



PACIFIC NORTHWEST TITLE

OF KITSAP COUNTY, INC.

**This parcel will be separated into 2 tax
parcels before sale**

1417 Garrison Avenue
Port Orchard, WA 98366
4054-005-016-0008

Provided Especially For:

Danny Horovitz
John L. Scott Real Estate
Silverdale, WA

Prepared By:

Kim Axtman
Customer Service Manager / Market Research Specialist

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

Main Office

921 Hildebrand Lane NE, Suite 200
Bainbridge Island, WA 98101
(206) 842-2082 • (800) 884-7636
Fax (206) 842-2125

2021 NW Myhre Road, Suite 300
P.O. Box 3607 / Silverdale, WA 98383
(360) 692-4141 • (800) 464-2823
Fax (360) 692-5569

1382 SE Lund Avenue, Suite 1
P.O. Box 2068 / Port Orchard, WA 98366
(360) 895-7799
Fax (360) 895-5824

Kitsap County Parcel Information

This parcel will be separated into 2 tax parcels before sale

Parcel Information

Parcel #:	4054-005-016-0008
Tax Id:	1509884
Site Address:	1417 Garrison Ave Port Orchard, WA 98366
Owner:	Martin, Bruce
Owner Address:	8586 Landing Ln SE Port Orchard, WA 98367
Township/Range/Section:	T:24N R:01E S:35 Q:SW
Parcel Size:	0.2800 Acres (12,197 Sq. Ft.)
Plat:	4054 - SIDNEY LAND CO SECOND ADDITION
Book/Page:	Book: 2 Page: 9
Neighborhood:	7402
County Zoning:	Incorporated City
Census Tract/Block:	092200/1016
Waterfront:	
Land Use:	910 - UNDEVELOPED LAND
Building Use:	
Building Type:	
Total Land Value:	\$65,420
Total Impr Value:	\$0
Total Value:	\$65,420

Tax Information

Tax Year:	2010
Levy Code:	0805
Levy Rate:	10.272267
Annual Tax:	\$0.00
Total Taxes & Fees:	\$1.00

Legal

LOTS 16 TO 19, BLOCK 5, SIDNEY LAND CO SECOND ADDITION, AS RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF KITSAP COUNTY, WASHINGTON.

Land

Property Class:	910	Zone Code:	CITY	Dwelling Count:	0	Other Improv.:	0
Electric:	Y	Gas:	N	Water:	Y	Sewer:	Y
Cable:		Well:		Septic:			

Value History

Year	Total	Land	Imprmnt	Levy Rate	Annual Tax	FFP Assmnt	SSWM Assmnt	NOX Weed Assmnt	Total
2010	\$65,420	\$65,420	\$0		\$0.00	\$0.00	\$0.00	\$1.00	\$1.00
2009	\$72,180	\$72,180	\$0	9.01049	\$650.38	\$0.00	\$0.00	\$1.00	\$651.38
2008	\$82,430	\$75,190	\$7,240	8.73641	\$720.14	\$0.00	\$0.00	\$1.00	\$721.14
2007	\$78,530	\$53,710	\$24,820		\$767.74	\$0.00	\$0.00	\$1.00	\$768.74

Transfer Information

Sale Date	Rcrdg Date	Sale Amt	Loan Amt Rate/Type	Book/Page	Doc #/Type	Fin Type Due Date	Lender
02/11/10	02/16/10		\$0 0.00/		201002160104 IT		
02/11/10	02/16/10	\$40,280	\$0		201002160105		

			0.00/		WD		
01/04/10	02/08/10	\$85,923	\$0 0.00/		201002080150		
					TD		
12/27/05	12/28/05	\$65,000	\$65,461 /U		200512280078	01/01/16	VICTOR HOWE
					BS		

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.

