



**PACIFIC  
NORTHWEST  
TITLE**

**OWNER:**

**Matthew M. & Celena M.  
Cruse**

**PROPERTY:**

**13800 Twilight Place NW  
Silverdale, WA 98383  
5244-000-015-0008**

**PROVIDED ESPECIALLY FOR:**

**Danny Horovitz  
John L. Scott Real Estate  
Silverdale, WA**

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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

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**SILVERDALE-MAIN OFFICE**

2021 NW MYHRE ROAD, SUITE 300  
SILVERDALE, WA 98383  
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**PORT ORCHARD**

1382 SE LUND AVENUE, SUITE 1  
PORT ORCHARD, WA 98366  
(360) 895-7799  
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**ANDREA RIELAND**  
**CUSTOMER SERVICE**  
**MARKET RESEARCH SPECIALIST**

PHONE: (360) 692-4141 FAX: (360) 692-8001  
EMAIL: [ANDREAR@PNWTKITSAP.COM](mailto:ANDREAR@PNWTKITSAP.COM)  
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## 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 #:	5244-000-015-0008
Tax Id:	2186880
Site Address:	13800 Twilight Pl NW Silverdale, WA 98383
Owner:	Cruse Matthew M & Celena M
Owner Address:	PO Box 719 Glen Rose, TX 76043
Township/Range/Section:	T: 25N R: 01E S: 04 Q: NW
Parcel Size:	0.3500 Acres (15,246 Sq. Ft.)
Plat:	5244 - VALLEY HILL FARMS
Book/Page:	Book: 27 Page: 169
Neighborhood:	7401
County Zoning:	Rural Protection
Census Tract/Block:	090400/2033
Waterfront:	
Land Use:	111 - SINGLE FAMILY RES
Building Use:	Single family
Building Type:	24 Avg Split level
Total Land Value:	\$70,300
Total Impr Value:	\$150,340
Total Value:	\$220,640



### Tax Information

Tax Year:	2012
Levy Code:	6380
Levy Rate:	12.429653
Annual Tax:	\$2,742.48
Total Taxes & Fees:	\$2,814.28

### Legal

LOT 15, VALLEY HILL FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 27 OF PLATS, PAGES 169 TO 175, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON; SITUATE IN KITSAP COUNTY, WASHINGTON.

### Land

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

### Improvement

Building Type:	24 Avg Split level	Year Built:	1995	Above Grnd SqFt:	1473	Att. Garage SqFt:	0
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:	0	Carport SqFt:	0
Bedrooms:	3	Full/Half Baths:	2 / 1	2nd Floor SqFt:	0	Deck SqFt:	77

### Assessed Value History

Year	Total	Land	Imprmnt	Levy Rate	Annual Tax	FFP Assmnt	SSWM Assmnt	NOX Weed Assmnt	Total
2012	\$220,640	\$70,300	\$150,340		\$2,742.48	\$0.00	\$69.80	\$2.00	\$2,814.28
2011	\$220,990	\$63,840	\$157,150		\$2,346.14	\$0.00	\$69.80	\$2.00	\$2,417.94
2010	\$238,080	\$68,530	\$169,550		\$2,512.60	\$0.00	\$69.80	\$1.00	\$2,583.40

### Transfer Information

Rec. Date:	01/18/06	Sale Price:	\$297,850	Doc Num:	0001180209	Doc Type:	Warranty Deed
Owner:	CRUSE, MATTHEW M & CELENA M	Grantor:	PUCKETT, JAMES				
Orig. Loan Amt:	\$304,355	Title Co:	FIRST AMERICAN TITLE				
Finance Type:	Fixed	Loan Type:	VA	Lender:	COUNTRYWIDE HOME LOANS INC		

### Sales

Excise #	Date	Price	Deed Type
199408630	10/07/94	\$70,000	W
199604198	06/10/96	\$153,500	W
05EX06805	07/19/05	\$0	Q

2006EX0044 01/18/06 \$297,850 W

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# Property Report

Tax Account No.	Process No.	Situs Address
5244-000-015-0008	2186880	
<a href="#">Property Class:</a> 111- Single family residence		

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## Parcel Information

Tax Code Area:	6380	# of Buildings:	1	Acres:	.35
Jurisdiction:	UNINCORP.	<a href="#">View Rating:</a>			
Sec-Twp-Rng:	04 25N 1E	<a href="#">Zoning:</a>	RP	Status:	A - Active
<a href="#">Neighborhood:</a>	7401118	Last Inspected:	12/23/10		

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## Taxpayer Information

Name:	CRUSE MATTHEW M & CELENA M			
Mailing Address:	PO BOX 719			
	GLEN ROSE	TX	76043	0719

# Sales History

Tax Account No.  
**5244-000-015-0008**

Process No.  
**2186880**

Situs Address

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Sale Date:	Sale Price:	Excise Number:	<a href="#">Instrument:</a>	<a href="#">Screening Code:</a>
<b>18-JAN-06</b>	<b>297850</b>	<b>202006EX00443</b>	<b>W</b>	<b>V</b>
<b>19-JUL-05</b>	<b>0</b>	<b>2005EX06805</b>	<b>Q</b>	<b>Q</b>
<b>10-JUN-96</b>	<b>153500</b>	<b>199604198</b>	<b>W</b>	<b>V</b>
<b>07-OCT-94</b>	<b>70000</b>	<b>199408630</b>	<b>W</b>	<b>M</b>

# Value History

Tax Account No.

