



**PACIFIC
NORTHWEST
TITLE**

OWNER:

**Christopher M. & Susan L.
Bell**

PROPERTY:

**6376 Ebbert Drive SE
Port Orchard, WA 98367
082302-4-031-2004**

PROVIDED ESPECIALLY FOR:

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

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
SILVERDALE, WA 98383
(360) 692-4141 • (800) 464-2823
FAX (360) 692-5569

PORT ORCHARD

1382 SE LUND AVENUE, SUITE 1
PORT ORCHARD, WA 98366
(360) 895-7799
FAX (360) 895-5824



**ANDREA RIELAND
CUSTOMER SERVICE
MARKET RESEARCH SPECIALIST**

PHONE: (360) 692-4141 FAX: (360) 692-8001
EMAIL: ANDREAR@PNWTKITSAP.COM
WWW.PNWTKITSAP.COM

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 #:	082302-4-031-2004
Tax Id:	1080696
Site Address:	6376 Ebbert Dr SE Port Orchard, WA 98367
Owner:	Bell Christopher M & Susan L
Owner Address:	6376 Ebbert Dr SE Port Orchard, WA 98367
Township/Range/Section:	T: 23N R: 02E S: 08 Q: SE
Parcel Size:	0.4700 Acres (20,473 Sq. Ft.)
Plat:	-
Book/Page:	Book: Page:
Neighborhood:	7402
County Zoning:	Rural Residential
Census Tract/Block:	092701/2002
Waterfront:	
Land Use:	111 - SINGLE FAMILY RES
Building Use:	Single family
Building Type:	20 Avg Rambler
Total Land Value:	\$58,890
Total Impr Value:	\$208,750
Total Value:	\$267,640



Tax Information

Tax Year:	2012
Levy Code:	8320
Levy Rate:	10.397181
Annual Tax:	\$2,782.70
Total Taxes & Fees:	\$2,854.50

Legal

TH PTN TR 23 OF TH SRVY IN SE1/4 REC 8003260073 IN BOOK 13 PG 196 OF SRVYS DAF COMM AT SE COR SD TR 23 TH S89*53'38 W ALG S LN THOF 60FT TH N01*06'57 E PLT E LN SD TR 23 402FT TO TPB TH S89*53'38W 165FT TH N01*06'57 E 125FT TH N89*53'38E 165FT TH S01*06'57 W 125FT TO TPB SUBJ TO A NATURAL SCREENING & BUFFER ZONE ON E 25FT THOF & SUBJ TO & TGW ESMT BEING LOT 2 SHORT PLAT NO 2684 REC 8107130122

Land

Property Class:	111	Zone Code:	RR	Dwelling Count:	1	Other Improv.:	3
Electric:	Y	Gas:		Water:	Y	Sewer:	
Cable:		Well:		Septic:			

Improvement

Building Type:	20 Avg Rambler	Year Built:	2006	Above Grnd SqFt:	2068	Att. Garage SqFt:	0
Use Desc.:	Single family	Stories:	1	Bsmt Fin. SqFt:	0	Det. Garage SqFt:	0
Roof Mat.:	Comp sh to 235#	Heat Code:	101	1st Floor SqFt:	2068	Carport SqFt:	0
Bedrooms:	3	Full/Half Baths:	2 / 0	2nd Floor SqFt:	0	Deck SqFt:	180

Assessed Value History

Year	Total	Land	Imprmnt	Levy Rate	Annual Tax	FFP Assmnt	SSWM Assmnt	NOX Weed Assmnt	Total
2012	\$267,640	\$58,890	\$208,750		\$2,782.70	\$0.00	\$69.80	\$2.00	\$2,854.50
2011	\$276,230	\$60,600	\$215,630		\$2,674.28	\$0.00	\$69.80	\$2.00	\$2,746.08
2010	\$293,990	\$64,600	\$229,390		\$2,647.30	\$0.00	\$69.80	\$1.00	\$2,718.10

Transfer Information

Rec. Date:	11/1/2007	Sale Price:		Doc Num:		Doc Type:	W
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Sales

Excise #	Date	Price	Deed Type
2006EX0922	10/11/06	\$389,000	W
200204993	06/19/02	\$0	Q
03EX05974	07/08/03	\$74,000	W
2007EX0810	11/01/07	\$0	W

View: [Receipt\(s\) on file](#)
[\[Click here to Print\]](#)

[\[Click here to Pay by Credit Card - 3rd party fee applies\]](#)
[\[Click here to Pay by E-Check - \\$1.00 fee\]](#)



