



**PACIFIC
NORTHWEST
TITLE**

OWNER:

**Gary & Susan
Brooks**

PROPERTY:

**4851 NW Francis Drive
Silverdale, WA 98383
4994-000-041-0001**

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



Samantha Moore
CUSTOMER SERVICE
MARKET RESEARCH SPECIALIST

PHONE: (360) 692-4141 FAX: (360) 692-8001
EMAIL: SAMANTHA@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 #:	4994-000-041-0001
Tax Id:	1834555
Site Address:	4851 NW Francis Dr Silverdale, WA 98383
Owner:	Brooks Gary R & Susan L
Owner Address:	4851 NW Francis Dr Silverdale, WA 98383
Owner Phone:	
Township/Range/Section:	T: 25N R: 01E S: 19 Q: SE
Parcel Size:	0.3900 Acres (16,988 Sq. Ft.)
Plat:	4994 - LORETTA HEIGHTS
Book/Page:	Book: 23 Page: 56
Neighborhood:	7401
County Zoning:	Urban Low Residential
Census Tract/Block:	091201/2009
Waterfront:	
Land Use:	111 - SINGLE FAMILY RES
Building Use:	Single family
Building Type:	25 Good Rambler
Total Land Value:	\$109,370
Total Impr Value:	\$230,450
Total Value:	\$339,820



Tax Information

Tax Year:	2013
Levy Code:	6410
Levy Rate:	13.593317
Annual Tax:	\$4,619.26
Total Taxes & Fees:	\$4,694.76

Legal

LOT 41, LORETTA HEIGHTS, AS RECORDED IN VOLUME 23 OF PLATS, PAGES 56 TO 59, RECORDS OF KITSAP COUNTY, WASHINGTON.

Land

Property Class:	111	Zone Code:	UL	Dwelling Count:	1	Other Improv.:	0
Electric:	Y	Gas:	Y	Water:	Y	Sewer:	Yes
Cable:		Well:		Septic:			

Improvement

Building Type:	25 Good Rambler	Year Built:	1991	Above Grnd SqFt:	1753	Att. Garage SqFt:	569
Use Desc.:	Single family	Stories:	1	Bsmt Fin. SqFt:	1104	Det. Garage SqFt:	0
Roof Mat.:	Comp sh to 235#	Heat Code:	3	1st Floor SqFt:	1753	Carport SqFt:	0
Bedrooms:	4	Full/Half Baths:	1 / 0	2nd Floor SqFt:	0	Deck SqFt:	212

Assessed Value History

Year	Total	Land	Imprmnt	Levy Rate	Annual Tax	FFP Assmnt	SSWM Assmnt	NOX Weed Assmnt	Total
2013	\$339,820	\$109,370	\$230,450		\$4,619.26	\$0.00	\$73.50	\$2.00	\$4,694.76
2012	\$348,050	\$117,600	\$230,450		\$4,326.12	\$0.00	\$69.80	\$2.00	\$4,397.92
2011	\$364,590	\$118,540	\$246,050		\$3,870.66	\$0.00	\$69.80	\$2.00	\$3,942.46

Transfer Information

Rec. Date:	09/04/02	Sale Price:	\$267,500	Doc Num:	0009040239	Doc Type:	Grant Deed
Owner:	BROOKS, GARY R & SUSAN L	Grantor:	MOORE, LYNN	Title Co:	FIRST AMERICAN TITLE		
Orig. Loan Amt:	\$240,750	Lender:	NAVY FCU				
Finance Type:	Fixed	Loan Type:					

Sales

Excise #	Date	Price	Deed Type
198301784	03/01/83	\$26,975	W
199002534	03/07/90	\$155,500	W
199807243	08/20/98	\$182,000	W

200207528 08/28/02 \$267,500 W

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.