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Meredith R. Green, CPA
 MAKE REMITTANCES PAYABLE TO:
 Kitsap County Treasurer
 P.O. Box 299,
 Bremerton, WA 98337

2010 WEB TAX STATEMENT

Printed:06/07/2010

MARTIN BRUCE
 8586 LANDING LANE SE
 PORT ORCHARD, WA 98367

Account Number	** For Informational Purposes Only **
4054-005-016-0008	Process Number 1509884
Taxpayer Name: MARTIN BRUCE	

GENERAL TAX DISTRIBUTION		
	2009	2010
		STATE GENERAL \$139.58
		LOCAL SCHOOL \$163.56
		COUNTY \$64.74
		CITY \$140.15
		PORT \$50.65
		FIRE \$108.84
		PUD \$4.48
2009 Total:	\$.00	2010 Total: \$672.00

Tax Property Description

SIDNEY LAND CO 2ND ADDN
 LOTS 16 TO 19, BLOCK 5, SIDNEY LAND CO SECOND ADDITION, AS
 RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF KITSAP
 COUNTY, WASHINGTON.

VALUE INFORMATION FOR TAX		
	2009	2010
Land:	\$72,180	\$65,420
Improvements:	\$0	\$0
TOTAL VALUE:	\$72,180	\$65,420

Current Taxes		
	2009	2010
ASSESSMENT		
Noxious Weed	\$1.00	\$1.00
Asmt Total	\$1.00	\$1.00

TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)
\$72,180 **\$65,420**

2010 General Property Tax + Assessments = \$673.00

Levy Code **0805** General Levy Rate per \$1000 **10.2723**

Voted Rate -- 24.3 % Voter Approved

Delinquent section			
Year	Taxes Int/Pen to 6/2010	Total	
2010	\$0.00 \$33.62	\$33.62	
Total Delinquent Amt Due:		\$33.62	
Total Collection Cost:		\$0.00	

TOTAL AMOUNT DUE: \$706.62

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

Account Number: 4054-005-016-0008 (1509884) Parcel Location: 1417 GARRISON AVE
 SECOND HALF - Pay or Postmark by October 31

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

	TAX YEAR	Prev Tax Owning	Interest/ Penalty	TOTAL	
				Full	Half
Current:	2010				\$336.50
Amount Due:				\$336.50	

MARTIN BRUCE
 8586 LANDING LANE SE
 PORT ORCHARD, WA 98367

Make Remittance Payable To
 Kitsap County Treasurer - P.O. Box 299 - Bremerton, WA 98337

Account Number: 4054-005-016-0008 (1509884) Parcel Location: 1417 GARRISON AVE
 FIRST HALF - Pay or Postmark by April 30

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

	TAX YEAR	Prev Tax Owning	Interest/ Penalty	TOTAL	
				Full	Half
Current:	2010			\$673.00	\$336.50
Delinquent	2010	\$0.00	\$33.62	\$33.62	
Amount Due:				\$370.12	

MARTIN BRUCE
 8586 LANDING LANE SE
 PORT ORCHARD, WA 98367

Make Remittance Payable To
 Kitsap County Treasurer - P.O. Box 299 - Bremerton, WA 98337

Property Report

Tax Account No.	Process No.	Situs Address
4054-005-016-0008	1509884	1417 GARRISON AVE
Property Class: 910- Undeveloped land		

Parcel Information

Tax Code Area:	0805	# of Buildings:	0	Acres:	.28
Jurisdiction:	PORT ORCHARD	View Rating:			
Sec-Twp-Rng:	35 24N 1E	Zoning:	City	Status:	A - Active
Neighborhood:	7402690	Last Inspected:	05/29/08		

Taxpayer Information

Name:	MARTIN BRUCE				
Mailing Address:	8586 LANDING LANE SE				
	PORT ORCHARD	WA	98367		

[This parcel will be separated into 2 tax parcels before sale](#)

Sales History

Tax Account No.

Process No.

