



**PACIFIC
NORTHWEST
TITLE**

OWNER:

**Nathanael T.
Downer**

PROPERTY:

**294 NE Fallon Court
Bremerton, WA 98311
5527-000-029-0000**

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



PAULA PAZOOKI
CUSTOMER SERVICE
MARKET RESEARCH SPECIALIST

PHONE: (360) 692-4141 FAX: (360) 692-8001
EMAIL: PAULAP@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 #:	5527-000-029-0000
Tax Id:	2489300
Site Address:	294 NE Fallon Ct Bremerton, WA 98311
Owner:	Downer Nathanael T
Owner Address:	294 NE Fallon Ct Bremerton, WA 98311
Township/Range/Section:	T: 25N R: 01E S: 26 Q: SW
Parcel Size:	0.0400 Acres (1,742 Sq. Ft.)
Plat:	5527 - MADELINE WOODS
Book/Page:	Book: 32 Page: 89
Neighborhood:	7401
County Zoning:	Urban Restricted
Census Tract/Block:	091600/3000
Waterfront:	
Land Use:	111 - SINGLE FAMILY RES
Building Use:	Single family
Building Type:	22 Avg Multi-Story
Total Land Value:	\$44,240
Total Impr Value:	\$116,450
Total Value:	\$160,690

Tax Information

Tax Year:	2012
Levy Code:	6200
Levy Rate:	12.506934
Annual Tax:	\$2,009.74
Total Taxes & Fees:	\$2,081.54

Legal

LOT 029, MADELINE WOODS, ACCORDING TO THE PLAT RECORDED IN VOLUME 32 OF PLATS, PAGE(S) 89 - 93, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON; SITUATE IN KITSAP COUNTY, WASHINGTON.

Land

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

Improvement

Building Type:	22 Avg Multi-Story	Year Built:	2008	Above Grnd SqFt:	1446	Att. Garage SqFt:	0
Use Desc.:	Single family	Stories:	2	Bsmt Fin. SqFt:	0	Det. Garage SqFt:	0
Roof Mat.:	Comp sh to 235#	Heat Code:	101	1st Floor SqFt:	587	Carport SqFt:	0
Bedrooms:	3	Full/Half Baths:	2 /1	2nd Floor SqFt:	859	Deck SqFt:	0

Assessed Value History

Year	Total	Land	Imprmnt	Levy Rate	Annual Tax	FFP Assmnt	SSWM Assmnt	NOX Weed Assmnt	Total
2012	\$160,690	\$44,240	\$116,450		\$2,009.74	\$0.00	\$69.80	\$2.00	\$2,081.54
2011	\$166,720	\$50,270	\$116,450		\$1,780.90	\$0.00	\$69.80	\$2.00	\$1,852.70
2010	\$175,040	\$59,140	\$115,900		\$1,858.74	\$0.00	\$69.80	\$1.00	\$1,929.54

Transfer Information

Rec. Date:	04/14/08	Sale Price:	\$223,457	Doc Num:	0004140083	Doc Type:	Warranty Deed
Owner:	DOWNER, NATHANAEL T			Grantor:	SOUND BUILT TOWNHOMES LLC		
Orig. Loan Amt:	\$228,262	Title Co:	FIRST AMERICAN TITLE				
Finance Type:	Fixed	Loan Type:	VA	Lender:	SUNTRUST MORTGAGE INC		

Sales

Excise #	Date	Price	Deed Type
2007EX0505	07/02/07	\$2,100,000	W
2008EX0209	04/14/08	\$223,458	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:04/09/2012

DOWNER NATHANAEL T
 294 NE FALLON CT
 BREMERTON, WA 98311

Account Number	** For Informational Purposes Only **
5527-000-029-0000	Process Number 2489300
	Taxpayer Name: DOWNER NATHANAEL T

Tax Property Description
 MADELINE WOODS
 LOT 029, MADELINE WOODS, ACCORDING TO THE PLAT RECORDED IN
 VOLUME 32 OF PLATS, PAGE(S) 89 - 93, INCLUSIVE, RECORDS OF
 KITSAP COUNTY, WASHINGTON; SITUATE IN KITSAP COUNTY,
 WASHINGTON.

