

OWNER:

Stella Powell Backus &
Clyde John Backus

PROPERTY:

745 Hillrise Place NE
Bremerton, WA 98311
4938-000-007-0002

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 #:	4938-000-007-0002
Tax Id:	1815638
Site Address:	745 Hillrise Pl NE Bremerton, WA 98311
Owner:	Backus Stella Powell & Backus Clyde John
Owner Address:	745 Hillrise Pl NE Bremerton, WA 98311
Owner Phone:	
Township/Range/Section:	T:25N R:01E S:23 Q:NW
Parcel Size:	0.8900 Acres (38,768 Sq. Ft.)
Plat:	4938 - CANTERSHIRE NO 3
Book/Page:	Book: 19 Page: 136
Neighborhood:	7401
County Zoning:	Urban Low Residential
Census Tract/Block:	091600/1006
Waterfront:	
Land Use:	111 - SINGLE FAMILY RES
Building Use:	Single family
Building Type:	23 Avg Split entry
Total Land Value:	\$61,520
Total Impr Value:	\$144,330
Total Value:	\$205,850



Tax Information

Tax Year:	2013
Levy Code:	6200
Levy Rate:	13.686304
Annual Tax:	\$2,817.34
Total Taxes & Fees:	\$2,892.84

Legal

LOT 7, CANTERSHIRE NUMBER THREE, AS RECORDED IN VOLUME 19 OF PLATS, PAGE 136, RECORDS OF KITSAP COUNTY, WASHINGTON.

Land

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

Improvement

Building Type:	23 Avg Split entry	Year Built:	1976	Above Grnd SqFt:	1188	Att. Garage SqFt:	420
Use Desc.:	Single family	Stories:	0	Bsmt Fin. SqFt:	0	Det. Garage SqFt:	0
Roof Mat.:	Comp sh to 235#	Heat Code:	100	1st Floor SqFt:	1188	Carport SqFt:	0
Bedrooms:	4	Full/Half Baths:	2 /0	2nd Floor SqFt:	0	Deck SqFt:	350

Assessed Value History

Year	Total	Land	Imprmnt	Levy Rate	Annual Tax	FFP Assmnt	SSWM Assmnt	NOX Weed Assmnt	Total
2013	\$205,850	\$61,520	\$144,330		\$2,817.34	\$0.00	\$73.50	\$2.00	\$2,892.84
2012	\$219,520	\$75,190	\$144,330		\$2,745.52	\$0.00	\$69.80	\$2.00	\$2,817.32
2011	\$229,770	\$85,440	\$144,330		\$2,454.42	\$0.00	\$69.80	\$2.00	\$2,526.22

Transfer Information

Rec. Date:	09/01/76	Sale Price:	\$49,950	Doc Num:		Doc Type:	
Owner:	BACKUS, STELLA POWELL & CLYDE JOHN TRUST			Grantor:			
Orig. Loan Amt:				Title Co:			
Finance Type:		Loan Type:		Lender:			

Sales

Excise #	Date	Price	Deed Type
197604699	09/01/76	\$49,950	W
04EX08027	08/13/04	\$0	Q

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:09/09/2013

BACKUS STELLA POWELL & BACKUS
 CLYDE JOHN
 745 HILLRISE PL NE
 BREMERTON, WA 98311

Account Number	** For Informational Purposes Only **
4938-000-007-0002	Process Number 1815638
	Taxpayer Name: BACKUS STELLA POWELL & BACKUS CLYDE JOHN

GENERAL TAX DISTRIBUTION			
	2012		2013
STATE GENERAL	\$548.22	STATE GENERAL	\$516.08
REGIONAL LIBRARY	\$81.39	REGIONAL LIBRARY	\$80.51
LOCAL SCHOOL	\$1,012.61	LOCAL SCHOOL	\$1,147.91
COUNTY	\$250.08	COUNTY	\$247.35
COUNTY ROAD	\$333.81	COUNTY ROAD	\$333.20
PORT	\$63.24	PORT	\$63.76
FIRE	\$439.04	FIRE	\$411.71
PUD	\$17.13	PUD	\$16.82
2012 Total:	\$2,745.52	2013 Total:	\$2,817.34

Tax Property Description
 CANTERSHIRE NO 3
 LOT 7, CANTERSHIRE NUMBER THREE, AS RECORDED IN VOLUME 19
 OF PLATS, PAGE 136, RECORDS OF KITSAP COUNTY, WASHINGTON.