Process No.

Situs Address

**5244-000-015-0008**

**2186880**

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	70,300	150,340	220,640	220,640	2,742.48	0.00	69.80	2.00	2,814.28
2011	63,840	157,150	220,990	220,990	2,346.14	0.00	69.80	2.00	2,417.94
2010	68,530	169,550	238,080	238,080	2,512.60	0.00	69.80	1.00	2,583.40
2009	74,660	184,720	259,380	259,380	2,481.86	0.00	67.30	1.00	2,550.16
2008	77,910	192,990	270,900	270,900	2,514.04	0.00	62.30	1.00	2,577.34
2007	57,710	192,990	250,700	250,700	2,555.26	0.00	57.30	1.00	2,613.56
2006	36,070	176,450	212,520	212,520	2,363.58	0.00	50.00	1.00	2,414.58
2005	33,880	156,430	190,310	190,310	2,493.16	0.00	47.50	1.00	2,541.66
2004	30,800	141,840	172,640	172,640	2,430.94	0.00	45.00	0.00	2,475.94
2003	30,800	131,990	162,790	162,790	2,343.54	0.00	45.00	0.00	2,388.54
2002	28,000	126,250	154,250	154,250	2,286.62	0.00	45.00	0.00	2,331.62
2001	28,000	119,820	147,820	147,820	2,181.31	0.00	45.00	0.00	2,226.31

**Tax Statement**

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# Building Data

Tax Account No.  
**5244-000-015-0008**

Process No.  
**2186880**

Situs Address

## Details

Bldg 1 of 1  
Year Built **1995**  
Quality & Type **Avg Split level**  
Roof Material **Comp sh to 235#**  
ExtWall Type **Vinyl siding**

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

## Sq Footage

<u>Floor</u>	<u>Area</u>	<u>Living Area</u>	
Basement:*	<b>0</b>	<b>0</b>	* Could be basement or lower level garage
Lower Level:	<b>450</b>	<b>450</b>	
Above Ground:	<b>1473</b>	<b>1473</b>	
Total:	<b>1923</b>	<b>1923</b>	
Porch/Deck:	<b>77</b>		
Detached Garage:			
Attached Garage:	<b>506</b>		

## Attributes

Bedroom(s)	<b>3</b>	Fireplace(s) **	<b>Yes</b>
Half Bath(s)	<b>1</b>	Sewer	
Full Bath(s)	<b>2</b>	Water	<b>Y</b>
Heat Source	<b>Forced hot air</b>		

## Other

Improvements ,  
Imp. (Cont) ,  
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.  
**5244-000-015-0008**

Process No.  
**2186880**

Situs Address

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**VALLEY HILL FARMS**

**LOT 15, VALLEY HILL FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 27 OF PLATS, PAGES 169 TO 175, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON; SITUATE IN KITSAP COUNTY, WASHINGTON.**

close this window

AFTER RECORDING MAIL TO:



200601180209  
Page: 1 of 2  
01/18/2006 01:51P  
Kitsap Co, WA

FIRST AMERICAN TITLE INS DEED \$33.00 Kitsap Co, WA

Matthew M. Cruse and Celena M. Cruse  
13800 Twilight Place NW  
Silverdale, WA 98383

KITSAP COUNTY TREASURER EXCISE

01/18/2006

**2006EX00443**

Total : \$5306.73

Clerk's Initial

Filed for Record at Request of:  
First American Title Insurance Company



**First American Title  
Insurance Company**

## STATUTORY WARRANTY DEED

File No: **4411-732292 (DB)**

Date: **January 11, 2006**

Grantor(s): **James Puckett**

Grantee(s): **Matthew M. Cruse and Celena M. Cruse**

Abbreviated Legal: **LOT 15, VALLEY HILL FARMS, VOL. 27, P. 169-175.**

Additional Legal on page: **1**

Assessor's Tax Parcel No(s): **52440000150008**

**THE GRANTOR(S) James Puckett, as his sole and separate property** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Matthew M. Cruse and Celena M. Cruse, husband and wife**, the following described real estate, situated in the County of **Kitsap**, State of **Washington**.

**LOT 15, VALLEY HILL FARMS, AS PER PLAT RECORDED IN VOLUME 27 OF PLATS, PAGES 169 THROUGH 175, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON;**

**SITUATE IN KITSAP COUNTY, WASHINGTON.**


Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

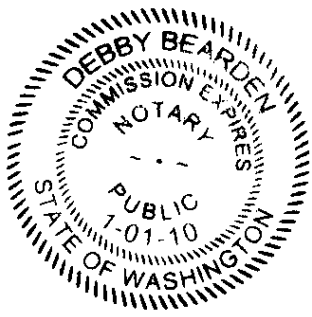
  
\_\_\_\_\_  
James Puckett

STATE OF Washington )  
 )-ss  
COUNTY OF Kitsap )

I certify that I know or have satisfactory evidence that **James Puckett**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-18-06

  
\_\_\_\_\_  
Debby Bearden  
Notary Public in and for the State of Washington  
Residing at: Port Orchard  
My appointment expires: 1-1-10



 200601180209  
Page: 2 of 2  
01/18/2006 01:51P  
FIRST AMERICAN TITLE INS DEED \$33.00 Kitsap Co, WA



