



PACIFIC NORTHWEST TITLE

OF KITSAP COUNTY, INC.

Owner:

Hazel
Copeland

Property:

5202 Victory Drive SW
Port Orchard, WA 98366
4812-007-002-0102

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



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

Parcel Information

Parcel #:	4812-007-002-0102
Tax Id:	2526291
Site Address:	98367
Owner:	Copeland Hazel
Owner Address:	5202 Victory Dr SW Port Orchard, WA 98366
Township/Range/Section:	T:23N R:01E S:07 Q:NW
Parcel Size:	1.5300 Acres (66,647 Sq. Ft.)
Plat:	4812 - VICTORY HEIGHTS
Book/Page:	Book: 7 Page: 5
Neighborhood:	7402
County Zoning:	Rural Residential
Census Tract/Block:	092100/3068
Waterfront:	
Land Use:	111 - SINGLE FAMILY RES
Building Use:	Single family
Building Type:	20 Avg Rambler
Total Land Value:	\$151,910
Total Impr Value:	\$164,740
Total Value:	\$316,650

Tax Information

Tax Year:	2010
Levy Code:	8130
Levy Rate:	9.779057
Annual Tax:	\$3,096.52
Total Taxes & Fees:	\$3,255.06

Legal

LOT 2 , BLOCK 7, EXCEPT THE NORTH 45 FEET; LOT 3 BLOCK 7; LOT 5, BLOCK 7 EXCEPT THE NORTH 120 FEET; LOT 4, BLOCK 7, VICTORY HEIGHTS, AS RECORDED IN VOLUME 7 OF PLATS, PAGE 5, RECORDS OF KITSAP COUNTY, WASHINGTON. ALSO LOT 11, VICTORY HEIGHTS FIRST ADDITION, AS RECORDED IN VOLUME 9 OF PLATS, PAGE 66, RECORDS OF KITSAP COUNTY, WASHINGTON.

Land

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

Improvement

Building Type:	20 Avg Rambler	Year Built:	1957	Above Ground Sq. Ft.:	1371
Use Desc.:	Single family	Bedrooms:	3	Basement Fin. Sq. Ft.:	0
Stories:	1	Full/Half Baths:	1/1	Basement or Lower Garage Sq Ft:	0
Heat Code:	100	Deck Sq. Ft.:	0	Carport Sq. Ft.:	0
Wood Stove:		Roof Mat.:	Comp sh to 235#	Det. Garage Sq. Ft.:	0

Improvement

Building Type:	15 Fair Rambler	Year Built:	1938	Above Ground Sq. Ft.:	568
Use Desc.:	Single family	Bedrooms:	1	Basement Fin. Sq. Ft.:	0
Stories:	1	Full/Half Baths:	1/0	Basement or Lower Garage Sq Ft:	0
Heat Code:	130	Deck Sq. Ft.:	16	Carport Sq. Ft.:	0
Wood Stove:		Roof Mat.:	Comp sh to 235#	Det. Garage Sq. Ft.:	0

Assessed Value History

Year	Total	Land	Imprvmnt	Levy Rate	Annual Tax	FFP Assmnt	SSWM Assmnt	NOX Weed Assmnt	Total
2010	\$316,650	\$151,910	\$164,740		\$3,096.52	\$17.90	\$139.60	\$1.04	\$3,255.06

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:08/06/2010

COPELAND HAZEL
 5202 VICTORY DR SW
 PORT ORCHARD, WA 98366

Account Number
4812-007-002-0102

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

Process Number 2526291

Taxpayer Name:
 COPELAND HAZEL

GENERAL TAX DISTRIBUTION

2009	2010
	STATE GENERAL \$675.60
	REGIONAL LIBRARY \$101.45
	LOCAL SCHOOL \$791.66
	COUNTY \$313.36
	COUNTY ROAD \$420.75
	PORT \$245.19
	FIRE \$526.83
	PUD \$21.68
2009 Total: \$0.00	2010 Total: \$3,096.52

