



PACIFIC NORTHWEST TITLE

OF KITSAP COUNTY, INC.

Owner:

Dwayne D. & Holly R.
Larkee

Property:

9562 St Johns Place NE
Bremerton, WA 98311
5052-000-004-0002

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 #:	5052-000-004-0002
Tax Id:	1936012
Site Address:	9562 ST Johns PL NE Bremerton, WA 98311
Owner:	Larkee Dwayne D & Holly R
Owner Address:	29 Timber Creek Way Shawnee, OK 74804
Township/Range/Section:	T: 25N R: 01E S: 23 Q: NE
Parcel Size:	0.1700 Acres (7,405 Sq. Ft.)
Plat:	5052 - CAMBRIDGE HEIGHTS
Book/Page:	Book: 24 Page: 122
Neighborhood:	7401
County Zoning:	Urban Low Residential
Census Tract/Block:	091600/1001
Waterfront:	
Land Use:	111 - SINGLE FAMILY RES
Building Use:	Single family
Building Type:	22 Avg Multi-Story
Total Land Value:	\$68,290
Total Impr Value:	\$126,730
Total Value:	\$195,020



Tax Information

Tax Year:	2010
Levy Code:	6220
Levy Rate:	10.618987
Annual Tax:	\$2,070.90
Total Taxes & Fees:	\$2,141.70

Legal

LOT 4, CAMBRIDGE HEIGHTS, AS RECORDED IN VOLUME 24 OF PLATS, PAGE 122, RECORDS OF KITSAP COUNTY, WASHINGTON.

Land

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

Improvement

Building Type:	22 Avg Multi-Story	Year Built:	1990	Above Ground Sq. Ft.:	1418
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:	100	Deck Sq. Ft.:	116	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	\$195,020	\$68,290	\$126,730		\$2,070.90	\$0.00	\$69.80	\$1.00	\$2,141.70
2009	\$212,890	\$74,500	\$138,390	9.62283	\$2,048.58	\$0.00	\$67.30	\$1.00	\$2,116.88
2008	\$221,820	\$77,600	\$144,220	9.33305	\$2,070.26	\$0.00	\$62.30	\$1.00	\$2,133.56

Transfer Information

Rec. Date:	09/15/98	Sale Price:	\$115,000	Doc Num:	0003118190	Doc Type:	
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Owner:	LARKEE, DWAYNE D & HOLLY R	Grantor:	HAMPTON, WADE L & ETHELMARIE R
Orig. Loan Amt:	\$117,300	Title Co:	CHARTER TITLE
Finance Type:	Fixed	Loan Type:	VA
		Lender:	NORWEST MORTGAGE INC

Sales

Excise #	Date	Price	Deed Type
198700155	12/31/86	\$75,000	W
198900597	01/27/89	\$0	Q
198900600	01/27/89	\$0	Q
199002792	03/26/90	\$16,833	W
199009144	09/05/90	\$101,200	W
199807544	09/14/98	\$115,000	W
03EX00807	01/29/03	\$0	Q
05EX10060	10/11/05	\$0	Q
07EX02629	04/13/07	\$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

2011 WEB TAX STATEMENT

Printed:01/20/2011

LARKEE DWAYNE D & HOLLY R
 29 TIMBER CREEK WAY
 SHAWNEE, OK 74804-1150

Account Number	** For Informational Purposes Only **
5052-000-004-0002	Process Number 1936012
	Taxpayer Name: LARKEE DWAYNE D & HOLLY R

Tax Property Description
 CAMBRIDGE HEIGHTS
 LOT 4, CAMBRIDGE HEIGHTS, AS RECORDED IN VOLUME 24 OF PLATS,
 PAGE 122, RECORDS OF KITSAP COUNTY, WASHINGTON.

GENERAL TAX DISTRIBUTION			
2010		2011	
STATE GENERAL	\$416.09	STATE GENERAL	\$453.11
REGIONAL LIBRARY	\$62.48	REGIONAL LIBRARY	\$66.18
LOCAL SCHOOL	\$701.90	LOCAL SCHOOL	\$593.43
COUNTY	\$193.00	COUNTY	\$203.50
COUNTY ROAD	\$259.13	COUNTY ROAD	\$272.66
PORT	\$50.40	PORT	\$51.70
FIRE	\$374.55	FIRE	\$381.16
PUD	\$13.35	PUD	\$14.06
2010 Total:	\$2,070.90	2011 Total:	\$2,035.80

VALUE INFORMATION FOR TAX		
	2010	2011
Land:	\$68,290	\$58,040
Improvements:	\$126,730	\$132,540
TOTAL VALUE:	\$195,020	\$190,580

