



PACIFIC NORTHWEST TITLE

OF KITSAP COUNTY, INC.

Owner:

Sean & Wendy
Holt

Property:

327 Shore Drive
Bremerton, WA 98310
3913-023-009-0003

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

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
P.O. Box 3607 / Silverdale, WA 98383
(360) 692-4141 • (800) 464-2823
Fax (360) 692-5569

Port Orchard
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 #:	3913-023-009-0003
Tax Id:	1474741
Site Address:	327 Shore DR Bremerton, WA 98310
Owner:	Holt Sean & Wendy
Owner Address:	2203 E Day Island Blvd W University Place, WA 98466
Township/Range/Section:	T: 24N R: 01E S: 13 Q: SE
Parcel Size:	0.1000 Acres (4,356 Sq. Ft.)
Plat:	3913 - TOWN OF DECATUR
Book/Page:	Book: 1 Page: 67
Neighborhood:	7100
County Zoning:	Incorporated City
Census Tract/Block:	080400/1999
Waterfront:	Port Orchard
Land Use:	111 - SINGLE FAMILY RES
Building Use:	Single family
Building Type:	20 Avg Rambler
Total Land Value:	\$219,010
Total Impr Value:	\$112,220
Total Value:	\$331,230



Tax Information

Tax Year:	2010
Levy Code:	0010
Levy Rate:	11.016133
Annual Tax:	\$3,648.88
Total Taxes & Fees:	\$3,649.88

Legal

LOT 9, BLOCK 23, TOWN OF DECATUR, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 67, RECORDS OF KITSAP COUNTY, WASHINGTON; TOGETHER WITH TIDELANDS OF THE SECOND CLASS ON CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO AND ABUTTING THEREON, LYING BETWEEN THE SIDE ITEMS OF SAID LOT PRODUCED SOUTHWESTERLY TO EXTREME LOW TIDE.

Land

Property Class:	111	Zone Code:	CITY	Dwelling Count:	1	Other Improv.:	2
Electric:	Y	Gas:	Y	Water:	Y	Sewer:	Y
Cable:		Well:		Septic:			

Improvement

Building Type:	20 Avg Rambler	Year Built:	1942	Above Ground Sq. Ft.:	964
Use Desc.:	Single family	Bedrooms:	2	Basement Fin. Sq. Ft.:	0
Stories:	1	Full/Half Baths:	1/0	Basement or Lower Garage Sq Ft:	0
Heat Code:	3	Deck Sq. Ft.:	324	Carport Sq. Ft.:	0
Wood Stove:		Roof Mat.:	Comp sh to 235#	Det. Garage Sq. Ft.:	346

Assessed Value History

Year	Total	Land	Imprvmt	Levy Rate	Annual Tax	FFP Assmnt	SSWM Assmnt	NOX Weed Assmnt	Total
2010	\$331,230	\$219,010	\$112,220		\$3,648.88	\$0.00	\$0.00	\$1.00	\$3,649.88
2009	\$420,950	\$276,460	\$144,490	10.16604	\$4,279.36	\$0.00	\$0.00	\$1.00	\$4,280.36
2008	\$420,950	\$276,460	\$144,490	9.63919	\$4,057.60	\$0.00	\$0.00	\$1.00	\$4,058.60

Transfer Information

Rec. Date:	01/12/07	Sale Price:	\$430,000	Doc Num:	200701120192	Doc Type:	Warranty Deed
Owner:	HOLT, SEAN & WENDY			Grantor:	MARTIN B J LIVING TRUST		
Orig. Loan Amt:	\$322,500			Title Co:	TRANSNATION TITLE INSURANCE		
Finance Type:	Fixed	Loan Type:		Lender:	HOMECOMINGS FINANCIAL		

Sales

Excise #	Date	Price	Deed Type
197601387	03/01/76	\$36,950	W
200108824	05/28/01	\$0	W
07EX00263	01/12/07	\$430,000	W

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.