VALUE INFORMATION FOR TAX		
	2012	2013
Land:	\$75,190	\$61,520
Improvements:	\$144,330	\$144,330
TOTAL VALUE:	\$219,520	\$205,850

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

TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)
 \$219,520 **\$205,850**

2013 General Property Tax + Assessments = \$2,892.84

Levy Code **6200** General Levy Rate per \$1000 **13.6863**
[\[Click here for Levy Information\]](#)
Voted Rate -- 40.7 % Voter Approved

TOTAL AMOUNT DUE: \$1,446.42

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

Account Number: 4938-000-007-0002 (1815638) Parcel Location: 745 HILLRISE PL NE

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				\$1,446.42
			Amount Due:		\$1,446.42

BACKUS STELLA POWELL & BACKUS CLYDE JOHN
 745 HILLRISE PL NE
 BREMERTON, WA 98311

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
4938-000-007-0002	1815638	745 HILLRISE PL NE
<u>Property Class:</u> 111- Single family residence		

Parcel Information

Tax Code Area:	6200	# of Buildings:	1	Acres:	.89
Jurisdiction:	UNINCORP.	View Rating:			
Sec-Twp-Rng:	23 25N 1E	Zoning:	UL	Status:	A - Active
Neighborhood:	7401691	Last Inspected:	10/19/09		

Taxpayer Information

Name:	BACKUS STELLA POWELL & BACKUS CLYDE JOHN			
Mailing Address:	745 HILLRISE PL NE			
	BREMERTON	WA	98311	

Sales History

Tax Account No.
4938-000-007-0002

Process No.
1815638

Situs Address
745 HILLRISE PL NE

Sale Date:	Sale Price:	Excise Number:	<u>Instrument:</u>	<u>Screening Code:</u>
13-AUG-04	0	2004EX08027	Q	Q
01-SEP-76	49950	1976EX04699	W	V

Value History

Tax Account No.

Process No.

Situs Address

4938-000-007-0002

1815638

745 HILLRISE PL NE

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	61,520	144,330	205,850	205,850	TBD	TBD	TBD	TBD	TBD
2013	61,520	144,330	205,850	205,850	2,817.34	0.00	73.50	2.00	2,892.84
2012	75,190	144,330	219,520	219,520	2,745.52	0.00	69.80	2.00	2,817.32
2011	85,440	144,330	229,770	229,770	2,454.42	0.00	69.80	2.00	2,526.22
2010	100,520	150,590	251,110	251,110	2,666.52	0.00	69.80	1.00	2,737.32
2009	109,660	163,520	273,180	273,180	2,628.74	0.00	67.30	1.00	2,697.04
2008	114,230	170,700	284,930	284,930	2,659.26	0.00	62.30	1.00	2,722.56
2007	70,320	185,060	255,380	255,380	2,614.36	0.00	57.30	1.00	2,672.66
2006	54,230	157,770	212,000	212,000	2,371.86	0.00	50.00	1.00	2,422.86
2005	45,960	134,160	180,120	180,120	2,370.08	0.00	47.50	1.00	2,418.58
2004	36,750	117,240	153,990	153,990	2,182.04	0.00	45.00	0.00	2,227.04
2003	36,750	107,500	144,250	144,250	2,091.52	0.00	45.00	0.00	2,136.52
2002	35,000	101,960	136,960	136,960	2,045.67	0.00	45.00	0.00	2,090.67
2001	35,000	95,870	130,870	130,870	1,942.22	0.00	45.00	0.00	1,987.22

Tax Statement

close this window

Building Data

Tax Account No.
4938-000-007-0002

Process No.
1815638

Situs Address
745 HILLRISE PL NE

Details

Bldg 1 of 1

Year Built **1976**

Quality & Type **Avg Split entry**

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

Roof Material **Comp sh to 235#**

ExtWall Type **Wood siding**

Sq Footage

<u>Floor</u>	<u>Area</u>	<u>Living Area</u>	
Basement:*	420	0	* Could be basement or lower level garage
Lower Level:	816	816	
Above Ground:	1188	1188	
Total:	2424	2004	

Porch/Deck: **350**

Detached
Garage:

Attached
Garage:

Attributes

Bedroom(s)	4	Fireplace(s) **	Yes
Half Bath(s)	0	Sewer	
Full Bath(s)	2	Water	Y
Heat Source	Forced hot air		

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.
4938-000-007-0002

Process No.
1815638

Situs Address
745 HILLRISE PL NE

CANTERSHIRE NO 3

**LOT 7, CANTERSHIRE NUMBER THREE, AS RECORDED IN VOLUME 19 OF PLATS,
PAGE 136, RECORDS OF KITSAP COUNTY, WASHINGTON.**

close this window

Return to:

