



PACIFIC NORTHWEST TITLE

OF KITSAP COUNTY, INC.

Owner:

Peter Louis
Newkirk

Property:

6975 SE Sedgwick Road
Port Orchard, WA 98366
042302-3-013-2002

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



PACIFIC NORTHWEST TITLE

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

Parcel Information

Parcel #:	042302-3-013-2002
Tax Id:	1076165
Site Address:	6975 SE Sedgwick RD Port Orchard, WA 98366
Owner:	Newkirk Peter Louis
Owner Address:	PO Box 2511 Silverdale, WA 98383
Township/Range/Section:	T:23N R:02E S:04 Q:SW
Parcel Size:	2.5000 Acres (108,900 Sq. Ft.)
Plat:	-
Book/Page:	Book: Page:
Neighborhood:	7402
County Zoning:	Rural Protection
Census Tract/Block:	092700/2009
Waterfront:	
Land Use:	111 - SINGLE FAMILY RES
Building Use:	Single family
Building Type:	27 Good Multi-Story
Total Land Value:	\$86,090
Total Impr Value:	\$272,620
Total Value:	\$358,710



Tax Information

Tax Year:	2010
Levy Code:	8320
Levy Rate:	9.004724
Annual Tax:	\$3,230.08
Total Taxes & Fees:	\$3,301.00

Legal

(LOT C OF SHORT PLAT NO. 2655 RECORDED UNDER AUDITOR'S FILE NO. 8106170072) PARCEL 1: THE NORTH 157.5 FEET OF THE SOUTH 502.5 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 4, TOWNSHIP 23 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE WEST 1320 FEET; THENCE NORTH 665 FEET; THENCE EAST 1320 FEET; THENCE SOUTH 665 FEET TO THE POINT OF BEGINNING; EXCEPT THE EAST 621 FEET THEREOF. PARCEL 2: AN EASEMENT 40 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN AUDITOR'S FILE NOS. 8106170072 AND 8208230099, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 23 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

Land

Property Class:	111	Zone Code:	RP	Dwelling Count:	1	Other Improv.:	5
Electric:	Y	Gas:	N	Water:	Y	Sewer:	N
Cable:		Well:		Septic:			

Improvement

Building Type:	27 Good Multi-Story	Year Built:	1992	Above Ground Sq. Ft.:	2831
Use Desc.:	Single family	Bedrooms:	3	Basement Fin. Sq. Ft.:	0
Stories:	2	Full/Half Baths:	2/1	Basement or Lower Garage Sq Ft:	0
Heat Code:	3	Deck Sq. Ft.:	0	Carport Sq. Ft.:	0
Wood Stove:		Roof Mat.:	Shake shingles-med	Det. Garage Sq. Ft.:	0

Assessed Value History

Year	Total	Land	Imprmnt	Levy Rate	Annual Tax	FFP Assmnt	SSWM Assmnt	NOX Weed Assmnt	Total
2010	\$358,710	\$86,090	\$272,620		\$3,230.08	\$0.00	\$69.80	\$1.12	\$3,301.00
2009	\$395,720	\$94,990	\$300,730	7.81859	\$3,093.98	\$0.00	\$67.30	\$1.12	\$3,162.40

2008	\$412,450	\$98,950	\$313,500	7.56747	\$3,121.20	\$0.00	\$62.30	\$1.12	\$3,184.62
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Transfer Information

Sale Date	Rcrdg Date	Sale Amt	Loan Amt Rate/Type	Book/Page	Doc #/Type	Fin Type Due Date	Lender
02/08/00	02/10/00	\$217,500	\$92,500		3236680 WD	03/01/30	LYNWOOD MTG CORP
01/06/97	01/08/97	\$212,000		941/1228	9701080109 WD		

Sentry Dynamics, Inc. and it's customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Meredith R. Green, CPA
 MAKE REMITTANCES PAYABLE TO:
 Kitsap County Treasurer
 614 Division Street, MS-32
 Port Orchard, WA 98366

2010 WEB TAX STATEMENT

Printed:08/19/2010

NEWKIRK PETER LOUIS
 PO BOX 2511
 SILVERDALE, WA 98383

Account Number	** For Informational Purposes Only **
042302-3-013-2002	Process Number 1076165
	Taxpayer Name: NEWKIRK PETER LOUIS

GENERAL TAX DISTRIBUTION			
2009		2010	
STATE GENERAL	\$801.57	STATE GENERAL	\$765.34
REGIONAL LIBRARY	\$113.94	REGIONAL LIBRARY	\$114.93
LOCAL SCHOOL	\$794.33	LOCAL SCHOOL	\$896.81
COUNTY	\$356.50	COUNTY	\$355.00
COUNTY ROAD	\$468.66	COUNTY ROAD	\$476.64
FIRE	\$533.86	FIRE	\$596.80
PUD	\$25.12	PUD	\$24.56
2009 Total:	\$3,093.98	2010 Total:	\$3,230.08

Tax Property Description

04232E
 (LOT C OF SHORT PLAT NO. 2655 RECORDED UNDER AUDITOR'S FILE NO. 8106170072) PARCEL 1: THE NORTH 157.5 FEET OF THE SOUTH 502.5 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 4, TOWNSHIP 23 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE WEST 1320 FEET; THENCE NORTH 665 FEET; THENCE EAST 1320 FEET; THENCE SOUTH 665 FEET TO THE POINT OF BEGINNING; EXCEPT THE EAST 621 FEET THEREOF. PARCEL 2: AN EASEMENT 40 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN AUDITOR'S FILE NOS. 8106170072 AND 8208230099, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 23 NORTH, R

VALUE INFORMATION FOR TAX

	2009	2010
Land:	\$94,990	\$86,090
Improvements:	\$300,730	\$272,620
TOTAL VALUE:	\$395,720	\$358,710
TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)		
	\$395,720	\$358,710

Current Taxes		
ASSESSMENT	2009	2010
Noxious Weed	\$1.12	\$1.12
Stormwater Management	\$67.30	\$69.80
Asmt Total	\$68.42	\$70.92

2010 General Property Tax + Assessments = \$3,301.00

TOTAL AMOUNT DUE: \$1,650.50

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

Levy Code **8320** General Levy Rate per \$1000 **9.0047**
Voted Rate -- 27.8 % Voter Approved

Account Number: 042302-3-013-2002 (1076165) Parcel Location: 6975 SE SEDGWICK RD
 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.](#)

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	TAX YEAR	Prev Tax Owing	Interest/ Penalty	TOTAL	
				Full	Half
Current:	2010				\$1,650.50
Amount Due:					\$1,650.50

NEWKIRK PETER LOUIS
 PO BOX 2511
 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
042302-3-013-2002	1076165	6975 SE SEDGWICK RD
Property Class: 111- Single family residence		

Parcel Information

Tax Code Area:	8320	# of Buildings:	1	Acres:	2.5
Jurisdiction:	UNINCORP.	View Rating:	No view		
Sec-Twp-Rng:	04 23N 2E	Zoning:	RP	Status:	A - Active
Neighborhood:	7402305	Last Inspected:	01/25/07		

Taxpayer Information

Name:	NEWKIRK PETER LOUIS		
Mailing Address:	PO BOX 2511		
	SILVERDALE	WA	98383

Sales History

Tax Account No.

Process No.

Situs Address

042302-3-013-2002

1076165

6975 SE SEDGWICK RD

Sale Date:	Sale Price:	Excise Number:	Instrument:	Screening Code:
08-FEB-00	217500	200000902	W	V
06-JAN-97	212000	199700153	W	V
26-JUN-92	0	199205385	Q	G
15-JUN-92	0	199209457	Q	C
17-OCT-89	0	198908904	Q	Q
24-DEC-87	0	198708809	Q	Q
28-JUL-86	25500	198604407	W	W

Value History

Tax Account No.	Process No.	Situs Address
042302-3-013-2002	1076165	6975 SE SEDGWICK 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
2011	81,140	254,730	335,870	335,870	TBD	TBD	TBD	TBD	TBD
2010	86,090	272,620	358,710	358,710	3,230.08	0.00	69.80	1.12	3,301.00
2009	94,990	300,730	395,720	395,720	3,093.98	0.00	67.30	1.12	3,162.40
2008	98,950	313,500	412,450	412,450	3,121.20	0.00	62.30	1.12	3,184.62
2007	64,550	286,590	351,140	351,140	2,979.58	0.00	57.30	1.12	3,038.00
2006	53,460	238,790	292,250	292,250	2,824.20	0.00	50.00	1.12	2,875.32
2005	42,770	212,240	255,010	255,010	2,809.16	0.00	47.50	1.12	2,857.78
2004	39,600	185,680	225,280	225,280	2,699.32	0.00	45.00	0.00	2,744.32
2003	39,600	174,710	214,310	214,310	2,668.42	0.00	45.00	0.00	2,713.42
2002	39,600	171,520	211,120	211,120	2,764.13	0.00	45.00	0.00	2,809.13
2001	35,000	175,410	210,410	210,410	2,067.16	0.00	45.00	0.00	2,112.16

Tax Statement

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Building Data

Tax Account No.	Process No.	Situs Address
042302-3-013-2002	1076165	6975 SE SEDGWICK RD

Details

Bldg 1 of 1

Year Built	1992
Quality & Type	Good Multi-Story
Roof Material	Shake shingles-med
ExtWall Type	Wood siding

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

Sq Footage

Floor	Area	Living Area
Basement:*	0	0
Lower Level:	0	0
Above Ground:	2831	2831
Total:	2831	2831

* Could be basement or lower level garage

Porch/Deck:	0
Detached Garage:	
Attached Garage:	

Attributes

Bedroom(s)	3	Fireplace(s) **	Yes
Half Bath(s)	1	Sewer	N
Full Bath(s)	2	Water	Y
Heat Source	Heat pump		

Other

Improvements	LANDSCPG , DK-A,EXC
Imp. (Cont)	HOT-TUB ,
Land Desc.	Rural land (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.

Process No.

Situs Address

042302-3-013-2002

1076165

6975 SE SEDGWICK RD

04232E

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SOUTHWEST QUARTER, SECTION 4, TOWNSHIP 23 NORTH, RANGE 2 EAST, W.M., IN
KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE
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QUARTER OF SAID SECTION 4; THENCE WEST 1320 FEET; THENCE NORTH 665 FEET;
THENCE EAST 1320 FEET; THENCE SOUTH 665 FEET TO THE POINT OF BEGINNING;
EXCEPT THE EAST 621 FEET THEREOF. PARCEL 2: AN EASEMENT 40 FEET IN WIDTH
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8106170072 AND 8208230099, BEING A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 4, TOWNSHIP 23 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY,
WASHINGTON.**

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02/10/200002:43P
Kitsap Co, WA

Name Peter Louis Newkirk
Address 6975 SE Sedgwick Road
City, State, Zip Port Orchard, WA 98366

212278mg
Grantor(s):(1) Piercy Sally I. (2)
Grantee(s):(1) Newkirk Peter Louis (2)
Legal Description(abbr.): C SP#2655, ptn SW 4-23-2 EWM AFN8106170072
Addit. legal(s) on pg. 2
Assessor's Tax Parcel ID# Acct #042302-3-013-2002

STATUTORY WARRANTY DEED

THE GRANTOR **Sally I. Piercy**, as her separate estate, for and in consideration of **TEN AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Peter Louis Newkirk, a single person**, the following described real estate, situated in the County of **Kitsap**, State of Washington:

See Legal Description attached hereto and marked Exhibit "A".

SUBJECT TO: **Easements, Restrictions, Reservations and Provisions of record, as per the attached Exhibit "B"**.

EXCISE # 902 \$ 387.50
BY KITSAP COUNTY MS FEB 10 2000

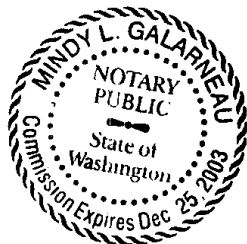
Dated: **February 8, 2000**

Sally I Piercy
Sally I. Piercy

STATE OF WASHINGTON)
COUNTY OF Kitsap) ss.

On this day personally appeared before me **Sally I. Piercy** to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that **she** signed the same as **her** free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8th day of February, 2000.



Mindy L Galayneau
Mindy L. Galayneau
Notary Public in and for the State of Washington,
residing at Gig Harbor, WA.
My appointment expires: 12/25/03.



TRANSNATION TITLE INSURANCE COMPANY

A

LEGAL DESCRIPTION:

Parcel C of Short Plat 2655 recorded June 17, 1981 under Auditor's File No. 8106170072, records of Kitsap County, Washington, being a portion of the Southeast quarter of the Southwest quarter, Section 4, Township 23 North, Range 2 East, W.M.;

TOGETHER WITH an easement 40 feet in width for ingress, egress and utilities as described under Auditor's File Nos. 8106170072 and 8208230099, being a portion of the Southwest quarter of Section 4, Township 23 North, Range 2 East, W.M.;

Situate in Kitsap County, Washington.



TRANSACTION TITLE INS CO DEED \$10.00

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Kitsap Co, WA

EXHIBIT B

Waiver of damages and right to make necessary slopes for cuts or fills upon the land herein described as granted to Kitsap county by deed recorded under Recording No. 717384.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: May 3, 1961
RECORDING NO.: 747138

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: August 23, 1982
RECORDING NO.: 8208230099
REGARDING: Easement for ingress, egress and utilities

NOTICE OF TAP OR CONNECTION CHARGES WHICH HAVE BEEN OR WILL BE LEVIED AGAINST THE LAND AS DISCLOSED BY RECORDED INSTRUMENT. INQUIRIES REGARDING THE SPECIFIC AMOUNT OF THE CHARGES SHOULD BE MADE TO THE CITY/COUNTY/AGENCY.