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:11/01/2010

HOLT SEAN & WENDY
 2203 E DAY ISLAND BLVD W
 UNIVERSITY PLACE, WA 98466

Account Number
3913-023-009-0003

**** For Informational Purposes Only ****

Process Number 1474741

Taxpayer Name:
 HOLT SEAN & WENDY

GENERAL TAX DISTRIBUTION

2009		2010	
STATE GENERAL	\$852.67	STATE GENERAL	\$706.71
REGIONAL LIBRARY	\$121.20	REGIONAL LIBRARY	\$106.12
LOCAL SCHOOL	\$1,437.03	LOCAL SCHOOL	\$1,244.82
COUNTY	\$379.22	COUNTY	\$327.81
CITY	\$1,161.41	CITY	\$984.26
PORT	\$301.11	PORT	\$256.48
PUD	\$26.72	PUD	\$22.68
2009 Total:	\$4,279.36	2010 Total:	\$3,648.88

Tax Property Description

DECATUR
 LOT 9, BLOCK 23, TOWN OF DECATUR, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 67, RECORDS OF KITSAP COUNTY, WASHINGTON; TOGETHER WITH TIDELANDS OF THE SECOND CLASS ON CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO AND ABUTTING THEREON, LYING BETWEEN THE SIDE ITEMS OF SAID LOT PRODUCED SOUTHWESTERLY TO EXTREME LOW TIDE.

VALUE INFORMATION FOR TAX

	2009	2010
Land:	\$276,460	\$219,010
Improvements:	\$144,490	\$112,220
TOTAL VALUE:	\$420,950	\$331,230

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

TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)
 \$420,950 **\$331,230**

2010 General Property Tax + Assessments = \$3,649.88

Levy Code **0010** General Levy Rate per \$1000 **11.0161**
Voted Rate -- 36.9 % Voter Approved

TOTAL AMOUNT DUE: No Taxes Owing

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

Property Report

Tax Account No.	Process No.	Situs Address
3913-023-009-0003	1474741	327 SHORE DR
Property Class: 111- Single family residence		

Parcel Information

Tax Code Area:	0010	# of Buildings:	1	Acres:	.1
Jurisdiction:	BREMERTON	View Rating:	9		
Sec-Twp-Rng:	13 24N 1E	Zoning:	City	Status:	A - Active
Neighborhood:	7100522	Last Inspected:	10/09/08		

Taxpayer Information

Name:	HOLT SEAN & WENDY		
Mailing Address:	2203 E DAY ISLAND BLVD W		
	UNIVERSITY PLACE	WA	98466

Sales History

Tax Account No.

Process No.

Situs Address

3913-023-009-0003

1474741

327 SHORE DR

Sale Date:	Sale Price:	Excise Number:	Instrument:	Screening Code:
12-JAN-07	430000	2007EX00263	W	V
28-MAY-01	0	200108824	W	1
01-MAR-76	36950	197601387	W	M

Value History

Tax Account No.

Process No.

Situs Address

3913-023-009-0003

1474741

327 SHORE DR

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	194,920	101,240	296,160	296,160	TBD	TBD	TBD	TBD	TBD
2010	219,010	112,220	331,230	331,230	3,648.88	0.00	0.00	1.00	3,649.88
2009	276,460	144,490	420,950	420,950	4,279.36	0.00	0.00	1.00	4,280.36
2008	276,460	144,490	420,950	420,950	4,057.60	0.00	0.00	1.00	4,058.60
2007	220,750	119,630	340,380	340,380	3,617.46	0.00	0.00	1.00	3,618.46
2006	170,290	105,140	275,430	275,430	3,201.60	0.00	0.00	1.00	3,202.60
2005	136,660	87,550	224,210	224,210	2,999.40	0.00	0.00	1.00	3,000.40
2004	131,410	79,280	210,690	210,690	3,003.02	0.00	0.00	0.00	3,003.02
2003	105,120	71,540	176,660	176,660	2,624.50	0.00	0.00	0.00	2,624.50
2002	87,600	67,800	155,400	155,400	2,280.04	0.00	0.00	0.00	2,280.04
2001	76,840	64,360	141,200	141,200	2,039.83	0.00	0.00	0.00	2,039.83

Tax Statement

close this window

Building Data

Tax Account No.	Process No.	Situs Address
3913-023-009-0003	1474741	327 SHORE DR

Details

Bldg 1 of 1

Year Built	1942
Quality & Type	Avg Rambler
Roof Material	Comp sh to 235#
ExtWall Type	Wood siding

