



**PACIFIC  
NORTHWEST  
TITLE**

**OWNER:**

**David A.  
Washington**

**PROPERTY:**

**1524 N Cambrian Avenue  
Bremerton, WA 98312  
3774-006-024-0007**

**PROVIDED ESPECIALLY FOR:**

**Danny Horovitz  
John L. Scott Real Estate  
Silverdale, WA**

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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

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921 HILDEBRAND LANE NE, SUITE 200  
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**SILVERDALE-MAIN OFFICE**

2021 NW MYHRE ROAD, SUITE 300  
SILVERDALE, WA 98383  
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**PORT ORCHARD**

1382 SE LUND AVENUE, SUITE 1  
PORT ORCHARD, WA 98366  
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**ANDREA RIELAND  
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## 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 #:	3774-006-024-0007
Tax Id:	1449636
Site Address:	1524 N Cambrian Ave Bremerton, WA 98312
Owner:	Washington David A 445360
Owner Address:	7993 Vanessa Pl NW Silverdale, WA 98383
Owner Phone:	
Township/Range/Section:	T: 24N R: 01E S: 15 Q: NE
Parcel Size:	0.1000 Acres (4,356 Sq. Ft.)
Plat:	3774 - MIDWAY ADDN
Book/Page:	Book: 4 Page: 70
Neighborhood:	7100
County Zoning:	Incorporated City
Census Tract/Block:	080600/2019
Waterfront:	
Land Use:	111 - SINGLE FAMILY RES
Building Use:	Single family
Building Type:	15 Fair Rambler
Total Land Value:	\$38,070
Total Impr Value:	\$72,340
Total Value:	\$110,410



### Tax Information

Tax Year:	2012
Levy Code:	0010
Levy Rate:	12.811073
Annual Tax:	\$1,414.48
Total Taxes & Fees:	\$1,416.48

### Legal

LOT 24, BLOCK 6 MIDWAY ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 70, RECORDS OF KITSAP COUNTY, WASHINGTON.

### Land

Property Class:	111	Zone Code:	CITY	Dwelling Count:	1	Other Improv.:	2
Electric:	Y	Gas:	Y	Water:	Y	Sewer:	Yes
Cable:		Well:		Septic:			

### Improvement

Building Type:	15 Fair Rambler	Year Built:	1943	Above Grnd SqFt:	776	Att. Garage SqFt:	503
Use Desc.:	Single family	Stories:	1	Bsmt Fin. SqFt:	0	Det. Garage SqFt:	280
Roof Mat.:	Comp sh to 235#	Heat Code:	100	1st Floor SqFt:	776	Carport SqFt:	0
Bedrooms:	2	Full/Half Baths:	1 / 0	2nd Floor SqFt:	0	Deck SqFt:	96

### Assessed Value History

Year	Total	Land	Imprmnt	Levy Rate	Annual Tax	FFP Assmnt	SSWM Assmnt	NOX Weed Assmnt	Total
2012	\$110,410	\$38,070	\$72,340		\$1,414.48	\$0.00	\$0.00	\$2.00	\$1,416.48
2011	\$121,540	\$44,950	\$76,590		\$1,448.72	\$0.00	\$0.00	\$2.00	\$1,450.72
2010	\$129,470	\$52,880	\$76,590		\$1,426.26	\$0.00	\$0.00	\$1.00	\$1,427.26

### Transfer Information

Rec. Date:	04/26/93	Sale Price:	\$55,000	Doc Num:	9305040286	Doc Type:	
Owner:	WASHINGTON, DAVID A			Grantor:	UNKNOWN		
Orig. Loan Amt:				Title Co:			
Finance Type:		Loan Type:		Lender:			

### Sales

Excise #	Date	Price	Deed Type
197499808	05/01/74	\$19,950	W
197901486	03/01/79	\$35,950	W
198708938	12/23/87	\$32,000	W

199303145 04/26/93 \$55,000 W

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

**2012 WEB TAX STATEMENT**

Printed:10/17/2012

WASHINGTON DAVID A 445360  
 7993 VANESSA PL NW  
 SILVERDALE, WA 98383

<b>Account Number</b>	<b>** For Informational Purposes Only **</b>
<b>3774-006-024-0007</b>	Process Number 1449636
	Taxpayer Name: WASHINGTON DAVID A 445360