CITY/COUNTY/AGENCY: Manchester Water District
RECORDED: February 22, 1978
RECORDING NO.: 7802220107

MATTERS SET FORTH BY SURVEY:

RECORDED: March 2, 1987
RECORDING NO.: 8703020097

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: May 3, 19990
RECORDING NO.: 9005030100

Said instrument is a re-recording of Auditor's File No. 9003010081.

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: February 21, 1992
RECORDING NO.: 9202210220
REGARDING: Joint well use, easement and maintenance agreement

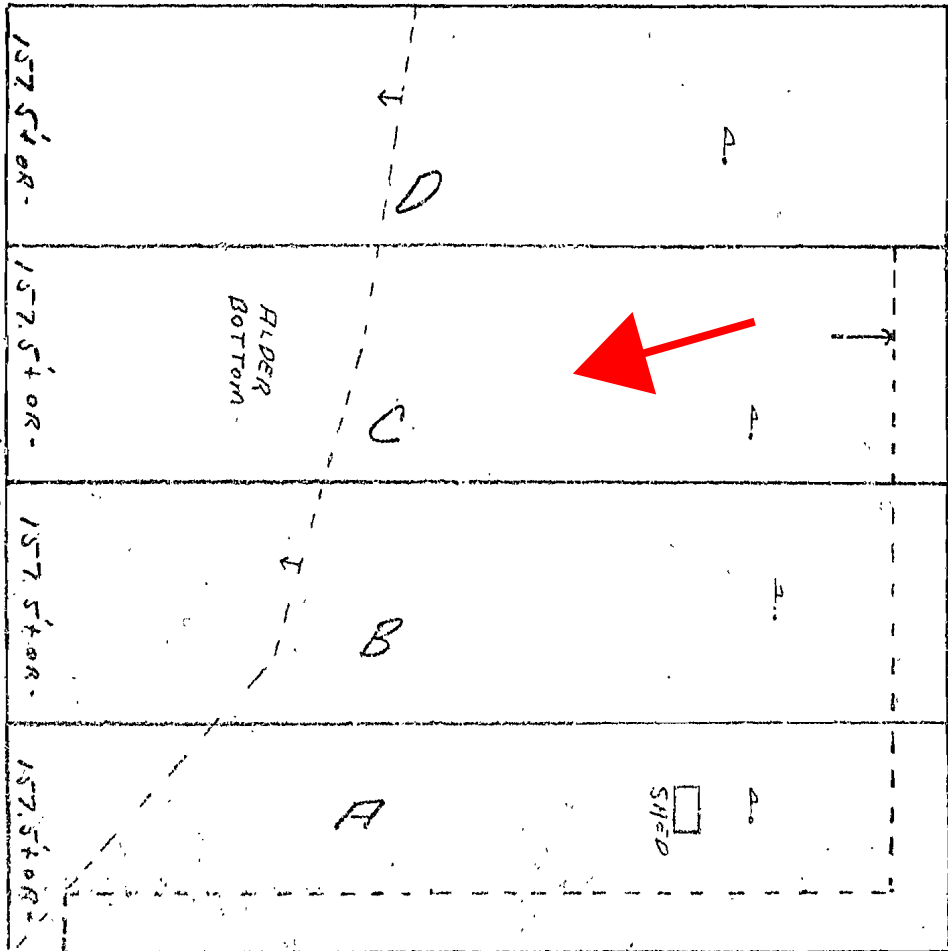
Restrictive covenant imposed by instrument recorded on March 2, 1993, under Recording No. 9303020006.

ALL COVENANTS, CONDITIONS, RESTRICTIONS OR RESERVATIONS; ALL EASEMENTS OR OTHER SERVITUDES; RIGHTS OR BENEFITS WHICH MAY BE SHOWN ON THE PLAT AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED IN SCHEDULE A; if any, disclosed by the recorded documents of Short Plat recorded under Auditor's File No. 8106170072.



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02/10/2000 02:43P
Kitsap Co, WA

660 ± OR -



40' EASEMENT
630 ± OR -

630 ± OR -

60' W/W

660 ± OR -

SEDGWICK ROAD

VICINITY MAP

LOCKER RD



SEDGWICK ROAD

N BRANNEK



REEL 231FR1010

SCALE 1" = 100'

8106170072

LOCATION OF SOIL LOG

BRANNEK

-01

015
LL01100-1

LL01100-2

018
LL01100-4

020
4717-B

021
4717-C

UNKNOWN

014
2655-D

013
2655-C

012
2655-B

003
2655-A

004

SE SEDGWICK ROAD

005



001-00

048

003

013