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

Sq Footage

Floor	Area	Living Area	
Basement:*	0	0	* Could be basement or lower level garage
Lower Level:	0	0	
Above Ground:	964	964	
Total:	964	964	
Porch/Deck:	324		
Detached Garage:	346		
Attached Garage:			

Attributes

Bedroom(s)	2	Fireplace(s) **	
Half Bath(s)	0	Sewer	Y
Full Bath(s)	1	Water	Y
Heat Source	Heat pump		

Other

Improvements	Residential Detached Garage , Bulkhead Wall
Imp. (Cont)	,
Land Desc.	WF: low bank , R-10 (City of Bremerton)
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
3913-023-009-0003	1474741	327 SHORE DR

DECATUR

LOT 9, BLOCK 23, TOWN OF DECATUR, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 67, RECORDS OF KITSAP COUNTY, WASHINGTON; TOGETHER WITH TIDELANDS OF THE SECOND CLASS ON CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO AND ABUTTING THEREON, LYING BETWEEN THE SIDE ITEMS OF SAID LOT PRODUCED SOUTHWESTERLY TO EXTREME LOW TIDE.

close this window

After recording return to:
Sean Holt
Wendy Holt
2203 E. Day Island Blvd. W.
University Place, WA 98466

TRANSACTION TITLE INS CO 200701120192
Deed Rec Fee: \$ 34.00
01/12/2007 02:56 PM
Karen Flynn, Kitsap Co Auditor Page: 1 of 3

KITSAP COUNTY TREASURER EXCISE 01/12/2007
2007EX00263

Reference: 20277653- -101- -KAB Total : \$7859.00 Clerk's Initial *J*

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Barbara J. Hanson-Mail, formerly known as Barbara Jean Hanson, formerly known as Barbara Jean Martin as Trustee of The Barbara Jean Martin Living Trust, dated 5/28/01**

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration

in hand paid, conveys and warrants to **Sean Holt and Wendy Holt, husband and wife**

the following described real estate, situated in the County of **Kitsap**, State of **Washington**:
See Exhibit A attached hereto and made a part hereof.

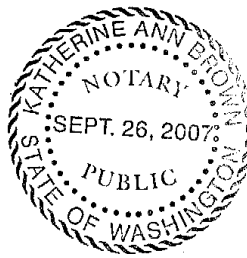
Subject to: Those items specifically set forth on Exhibit "B" attached hereto.
Abbreviated Legal: (Required if full legal not inserted above.) **LOT 9, BLOCK 23, TOWN OF DECATUR**

Tax Parcel Number(s): **3913-023-009-0003**

Dated: **January 9, 2007**

SELLER:

Barbara J. Hanson-Mail
Barbara J. Hanson-Mail, formerly known as
Barbara Jean Hanson
Formerly known as Barbara Jean Martin, Trustee(s)
Of The Barbara Jean Martin Living Trust
Dated 5/28/01



State of Washington

County of Kitsap SS:

On this 9 day of January, 2007, before me personally appeared BARBARA J. HANSON-MAIL, to me known to be the individual(s) 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, and on oath stated that she was authorized to execute the instrument and acknowledged it as the Trustee of THE BARBARA JEAN MARTIN LIVING TRUST to be the free and voluntary act of such party for the uses and purposes therein mentioned. Given under my hand and official seal the day and year last above written.

Katherine Ann Brown
Notary Public in and for the State of Washington
Residing at Silverdale
My Appointment expires: 9-26-07

Statutory Warranty Deed

LPB-10-05 (1/06)

TRANSACTION TITLE INSURANCE COMPANY

Exhibit A

LOT 9, BLOCK 23, TOWN OF DECATUR, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 67,
IN KITSAP COUNTY, WASHINGTON;

TOGETHER WITH TIDELANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF
WASHINGTON SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREON, LYING BETWEEN
THE SIDE ITEMS OF SAID LOT PRODUCED SOUTHWESTERLY TO EXTREME LOW TIDE;

SITUATE IN THE CITY OF BREMERTON, COUNTY OF KITSAP, STATE OF WASHINGTON.

TRANSACTION TITLE INS CO

200701120192

Deed Rec Fee: \$ 34.00

01/12/2007 02:56 PM

Karen Flynn, Kitsap Co Auditor

Page: 2 of 3



EXHIBIT "B"

LOCAL IMPROVEMENT ASSESSMENTS, IF ANY, LEVIED BY THE CITY OF BREMERTON.