Situs Address

4054-005-016-0008

1509884

1417 GARRISON AVE

Sale Date:	Sale Price:	Excise Number:	Instrument:	Screening Code:
16-FEB-10	40000	2010EX00631		V
16-FEB-10	0	2010EX00630		Q
21-JAN-10	65461	2010EX00295		V
28-DEC-05	65000	2005EX12532	X	F
20-JUN-85	31250	198503486	W	E

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Value History

Tax Account No.	Process No.	Situs Address
4054-005-016-0008	1509884	1417 GARRISON AVE

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
2010	65,420	0	65,420	65,420	672.00	0.00	0.00	1.00	673.00
2009	72,180	0	72,180	72,180	650.38	0.00	0.00	1.00	651.38
2008	75,190	7,240	82,430	82,430	720.14	0.00	0.00	1.00	721.14
2007	53,710	24,820	78,530	78,530	767.74	0.00	0.00	1.00	768.74
2006	44,440	37,480	81,920	81,920	846.36	0.00	0.00	1.00	847.36
2005	38,640	33,960	72,600	72,600	806.68	0.00	0.00	1.00	807.68
2004	30,250	32,410	62,660	62,660	771.62	0.00	0.00	0.00	771.62
2003	30,250	30,680	60,930	60,930	775.14	0.00	0.00	0.00	775.14
2002	27,500	29,380	56,880	56,880	744.52	0.00	0.00	0.00	744.52
2001	27,500	27,180	54,680	54,680	530.60	0.00	0.00	0.00	530.60

Tax Statement

close this window

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Tax Description

Tax Account No.

Process No.

Situs Address

4054-005-016-0008

1509884

1417 GARRISON AVE

SIDNEY LAND CO 2ND ADDN

**LOTS 16 TO 19, BLOCK 5, SIDNEY LAND CO SECOND ADDITION, AS RECORDED IN
VOLUME 2 OF PLATS, PAGE 9, RECORDS OF KITSAP COUNTY, WASHINGTON.**

close this window

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AFTER RECORDING MAIL TO:

Bruce Martin
8586 Landing Lane SE
Port Orchard, WA 98367

FIRST AMERICAN TITLE INS

201002160104

Quit Claim Deed Rec Fee: \$ 63.00

Page: 1 of 2

02/16/2010 11:39 AM

Walter Washington, Kitsap Co Auditor



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

Space above this line for Recorders use only

QUIT CLAIM DEED

File No: **4413-1529436 (DS)**

Date: **February 11, 2010**

Grantor(s): **Lisa M. Martin**

Grantee(s): **Bruce Martin**

Abbreviated Legal: **LOT 16-19, BLOCK 5, SIDNEY LAND COMPANY'S SECOND ADD. TO SIDNEY, VOL. 2, P. 9, KITSAP COUNTY.**

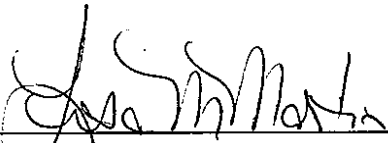
Additional Legal on page: **1**

Assessor's Tax Parcel No(s): **4054-005-016-0008**

THE GRANTOR(S) Lisa M. Martin, Wife of Bruce Martin for and in consideration of **WAC #458-61A-203 To separate community property** in hand paid, conveys and quit claims to **Bruce Martin, a married man as his sole and separate property**, the following described real estate, situated in the County of **Kitsap**, State of **Washington**, together with all after acquired title of the grantor(s) herein:

LEGAL DESCRIPTION: Real property in the County of Kitsap, State of Washington, described as follows:

LOT(S) 16, 17, 18 AND 19, BLOCK 5, SIDNEY LAND COMPANY'S SECOND ADDITION TO SIDNEY, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF KITSAP COUNTY, WASHINGTON.