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

2013 WEB TAX STATEMENT

Printed:07/29/2013

BROOKS GARY R & SUSAN L
 4851 NW FRANCIS DR
 SILVERDALE, WA 98383

Account Number	** For Informational Purposes Only **
4994-000-041-0001	Process Number 1834555
	Taxpayer Name: BROOKS GARY R & SUSAN L

GENERAL TAX DISTRIBUTION			
2012		2013	
STATE GENERAL	\$869.21	STATE GENERAL	\$851.96
REGIONAL LIBRARY	\$129.04	REGIONAL LIBRARY	\$132.91
LOCAL SCHOOL	\$1,605.50	LOCAL SCHOOL	\$1,894.99
COUNTY	\$396.49	COUNTY	\$408.30
COUNTY ROAD	\$529.26	COUNTY ROAD	\$550.03
PORT	\$73.37	PORT	\$73.66
FIRE	\$696.09	FIRE	\$679.64
PUD	\$27.16	PUD	\$27.77
2012 Total:	\$4,326.12	2013 Total:	\$4,619.26

Tax Property Description
 LORETTA HEIGHTS
 LOT 41, LORETTA HEIGHTS, AS RECORDED IN VOLUME 23 OF PLATS,
 PAGES 56 TO 59, RECORDS OF KITSAP COUNTY, WASHINGTON.

VALUE INFORMATION FOR TAX		
	2012	2013
Land:	\$117,600	\$109,370
Improvements:	\$230,450	\$230,450
TOTAL VALUE:	\$348,050	\$339,820
TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)		
	\$348,050	\$339,820

Current Taxes		
ASSESSMENT	2012	2013
Noxious Weed	\$2.00	\$2.00
Stormwater Management	\$69.80	\$73.50
Asmt Total	\$71.80	\$75.50

2013 General Property Tax + Assessments = \$4,694.76

TOTAL AMOUNT DUE: \$2,347.38

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

Levy Code **6410** General Levy Rate per \$1000 **13.5933**
[\[Click here for Levy Information\]](#)
Voted Rate -- 41.0 % Voter Approved

Account Number: 4994-000-041-0001 (1834555) Parcel Location: 4851 NW FRANCIS DR

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:	2013				\$2,347.38
Amount Due:				\$2,347.38	

BROOKS GARY R & SUSAN L
 4851 NW FRANCIS DR
 SILVERDALE, WA 98383

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
4994-000-041-0001	1834555	4851 NW FRANCIS DR
Property Class: 111- Single family residence		

Parcel Information

Tax Code Area:	6410	# of Buildings:	1	Acres:	.39
Jurisdiction:	UNINCORP.	View Rating:	8		
Sec-Twp-Rng:	19 25N 1E	Zoning:	UL	Status:	A - Active
Neighborhood:	7401190	Last Inspected:	02/22/11		

Taxpayer Information

Name:	BROOKS GARY R & SUSAN L			
Mailing Address:	4851 NW FRANCIS DR			
	SILVERDALE	WA	98383	

Sales History

Tax Account No.
4994-000-041-0001

Process No.
1834555

Situs Address
4851 NW FRANCIS DR

Sale Date:	Sale Price:	Excise Number:	<u>Instrument:</u>	<u>Screening Code:</u>
28-AUG-02	267500	2002EX07528	W	V
20-AUG-98	182000	1998EX07243	W	V
07-MAR-90	155500	1990EX02534	W	V
01-MAR-83	26975	1983EX01784	W	V

Value History

Tax Account No.

Process No.

Situs Address

4994-000-041-0001

1834555

4851 NW FRANCIS DR

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	109,370	230,450	339,820	339,820	TBD	TBD	TBD	TBD	TBD
2013	109,370	230,450	339,820	339,820	4,619.26	0.00	73.50	2.00	4,694.76
2012	117,600	230,450	348,050	348,050	4,326.12	0.00	69.80	2.00	4,397.92
2011	118,540	246,050	364,590	364,590	3,870.66	0.00	69.80	2.00	3,942.46
2010	124,190	256,780	380,970	380,970	4,020.64	0.00	69.80	1.00	4,091.44
2009	135,470	280,390	415,860	415,860	3,979.10	0.00	67.30	1.00	4,047.40
2008	141,120	293,270	434,390	434,390	4,031.28	0.00	62.30	1.00	4,094.58
2007	113,140	293,270	406,410	406,410	4,142.30	0.00	57.30	1.00	4,200.60
2006	70,710	267,510	338,220	338,220	3,761.58	0.00	50.00	1.00	3,812.58
2005	54,450	197,330	251,780	251,780	3,298.46	0.00	47.50	1.00	3,346.96
2004	49,500	180,330	229,830	229,830	3,236.26	0.00	45.00	0.00	3,281.26
2003	49,500	164,140	213,640	213,640	3,075.58	0.00	45.00	0.00	3,120.58
2002	45,000	157,360	202,360	202,360	2,999.79	0.00	45.00	0.00	3,044.79
2001	45,000	156,770	201,770	201,770	2,977.42	0.00	45.00	0.00	3,022.42