VALUE INFORMATION FOR TAX		
	2011	2012
Land:	\$50,270	\$44,240
Improvements:	\$116,450	\$116,450
TOTAL VALUE:	\$166,720	\$160,690

TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)
 \$166,720 **\$160,690**

Levy Code **6200** General Levy Rate per \$1000 **12.5069**
[\[Click here for Levy Information\]](#)
Voted Rate -- 36.9 % Voter Approved

GENERAL TAX DISTRIBUTION			
	2011	2012	
STATE GENERAL	\$396.38	STATE GENERAL	\$401.30
REGIONAL LIBRARY	\$57.89	REGIONAL LIBRARY	\$59.58
LOCAL SCHOOL	\$519.13	LOCAL SCHOOL	\$741.24
COUNTY	\$178.03	COUNTY	\$183.05
COUNTY ROAD	\$238.51	COUNTY ROAD	\$244.36
PORT	\$45.22	PORT	\$46.29
FIRE	\$333.44	FIRE	\$321.38
PUD	\$12.30	PUD	\$12.54
2011 Total:	\$1,780.90	2012 Total:	\$2,009.74

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 = \$2,081.54

TOTAL AMOUNT DUE: \$2,081.54

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

Account Number: 5527-000-029-0000 (2489300)

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

DOWNER NATHANAEL T
 294 NE FALLON CT
 BREMERTON, WA 98311

Parcel Location: 294 NE FALLON CT
 SECOND HALF - Pay or Postmark by October 31

	TAX YEAR	Prev Tax Owing	Interest/ Penalty	TOTAL	
				Full	Half
Current:	2012				\$1,040.77
Amount Due:				\$1,040.77	

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

Account Number: 5527-000-029-0000 (2489300)

Payments of prior year taxes must include all interest and penalty due. Delinquent payments received without interest and penalty will be returned. [See Treasurer Information link.](#)

1

DOWNER NATHANAEL T
 294 NE FALLON CT
 BREMERTON, WA 98311

Parcel Location: 294 NE FALLON CT
 FIRST HALF - Pay or Postmark by April 30

	TAX YEAR	Prev Tax Owing	Interest/ Penalty	TOTAL	
				Full	Half
Current:	2012			\$2,081.54	\$1,040.77
Amount Due:				\$1,040.77	

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
5527-000-029-0000	2489300	
Property Class: 111- Single family residence		

Parcel Information

Tax Code Area:	6200	# of Buildings:	1	Acres:	.04
Jurisdiction:	UNINCORP.	View Rating:			
Sec-Twp-Rng:	26 25N 1E	Zoning:	UR	Status:	A - Active
Neighborhood:	7401691	Last Inspected:	11/02/09		

Taxpayer Information

Name:	DOWNER NATHANAEL T			
Mailing Address:	294 NE FALLON CT			
	BREMERTON	WA	98311	

Sales History

Tax Account No.

5527-000-029-0000

Process No.

2489300

Situs Address

Sale Date:	Sale Price:	Excise Number:	<u>Instrument:</u>	<u>Screening Code:</u>
14-APR-08	223458	202008EX02098	W	V
02-JUL-07	2100000	202007EX05051	W	H

Value History

Tax Account No.	Process No.	Situs Address
5527-000-029-0000	2489300	

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	44,240	116,450	160,690	160,690	2,009.74	0.00	69.80	2.00	2,081.54
2011	50,270	116,450	166,720	166,720	1,780.90	0.00	69.80	2.00	1,852.70
2010	59,140	115,900	175,040	175,040	1,858.74	0.00	69.80	1.00	1,929.54
2009	64,510	126,590	191,100	191,100	1,838.92	0.00	67.30	1.00	1,907.22

Tax Statement

close this window

Building Data

Tax Account No. 5527-000-029-0000 Process No. 2489300 Situs Address

Details

Bldg 1 of 1

Year Built **2008**

Quality &
Type

Avg Multi-Story

[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:	1446	1446	
Total:	1446	1446	

Porch/Deck: **0**

Detached
Garage:

Attached
Garage: **237**

Attributes

Bedroom(s)	3	Fireplace(s) **	Yes
Half Bath(s)	1	Sewer	Y
Full Bath(s)	2	Water	Y
Heat Source	Forced hot air-gas		

Other

Improvements ,

Imp. (Cont) ,

Land Desc. **Restricted (not WF) ,**

Land (Cont) ,

Land (Cont)

* Could be basement or lower level garage.

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

Tax Description

Tax Account No.

5527-000-029-0000

Process No.