Current Taxes		
ASSESSMENT	2010	2011
Noxious Weed	\$1.00	\$2.00
Stormwater Management	\$69.80	\$69.80
Asmt Total	\$70.80	\$71.80

TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)
 \$195,020 **\$190,580**

2011 General Property Tax + Assessments = \$2,107.60

Levy Code **6220** General Levy Rate per \$1000 **10.6821**
[\[Click here for Levy Information\]](#)
Voted Rate -- 29.2 % Voter Approved

TOTAL AMOUNT DUE: \$2,107.60

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

Account Number: 5052-000-004-0002 (1936012)

Parcel Location: 9562 ST JOHNS PL NE
 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.](#)

2

	TAX YEAR	Prev Tax Owing	Interest/ Penalty	TOTAL	
				Full	Half
Current:	2011				\$1,053.80
Amount Due:				\$1,053.80	

LARKEE DWAYNE D & HOLLY R
 29 TIMBER CREEK WAY
 SHAWNEE, OK 74804-1150

Make Remittance Payable To
 Kitsap County Treasurer - 614 Division Street, MS-32
 Port Orchard, WA 98366

Account Number: 5052-000-004-0002 (1936012)

Parcel Location: 9562 ST JOHNS PL NE
 FIRST HALF - Pay or Postmark by April 30

Payments of prior year taxes must include all interest and penalty due. Delinquent payments received without interest and penalty will be returned. [See Treasurer Information link.](#)

1

	TAX YEAR	Prev Tax Owing	Interest/ Penalty	TOTAL	
				Full	Half
Current:	2011			\$2,107.60	\$1,053.80
Amount Due:				\$1,053.80	

LARKEE DWAYNE D & HOLLY R
 29 TIMBER CREEK WAY
 SHAWNEE, OK 74804-1150

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
5052-000-004-0002	1936012	9562 ST JOHNS PL NE
Property Class: 111- Single family residence		

Parcel Information

Tax Code Area:	6220	# of Buildings:	1	Acres:	.17
Jurisdiction:	UNINCORP.	View Rating:	No view		
Sec-Twp-Rng:	23 25N 1E	Zoning:	UL	Status:	A - Active
Neighborhood:	7401691	Last Inspected:	10/01/09		

Taxpayer Information

Name:	LARKEE DWAYNE D & HOLLY R			
Mailing Address:	29 TIMBER CREEK WAY			
	SHAWNEE	OK	74804	1150

Sales History

Print this page

Tax Account No.

Process No.

Situs Address

5052-000-004-0002

1936012

9562 ST JOHNS PL NE

Sale Date:	Sale Price:	Excise Number:	Instrument:	Screening Code:
13-APR-07	0	2007EX02629	Q	Q
11-OCT-05	0	2005EX10060	Q	Q
29-JAN-03	0	2003EX00807	Q	Q
14-SEP-98	115000	199807544	W	V
05-SEP-90	101200	199009144	W	V
26-MAR-90	16833	199002792	W	N
27-JAN-89	0	198900600	Q	2
27-JAN-89	0	198900597	Q	Q
31-DEC-86	75000	198700155	W	W

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Value History

[Print this page](#)

Tax Account No.

Process No.

Situs Address

5052-000-004-0002**1936012****9562 ST JOHNS 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
2011	58,040	132,540	190,580	190,580	2,035.80	0.00	69.80	2.00	2,107.60
2010	68,290	126,730	195,020	195,020	2,070.90	0.00	69.80	1.00	2,141.70
2009	74,500	138,390	212,890	212,890	2,048.58	0.00	67.30	1.00	2,116.88
2008	77,600	144,220	221,820	221,820	2,070.26	0.00	62.30	1.00	2,133.56
2007	50,570	155,870	206,440	206,440	2,113.36	0.00	57.30	1.00	2,171.66
2006	39,000	132,560	171,560	171,560	1,919.38	0.00	50.00	1.00	1,970.38
2005	33,050	112,280	145,330	145,330	1,912.32	0.00	47.50	1.00	1,960.82
2004	36,750	105,520	142,270	142,270	2,015.96	0.00	45.00	0.00	2,060.96
2003	36,750	95,270	132,020	132,020	1,914.18	0.00	45.00	0.00	1,959.18
2002	35,000	90,830	125,830	125,830	1,879.44	0.00	45.00	0.00	1,924.44
2001	35,000	88,230	123,230	123,230	1,828.85	0.00	45.00	0.00	1,873.85

[Tax Statement](#)[close this window](#)

Building Data

Tax Account No.	Process No.	Situs Address
5052-000-004-0002	1936012	9562 ST JOHNS PL NE

Details	Bldg 1 of 1
Year Built	1990
Quality & Type	Avg 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:	1418	1418
Total:	1418	1418

* Could be basement or lower level garage

Porch/Deck:	116
Detached Garage:	
Attached Garage:	594

Attributes

Bedroom(s)	3	Fireplace(s) **	
Half Bath(s)	1	Sewer	Y
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.

