



PROPERTY PROFILE



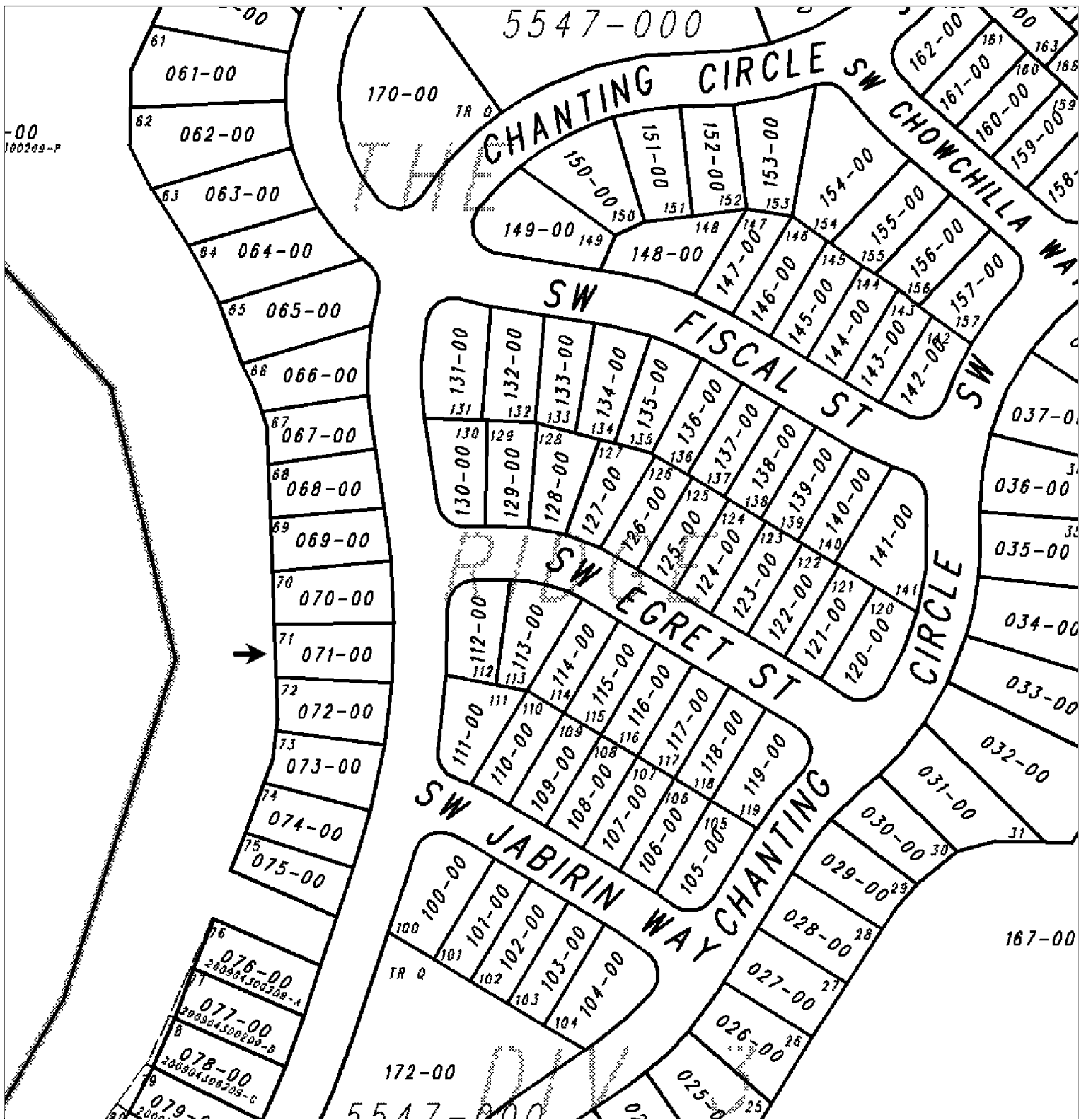
Account Number : 5547 000 072 0002
Owner : Olsen Angela L
CoOwner :
Site Address : 4518 Chanting Cir SW Port Orchard 98367
Mail Address : 4518 Chanting Cir SW Port Orchard Wa 98367
Telephone :

ASSESSMENT AND TAX INFORMATION

Land	: \$52,000	2013 Taxes	: \$2,715.98
Structure	: \$184,040	Excise Tax #	: 1485
Total	: \$236,040	Levy Code	: 0805
% Improved	: 78		