Lisa M. Martin

KITSAP COUNTY TREASURER EXCISE

02/16/2010

2010EX00630

Total: \$10.00

Clerk's Initial



APN: 4054-005-016-0008

Quitclaim Deed - continued

File No.: 4413-1529436 (DS)

Date: 02/11/2010

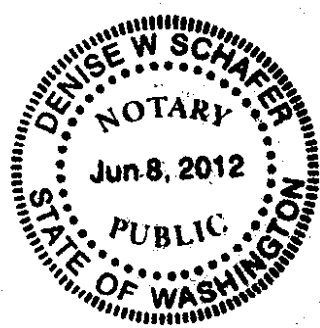
STATE OF Washington)
)-ss.
COUNTY OF Kitsap)

I certify that I know or have satisfactory evidence that **Lisa M. Martin**, 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: 2/12/10

Denise W Schaffer
Denise W Schaffer

Notary Public in and for the State of Washington
Residing at: *Bremerton*
My appointment expires: *6-8-12*



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This parcel will be separated into 2 tax parcels before sale

AFTER RECORDING MAIL TO:

Bruce Martin
8586 Landing Lane SE
Port Orchard, WA 98367

FIRST AMERICAN TITLE INS 201002160105
Deed Rec Fee: \$ 63.00
02/16/2010 11:39 AM Page: 1 of 2
Walter Washington, Kitsap Co Auditor

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

Space above this line for Recordors use only

STATUTORY WARRANTY DEED

File No: **4413-1529436 (DS)**

Date: **February 11, 2010**

Grantor(s): **Victor Howe and Philomena Howe**

Grantee(s): **Bruce Martin**

Abbreviated Legal: **LOT 16-19, BLOCK 5, SIDNEY LAND COMPANY'S SECOND ADD. TO SIDNEY, VOL. 2, P. 9, KITSAP COUNTY.**

Additional Legal on page: **1**

Assessor's Tax Parcel No(s): **4054-005-016-0008**

THE GRANTOR(S) Victor Howe and Philomena Howe, husband and wife for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Bruce Martin, a married man as his sole and separate property, the following described real estate, situated in the County of Kitsap, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Kitsap, State of Washington, described as follows:

LOT(S) 16, 17, 18 AND 19, BLOCK 5, SIDNEY LAND COMPANY'S SECOND ADDITION TO SIDNEY, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, 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

02/16/2010

2010EX00631

Total: \$717.00

Clerk's Initial



APN: 4054-005-016-0008

Statutory Warranty Deed
- continued

File No.: 4413-1529436 (DS)
Date: 02/11/2010

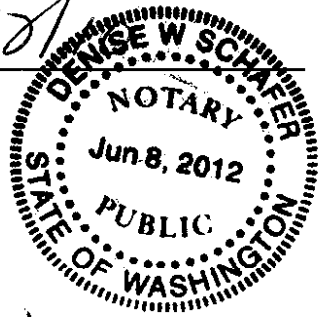
Victor Howe
Victor Howe

Philomena Howe
Philomena Howe

STATE OF Washington)
)-ss
COUNTY OF Kitsap)

I certify that I know or have satisfactory evidence that **Victor Howe and Philomena Howe**, 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: *2/11/10*

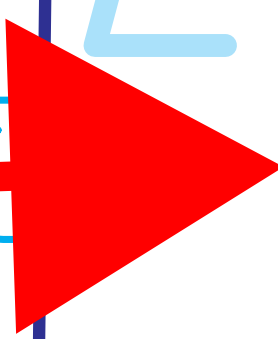


Denise W Schaefer
Denise W Schaefer
Notary Public in and for the State of Washington
Residing at: *Bromerton*
My appointment expires: *6-8-12*

This parcel will be separated into 2 tax parcels before sale

23
22-00 22
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15-00 15
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9-00 9

