW

Tax Year	Land Value	Improvement Value	Total Value	Taxable Assessed Value	Annual Taxes	Annual FFP Assessment	Annual SSWM Assessment	Annual Noxious Weed Assessment	Annual Total
2011	84,290	112,020	196,310	196,310	TBD	TBD	TBD	TBD	TBD
2010	90,400	119,820	210,220	210,220	2,340.78	0.00	69.80	1.00	2,411.58
2009	104,820	138,010	242,830	242,830	2,452.20	0.00	67.30	1.00	2,520.50
2008	109,250	144,080	253,330	253,330	2,481.56	0.00	62.30	1.00	2,544.86
2007	70,430	144,080	214,510	214,510	2,310.76	0.00	57.30	1.00	2,369.06
2006	55,460	125,890	181,350	181,350	2,046.50	0.00	50.00	1.00	2,097.50
2005	55,660	106,240	161,900	161,900	2,148.36	0.00	47.50	1.00	2,196.86
2004	50,600	97,540	148,140	148,140	2,114.24	0.00	45.00	0.00	2,159.24
2003	50,600	89,930	140,530	140,530	2,051.16	0.00	45.00	0.00	2,096.16
2002	46,000	86,020	132,020	132,020	1,983.97	0.00	45.00	0.00	2,028.97
2001	46,000	81,350	127,350	127,350	1,902.99	0.00	45.00	0.00	1,947.99

Tax Statement

close this window

Tax Description

Tax Account No.

Process No.

Situs Address

262502-3-021-1006

1305713

6826 BIRDSEYE VIEW LOOP NW

26252W

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close this window

9-

FILED FOR RECORD
REQ. OF *Thomas Burris*
90 MAR -9 PH12: 25

KAREN FLYNN
KITSAP COUNTY CLERK
DEPUTY *C*

9003090175

FILED FOR RECORD AT REQUEST OF

A. Eugene Hammermaster, Lawyer
Escrow Department
1207 Main Street
Sumner, WA 98390

AFTER RECORDING MAIL TO:

Mr. and Mrs. Thomas Burris
16441 10th Ave. S.W.
Seattle, WA 98166

STATUTORY WARRANTY DEED

(Fulfillment)

THE GRANTORS, VERN L. EGGERUD and MAXINE A. EGGERUD, husband and wife,

for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, conveys and warrants to

THOMAS E. BURRIS and DONNA K. BURRIS, husband and wife,

the following described real estate, situated in the County of Kitsap, State of Washington:

SEE LEGAL AS PER ATTACHMENT "A" HERETO.

SUBJECT TO: Easements of record; Right to connect to existing wells or any wells which Grantors may install in the future as Rec. under Aud. File No. 1099505; Existence of roadways 20 feet and 40 feet in width over said premises and other property as disclosed by Audit 's File no. 1099505 of record; Agreement recorded under Rec. No. 1167601; and Terms and conditions contained in Arts. of Incomp. of Hood Canal Vista Assn. of record.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated March 31, 1988, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Prior Excise Tax Receipt No. E1781 dated April 4, 1988.

NO. 1781 DATED this 9th day of March, 1990.

KITSAP COUNTY
TRANSACTION EXCISE TAX

PAID 4-1-88
~~MAR 8 1990~~

AMOUNT 1669.50
COUNTY TREASURER

BY *Agnete*)
STATE OF WASHINGTON)
County of Pierce)

Vern L. Eggerud (seal)
Maxine A. Eggerud (seal)

ss:

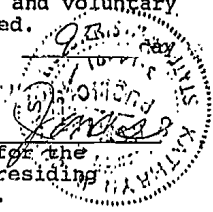
REEL 532FR 399

On this day personally appeared before me VERN L. EGGERUD and MAXINE A. EGGERUD, to me known to be the individuals described in and who executed the within and foregoing instrument, and

9003090175

acknowledged that they signed the same as their free and voluntary
act and deed, for uses and purposes therein mentioned.
GIVEN under my hand and official this 9th
of March, 1990.

Kathryn B. Jones
NOTARY PUBLIC in and for the
State of Washington, residing
at Tacoma.