Process No.

Situs Address

5052-000-004-0002

1936012

9562 ST JOHNS PL NE

CAMBRIDGE HEIGHTS

**LOT 4, CAMBRIDGE HEIGHTS, AS RECORDED IN VOLUME 24 OF PLATS, PAGE 122,
RECORDS OF KITSAP COUNTY, WASHINGTON.**

close this window



3118190
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09/15/1998 02:43P
Kitsap Co, WA

When Recorded Return to:

DWAYNE D. LARKEE
BETH A. LARKEE
9562 ST. JOHNS PLACE N.E.
BREMERTON, WA 98311

CTC-48804S STATUTORY WARRANTY DEED

Grantor(s) (Seller): (1) HAMPTON, WADE L. E.
(2) HAMPTON, ETHELMARIE R.
(3)
(4)
Additional names on page of document

Grantee(s) (Buyer): (1) LARKEE, DWAYNE D.
(2) LARKEE, BETH A.
(3)
(4)
Additional names on page of document

Legal Description (Abbreviated):
LOT 4, CAMBRIDGE HEIGHTS
Additional legal on page of document

Assessor's Tax Parcel ID# 5052-000-004-0002

THE GRANTOR WADE L. E. HAMPTON AND ETHELMARIE R. HAMPTON, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to DWAYNE D. LARKEE AND BETH A. LARKEE, HUSBAND AND WIFE

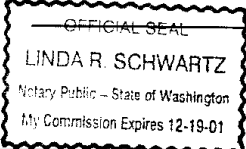
the following described real estate, situated in the County of KITSAP, State of Washington: as in legal description on page of this document.

Dated: SEPTEMBER 14 1998

EXCISE# 7544 \$2047⁰⁰
BY KITSAP COUNTY
SEP 15 1998

WADE L. E. HAMPTON

ETHELMARIE R. HAMPTON



STATE OF WASHINGTON,
County of KITSAP ss.

I certify that I know or have satisfactory evidence that WADE L. E. HAMPTON & ETHELMARIE R HAMPTON signed this instrument, and acknowledged it to be, OF THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: SEPTEMBER 14 1998

Notary Public in and for the State of Washington, residing at SILVERDALE

My appointment expires 12/19/01
wd-i 3/19/97

CTC-48804S

EXHIBIT A

CTC-48804S

LOT 4, CAMBRIDGE HEIGHTS, AS PER PLAT RECORDED IN VOLUME 24 OF PLATS, PAGES 122 THROUGH 125, RECORDS OF KITSAP COUNTY, WASHINGTON.

SUBJECT TO:

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: KITSAP COUNTY
PURPOSE: CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES
AND/OR SLOPES IN EXCAVATION
AFFECTS: THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO
DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN
DESCRIBED
RECORDED: JULY 8, 1981
RECORDING NO.: 8107080020

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON
CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AFFECTS: THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE
STREET FRONTAGE OF SAID LOT
RECORDED: OCTOBER 11, 1985
RECORDING NO.: 8510110032

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

EXECUTED BY: HUMONT DEVELOPMENT CORPORATION AND SCATO
CORPORATION
DATED: OCTOBER 14, 1985
RECORDED: OCTOBER 15, 1985
RECORDING NO.: 8510150090
REGARDING: PUBLIC SEWER AND OBLIGATIONS FOR SEWER SERVICE
CHARGES, LIENS, PENALTIES AND INTEREST FOR NON-PAYMENT
OF PERMIT FEES AND SEWER SERVICE CHARGES, CHARGES IN
LIEU OF ASSESSMENT AND ANY OTHER CHARGES OF THE
DISTRICT

- (A) SAID AGREEMENT CONTAINS A COVENANT THAT THE PROPERTY OWNER AND ITS SUCCESSORS IN INTEREST SHALL NOT OBJECT TO ANY ANNEXATION TO THE SEWER DISTRICT OR THE FORMATION OF ANY UTILITY LOCAL IMPROVEMENT DISTRICT.
- (B) CHARGE IN LIEU OF ASSESSMENT HAS BEEN SATISFIED UNDER AUDITOR'S FILE NO. 9009200135.

RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS, AND ROADS AS DEDICATED IN THE PLAT.

RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON.

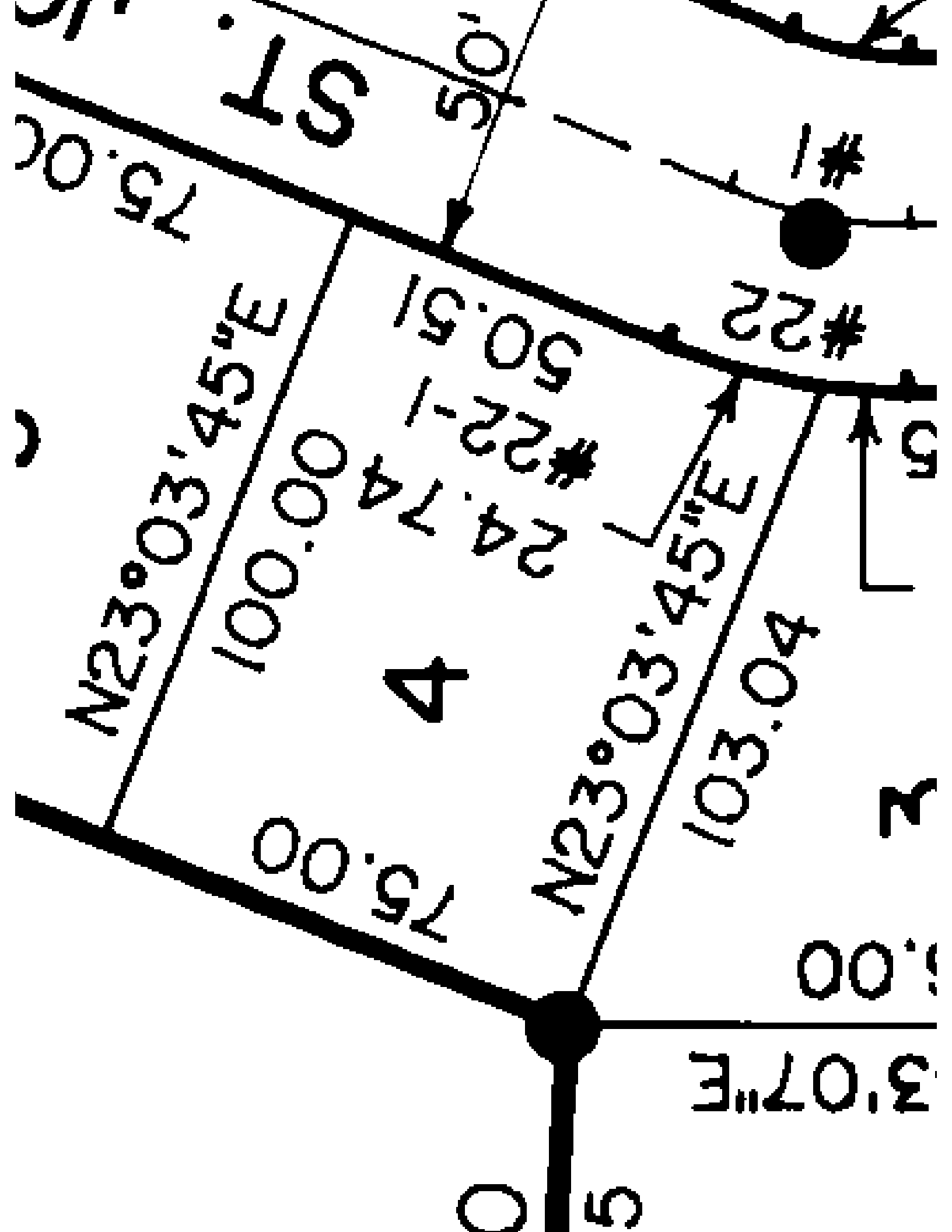
RESTRICTIONS, COVENANTS, EASEMENTS AND LIABILITY TO ASSESSMENTS CONTAINED IN INSTRUMENT:

DATED: AUGUST 31, 1985
RECORDED: NOVEMBER 7, 1985
RECORDING NO.: 8511070082

- (A) AMENDMENT AND/OR MODIFICATION OF SAID RESTRICTIONS:
DATED: OCTOBER 14, 1986 AND DECEMBER 15, 1987
RECORDED: OCTOBER 23, 1986 AND DECEMBER 16, 19887
RECORDING NO.: 8610230058, 8712160127 AND 8712160128
- (B) ANY FUTURE TAX, FEE, DUE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY THE CAMBRIDGE HEIGHTS HOMEOWNERS ASSOCIATION.