Matty & Templeton
3212 NW Byron Street #104
Silverdale, WA 98383

QUIT CLAIM DEED

THE GRANTOR STELLA BACKUS

for and in consideration of transfer to Trust (WAC 458-61-375(2h))

conveys and quit claims to STELLA POWELL BACKUS and CLYDE JOHN BACKUS as Co-Trustees of the REVOCABLE LIVING TRUST OF STELLA POWELL BACKUS

the following described real estate, situated in the County of KITSAP State of Washington, together with all after acquired title of the grantor(s) therein:

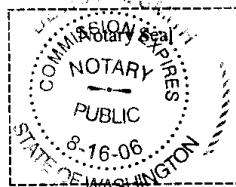
Lot 7, Cantershire No. 3, according to Plat recorded in Volume 19 of Plats, pages 136 and 137, in Kitsap County, Washington.

Assessor's Tax Parcel ID# 4938-000-007-0002

Dated August 13, 2004

Stella Backus
STELLA BACKUS

STATE OF WASHINGTON,)
) : ss.
County of KITSAP)



I hereby certify that I know or have satisfactory evidence that STELLA BACKUS is the person who appeared before me, and said person acknowledged that she signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated August 13, 2004
residing at: Bermecker
My appointment expires 8-16-06

Debra R. Smith
Notary Public in and for the State of Washington
Debra R. Smith
Printed Name

KITSAP COUNTY TREASURER EXCISE
2004EX08027
Total : \$2.00

08/18/2004

Clerk's Initial DS

03.00

N 36° 47' E

182.00

30'

140

° 23' 15" W

30 30

855.00

5.00

14

110.86

$\Delta = 90$

$L = 47.12$

$\Delta = 90$

238

$L = 47.12$

30' DRAINAGE

$L = 146.44$

6

N 1° 36' 47" E

194.39

7

$L = 178.98$

ESMT

2"

° 23' 13" W

47.62

N 54° 38' 55" W

137.10

N 51° 29' 54" E

125.17

$\Delta = 126^\circ 43' 39"$

$L = 121.65$

25'

5

10'

25'