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:06/11/2012

BELL CHRISTOPHER M & SUSAN L
 6376 EBBERT DR SE
 PORT ORCHARD, WA 98367

Account Number	** For Informational Purposes Only **
082302-4-031-2004	Process Number 1080696
	Taxpayer Name: BELL CHRISTOPHER M & SUSAN L

GENERAL TAX DISTRIBUTION			
	2011		2012
STATE GENERAL	\$656.74	STATE GENERAL	\$668.40
REGIONAL LIBRARY	\$95.92	REGIONAL LIBRARY	\$99.23
LOCAL SCHOOL	\$732.03	LOCAL SCHOOL	\$778.73
COUNTY	\$294.97	COUNTY	\$304.89
COUNTY ROAD	\$395.19	COUNTY ROAD	\$406.98
FIRE	\$479.06	FIRE	\$503.58
PUD	\$20.37	PUD	\$20.89
2011 Total:	\$2,674.28	2012 Total:	\$2,782.70

Tax Property Description
 08232E
 TH PTN TR 23 OF TH SRVY IN SE1/4 REC 8003260073 IN BOOK 13 PG 196
 OF SRVYS DAF COMM AT SE COR SD TR 23 TH S89*53'38 W ALG S LN
 THOF 60FT TH N01*06'57 E PLT E LN SD TR 23 402FT TO TPB TH
 S89*53'38W 165FT TH N01*06'57 E 125FT TH N89*53'38E 165FT TH
 S01*06'57 W 125FT TO TPB SUBJ TO A NATURAL SCREENING & BUFFER
 ZONE ON E 25FT THOF & SUBJ TO & TGW ESMT BEING LOT 2 SHORT
 PLAT NO 2684 REC 8107130122

VALUE INFORMATION FOR TAX		
	2011	2012
Land:	\$60,600	\$58,890
Improvements:	\$215,630	\$208,750
TOTAL VALUE:	\$276,230	\$267,640
TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)		
	\$276,230	\$267,640

Current Taxes		
ASSESSMENT	2011	2012
Noxious Weed	\$2.00	\$2.00
Stormwater Management	\$69.80	\$69.80
Asmt Total	\$71.80	\$71.80

2012 General Property Tax + Assessments = \$2,854.50

TOTAL AMOUNT DUE: \$1,427.25

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

Levy Code **8320** General Levy Rate per \$1000 **10.3972**
[\[Click here for Levy Information\]](#)
Voted Rate -- 28.0 % Voter Approved

Account Number: 082302-4-031-2004 (1080696) Parcel Location: 6376 EBBERT DR SE

If you did not make a first half payment or pay the delinquent taxes listed, if any, call (360) 337-7135 for delinquent tax, interest and penalty due. Delinquent payments received without interest and penalty will be returned.
[See Treasurer Information link.](#)

2

SECOND HALF - Pay or Postmark by October 31					
	TAX YEAR	Prev Tax Owing	Interest/ Penalty	TOTAL	
				Full	Half
Current:	2012				\$1,427.25
Amount Due:				\$1,427.25	

BELL CHRISTOPHER M & SUSAN L
 6376 EBBERT DR SE
 PORT ORCHARD, WA 98367

Make Remittance Payable To
 Kitsap County Treasurer - 614 Division Street, MS-32
 Port Orchard, WA 98366

Property Report

Tax Account No.	Process No.	Situs Address
082302-4-031-2004	1080696	6376 EBBERT DR SE
Property Class: 111- Single family residence		

Parcel Information

Tax Code Area:	8320	# of Buildings:	1	Acres:	.47
Jurisdiction:	UNINCORP.	View Rating:			
Sec-Twp-Rng:	08 23N 2E	Zoning:	RR	Status:	A - Active
Neighborhood:	7402202	Last Inspected:	07/28/06		

Taxpayer Information

Name:	BELL CHRISTOPHER M & SUSAN L			
Mailing Address:	6376 EBBERT DR SE			
	PORT ORCHARD	WA	98367	

Sales History

Tax Account No.
082302-4-031-2004

Process No.
1080696

Situs Address
6376 EBBERT DR SE

Sale Date:	Sale Price:	Excise Number:	<u>Instrument:</u>	<u>Screening Code:</u>
01-NOV-07	0	202007EX08105	W	C
11-OCT-06	389000	202006EX09226	W	V
08-JUL-03	74000	2003EX05974	W	W
19-JUN-02	0	200204993	Q	Q

Value History

Tax Account No.

Process No.