9003090175

REEL 532FR 400

ATTACHMENT "A"

PARCEL I:

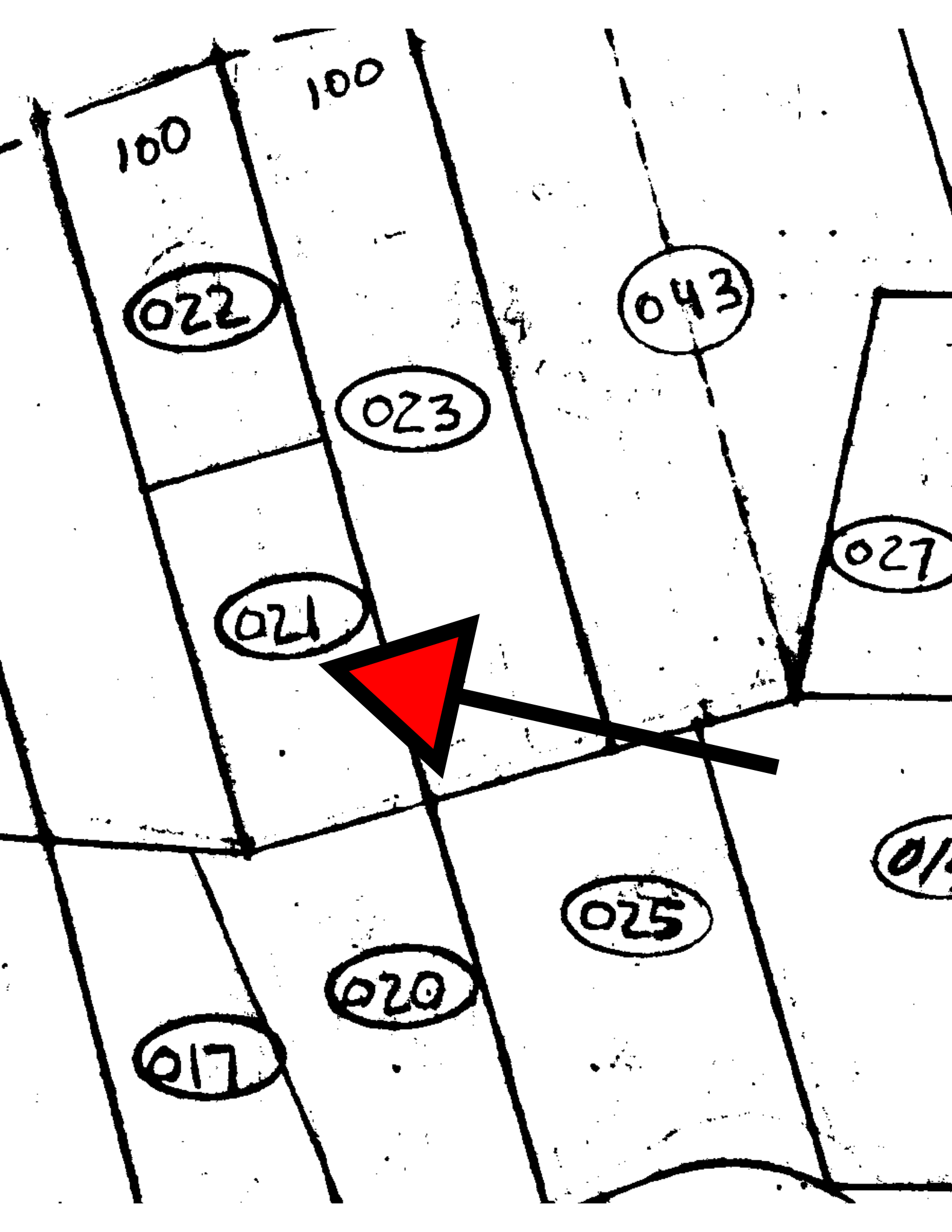
The Southerly half of the following described real estate:
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Beginning at the Southwest corner of said Section 26; thence North 0°41'21" East 629.75 feet along the West line of said Section 26; thence North 86°06'52" East 1092.26 feet; thence South 73°07'26" West 147 feet to the True Point of Beginning of the Tract herein described; thence continuing South 73°07'26" West 100 feet; thence North 16°52'34" West, 400 feet to the high tide mark along the South shore of Hood Canal; thence North 73°07'26" East, 100.00 feet along said high tide mark to a point North 16°52'34" West of the True Point of Beginning; thence South 16°52'34" East, 400 feet, more or less, to the Point of Beginning.