Tax Property Description

VICTORY HEIGHTS
 LOT 2 , BLOCK 7, EXCEPT THE NORTH 45 FEET; LOT 3 BLOCK 7; LOT 5,
 BLOCK 7 EXCEPT THE NORTH 120 FEET; LOT 4, BLOCK 7, VICTORY
 HEIGHTS, AS RECORDED IN VOLUME 7 OF PLATS, PAGE 5, RECORDS
 OF KITSAP COUNTY, WASHINGTON. ALSO LOT 11, VICTORY HEIGHTS
 FIRST ADDITION, AS RECORDED IN VOLUME 9 OF PLATS, PAGE 66,
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VALUE INFORMATION FOR TAX

	2009	2010
Land:	\$0	\$151,910
Improvements:	\$0	\$164,740
TOTAL VALUE:	\$0	\$316,650

Current Taxes		
ASSESSMENT	2009	2010
Noxious Weed	\$0.00	\$1.04
FFP	\$0.00	\$17.90
Stormwater Management		\$139.60
Asmt Total	\$0.00	\$158.54

TOTAL TAXABLE VALUE:(Land + Improvements minus Qualifying Exemptions)
 \$0 **\$316,650**

2010 General Property Tax + Assessments = \$3,255.06

Levy Code **8130** General Levy Rate per \$1000 **9.7791**
Voted Rate -- 25.6 % 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
4812-007-002-0102	2526291	
Property Class: 111- Single family residence		

Parcel Information

Tax Code Area:	8130	# of Buildings:	2	Acres:	1.53
Jurisdiction:	UNINCORP.	View Rating:			
Sec-Twp-Rng:	07 23N 1E	Zoning:	RR	Status:	A - Active
Neighborhood:	7402607	Last Inspected:	10/31/03		

Taxpayer Information

Name:	COPELAND HAZEL				
Mailing Address:	5202 VICTORY DR SW				
	PORT ORCHARD	WA	98366		

Value History

Tax Account No.	Process No.	Situs Address
4812-007-002-0102	2526291	

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	71,180	139,670	210,850	210,850	TBD	TBD	TBD	TBD	TBD
2010	151,910	164,740	316,650	316,650	3,096.52	17.90	139.60	1.04	3,255.06

Tax Statement

close this window

Building Data

Tax Account No.	Process No.	Situs Address
4812-007-002-0102	2526291	

Details Bldg 1 of 2

Year Built	1957
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:	1371	1371	
Total:	1371	1371	
Porch/Deck:	0		
Detached Garage:			
Attached Garage:	325		

Attributes

Bedroom(s)	3	Fireplace(s) **	Yes
Half Bath(s)	1	Sewer	N
Full Bath(s)	1	Water	Y
Heat Source	Forced hot air		

Other

Improvements	Carport ,
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.

Details Bldg 2 of 2

Year Built	1938
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Quality & Type	Fair 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:	568	568	
Total:	568	568	

Porch/Deck:	16
Detached Garage:	
Attached Garage:	

Attributes

Bedroom(s)	1	Fireplace(s) **	
Half Bath(s)	0	Sewer	N
Full Bath(s)	1	Water	Y
Heat Source	Wall units		

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.

Process No.

Situs Address

4812-007-002-0102

2526291

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WD Aug 9 51

537658

Aug 9 51 \$1. L&A ---- ----

O. ~~##~~ I. Lavender & Myrtle W. Lavender, hwf
to Gerald D. Copeland & Hazel W. Copeland, hwf
Fp cvys & warrs to sp the fdre, sit in KCW;

Lot 2 EXC the N 45 ft throf; all of lot 3; the N 26 ft
of Lot 4; Lot 5 EXC the N 120 ft throf, Blk 7, Plat of
Victory Heights, as per plat recdd in Vol 7 Pp 5, recs
of KCW.

O. I. Lavender
Myrtle W. Lavender

KCW Aug 9 51 by O. I. Lavender & Myrtle W. Lavender, bef
Marion R. Shackelford Np for Wn res at Pt Orch NS Feb
14 54
Fld & ml sp, Rt 4, Box 128, Pt Orch.

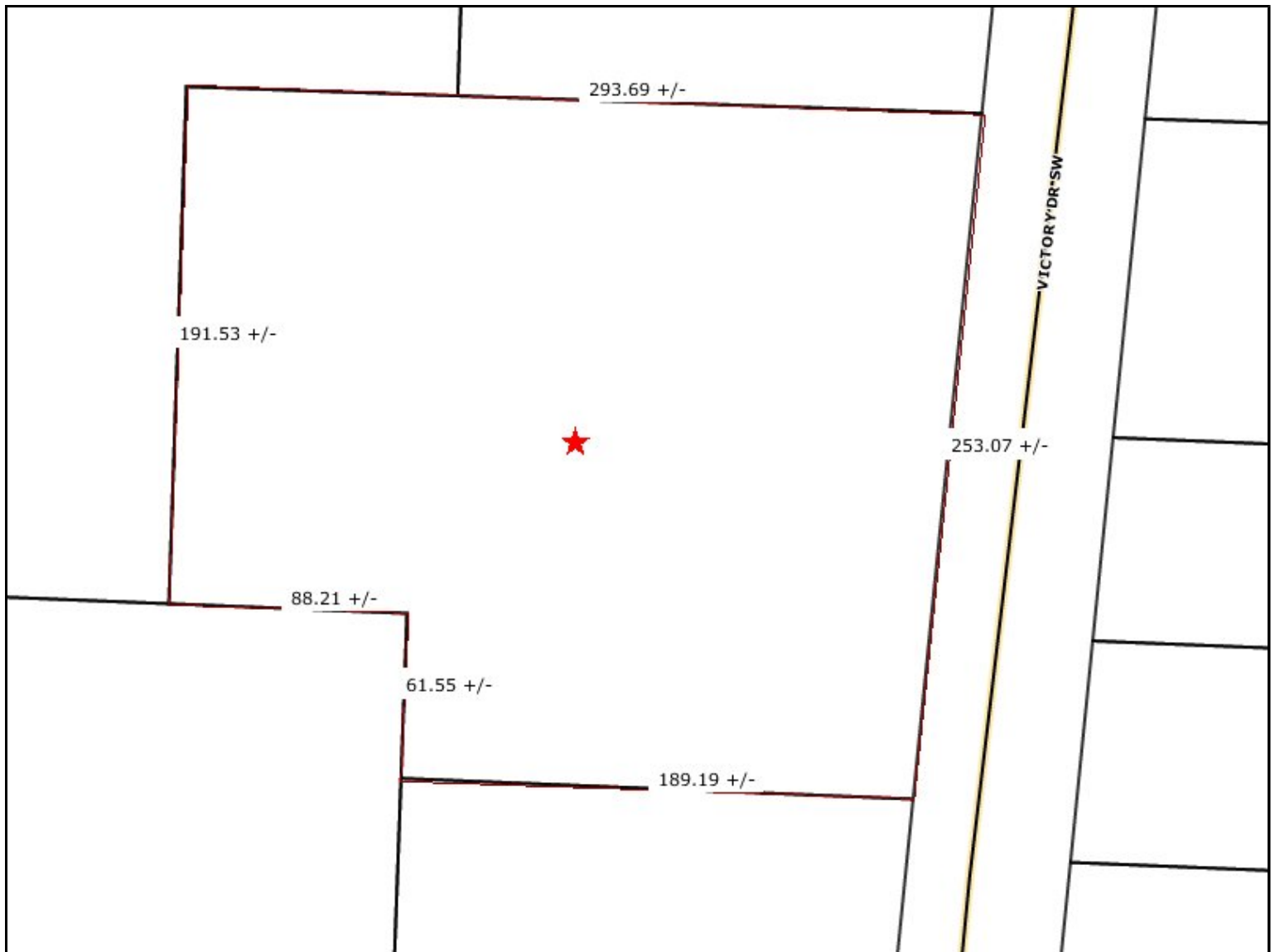
1299 KC Trans Excise Tax Pd Aug 9 \$1 Amt None Co
Treas, by ~~###~~ Maxine Johnson, dep.

THE END OF THE DAY.

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TO THE QUALITY OF THE DOCUMENT.




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

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NORTH SUNNYSLOP ROAD

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