<b>GENERAL TAX DISTRIBUTION</b>			
	2011		2012
STATE GENERAL	\$288.96	STATE GENERAL	<b>\$275.74</b>
REGIONAL LIBRARY	\$42.20	REGIONAL LIBRARY	<b>\$40.94</b>
LOCAL SCHOOL	\$502.70	LOCAL SCHOOL	<b>\$501.63</b>
COUNTY	\$129.78	COUNTY	<b>\$125.78</b>
CITY	\$379.92	CITY	<b>\$371.83</b>
PORT	\$96.20	PORT	<b>\$89.94</b>
PUD	\$8.96	PUD	<b>\$8.62</b>
2011 Total:	\$1,448.72	2012 Total:	<b>\$1,414.48</b>

**Tax Property Description**  
 MIDWAY ADDN  
 LOT 24, BLOCK 6 MIDWAY ADDITION, ACCORDING TO THE PLAT  
 THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 70, RECORDS OF  
 KITSAP COUNTY, WASHINGTON.

<b>VALUE INFORMATION FOR TAX</b>		
	2011	2012
Land:	\$44,950	<b>\$38,070</b>
Improvements:	\$76,590	<b>\$72,340</b>
<b>TOTAL VALUE:</b>	\$121,540	<b>\$110,410</b>

<b>Current Taxes</b>		
ASSESSMENT	2011	2012
Noxious Weed	\$2.00	\$2.00
<b>Asmt Total</b>	\$2.00	\$2.00

TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)  
 \$121,540 **\$110,410**

**2012 General Property Tax + Assessments = \$1,416.48**

Levy Code **0010** General Levy Rate per \$1000 **12.8111**  
[\[Click here for Levy Information\]](#)  
**Voted Rate -- 37.9 % 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
3774-006-024-0007	1449636	1524 N CAMBRIAN AVE
<a href="#">Property Class:</a> 111- Single family residence		

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## Parcel Information

Tax Code Area:	0010	# of Buildings:	1	Acres:	.1
Jurisdiction:	BREMERTON	<a href="#">View Rating:</a>			
Sec-Twp-Rng:	15 24N 1E	<a href="#">Zoning:</a>	City	Status:	A - Active
<a href="#">Neighborhood:</a>	7100541	Last Inspected:	11/13/08		

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## Taxpayer Information

Name:	WASHINGTON DAVID A 445360				
Mailing Address:	7993 VANESSA PL NW				
	SILVERDALE	WA	98383		

# Sales History

Tax Account No.  
**3774-006-024-0007**

Process No.  
**1449636**

Situs Address  
**1524 N CAMBRIAN AVE**

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Sale Date:	Sale Price:	Excise Number:	<u>Instrument:</u>	<u>Screening Code:</u>
<b>26-APR-93</b>	<b>55000</b>	<b>199303145</b>	<b>W</b>	<b>R</b>
<b>23-DEC-87</b>	<b>32000</b>	<b>198708938</b>	<b>W</b>	<b>V</b>
<b>01-MAR-79</b>	<b>35950</b>	<b>197901486</b>	<b>W</b>	<b>V</b>
<b>01-MAY-74</b>	<b>19950</b>	<b>197499808</b>	<b>W</b>	<b>V</b>

# Value History

Tax Account No.	Process No.	Situs Address
<b>3774-006-024-0007</b>	<b>1449636</b>	<b>1524 N CAMBRIAN AVE</b>

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
2013	30,140	72,340	102,480	102,480	TBD	TBD	TBD	TBD	TBD
2012	38,070	72,340	110,410	110,410	1,414.48	0.00	0.00	2.00	1,416.48
2011	44,950	76,590	121,540	121,540	1,448.72	0.00	0.00	2.00	1,450.72
2010	52,880	76,590	129,470	129,470	1,426.26	0.00	0.00	1.00	1,427.26
2009	58,750	80,350	139,100	139,100	1,414.08	0.00	0.00	1.00	1,415.08
2008	61,200	83,750	144,950	144,950	1,397.18	0.00	0.00	1.00	1,398.18
2007	34,010	90,110	124,120	124,120	1,319.12	0.00	0.00	1.00	1,320.12
2006	26,220	77,380	103,600	103,600	1,204.26	0.00	0.00	1.00	1,205.26
2005	20,900	61,860	82,760	82,760	1,107.14	0.00	0.00	1.00	1,108.14
2004	19,000	55,100	74,100	74,100	1,056.14	0.00	0.00	0.00	1,056.14
2003	19,320	49,160	68,480	68,480	1,017.32	0.00	0.00	0.00	1,017.32
2002	16,800	45,480	62,280	62,280	913.78	0.00	0.00	0.00	913.78
2001	16,800	45,480	62,280	62,280	899.71	0.00	0.00	0.00	899.71

