

7373 E Grandview St, Port Orchard, WA 98366-8200, Kitsap County**Owner Information**

Owner Name (LN FN):	Clementz Alan C	Tax Billing Zip:	98366
Owner Name 2 (LN FN):	Clementz Sharon L	Tax Billing Zip+4:	8200
Tax Billing Address:	7373 E Grandview St	Owner Vesting:	Husband/Wife
Tax Billing City & State:	Port Orchard, WA	Owner Occupied:	Yes

Location Information

Zip Code:	98366	Neighborhood Code:	7402303
Subdivision:	Manchester Heights Div 04	Carrier Route:	R015
School District Name:	South Kitsap	Zoning:	MVR
School District Code:	402	Range/Township/Section/Quarter:	2E-24N-21-NE
Census Tract:	926.00	Map#:	S2-10

Tax Information

Tax-ID:	4583-004-006-04-09	% Improved:	66%
Alt. Tax-ID:	2380137	Tax Area:	8400
Parcel ID:	45830040060409	Legal Book/Page:	3-83
Legal Description:	RESULTANT PARCEL C OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200102090095, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: LOTS 6 AND 7, BLOCK 4, MANCHESTER HEIGHTS, DIVISION 4, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 83, RECORDS OF KITSAP COUNTY, WASHINGTON; TOGETHER WITH THE EAST 30 FEET OF LOTS 8 AND 9; EXCEPT THE SOUTH 10 FEET OF LOT 8.		

Assessment & Tax

Assessment Year	2012	2011	2010
Assessed Value - Total	\$220,980	\$256,800	\$273,330
Assessed Value - Land	\$75,890	\$106,700	\$113,200
Assessed Value - Improved	\$145,090	\$150,100	\$160,130
Market Value - Total	\$220,980	\$256,800	\$273,330
Market Value - Land	\$75,890	\$106,700	\$113,200
Market Value - Improved	\$145,090	\$150,100	\$160,130
YOY Assessed Change (\$)	-\$35,820	-\$16,530	
YOY Assessed Change (%)	-13.95%	-6.05%	

Total Tax	Tax Year	YOY Tax Change (\$)	YOY Tax Change (%)
\$2,602	2011		
\$2,500	2012	-\$102	-3.93%
\$2,545	2013	\$45	1.79%

Characteristics

Lot Acres:	0.23	Stories:	1
Lot Area:	10,019	Bedrooms:	MLS: 3
Land Use:	SFR	Total Baths:	3
County Land Use:	Single Family Res	Full Baths:	3
Style:	Split Foyer	Condition:	Average
Lot Shape:	S	Quality:	Average
Year Built:	2005	Water Source:	Public
Total Living Sq Ft:	Tax: 2,138 MLS: 2,618	Sewer:	None
Above Gnd Sq Ft:	1,262	Heat Type:	Forced Air
Gross Area:	2,714	Patio Type:	Wood Deck
Ground Floor Sq Ft:	1,262	Patio/Deck 1 Area:	96
Basement Sq Feet:	576	Roof Material:	Composition Shingle
Unfinished Basement Area:	576	Exterior:	Wood Siding
Basement Type:	Basement		

Estimated Value

RealAVM™(1):	\$291,321	Confidence Score:	71
RealAVM™ Range:	\$241,796 - \$340,846	Forecast Standard Deviation:	17
Value As Of:	08/16/2013		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

Listing Information

MLS Listing Number:	2380137	MLS Listing Date:	08/16/2013
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MLS Listing Number:	338133	MLS List Price:	\$345,000
MLS Status:	Expired	MLS Orig. List Price:	\$365,000
MLS Status Change Date:	10/01/2012	MLS Listing Agent:	5548-Judy Snyder
MLS Listing Date:	04/02/2012	MLS Listing Broker:	John L. Scott, Inc. Port Orch.

MLS Listing #	49753	25005575	24132751	23162887	23078237
MLS Status	Expired	Sold	Sold	Expired	Expired
MLS Listing Date	04/02/2010	01/12/2005	12/31/2003	12/31/2003	06/04/2003
MLS Listing Price	\$399,500	\$349,900	\$75,000	\$75,000	\$75,000
MLS Orig Price	\$419,900	\$349,900	\$75,000	\$75,000	\$89,700
MLS Sold Date		08/26/2005	09/15/2004		
MLS Sold Price	\$0	\$349,900	\$70,000	\$0	\$0

Last Market Sale & Sales History

Recording Date:	08/25/2005	Deed Type:	Warranty Deed
Settle Date:	08/15/2005	Owner Name (LN FN):	Clementz Alan C
Sale Price:	\$344,054	Owner Name 2 (LN FN):	Clementz Sharon L
Price Per Square Feet:	\$160.92	Seller Name (LN FN):	James Corp
Auditor No:	200508250217		

Recording Date	08/25/2005	10/18/2004
Sale/Settlement Date	08/15/2005	10/14/2004
Sale Price	\$344,054	\$67,500
Buyer Name	Clementz Alan C & Sharon L	James Corp
Buyer Name 2	Clementz Sharon L	
Seller Name	James Corp	Stritzel James R & Sharon T
Auditor No	200508250217	200410180353
Hist. Document No.	8182	10219
Document Type	Warranty Deed	Warranty Deed

Mortgage History

Mortgage Date	01/31/2005	10/18/2004
Mortgage Amount	\$255,000	\$60,000
Mortgage Lender	Westsound Bk	Westsound Bk
Mortgage Type		Conventional

Courtesy of Daniel Horovitz

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail