



**PACIFIC
NORTHWEST
TITLE**

OWNER:

**Sharon
Hackett**

PROPERTY:

**2498 SE Mullenix Road
Port Orchard, WA 98367
242301-4-019-2001**

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



2021 NW Myhre Road Suite 300 Silverdale, WA 98383
Phone: 360-692-4141 Fax: 360-692-5569

Parcel Information

Parcel #:	242301-4-019-2001
Tax Id:	1060839
Site Address:	2498 SE Mullenix Rd Port Orchard, WA 98367
Owner:	Hackett Sharon Trustee
Owner Address:	29145 Falkner Rd E Poulsbo, WA 98370
Township/Range/Section:	T: 23N R: 01E S: 24 Q: SE
Parcel Size:	7.6700 Acres (334,105 Sq. Ft.)
Plat:	-
Book/Page:	Book: Page:
Neighborhood:	7402
County Zoning:	Rural Residential
Census Tract/Block:	092802/1001
Waterfront:	
Land Use:	183 - SHEDS AND GARAGES
Building Use:	
Building Type:	
Total Land Value:	\$116,950
Total Impr Value:	\$5,500
Total Value:	\$122,450

Tax Information

Tax Year:	2012
Levy Code:	8170
Levy Rate:	11.211875
Annual Tax:	\$1,372.90
Total Taxes & Fees:	\$1,375.42

Legal

TH PTN OF SE1/4 CNVYD BY VOL 745/497 DESC FOR TAX PURP ONLY DAF W1/2 NW1/4 SE1/4 EXC W & E 165FT & EXC N 330FT

Land

Property Class:	183	Zone Code:	RR	Dwelling Count:	0	Other Improv.:	2
Electric:	Y	Gas:		Water:	Y	Sewer:	
Cable:		Well:		Septic:			

Improvement

Building Type:		Year Built:	0	Above Grnd SqFt:	0	Att. Garage SqFt:	0
Use Desc.:		Stories:	0	Bsmt Fin. SqFt:	0	Det. Garage SqFt:	0
Roof Mat.:		Heat Code:	0	1st Floor SqFt:	0	Carport SqFt:	0
Bedrooms:	0	Full/Half Baths:	0 / 0	2nd Floor SqFt:	0	Deck SqFt:	0

Assessed Value History

Year	Total	Land	Imprmnt	Levy Rate	Annual Tax	FFP Assmnt	SSWM Assmnt	NOX Weed Assmnt	Total
2012	\$122,450	\$116,950	\$5,500		\$1,372.90	\$0.00	\$0.00	\$2.52	\$1,375.42
2011	\$125,860	\$120,360	\$5,500		\$1,318.12	\$0.00	\$0.00	\$2.52	\$1,320.64
2010	\$133,800	\$128,300	\$5,500		\$1,308.40	\$0.00	\$0.00	\$1.52	\$1,309.92

Sales

Excise #	Date	Price	Deed Type
2012EX0044	02/01/12	\$0	

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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:06/19/2012

HACKETT SHARON TRUSTEE
 MCCUE WAYNE W TRUST
 29145 FALKNER RD E

Account Number	** For Informational Purposes Only **
242301-4-019-2001	Process Number 1060839
	Taxpayer Name: HACKETT SHARON TRUSTEE

Tax Property Description
 24231E
 TH PTN OF SE1/4 CNVVD BY VOL 745/497 DESC FOR TAX PURP ONLY
 DAF W1/2 NW1/4 SE1/4 EXC W & E 165FT & EXC N 330FT

GENERAL TAX DISTRIBUTION			
	2011		2012
STATE GENERAL	\$299.23	STATE GENERAL	\$305.80
REGIONAL LIBRARY	\$43.71	REGIONAL LIBRARY	\$45.40
LOCAL SCHOOL	\$333.54	LOCAL SCHOOL	\$356.28
COUNTY	\$134.39	COUNTY	\$139.50
COUNTY ROAD	\$180.06	COUNTY ROAD	\$186.20
PORT	\$99.63	PORT	\$99.76
FIRE	\$218.28	FIRE	\$230.40
PUD	\$9.28	PUD	\$9.56
2011 Total:	\$1,318.12	2012 Total:	\$1,372.90

VALUE INFORMATION FOR TAX		
	2011	2012
Land:	\$120,360	\$116,950
Improvements:	\$5,500	\$5,500
TOTAL VALUE:	\$125,860	\$122,450

Current Taxes		
ASSESSMENT	2011	2012
Noxious Weed	\$2.52	\$2.52
Asmt Total	\$2.52	\$2.52

TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)
 \$125,860 **\$122,450**

2012 General Property Tax + Assessments = \$1,375.42

TOTAL AMOUNT DUE: \$687.71

Levy Code **8170** General Levy Rate per \$1000 **11.2119**
[\[Click here for Levy Information\]](#)
Voted Rate -- 26.0 % Voter Approved

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

Account Number: 242301-4-019-2001 (1060839) Parcel Location: 2498 SE MULLENIX RD

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:	2012				\$687.71
		Amount Due:			\$687.71

HACKETT SHARON TRUSTEE
 MCCUE WAYNE W TRUST
 29145 FALKNER RD E

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
242301-4-019-2001	1060839	2498 SE MULLENIX RD
Property Class: 183- Sheds and garages		

Parcel Information

Tax Code Area:	8170	# of Buildings:	0	Acres:	7.67
Jurisdiction:	UNINCORP.	View Rating:			
Sec-Twp-Rng:	24 23N 1E	Zoning:	RR	Status:	A - Active
Neighborhood:	7402202	Last Inspected:	12/29/05		

Taxpayer Information

Name:	HACKETT SHARON TRUSTEE		
Mailing Address:	29145 FALKNER RD E		
	POULSBO	WA	98370

Sales History

Tax Account No.
242301-4-019-2001

Process No.
1060839

Situs Address
2498 SE MULLENIX RD

Sale Date:	Sale Price:	Excise Number:	Instrument:	Screening Code:
01-FEB-12	0	202012EX00442		

Value History

Tax Account No.

Process No.

Situs Address

242301-4-019-2001

1060839

2498 SE MULLENIX RD

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	116,950	5,500	122,450	122,450	1,372.90	0.00	0.00	2.52	1,375.42
2011	120,360	5,500	125,860	125,860	1,318.12	0.00	0.00	2.52	1,320.64
2010	128,300	5,500	133,800	133,800	1,308.40	0.00	0.00	1.52	1,309.92
2009	140,790	5,500	146,290	146,290	1,248.42	0.00	0.00	1.52	1,249.94
2008	147,610	5,500	153,110	153,110	1,264.86	0.00	0.00	1.52	1,266.38
2007	113,540	5,500	119,040	119,040	1,101.62	0.00	0.00	1.52	1,103.14
2006	85,050	9,500	94,550	94,550	949.32	0.00	0.00	1.52	950.84
2005	68,040	9,500	77,540	77,540	887.80	0.00	0.00	1.52	889.32
2004	63,000	9,500	72,500	72,500	903.16	0.00	0.00	0.00	903.16
2003	63,000	9,500	72,500	72,500	938.28	0.00	0.00	0.00	938.28
2002	63,000	9,500	72,500	72,500	985.67	0.00	0.00	0.00	985.67
2001	63,000	9,500	72,500	72,500	747.54	0.00	0.00	0.00	747.54

Tax Statement

close this window

Building Data

Tax Account No.
242301-4-019-2001

Process No.
1060839

Situs Address
2498 SE MULLENIX RD

Details Bldg 1 of 0

Year Built

Quality &
Type

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

Roof Material

ExtWall Type

Sq Footage

Floor

Area

Living Area

Basement:*

* Could be basement or lower level garage

Lower Level:

Above Ground:

Total:

Porch/Deck: **0**

Detached

Garage:

Attached

Garage:

Attributes

Bedroom(s)

Fireplace(s)**

Half Bath(s)

Sewer

Full Bath(s)

Water **Y**

Heat Source

Other

Improvements **SEPTIC , GR,SHED**

Imp. (Cont) ,

Land Desc. **Site: unplatted,unimp,wtr ,**

Land (Cont) ,

Land (Cont)

* Could be basement or lower level garage.

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

Tax Description

Tax Account No.
242301-4-019-2001

Process No.
1060839

Situs Address
2498 SE MULLENIX RD

24231E

**TH PTN OF SE1/4 CNVYD BY VOL 745/497 DESC FOR TAX PURP ONLY DAF W1/2 NW1/4
SE1/4 EXC W & E 165FT & EXC N 330FT**

close this window

Recording Requested By And
When Recorded Mail To:
SANCHEZ, MITCHELL & EASTMAN
Attorneys at Law
4110 Kitsap Way, Suite 200
Bremerton, WA 98312

SANCHEZ MITCHELL ET AL 201202010103
Deed Rec Fee: \$ 63.00
02/01/2012 02:07 PM Page: 1 of 2
Walter Washington, Kitsap Co Auditor

PERSONAL REPRESENTATIVE'S DEED

Grantor: Linda Lee, Personal Representative of the Estate of James W. McCue
Grantee: Sharon G. Hackett, Trustee of the Wayne W. McCue Special Needs Trust
Legal Description: PTN OF NW ¼ SE1/4 Sect 24 23 1E
Additional Legal Description on page 2 of document
Tax Parcel No. 2423 014 019 2001


THE GRANTOR, LINDA LEE, as Personal Representative of the Estate of JAMES W. McCUE, for and in consideration of the settlement of the estate, conveys and quit claims without warranty, but together with any after acquired title, to SHARON G. HACKETT, Trustee of the WAYNE W. McCUE SPECIAL NEEDS TRUST, real estate situate in Kitsap County, State of Washington, legally described as follows:

The West half of the Northwest quarter of the South East quarter of Section 24, TWP 23 North Range 1 East W.M.; EXCEPT County Road and EXCEPT the East 165 feet thereof and the West 165 feet thereof, EXCEPT the North 330 feet of the West half of the Northwest quarter of the Southeast quarter; EXCEPT the West 165 feet and EXCEPT the East 165 feet and EXCEPT the North 30 feet thereof, as conveyed to Kitsap County for Mullinex Road by instrument recorded under Auditor's File No. 629546, all in Section 24, Township 23 North, Range 1 East, W.M.

SUBJECT TO easements, covenants and restrictions of record.

Tax Parcel No.: 2423 014 019 2001

DATED this 3rd day of November, 2011.


LINDA LEE, Personal Representative
Estate of JAMES W. McCUE
Kitsap County Cause No. 11-4-00359-0

PERSONAL REPRESENTATIVE'S DEED-1

KITSAP COUNTY TREASURER EXCISE

02/01/2012

2012EX00442

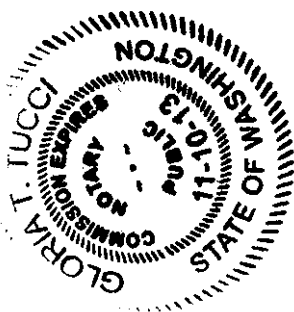
Total: \$10.00

Clerk's Initial 

STATE OF WASHINGTON)
 : ss.
COUNTY OF KITSAP)

I certify that I know or have satisfactory evidence that LINDA LEE signed this instrument as the duly appointed and acting personal representative of the Estate of JAMES W. McCUE, and on oath stated that she is authorized to execute the instrument and did so on behalf of the estate as her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 3rd day of November, 2011.



Gloria T. Tucci
Printed Name GLORIA T. TUCCI
NOTARY PUBLIC in and for the State of
Washington, residing at Acroma, WA 98
My commission expires 11-10-13



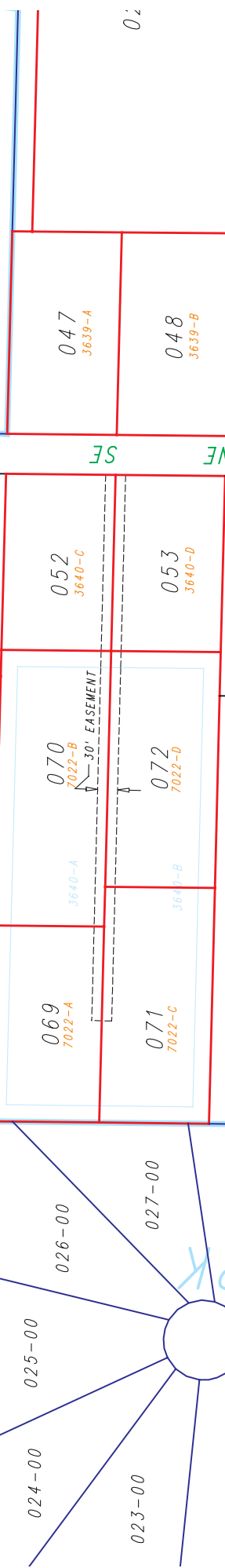
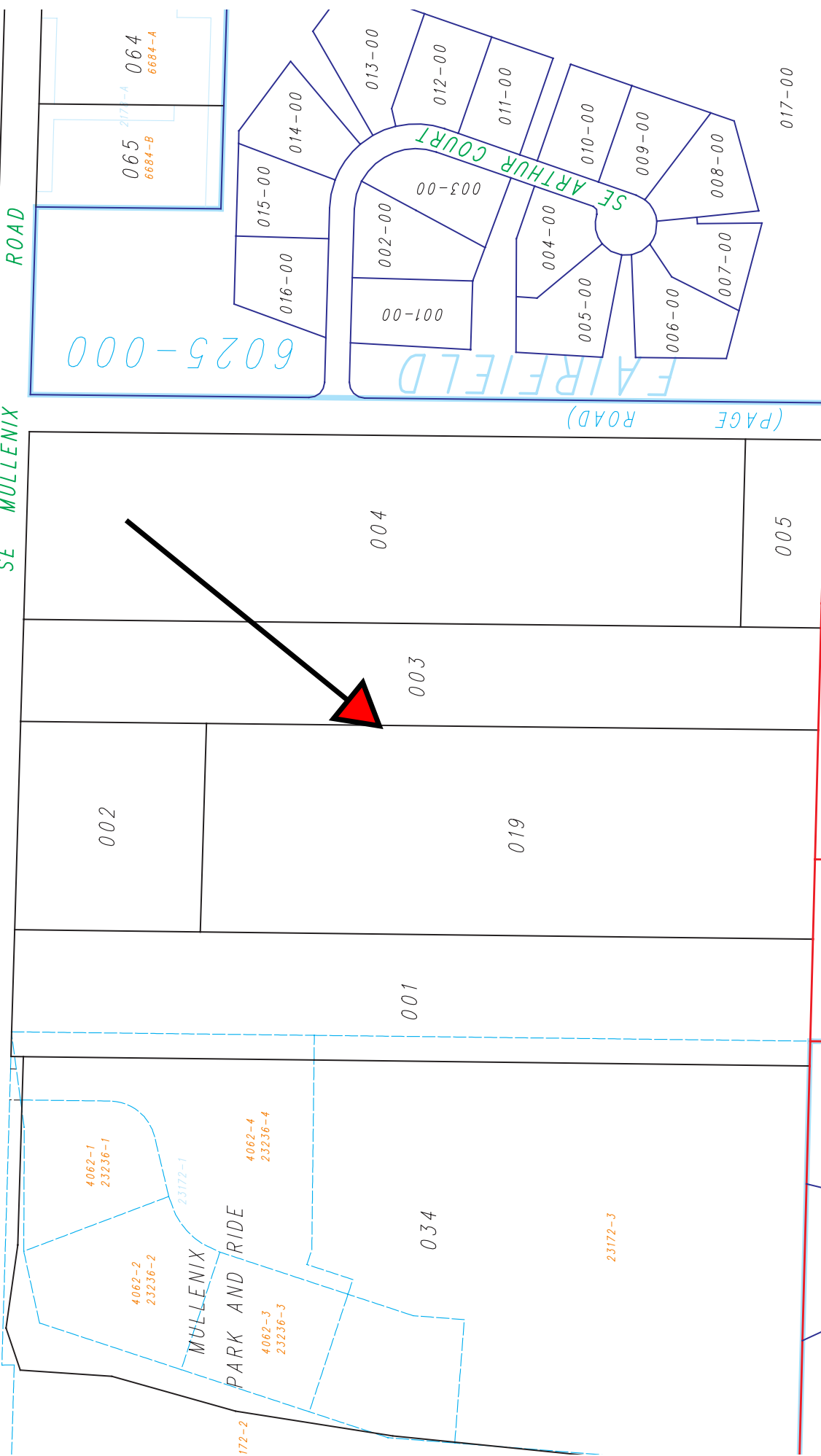

PACIFIC NORTHWEST TITLE
 2021 NW Myhre Road Suite 300 Silverdale, WA 98383
 Phone: 360-692-4141 Fax: 360-692-5569