**Tax Statement**

close this window

# Building Data

Tax Account No.  
**3774-006-024-0007**

Process No.  
**1449636**

Situs Address  
**1524 N CAMBRIAN AVE**

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## Details

Bldg 1 of 1  
Year Built **1943**  
Quality & Type **Fair Rambler**  
Roof Material **Comp sh to 235#**  
ExtWall Type **Vinyl siding**

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

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## Sq Footage

<u>Floor</u>	<u>Area</u>	<u>Living Area</u>	
Basement:*	<b>503</b>	<b>0</b>	* Could be basement or lower level garage
Lower Level:	<b>0</b>	<b>0</b>	
Above Ground:	<b>776</b>	<b>776</b>	
Total:	<b>1279</b>	<b>776</b>	

Porch/Deck: **96**  
Detached Garage: **280**  
Attached Garage:

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## Attributes

Bedroom(s)	<b>2</b>	Fireplace(s)	
Half Bath(s)	<b>0</b>	**	
Full Bath(s)	<b>1</b>	Sewer	<b>Y</b>
Heat Source	<b>Forced hot air</b>	Water	<b>Y</b>

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## Other

Improvements **Residential Detached Garage , Carport**  
Imp. (Cont) ,  
Land Desc. **R-10 (City of Bremerton) ,**  
Land (Cont) ,  
Land (Cont)

\* Could be basement or lower level garage.

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



# Tax Description

Tax Account No.  
**3774-006-024-0007**

Process No.  
**1449636**

Situs Address  
**1524 N CAMBRIAN AVE**

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**MIDWAY ADDN**

**LOT 24, BLOCK 6 MIDWAY ADDITION, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 4 OF PLATS, PAGE 70, RECORDS OF KITSAP COUNTY,  
WASHINGTON.**

close this window

Filed for Record at Request of **LAND TITLE COMPANY**  
13070-93-JBEE-89830-6

When Recorded Return to:

NAME DAVID A. WASHINGTON

ADDRESS 1524 N. Cambrian Avenue

CITY, STATE, ZIP Bremerton, WA 98317

**E 89830**

**STATUTORY WARRANTY DEED**

THE GRANTOR **CHARLES R. BODDY** as his separate property

for and in consideration of **TEN DOLLARS & OTHER VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **DAVID A. WASHINGTON** a single man

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

Lot(s) **24, Block 6; Midway Addition**, according to the plat thereof, recorded in Volume 4 of Plats, Page(s) **70**, records of **KITSAP** County, Washington.

NO. **3145**  
KITSAP COUNTY  
TRANSACTION EXCISE TAX

PAID **MAY 4 1993**

AMOUNT **979.00**  
COUNTY **RECORDER**

BY [Signature]

KITSAP COUNTY  
\$7.00  
FILED-BY: **LAND TITLE COMPANY**  
MAY 4, 1993, 3:15 PM  
KAREN FLYNN, AUDITOR  
CLERK: **CHIPPS**

A. F. #: **9305040286**  
REEL **0716 FR 0189**

Dated April 26, 1993  
Charles R. Boddy  
CHARLES R. BODDY

By \_\_\_\_\_  
By \_\_\_\_\_

STATE OF WASHINGTON }  
COUNTY OF King } ss.