2489300

Situs Address

MADLINE WOODS


LOT 029, MADLINE WOODS, ACCORDING TO THE PLAT RECORDED IN VOLUME 32 OF PLATS, PAGE(S) 89 - 93, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON; SITUATE IN KITSAP COUNTY, WASHINGTON.

close this window

AFTER RECORDING MAIL TO:

Nathanael T. Downer
294 NE Fallon Court
Bremerton, WA 98310

FIRST AMERICAN TITLE INS CO 200804140083
Deed Rec Fee: \$ 43.00
04/14/2008 10:19 AM
Walter Washington, Kitsap Co Auditor Page: 1 of 2



Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

STATUTORY WARRANTY DEED

File No: **4263-1197291 (ALK)**

Date: **April 09, 2008**

Grantor(s): **Soundbuilt Townhomes LLC**

Grantee(s): **Nathanael T. Downer**

Abbreviated Legal: **LOT 29, MADELINE WOODS, VOL. 32, P. 89-93, KITSAP COUNTY**

Additional Legal on page: **1**

Assessor's Tax Parcel No(s): **5527-000-029-0000**

THE GRANTOR(S) Sound Built Townhomes, LLC, a Washington Limited Liability Company for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Nathanael T. Downer, a single person**, the following described real estate, situated in the County of **Kitsap**, State of **Washington**.

PARCEL A:

LOT 29, MADELINE WOODS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 32 OF PLATS, PAGE 89 THROUGH 93, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON MADELINE WOODS ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 32 OF PLATS, PAGE 89 THROUGH 93, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

KITSAP COUNTY TREASURER EXCISE

04/14/2008

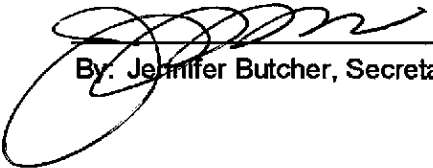
2008EX02098

Total : \$3982.55

Clerk's Initial



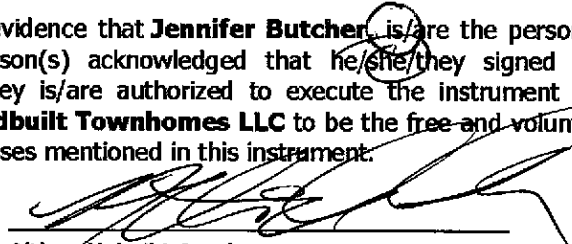
Soundbuilt Townhomes LLC, a Washington
limited liability company


By: Jennifer Butcher, Secretary

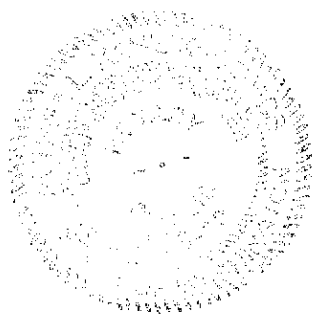
STATE OF Washington)
)-ss
COUNTY OF Kitsap)