PROPERTY CHARACTERISTICS

Bedrooms	: 4	1st Floor SqFt	: 1,024	Lot Acres	: .13
Bath Total	: 2.50	2nd Floor SqFt	: 1,444	Lot SqFt	: 5,663
Bath Full	: 2	3rd Floor SqFt	:	Year Built	: 2010
Bath Half	: 1	Balcony SqFt	:	Eff YearBlt	:
Fireplace	:	AboveGroudSF	: 2,468	Paving Matl	: Paved
Heat Type	: Forced	Bsmnt Type	:	GroundCover	:
FloorCover	:	Bsmnt Fin SF	:	Topography	: Level
Roof Matl	: Composition	Bsmnt Unfin SF	:	View Qlty	:
Bldg Matl	:	Bsmnt Total SF	:	WtrFrntFt	:
Bldg Grade	: Avg	Building SqFt	: 2,468	Sewer Type	: Sewer
Bldg Cond	: Avg	Deck SqFt	:	PowerSource	: Elec
BldgTotVal	:	Garage SqFt	: 420	Sewer Type	: Sewer
Bldg Style	: Multi-Sty	Garage Type	: Attached	Water Source	: Yes
Stories	: 2	Patio SqFt	: 108	Gas Service	: Yes



Parcel # : 5547 000 072 0002



Fidelity National Title
Insurance Company

9619 Levin Road NW, Silverdale, WA 98383
Phone: 360.692.4556 Seattle: 206.622.2072
Fax: 360.698.4616



This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property including, but not limited to, area, dimensions, easements, encroachments, or location of boundaries. It is not a part of, nor does it modify, the commitment or policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch. For further information, reference should be made to an accurate survey.



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

2013 WEB TAX STATEMENT

Printed:11/19/2013

OLSEN ANGELA L
 4518 CHANTING CIR SW
 PORT ORCHARD, WA 98367

Account Number	** For Informational Purposes Only **
5547-000-072-0002	Process Number 2516748
	Taxpayer Name: OLSEN ANGELA L

GENERAL TAX DISTRIBUTION			
	2012	2013	
STATE GENERAL	\$598.05	STATE GENERAL	\$591.77
REGIONAL LIBRARY	\$88.79	REGIONAL LIBRARY	\$92.32
LOCAL SCHOOL	\$696.77	LOCAL SCHOOL	\$761.08
COUNTY	\$272.79	COUNTY	\$283.60
CITY	\$442.46	CITY	\$414.78
PORT	\$195.09	PORT	\$90.52
FIRE	\$450.58	FIRE	\$460.62
PUD	\$18.69	PUD	\$19.29
2012 Total:	\$2,763.22	2013 Total:	\$2,713.98

Tax Property Description
 THE RIDGE AT MCCORMICK WOODS DIV 3
 LOT 072, THE RIDGE AT MCCORMICK WOODS DIV 3, ACCORDING TO
 THE PLAT RECORDED IN VOLUME 32 OF PLATS, PAGE(S) 192-204,
 INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON; SITUATE IN
 KITSAP COUNTY, WASHINGTON.

VALUE INFORMATION FOR TAX		
	2012	2013
Land:	\$55,430	\$52,000
Improvements:	\$184,040	\$184,040
TOTAL VALUE:	\$239,470	\$236,040

Current Taxes		
ASSESSMENT	2012	2013
Noxious Weed	\$2.00	\$2.00
Asmt Total	\$2.00	\$2.00

TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)
 \$239,470 **\$236,040**

2013 General Property Tax + Assessments = \$2,715.98

Levy Code **0805** General Levy Rate per \$1000 **11.4981**
[\[Click here for Levy Information\]](#)
Voted Rate -- 28.0 % 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).

Tax Description

Print

Tax Account No.

Process No.

Situs Address

5547-000-072-0002

2516748

4518 CHANTING CIR SW

THE RIDGE AT MCCORMICK WOODS DIV 3

LOT 072, THE RIDGE AT MCCORMICK WOODS DIV 3, ACCORDING TO THE PLAT RECORDED IN VOLUME 32 OF PLATS, PAGE(S) 192-204, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON; SITUATE IN KITSAP COUNTY, WASHINGTON.