Tax Statement

close this window

Building Data

Tax Account No.
4994-000-041-0001

Process No.
1834555

Situs Address
4851 NW FRANCIS DR

Details

Bldg 1 of 1
Year Built **1991**
Quality & Type **Good Rambler**
Roof Material **Comp sh to 235#**
ExtWall Type **Hardboard**

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

Sq Footage

<u>Floor</u>	<u>Area</u>	<u>Living Area</u>	
Basement:*	1673	1104	* Could be basement or lower level garage
Lower Level:	0	0	
Above Ground:	1753	1753	
Total:	3426	2857	

Porch/Deck: **212**

Detached
Garage:
Attached
Garage:

Attributes

Bedroom(s)	4	Fireplace(s)**	Yes
Half Bath(s)	0	Sewer	Y
Full Bath(s)	1	Water	Y
Heat Source	Heat pump		

Other

Improvements ,
Imp. (Cont) ,
Land Desc. **Low Density (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.
4994-000-041-0001

Process No.
1834555

Situs Address
4851 NW FRANCIS DR

LORETTA HEIGHTS

LOT 41, LORETTA HEIGHTS, AS RECORDED IN VOLUME 23 OF PLATS, PAGES 56 TO 59, RECORDS OF KITSAP COUNTY, WASHINGTON.

close this window

AFTER RECORDING MAIL TO:



200209040239

Page: 1 of 2
09/04/2002 03:14P
Kitsap Co, WA

FIRST AMERICAN TITLE INS DEED \$28.00

Gary R. Brooks and Susan L. Brooks
10913 Crocus Pl NW
Silverdale, WA 98383

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



*First American Title
Insurance Company*

STATUTORY WARRANTY DEED

File No: **4411-13405 (DB)**

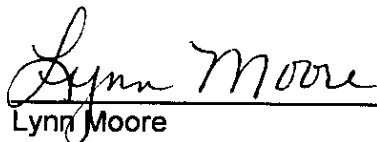
Date: **August 28, 2002**

Grantor(s): **Lynn Moore**
Grantee(s): **Gary R. Brooks and Susan L. Brooks**
Abbreviated Legal: **Lot 41, Loretta Heights, Vol. 23, P. 56-59.**
Additional Legal on page: **1**
Assessor's Tax Parcel No(s): **49940000410001**

THE GRANTOR(S) Lynn Moore, as her separate estate for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Gary R. Brooks and Susan L. Brooks, husband and wife, the following described real estate, situated in the County of Kitsap, State of Washington.

Lot 41, Loretta Heights, according to plat recorded in Volume 23 of Plats, pages 56, 57, 58 and 59, in 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.



Lynn Moore

KITSAP COUNTY TREASURER EXCISE

09/04/2002

2002EX07528

Total : **\$4761.50**

Clerk's Initial  _____

APN: 49940000410001

Statutory Warranty Deed
- continued

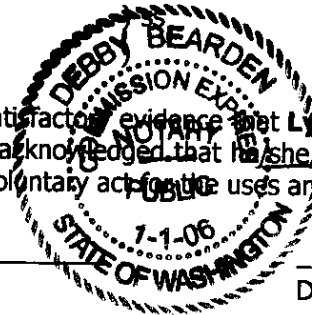
File No.: 4411-13405 (DB)
Date: 08/28/2002

STATE OF Washington)

COUNTY OF Kitsap

I certify that I know or have satisfactory evidence that **Lynn Moore**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-28-02