20' DRAINAGE

$\Delta = 118^\circ 51' 46"$

$L = 103.73$

55° ESMT

$\Delta = 75^\circ 31' 21"$

$L = 59.54$

N 45° 00' W

105.00

N 59° 28' 39" W

66.85

N 9° 52' 54" W

105.00

R = 50

N 7°

HILL

105.00

N 45° 00' W

105.00

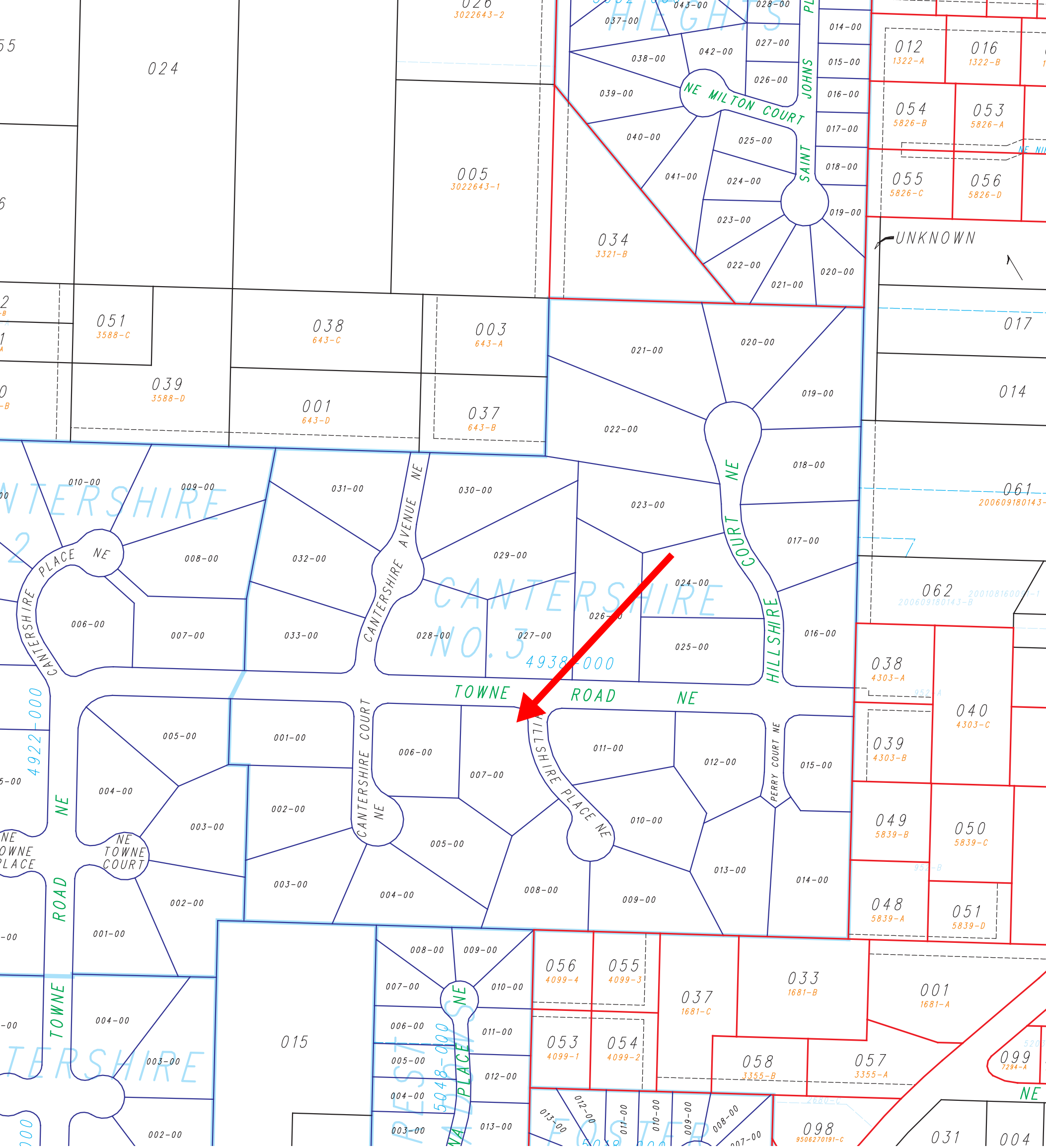
N 9° 52' 54" W

66.85

N 59° 28' 39" W

105.00

R = 50



026
3022643-2

024

037-00

038-00

042-00

027-00

014-00

015-00

016-00

017-00

018-00

019-00

012
1322-A

016
1322-B

054
5826-B

053
5826-A

055
5826-C

056
5826-D

UNKNOWN

005
3022643-1

034
3321-B

NE MILTON COURT

SAINT JOHN'S PLACE

025-00

024-00

023-00

022-00

021-00

020-00

021-00

020-00

019-00

022-00

018-00

017

014

061
200609180143-B

062
20010816005-1
200609180143-B

038
4303-A

040
4303-C

039
4303-B

049
5839-B

050
5839-C

048
5839-A

051
5839-D

056
4099-4

055
4099-3

037
1681-C

033
1681-B

001
1681-A

053
4099-1

054
4099-2

058
3355-B

057
3355-A

099
7294-A

098
9506270191-C

031

004



TOWNE ROAD NE

COURT NE

HILLSHIRE

CANTERSHIRE AVENUE NE

CANTERSHIRE COURT NE

PERRY COURT NE

TOWNE ROAD NE

NE TOWNE COURT

REST MALL PLACES NE

CANTERSHIRE PLACE NE

CANTERSHIRE NO. 3