ARRISON AVENUE

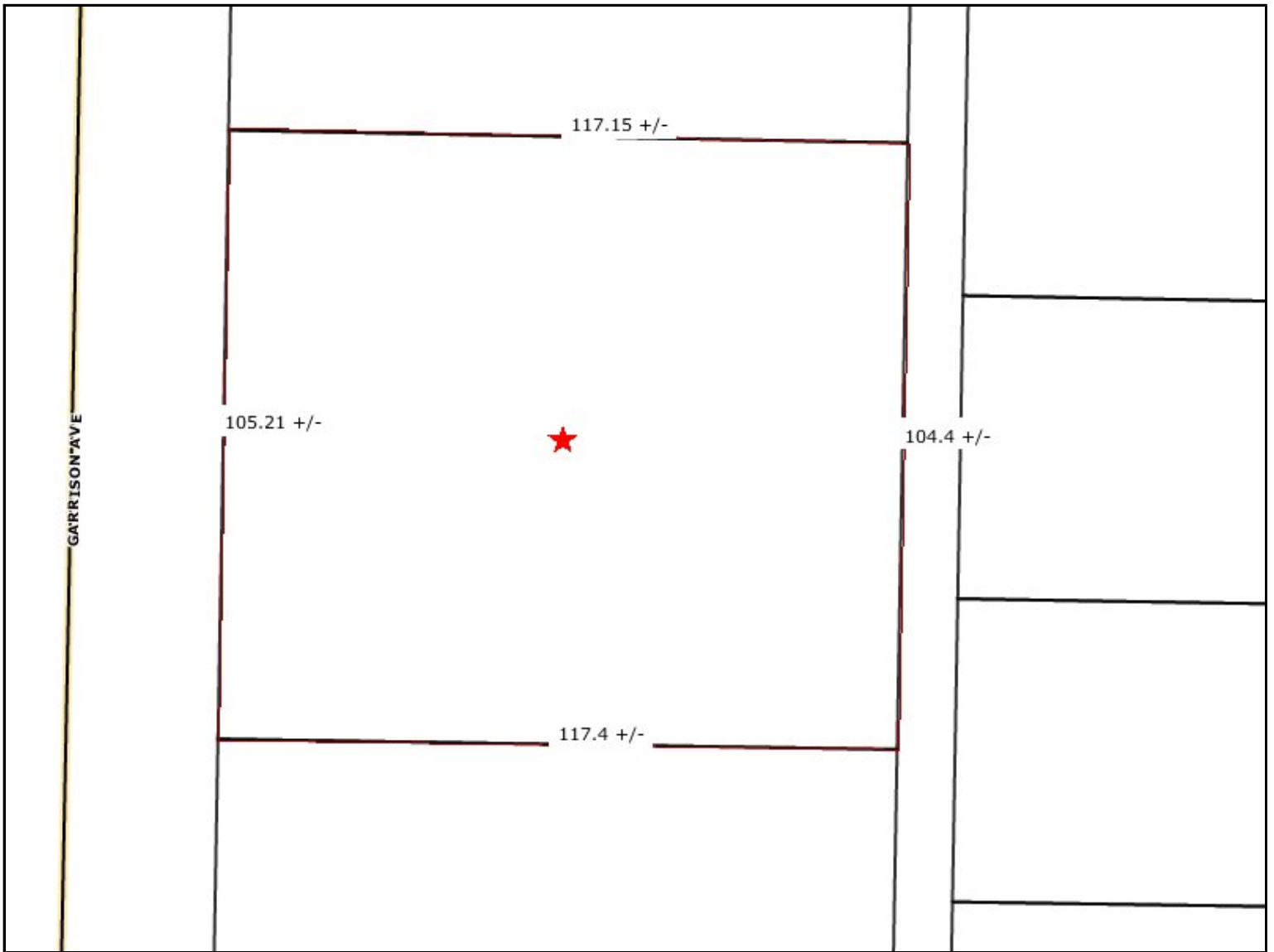


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023
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019
017
015
013
011

4054004

4054005




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

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