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Property Report

Print this page

Tax Account No.	Process No.	Situs Address
5547-000-072-0002	2516748	4518 CHANTING CIR SW

[Property Class:](#) 111- Single family residence

Parcel Information

Tax Code Area:	0805	# of Buildings:	1	Acres:	.13
Jurisdiction:	PORT ORCHARD	View Rating:			
Sec-Twp-Rng:	04 23N 1E	Zoning:	City	Status:	A - Active
Neighborhood:	7402394	Last Inspected:	03/27/13		

Taxpayer Information

Name:	OLSEN ANGELA L				
Mailing Address:	4518 CHANTING CIR SW				
	PORT ORCHARD	WA	98367		

[Tax Desc](#) [Value History](#) [Building Data](#) [Sales History](#) [Split / Merge](#) [Related Accts](#) [Map](#)

Value History

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Tax Account No.

Process No.

Situs Address

5547-000-072-0002

2516748

4518 CHANTING CIR SW

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
2014	55,050	205,660	260,710	260,710	TBD	TBD	TBD	TBD	TBD
2013	52,000	184,040	236,040	236,040	2,713.98	0.00	0.00	2.00	2,715.98
2012	55,430	184,040	239,470	239,470	2,763.22	0.00	0.00	2.00	2,765.22
2011	57,140	191,330	248,470	248,470	2,687.00	0.00	0.00	2.00	2,689.00
2010	42,470	0	42,470	42,470	431.16	0.00	0.00	1.00	432.16

Tax Statement

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Building Data

Print

Tax Account No.
5547-000-072-0002

Process No.
2516748

Situs Address
4518 CHANTING CIR SW

Details

Bldg 1 of 1

Year Built **2010**

Quality & Type **Avg Multi-Story**

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

Roof Material **Comp sh to 235#**

ExtWall Type **Vinyl siding**

Sq Footage

<u>Floor</u>	<u>Area</u>	<u>Living Area</u>	
Basement:*	0	0	* Could be basement or lower level garage
Lower Level:	0	0	
Above Ground:	2468	2468	
Total:	2468	2468	

Porch/Deck: **0**
Detached
Garage:
Attached
Garage: **420**

Attributes

Bedroom(s) **4** Fireplace(s) **Yes**
**
Half Bath(s) **1** Sewer
Full Bath(s) **2** Water
Heat Source **Forced hot air-gas**

Other

Improvements ,
Imp. (Cont) ,
Land Desc. **Low Density (not WF)(PO)** ,
Land (Cont) ,
Land (Cont)

* Could be basement or lower level garage.

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

close this window

Sales History

Print

Tax Account No.

5547-000-072-0002

Process No.

2516748

Situs Address

4518 CHANTING CIR SW

Sale Date:

31-MAR-10

Sale Price:

259870

Excise Number:

2010EX01485

Instrument:

W

Screening
Code:

V

close this window

AFTER RECORDING MAIL TO:
Angela L. Olsen
4518 Chanting Circle Southwest
Port Orchard, WA 98367

FIRST AMERICAN TITLE INS 201003310081
Deed Rec Fee: \$ 62.00
03/31/2010 11:34 AM
Walter Washington, Kitsap Co Auditor Page: 1 of 1

Filed for Record at Request of All City Escrow, Inc.
Escrow Number: 09-0984

Statutory Warranty Deed

Assessor's Tax Parcel Number(s): 5547-000-072-0002

THE GRANTOR The Quadrant Corporation, a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Angela L. Olsen, a single person the following described real estate, situated in the County of Kitsap, State of Washington.

LOT 72, THE RIDGE AT MCCORMICK WOODS DIVISION 3, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 32 OF PLATS, PAGES 192 THROUGH 204, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON.

Subject to:
ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS COVENANTS AND AGREEMENTS OF RECORD IF ANY, DELINEATED IN First American Title Company ORDER NUMBER:1463335.
READ AND APPROVED aw

Dated 3/23/10 KITSAP COUNTY TREASURER EXCISE 03/31/2010
2010EX01485
Total: \$4,630.69 Clerk's Initial [Signature]

The Quadrant Corporation
[Signature]
By: BreAnn Cline, Sales Operations Manager

STATE OF Washington }
County of King } SS:

I certify that I know or have satisfactory evidence that BreAnn Cline is the person who appeared before me, and said person acknowledged that She signed this instrument, on oath stated that She is authorized to execute the instrument and acknowledged it as the Sales Operations Manager of The Quadrant Corporation to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3/23/10 [Signature]
Christabelle K. Haworth
Notary Public in and for the State of Washington
Residing at Kent
My appointment expires: 12.9.2011