RIGHTS OF THE UNITED STATES AND THE STATE OF WASHINGTON TO REGULATE THE USE OR OCCUPANCY OF THAT PORTION OF THE LAND LYING BELOW THE LINE OF THE MEAN HIGH TIDE.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	UNITED STATES OF AMERICA
PURPOSE:	TELEGRAPH SYSTEM
AREA AFFECTED:	A PORTION OF SAID PREMISES
RECORDED:	MARCH 24, 1899
RECORDING IN:	VOLUME Y, PAGE 606

ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF TOWN OF DECATUR.

RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED UNDER RECORDING NO. 317125, RESERVING TO THE GRANTOR ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME, AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY.

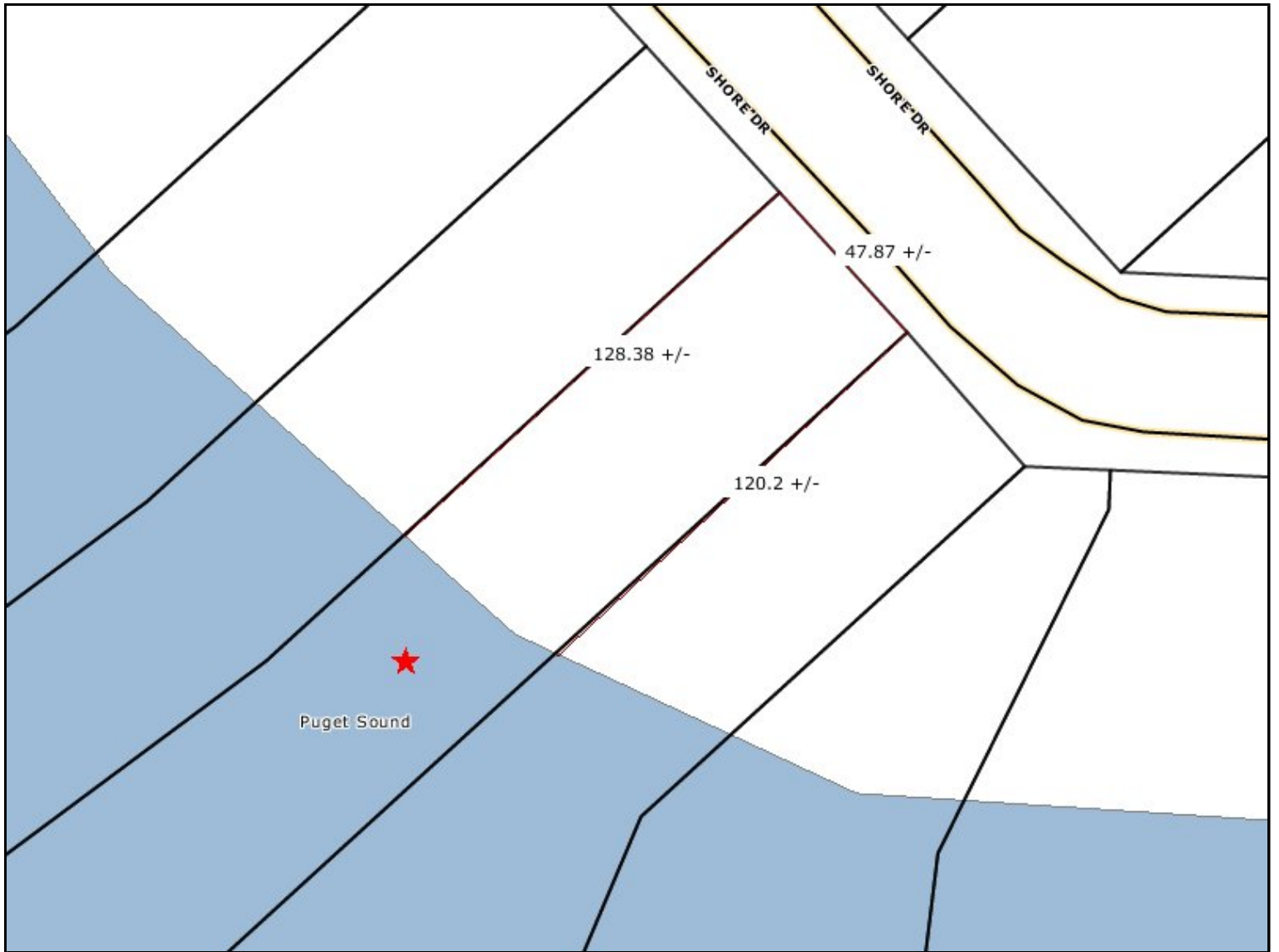
EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:	CITY OF BREMERTON
PURPOSE:	SEWER PIPES
AREA AFFECTED:	A PORTION OF SAID PREMISES
RECORDED:	FEBRUARY 22, 1972
RECORDING NO.:	1015905