On this day personally appeared before me \_\_\_\_\_  
Charles R. Boddy

(to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of April, 1993

Notary Public in and for the State of Washington, residing at \_\_\_\_\_

My commission expires: 10/10/94

STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ } ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_ and \_\_\_\_\_ to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that \_\_\_\_\_ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at \_\_\_\_\_

0	0			007-00
003-00			028-00	
004-01			027-00	004-00
006-00			026-00	005-00
007-00			025-00	007-00
009-00			023-00	009-00
010-00			022-00	010-00
011-00			021-00	011-00
012-00			019-00	

CAMBRIAN  
N Cambrian Ave

WYCOFF  
N Wycoff Ave

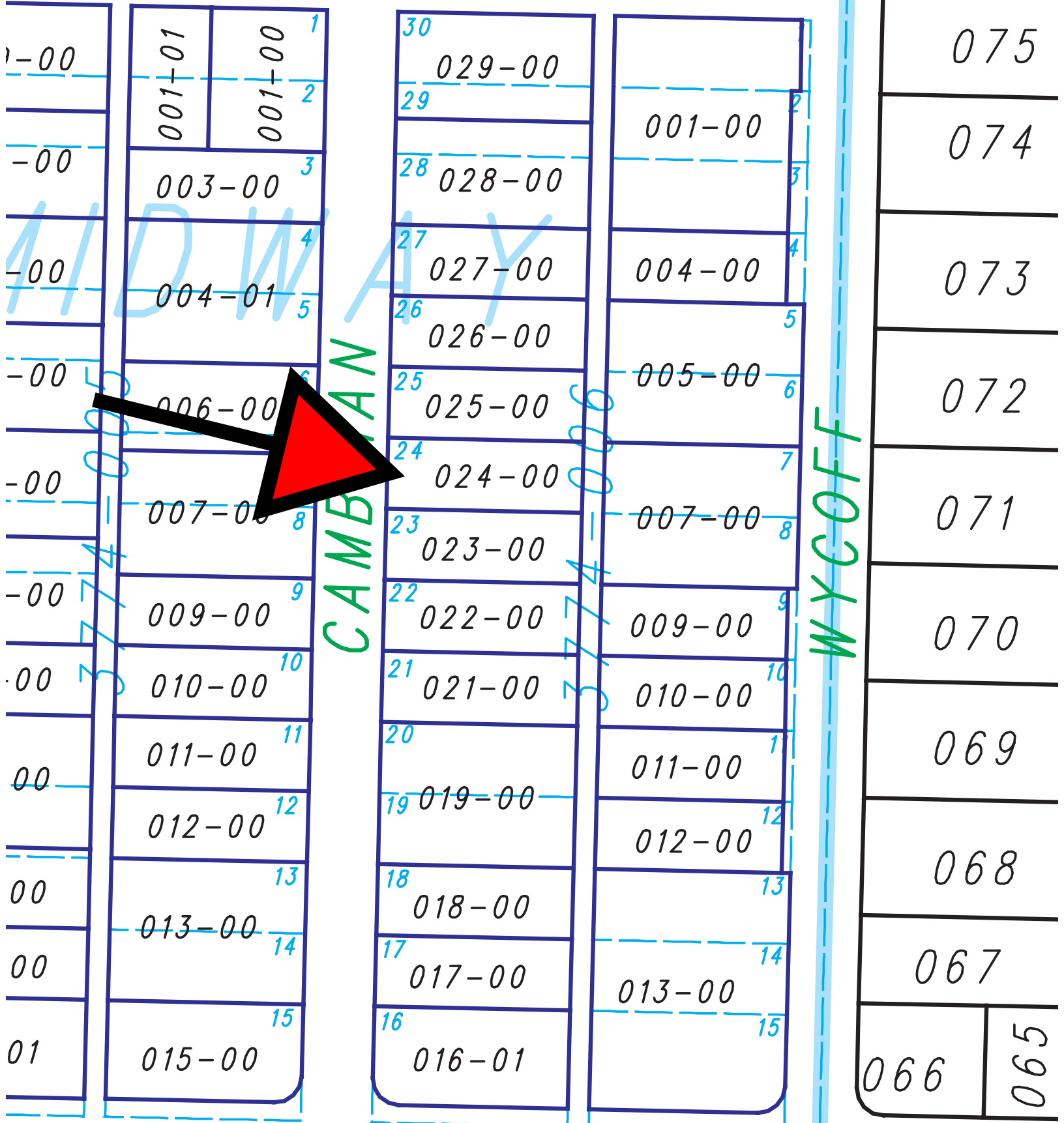
110.8 +/-  
38.93 +/- 02\* - 00 39.48 +/-  
108.76 +/-

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

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STREET



15th