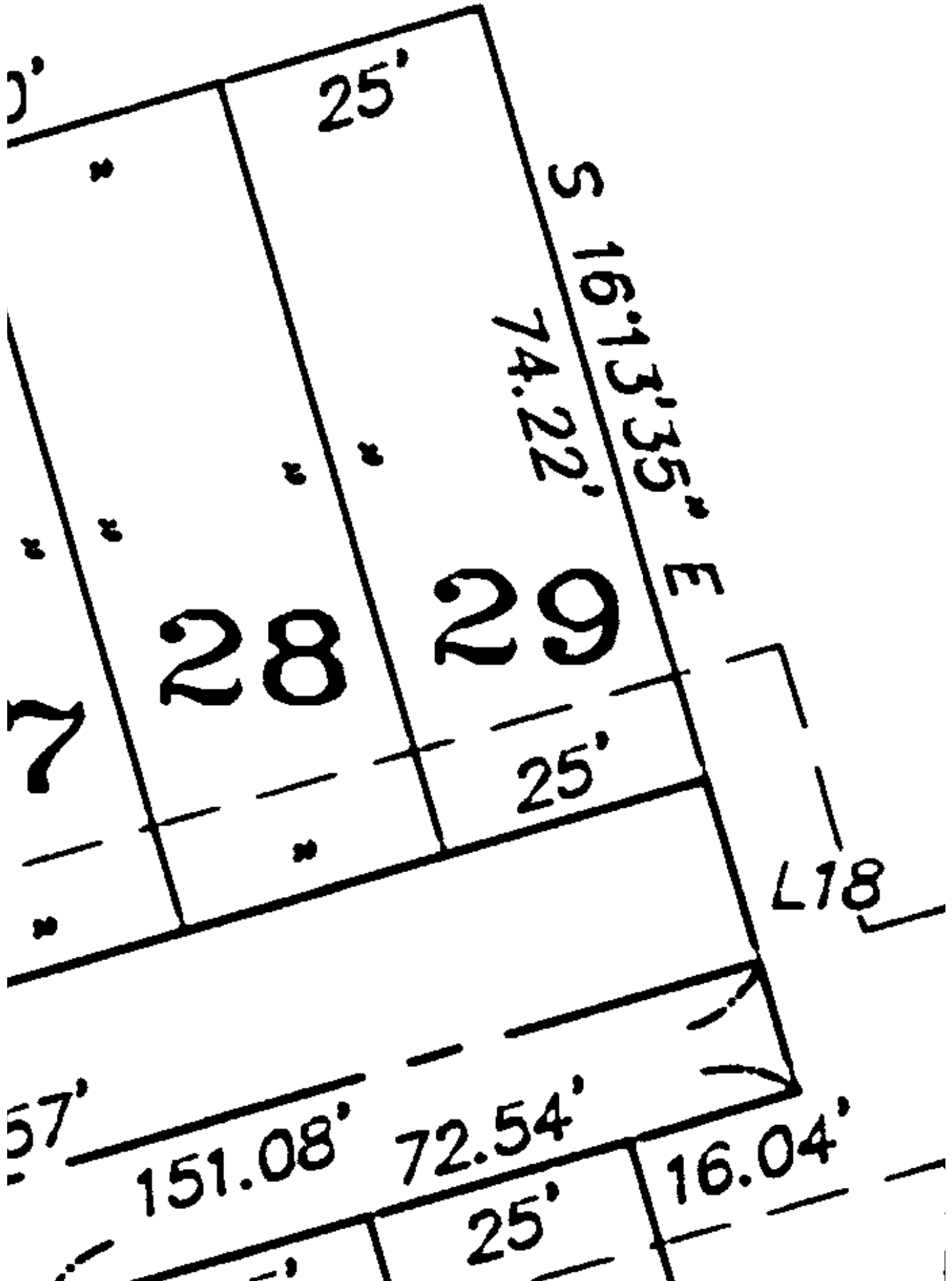
I certify that I know or have satisfactory evidence that **Jennifer Butcher** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Secretary of Soundbuilt Townhomes LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: April 10, 2008



Althea Kaheiki-Combs
Notary Public in and for the State of Washington
Residing at: Fircrest
My appointment expires: 09-09-2010





0'

25'

S 16°13'35" E
74.22'

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25'

L18

57'

151.08'

72.54'

25'