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Page: 2 of 2
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Kitsap Co. WA



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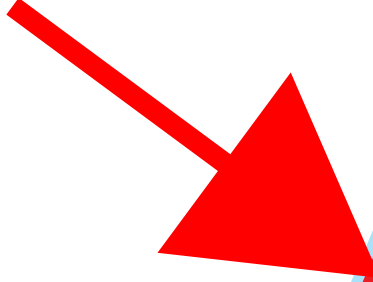
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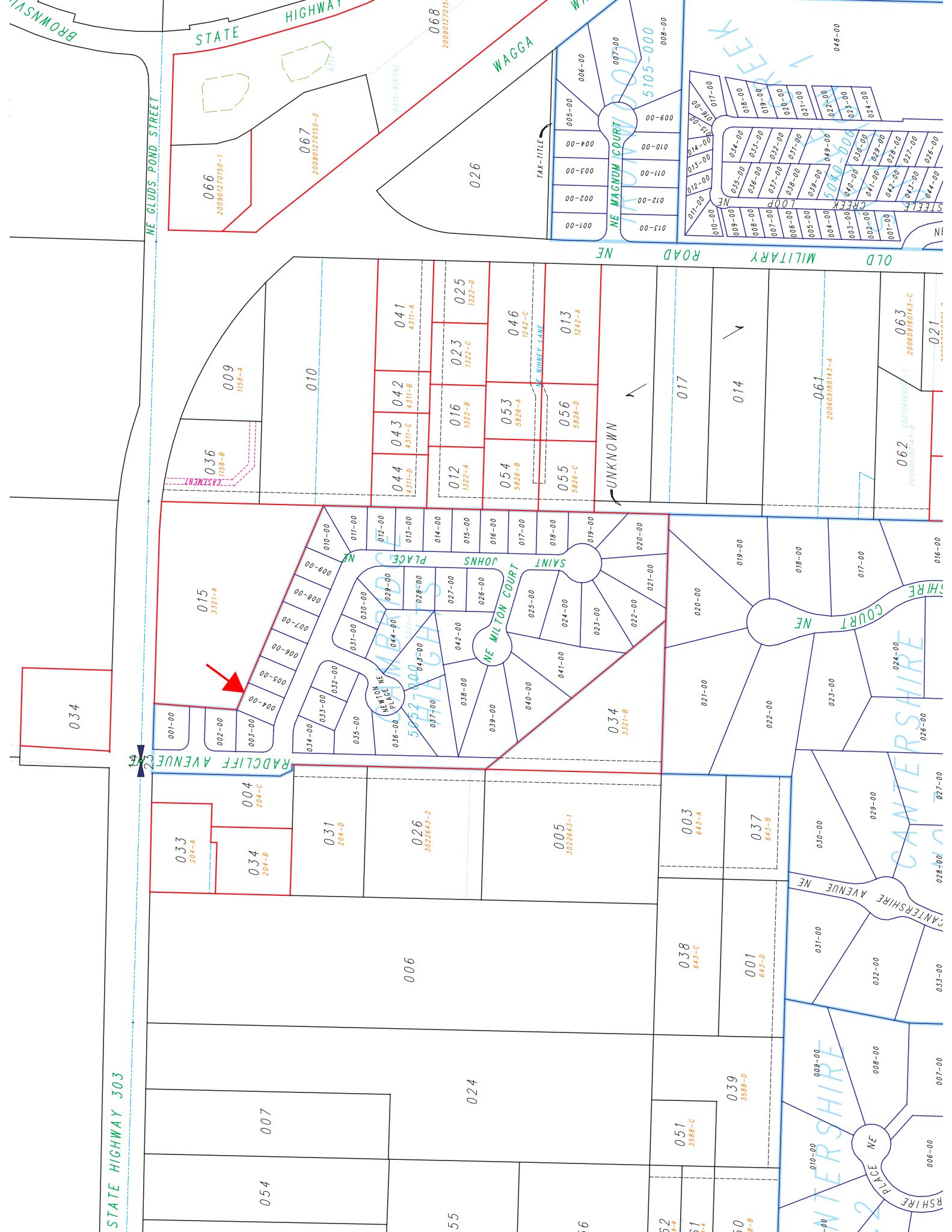
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STATE HIGHWAY

WAGGA WAY

ME GLUDS POND STREET

OLD MILITARY ROAD

RADCLIFF AVENUE

STATE HIGHWAY 303

JOHNS PLACE

MILTON COURT

SAINT COURT

CANTERSHIRE COURT

CANTERSHIRE AVENUE

CANTERSHIRE PLACE

066
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067
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068
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051
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