Situs Address

082302-4-031-2004

1080696

6376 EBBERT DR SE

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
2012	58,890	208,750	267,640	267,640	2,782.70	0.00	69.80	2.00	2,854.50
2011	60,600	215,630	276,230	276,230	2,674.28	0.00	69.80	2.00	2,746.08
2010	64,600	229,390	293,990	293,990	2,647.30	0.00	69.80	1.00	2,718.10
2009	70,890	251,750	322,640	322,640	2,522.58	0.00	67.30	1.00	2,590.88
2008	74,320	262,070	336,390	336,390	2,545.62	0.00	62.30	1.00	2,608.92
2007	57,170	262,070	319,240	319,240	2,708.90	0.00	57.30	1.00	2,767.20
2006	40,500	0	40,500	40,500	391.38	0.00	50.00	1.00	442.38
2005	32,400	0	32,400	32,400	356.92	0.00	0.00	1.00	357.92
2004	30,000	0	30,000	30,000	359.46	0.00	0.00	0.00	359.46
2003	30,000	0	30,000	30,000	373.54	0.00	0.00	0.00	373.54
2002	30,000	0	30,000	30,000	392.78	0.00	0.00	0.00	392.78
2001	30,000	0	30,000	30,000	294.75	0.00	0.00	0.00	294.75

Tax Statement

close this window

Building Data

Tax Account No.
082302-4-031-2004

Process No.
1080696

Situs Address
6376 EBBERT DR SE

Details

Bldg 1 of 1

Year Built **2006**

Quality &
Type **Avg Rambler**

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

Roof Material **Comp sh to 235#**

ExtWall Type **Cement fiber 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:	2068	2068	
Total:	2068	2068	

Porch/Deck: **180**

Detached
Garage:

Attached
Garage: **717**

Attributes

Bedroom(s)	3	Fireplace(s) **	Yes
Half Bath(s)	0	Sewer	
Full Bath(s)	2	Water	Y
Heat Source	Forced hot air-gas		

Other

Improvements **SEPTIC , LNDSCPG**
Imp. (Cont) ,
Land Desc. **Site: unplatted, improved ,**
Land (Cont) ,
Land (Cont)

* Could be basement or lower level garage.

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

Tax Description

Tax Account No.
082302-4-031-2004

Process No.
1080696

Situs Address
6376 EBBERT DR SE

08232E

**TH PTN TR 23 OF TH SRVY IN SE1/4 REC 8003260073 IN BOOK 13 PG 196 OF SRVYS DAF
COMM AT SE COR SD TR 23 TH S89*53'38 W ALG S LN THOF 60FT TH N01*06'57 E PLT E
LN SD TR 23 402FT TO TPB TH S89*53'38W 165FT TH N01*06'57 E 125FT TH N89*53'38E
165FT TH S01*06'57 W 125FT TO TPB SUBJ TO A NATURAL SCREENING & BUFFER
ZONE ON E 25FT THOF & SUBJ TO & TGW ESMT BEING LOT 2 SHORT PLAT NO 2684
REC 8107130122**

close this window

AFTER RECORDING MAIL TO:

Christopher M Bell and Susan L Bell
6376 Ebbert Dr SE
Port Orchard, WA 98367

200610110406
Page: 1 of 2
10/11/2006 01:59P
LAND TITLE CO DEED \$33.00 Kitsap Co, WA

Filed for Record at Request of: Ticor Title Of Washington, Inc.

re-record to correct legal

E211367

STATUTORY WARRANTY DEED

THE GRANTOR(S)

LA Williams Construction, LTD

for and in consideration of Ten Dollars and Other Good and Valuable Consideration in hand paid conveys, and warrants to

Christopher M Bell and Susan L Bell, husband and wife

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

Lot 2 of Short Plat No. 2684, recorded under Auditor's File No. 8107130122, being a portion of the ~~Southwest~~ *SouthEast* Quarter of Section 8, Township 23 North, Range 2 East, WM, in Kitsap County, Washington.

Subject to easements, covenants, conditions and restrictions shown on Exhibit "A" as hereto attached and by this reference made a part hereof.

Assessor's Property Tax Parcel/Account Number: 08230240312004

Dated: October 10, 2006

LA Williams Construction, LTD

KITSAP COUNTY TREASURER EXCISE 10/11/2006

BY: *[Signature]*
Larry A. Williams, President

2006EX09226

Total : \$6929.20

Clerk's Initial *KB*

KITSAP COUNTY TREASURER EXCISE

11/01/2007

STATE OF WASHINGTON

2007EX08105

COUNTY OF *Pierce* KITSAP

Total : \$10.00

Clerk's Initial *[Signature]*

On this Oct 11, 2006 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Larry A. Williams to me known to be the President of LA Williams Construction, LTD 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 an oath stated that he/she/they are 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 in this certificate first above written.