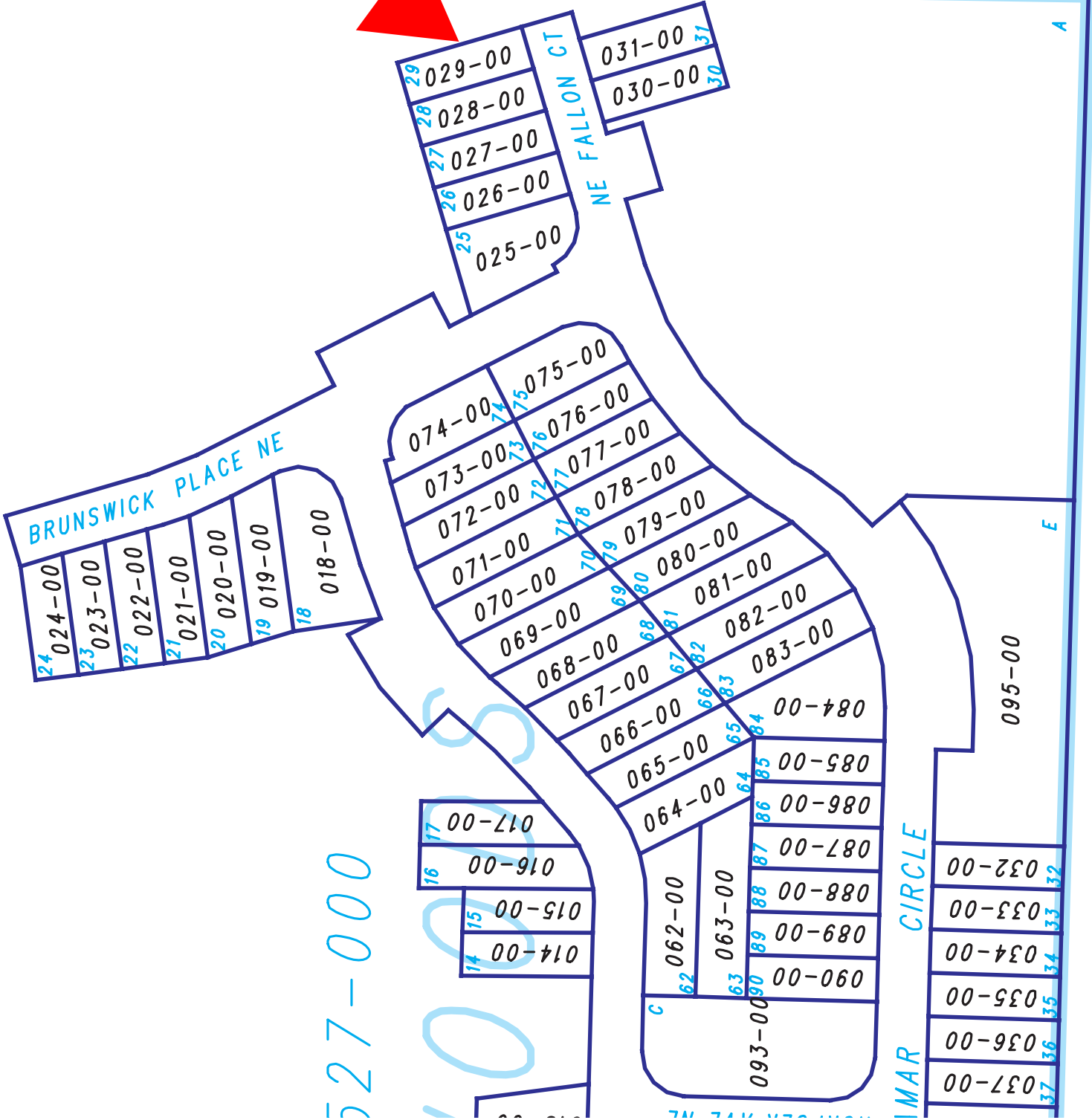
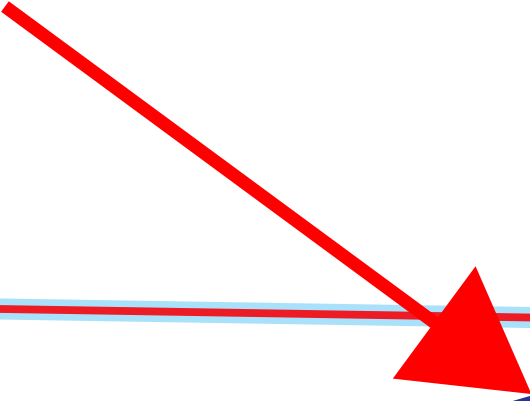
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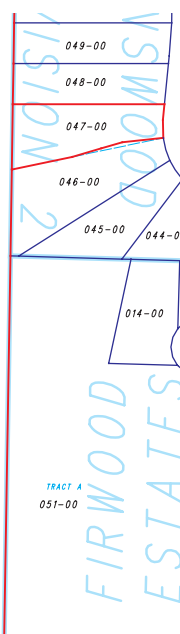
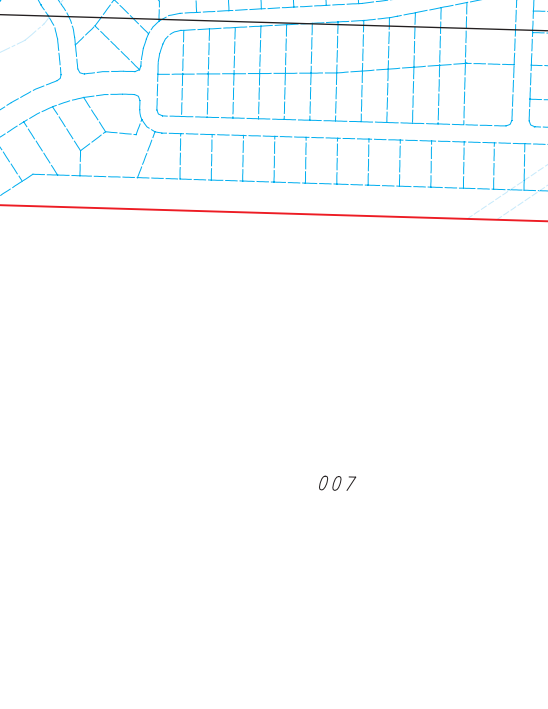
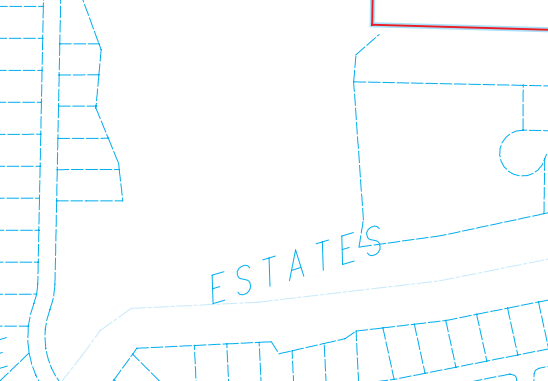
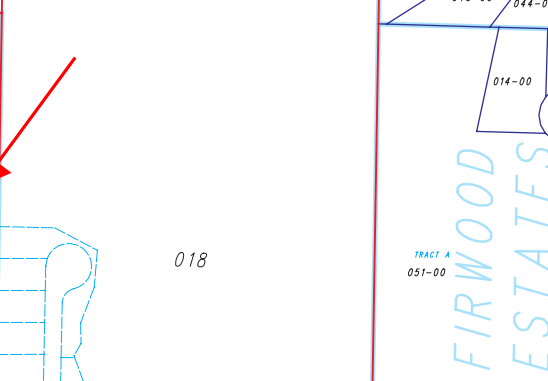
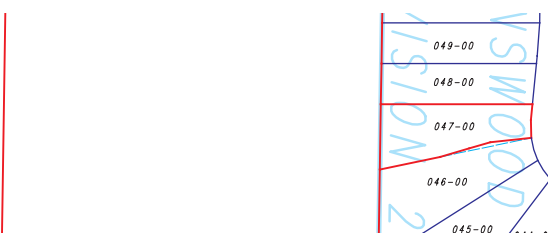
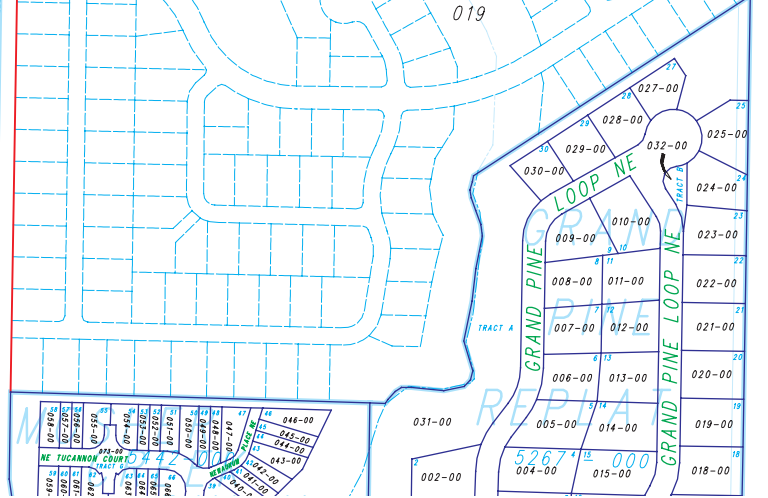