PARCEL II:

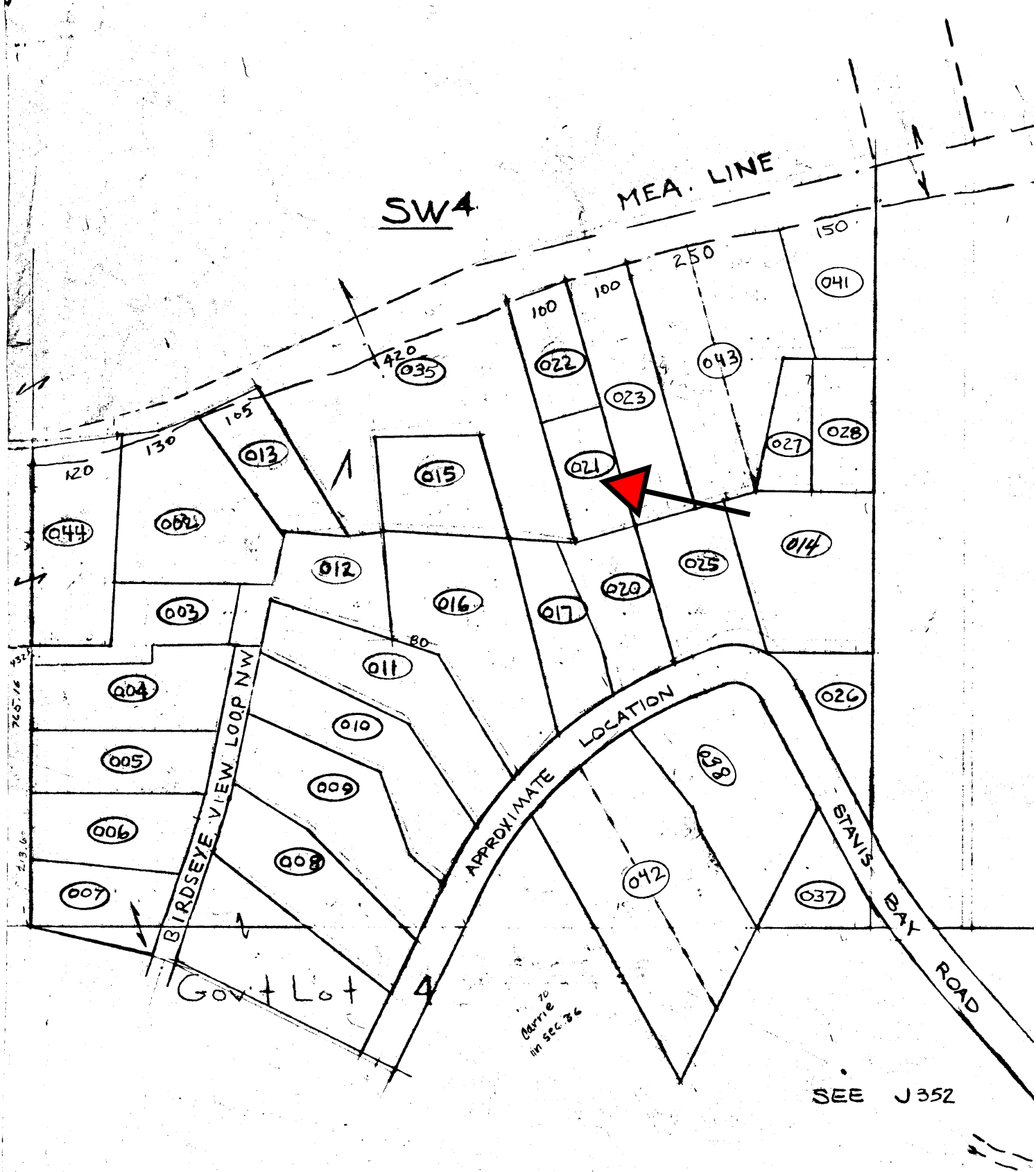
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9003090175