[Signature]

Notary Public in and for the State of Washington
residing at Pierce Notary Public

My Appointment Expires on: 06/19/07

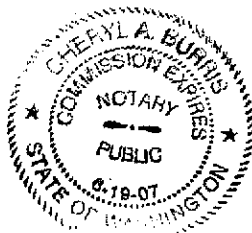


EXHIBIT "A"

LAND TITLE CO 200711010005

Deed Rec Fee: \$ 42.00
11/01/2007 10:21 AM
Karen Flynn, Kitsap Co Auditor

SUBJECT TO:

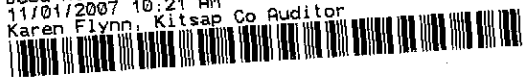


1. Easement, including its terms, covenants and provisions as disclosed by instrument;
Recorded: June 15, 1979
Recording No.: 7906150164
For: road, utility and maintenance
Affects: East 60 feet of said premises
2. Covenants, conditions and restrictions contained in the following instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped person;
Recorded: January 24, 1980
Recording No.: 8001240055
3. Covenants, conditions and restrictions contained in the following instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped person;
Recorded: June 15, 1979 and March 26, 1980
Recording No.: 7906150164 and 8003260073
4. A buffer or a defined open space area as disclosed by Short Subdivision No. 2684 filed under Auditor's File No. 8107130122;
Affects: East 25 feet of said premises
5. Covenants, conditions and restrictions contained in the following instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped person;
Recorded: July 13, 1981
Recording No.: 8107130122
6. Liability for future assessments and additional tap and connection charges, if any, levied by Manchester Water District, as disclosed by letter recorded February 22, 1976, under Auditor's File No. 7802220107.
7. Liability for maintenance of roadway as disclosed by instrument recorded under Auditor's File No. 7906150164.

200610110406
Page: 2 of 2
10/11/2005 01:59P
Kitsap Co, WA

LAND TITLE CO DEED \$33.00

LAND TITLE CO 200711010005
Deed Rec Fee: \$ 42.00
11/01/2007 10:21 AM
Karen Flynn, Kitsap Co Auditor



STATE OF WASHINGTON
COUNTY OF KITSAP
THIS IS TO CERTIFY that the document to which
this certificate is affixed, is a true and correct copy
as the same appears on record in the office of the
Kitsap County Auditor.
I, KAREN FLYNN, my legal and Official Seal this 31 day
of NOVEMBER, 2007.
KAREN FLYNN, Kitsap County Auditor

UNDIVIDED 1/4 INTEREST
TO LOTS 1 THROUGH 4

001

2684-1

166.09 +/-

031

2684-2

125.19 +/-

126.21 +/-

164.59 +/-

032

2684-3

2684-A

034

EBBERT

Knight Dr SE

Ebbert Dr SE


PACIFIC NORTHWEST TITLE

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

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.