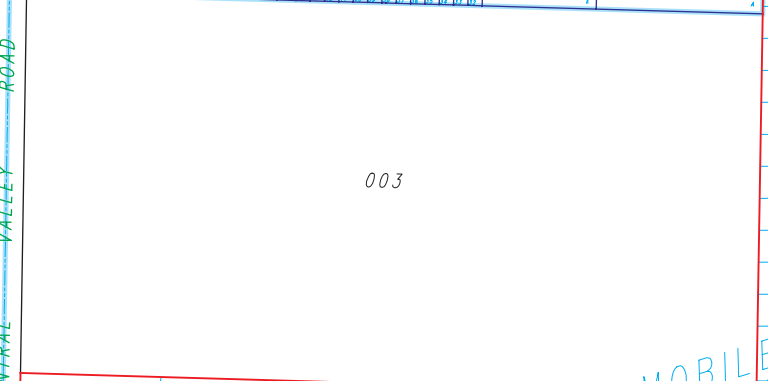
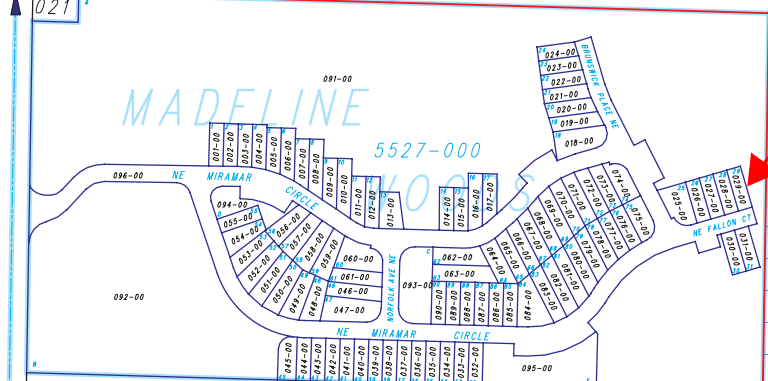
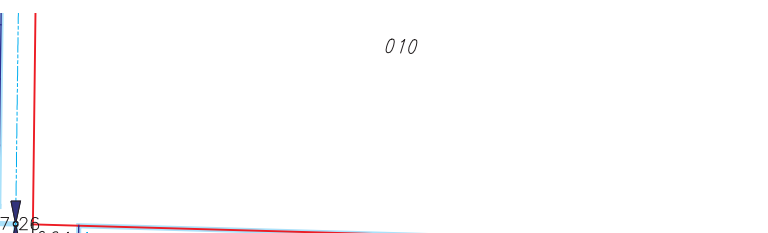
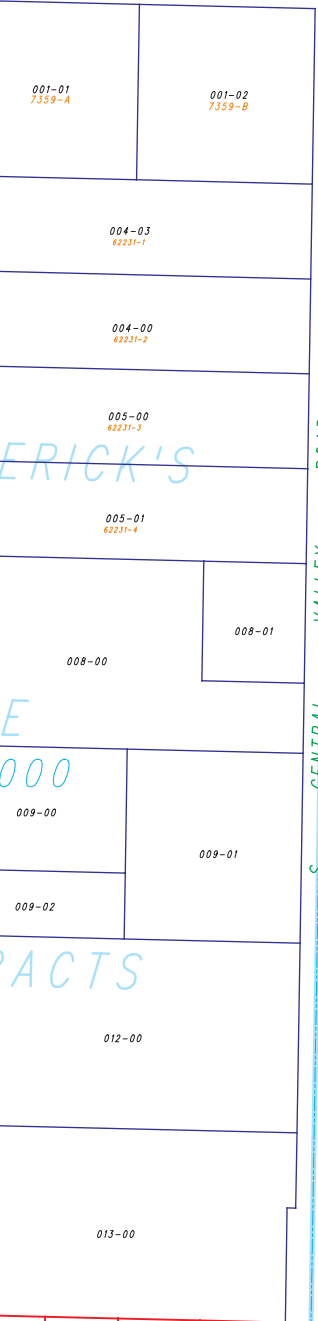
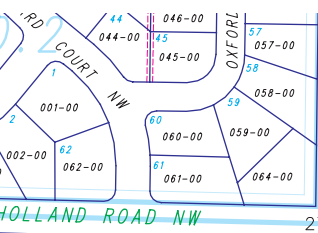
LEGEND

Set 1/2" rebar flush with ground with yellow cap imprinted "S.E.O. 20795" with 2"x2" white guard stake at all lot corners.

■ *Set 4" dia. concrete monument in corrugated sleeve with brass I.D. cap.*

◎ *Set brass surface monument.*





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MADLINE

5527-000

SILVERDALE

MOBILE

ESTATES

FIRWOOD ESTATES

REPIA

GRAND PINE LOOP NE

GRAND PINE LOOP NE

CENTRAL VALLEY ROAD

HOLLAND ROAD NW

ERICK'S

TRACTS

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