RIGHTS AND EASEMENTS OF THE PUBLIC FOR COMMERCE, NAVIGATION, RECREATION AND FISHERIES.

ANY RESTRICTIONS ON THE USE OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW, OR HAS BEEN, COVERED BY WATER.

LOCATION OF THE LATERAL BOUNDARIES OF SECOND CLASS TIDELANDS AND SHORELANDS.



★
Puget Sound


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

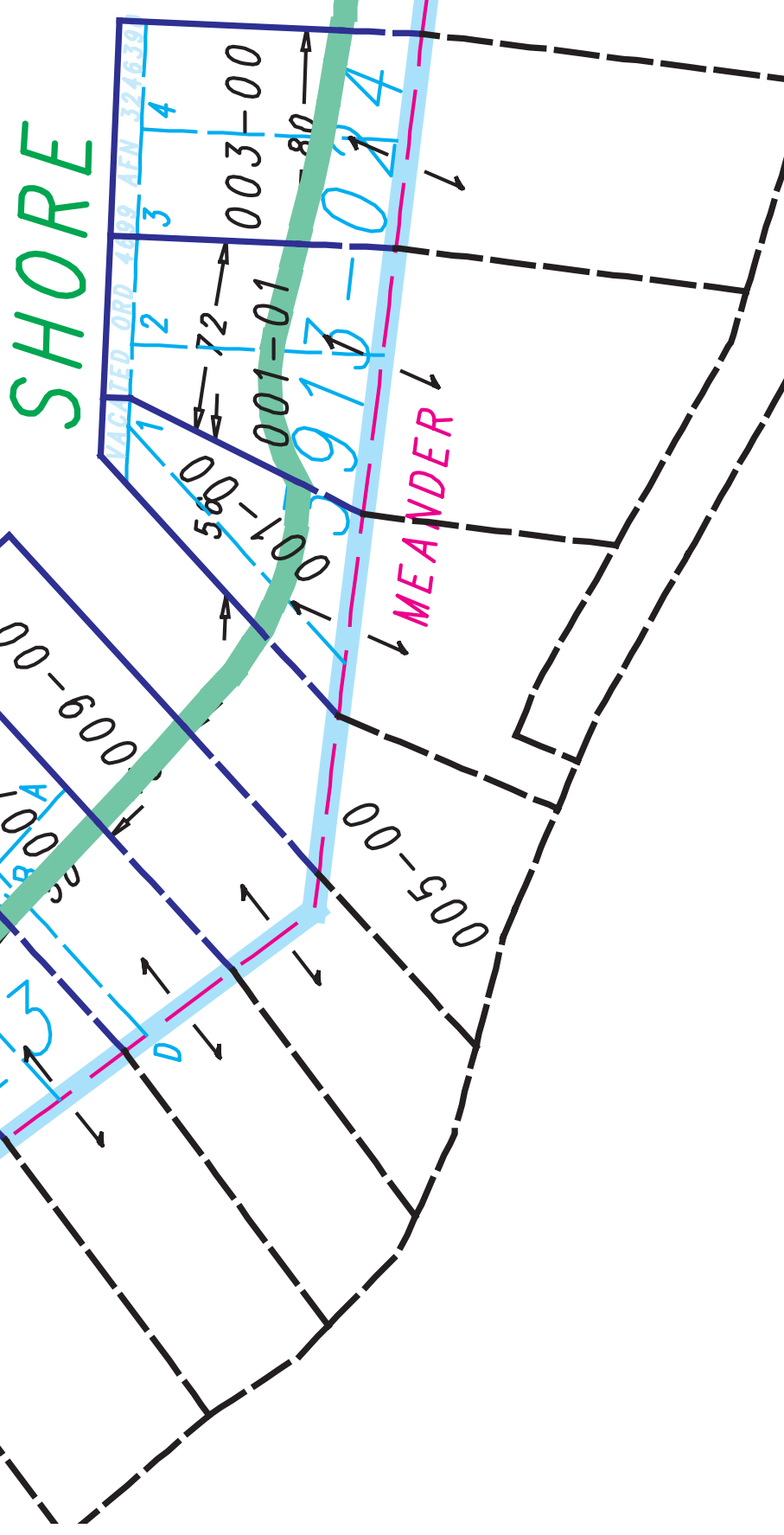
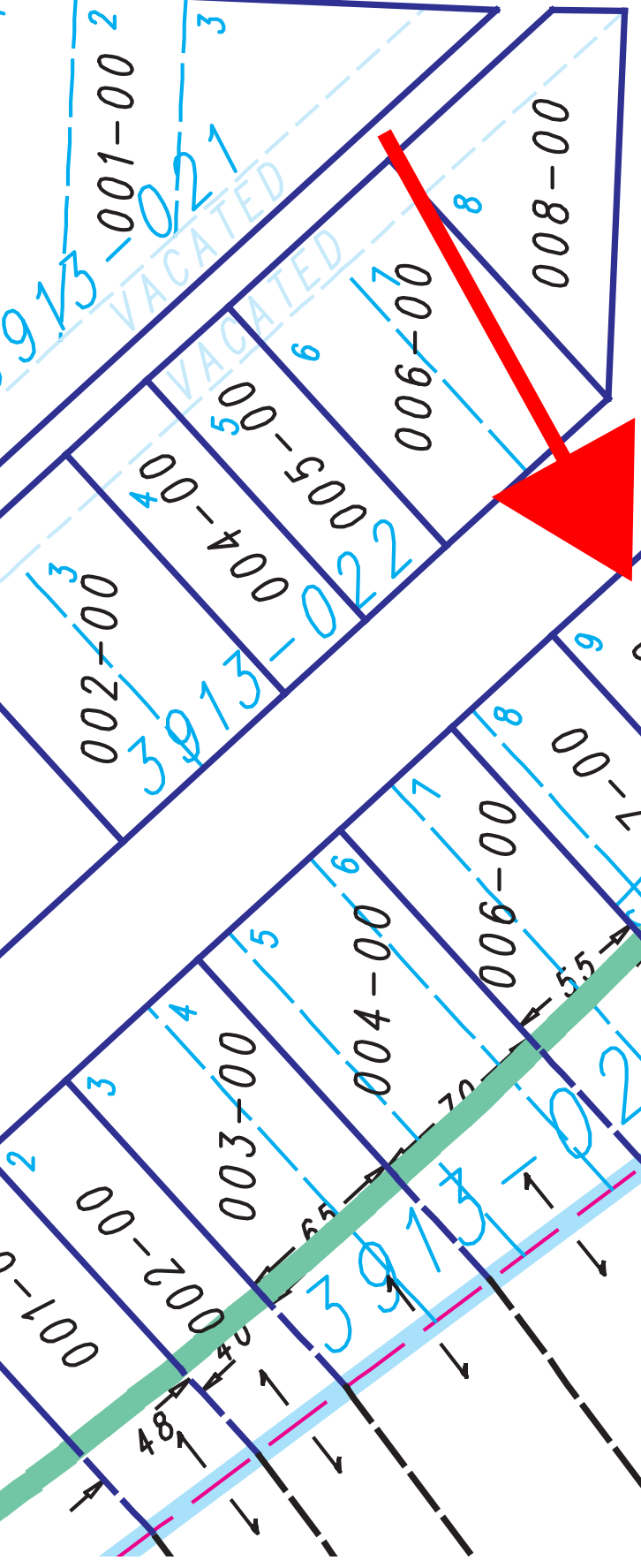
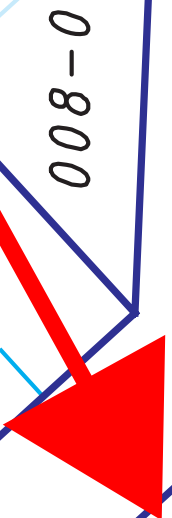