geoAdvantage
www.digitshare.org 208.777.1252

LANE

DRIVE S

044

2339-3

046

2339-A

045

2339-4

025

2301-2

UNDIVIDED 1/4 INTEREST
TO LOTS 1 THROUGH 4

001

2684-1

031

2684-2

032

2684-3

034

2684-A

13196-23

2684-C

2684-B

033

2684-4

EBBERT



SP
KNIGHT

035

2297-1

036

2297-2

0

2297-3

13196-24

007

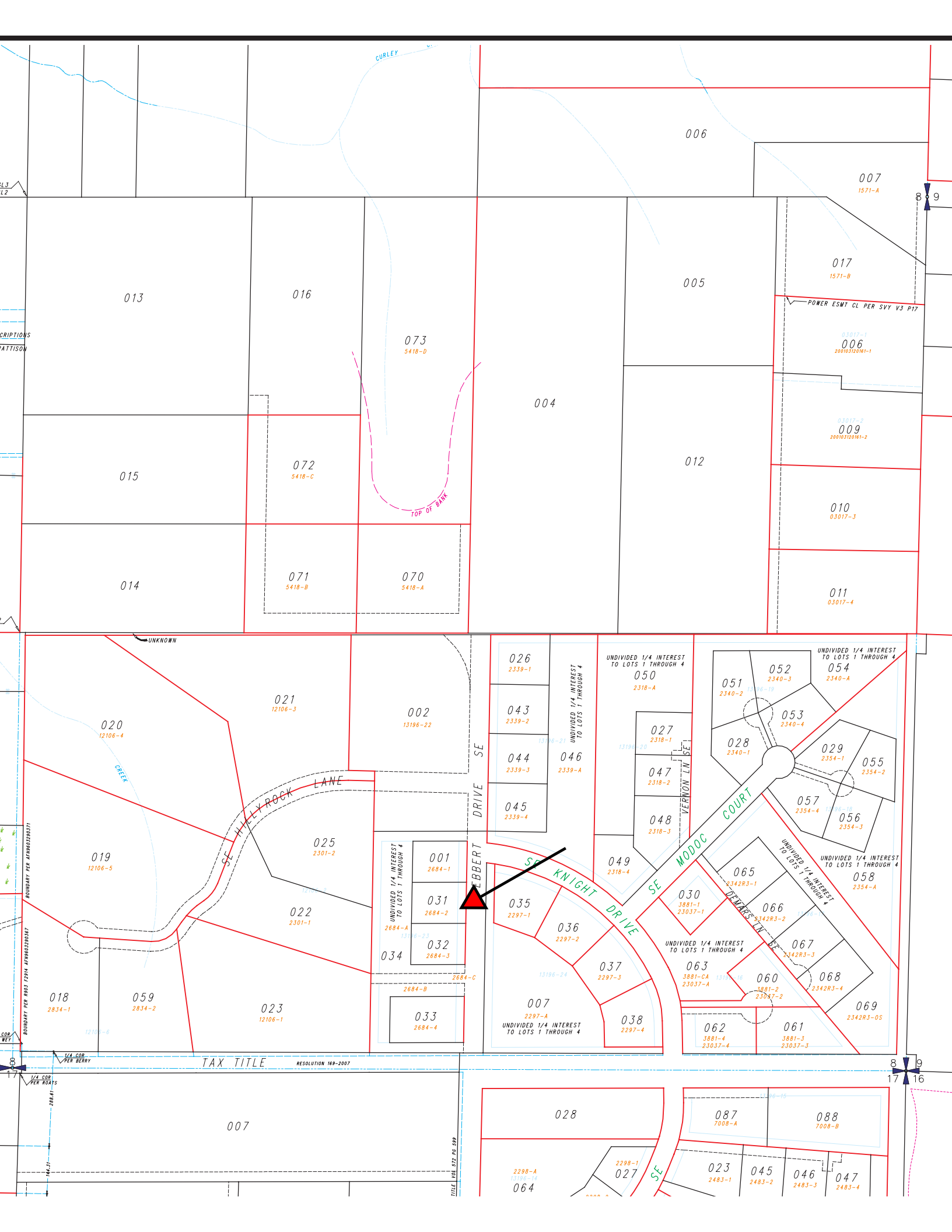
2297-A

UNDIVIDED 1/4 INTEREST
TO LOTS 1 THROUGH 4

ITION 169-2007

G 599

028



CURLEY

006

007
1571-A

013

016

005

017
1571-B

DESCRIPTIONS
MATTISON

073
5418-D

004

POWER ESMT CL PER SVY V3 P17

006
20010310161-1

015

072
5418-C

012

009
20010310161-2

010
03017-3

014

071
5418-B

070
5418-A

011
03017-4

UNKNOWN

020
12106-4

021
12106-3

002
13196-22

026
2339-1

043
2339-2

UNDIVIDED 1/4 INTEREST
TO LOTS 1 THROUGH 4
050
2318-A

051
2340-2

UNDIVIDED 1/4 INTEREST
TO LOTS 1 THROUGH 4
052
2340-3

054
2340-A

BOUNDARY PER MEMORANDUM

019
12106-5

SE HILLOCK LANE

025
2301-2

001
2684-1

031
2684-2

032
2684-3

044
2339-3

045
2339-4

046
2339-A

027
2318-1

047
2318-2

048
2318-3

028
2340-1

029
2354-1

053
2340-4

055
2354-2

056
2354-3

057
2354-4

058
2354-A

BOUNDARY PER BRAS 12014 MEMORANDUM

018
2834-1

059
2834-2

023
12106-1

UNDIVIDED 1/4 INTEREST
TO LOTS 1 THROUGH 4
034

033
2684-4

035
2297-1

036
2297-2

037
2297-3

038
2297-4

049
2318-4

027
2318-1

047
2318-2

048
2318-3

051
2340-2

052
2340-3

053
2340-4

054
2340-A

055
2354-2

056
2354-3

057
2354-4

058
2354-A

CORNER

1/4 COR PER BERRY

1/4 COR PER ROYAL

TAX TITLE

RESOLUTION 16P-2007

TITLE 102 872 PG 589

028

087
7008-A

088
7008-B

007

2298-A
15108-1

064

027

023
2483-1

045
2483-2

046
2483-3

047
2483-4

8 9
17 16