Debby Bearden

Debby Bearden
Notary Public in and for the State of Washington
Residing at: Port Orchard
My appointment expires: 1-1-06



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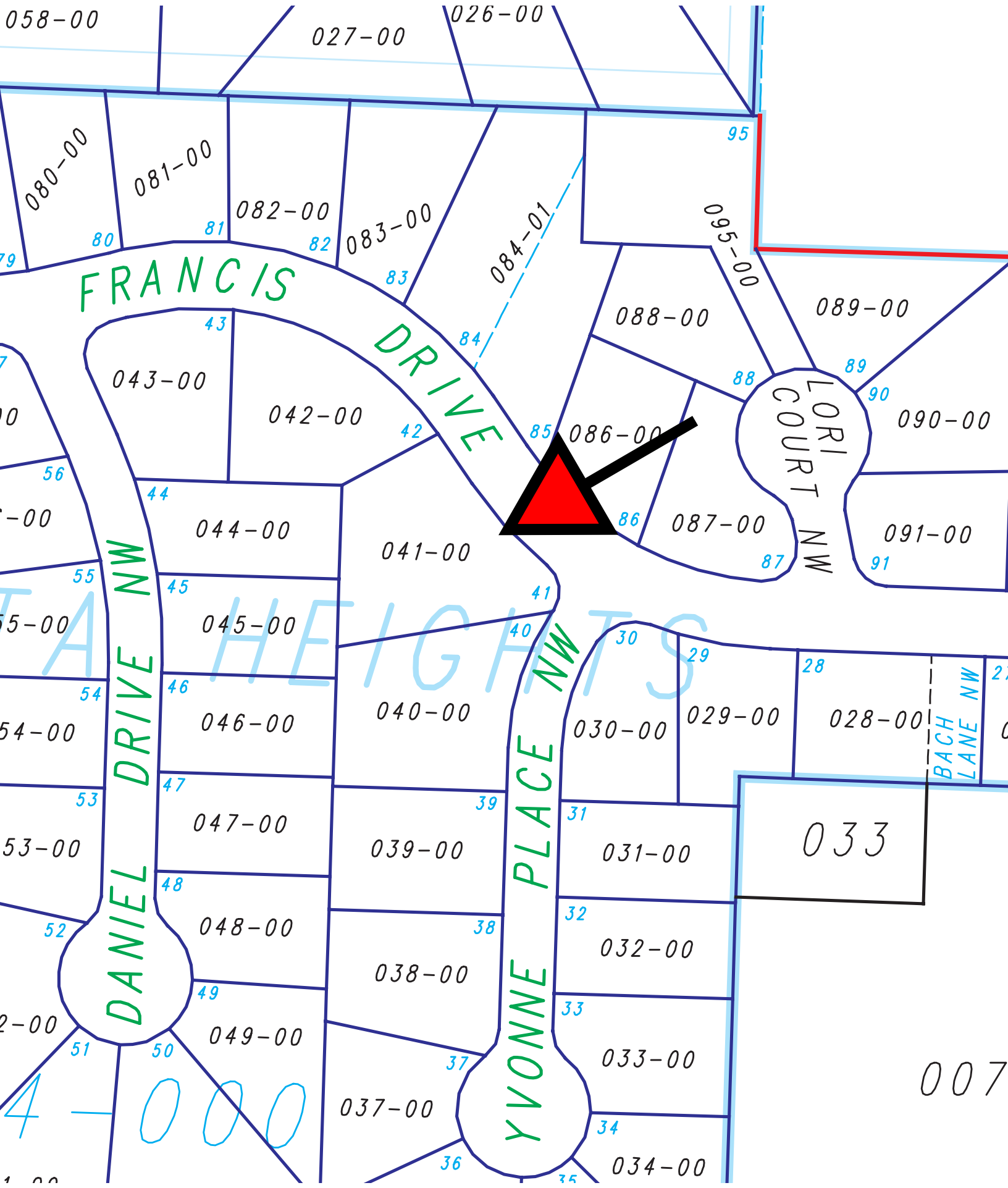
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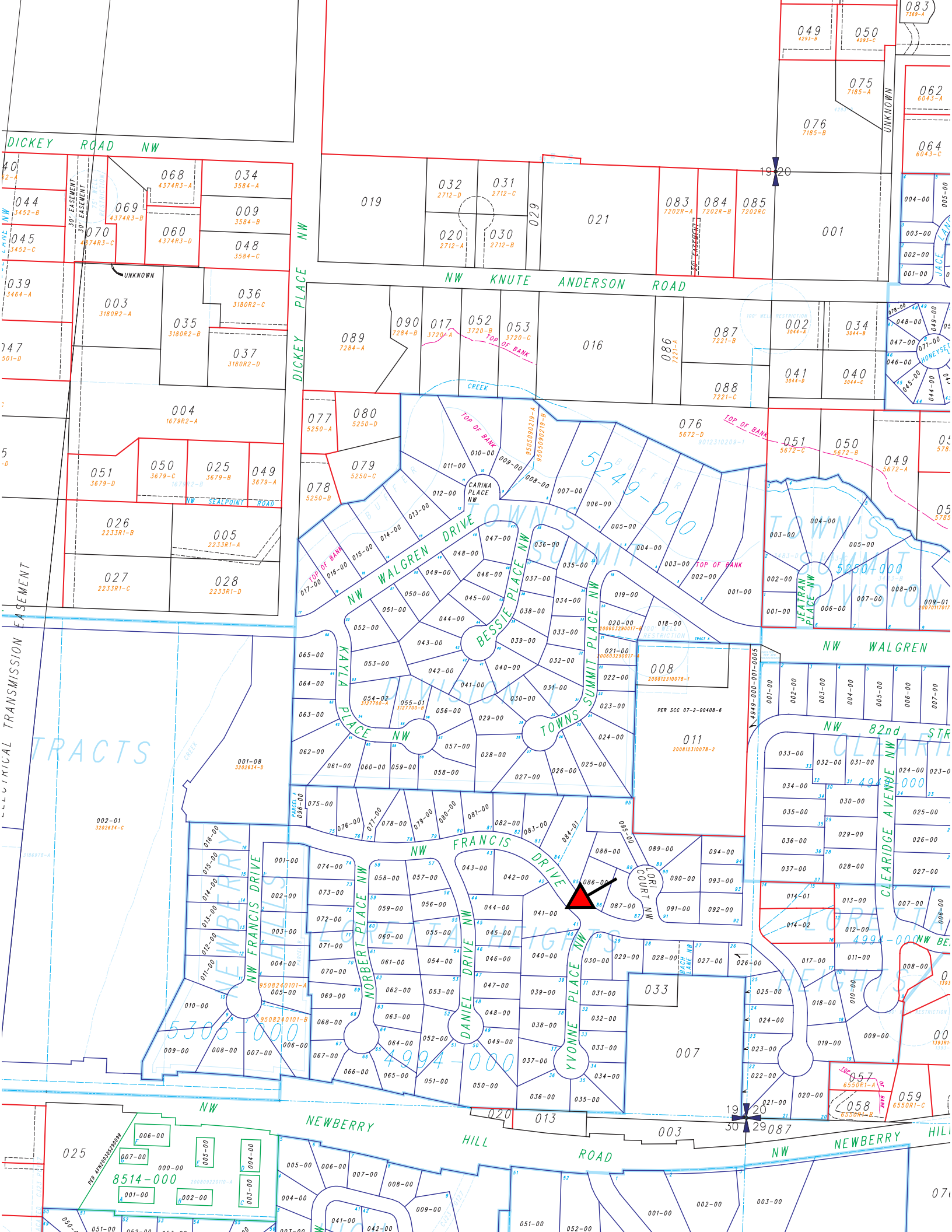
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DICKEY ROAD NW

DICKEY PLACE NW

NW KNUTE ANDERSON ROAD

NW WALGREN DRIVE

NW FRANCIS DRIVE

NEWBERRY HILL ROAD

ROAD

NW NEWBERRY HILL

068 4374R3-A
034 3584-A
069 4374R3-B
009 3584-B
070 4374R3-C
060 4374R3-D
048 3584-C

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035 3180R2-B
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