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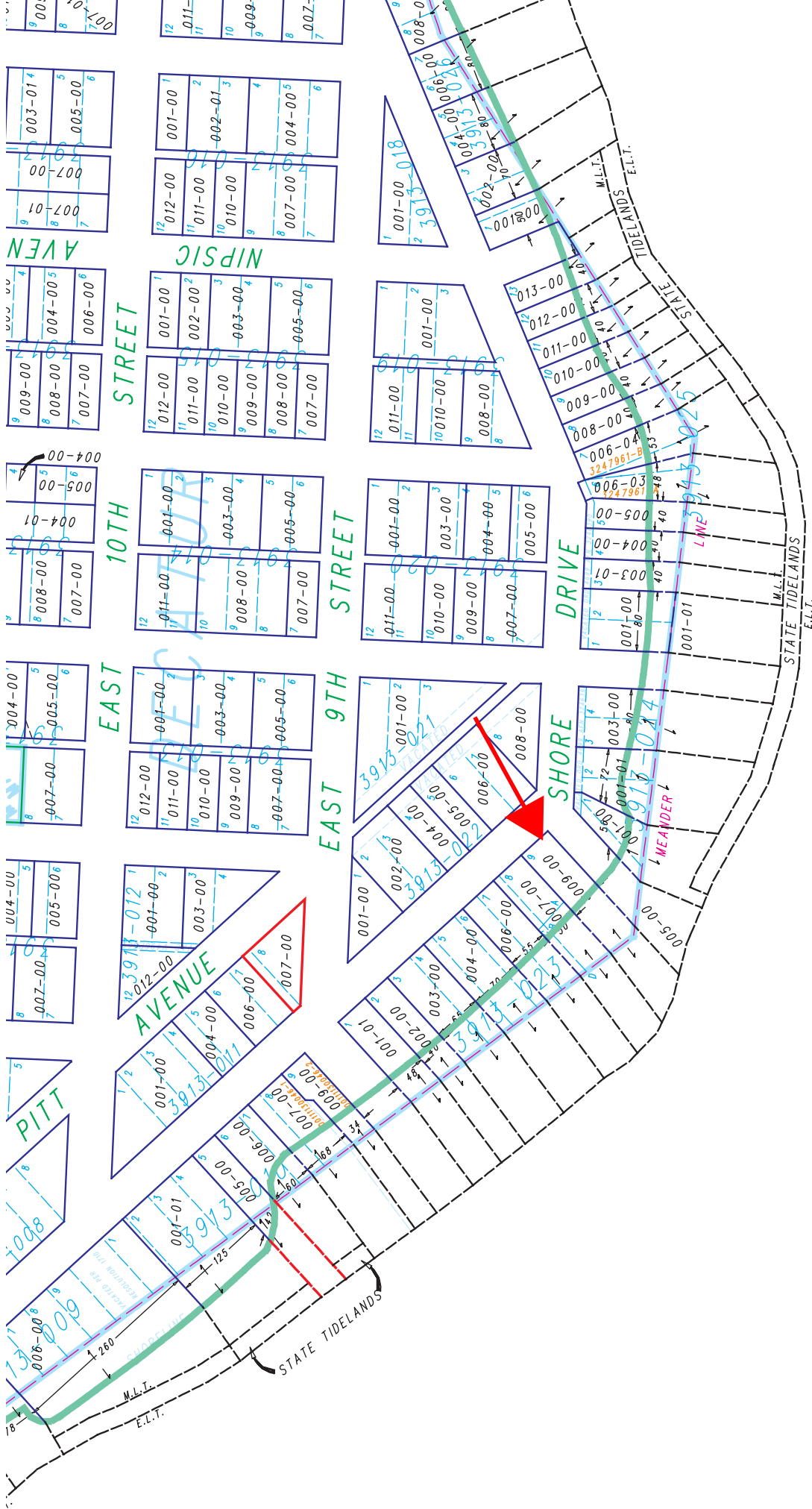
geoAdvantage
www.digitshare.org 208.777.1252



SHORE

MEANDER





GOVERNMENT LOT 4
 PATENTED 10/10/66
 VOL 2 PG 41