CANTERSHIRE

200

NE

STATE HIGHWAY 303

034

033
204-A

015
3321-A

036
1158-B

009
1158-A

053

054

007

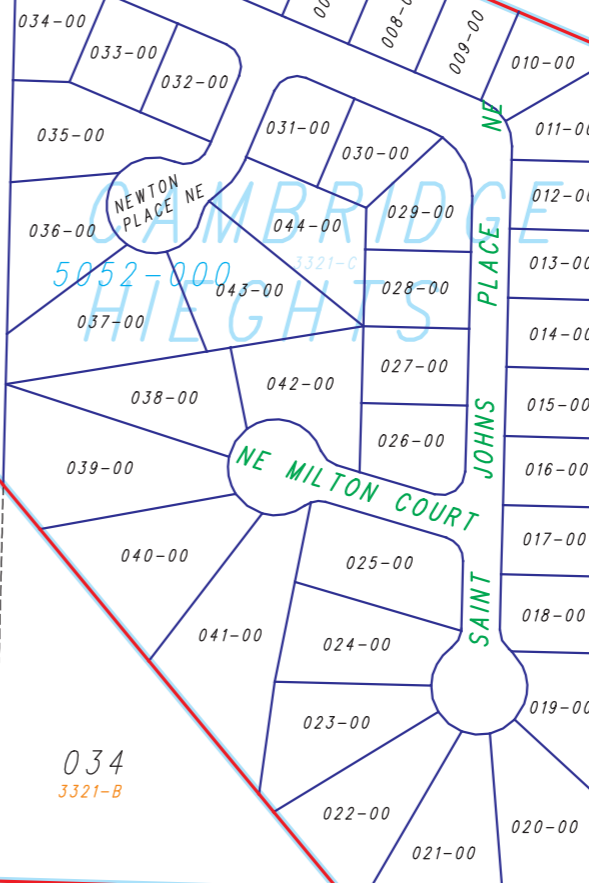
034
204-B

004
204-C

RADCLIFF AVENUE NE

010

031
204-D



044
4311-D

043
4311-C

042
4311-B

041
4311-A

009

006

026
3022643-2

055

024

012
1322-A

016
1322-B

023
1322-C

025
1322-D

054
5826-B

053
5826-A

046
1242-C

056

005
3022643-1

UNKNOWN

040
3060-B

062
7288-B

051
3588-C

038
643-C

003
643-A

017

041
3060-C

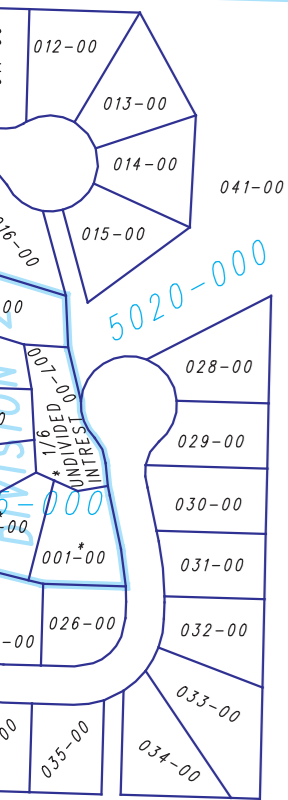
050
3588-B

039
3588-D

001
643-D

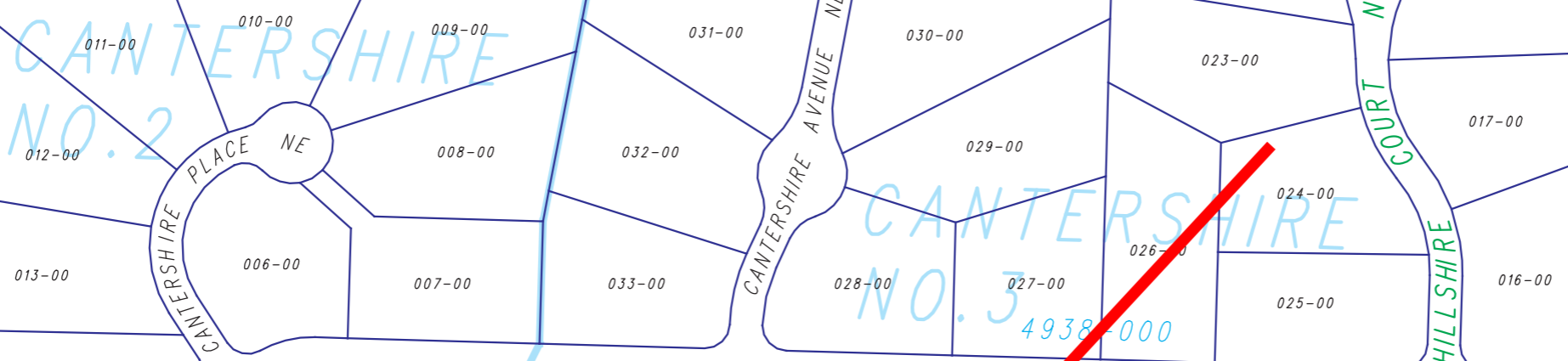
037
643-B

014



CANTERSHIRE NO. 2

CANTERSHIRE NO. 3



061
200609180143-A

062
200609180143-B

063
200609180143-C

021
200108160091-2

038
4303-A

022
2979R-A

040
4303-C

039
4303-B

033
2979R-B

049
5839-B

050
5839-C

029
952-D

048
5839-A

051
5839-D

4922-000

4938-000

NE Towne Place

NE Towne Court

Towne Road NE

Hillshire Place NE

CANTERSHIRE

EST. PLACE NE

NE SHADYBRO

056
4099-4

055
4099-3

037
1681-C

033
1681-B

001
1681-A

077
5203-A

053
4099-1

054
4099-2

058
3355-B

057
3355-A

099
7294-A

100
7294-B

079
5203-C