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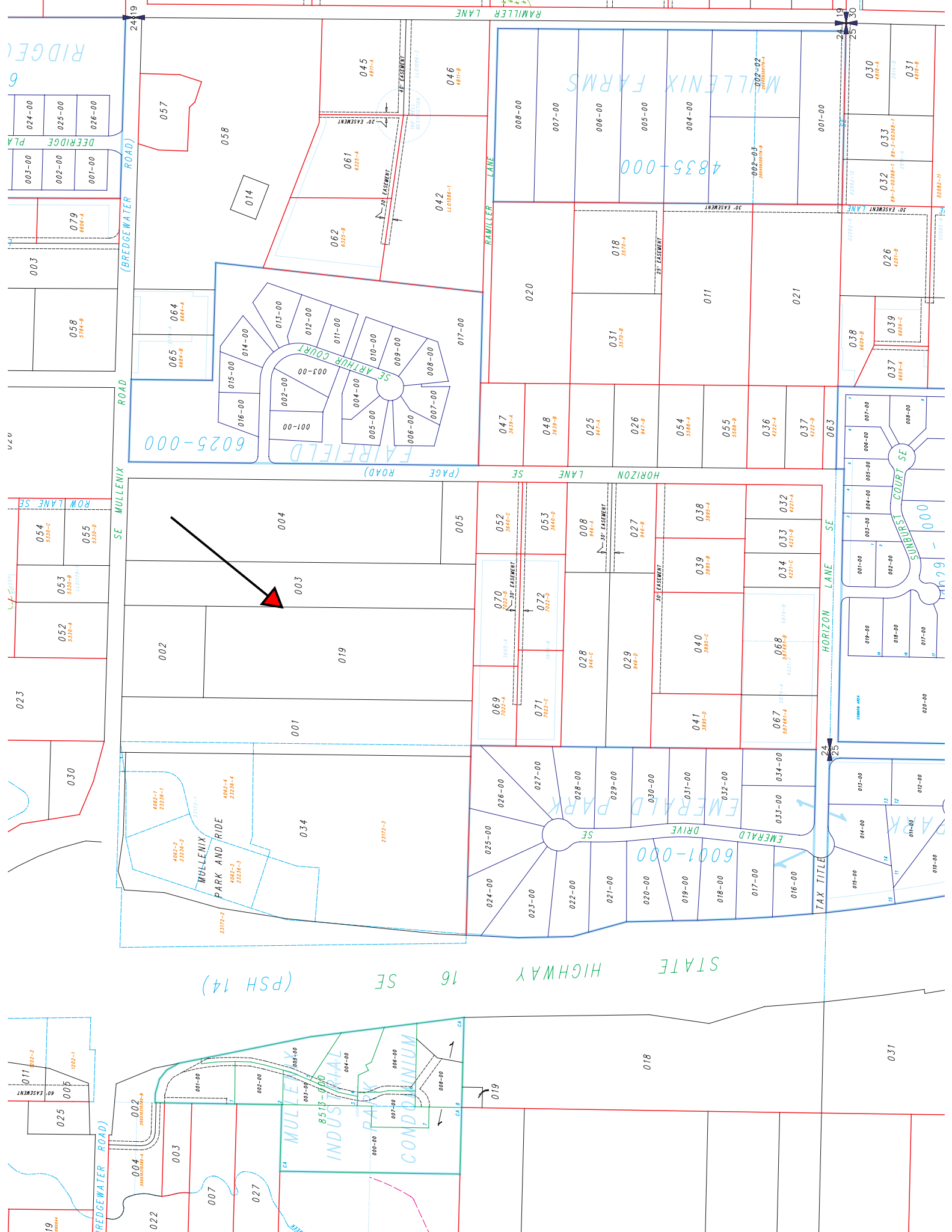

www.digitshare.org 208.777.1252



SE MULLENIX ROAD



02



STATE HIGHWAY 16 SE (PSH 14)

BREDEWATER ROAD

SE MULLENIX ROAD

RAMILLER LANE

STATE HIGHWAY 16 SE (PSH 14)

EMERALD PARK

HORIZON LANE SE

MULLENIX PARK AND RIDE

MULLENIX INDUSTRIAL PARK CONDOMINIUM

MULLENIX FARMS

FAIRFIELD

6025-000

6001-000

4835-000

RIDGE 6

DEERIDGE PL

U2V

ROW LANE SE

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