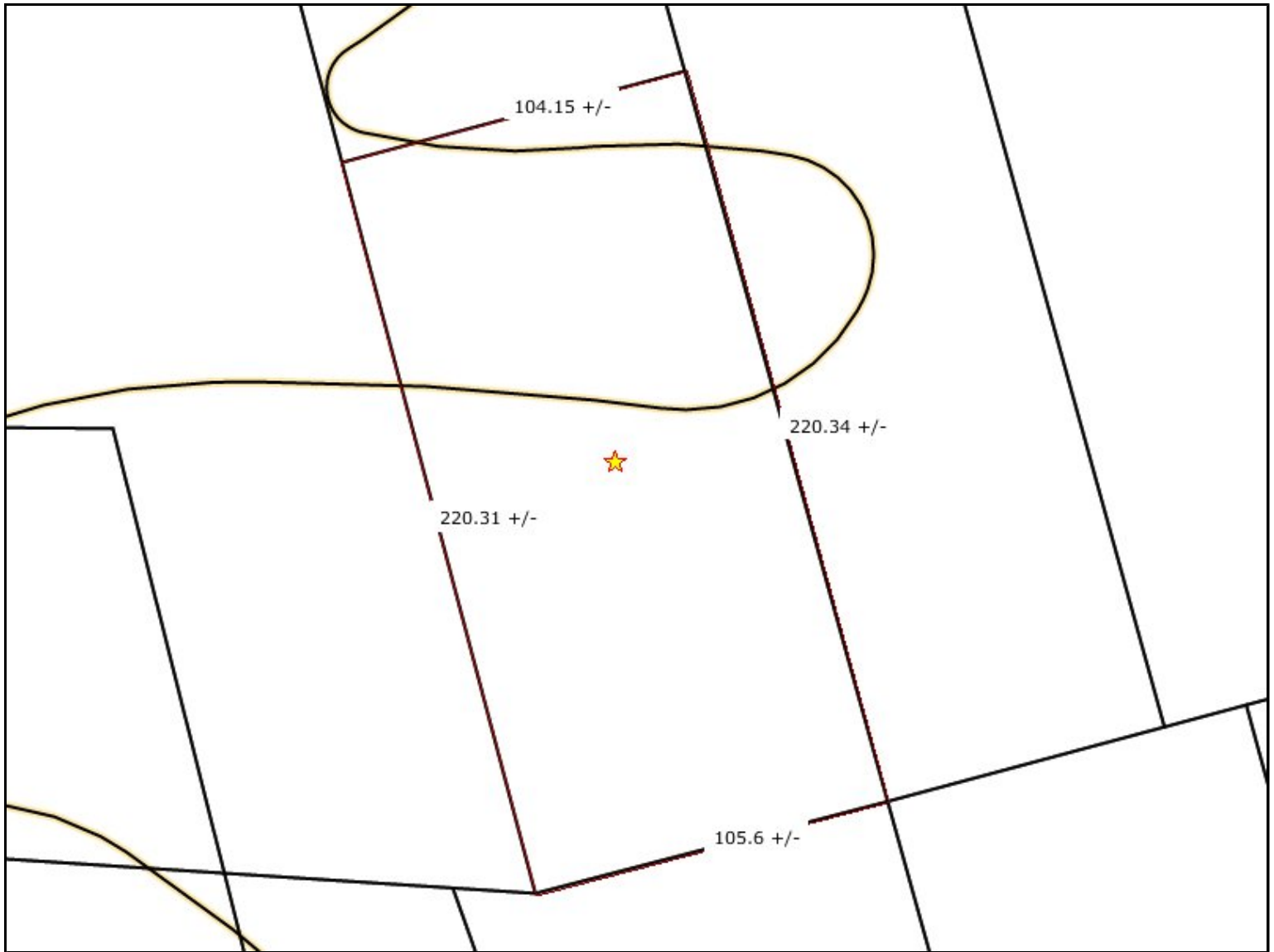
REEL 532FR 401



HOOD CANAL



SEE J352



PACIFIC NORTHWEST TITLE

2021 NW Myhre Road Suite 300 Silverdale, WA 98383
Phone: 360-692-4141 Fax: 360-692-5569

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www.digitshare.org 208.777.1252