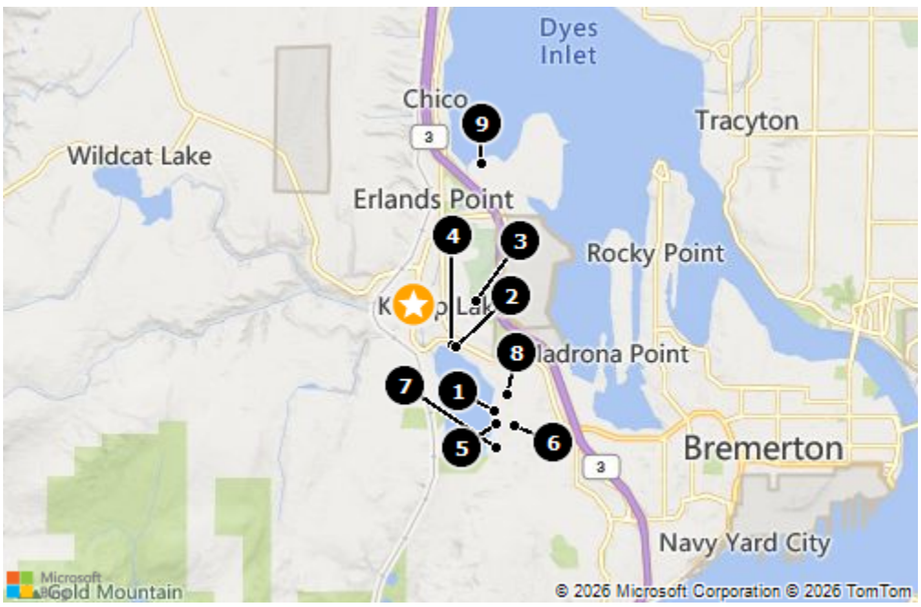
ICE SiteX Report

OrderID: 98612304

SiteX Property Information Report



Subject Property Location

2469 NORTHLAKE WAY NW, BREMERTON, WA 98312-8858

County:	**KITSAP WA**	Census Tract:	530350809.004008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	082401-3-108-2004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$490,000**	FSD:	14	Common Confidence Score:	48
Value Range:	$421,400 - $558,600	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$129,750	Market Land Value:	$129,750	Tax Year:	2026
Assd Improvement:	$339,460	Market Improvment Value:	$339,460	Total Taxable Value:	$4,503
Total Assessed Value:	$469,210	Total Assessor Market Value:	$469,210	Delinquent Year:	
				Tax Account ID:	1125350
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Map Ref: MAP: R08S Sec/Twnship/Range: SEC 08 TWN 24N RNG 01E

Abbreviated Description:	THAT PORTION OF THE NORTH 10 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 8, TOWNSHIP 24 NORTH, RANGE 1
City/Muni/Twp:	KITSAP COUNTY

Property Characteristics

Lot Size:	22,216 SF	Bedrooms:	3	Pool:	
Building Area:	1385 SF	Baths:	2	Fireplace:	Yes
Year Built:	1963	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:	Ranch	Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/20/2025	Sales Price:	N/A
Document #:	202505200028 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/27/2022	Sales Price:	$398,905
Document #:	202210270027 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/08/2022	Sales Price:	$479,900
Document #:	2022EX06742 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Map Ref: MAP: R08S Sec/Twnship/Range: SEC 08 TWN 24N RNG 01E
Abbreviated Description: THAT PORTION OF THE NORTH 10 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 8, TOWNSHIP 24 NORTH, RANGE 1
City/Muni/Twp: KITSAP COUNTY

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Prior Transfer

Recording Date:	09/08/2022	Sales Price:	$479,900
Document #:	202209080102 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/02/2022		
Document Type:			

Legal Description:
Sec/Twnship/Range: NW4SW4 S08T24NR01E WM

Prior Transfer

Recording Date:	10/05/2021	Sales Price:	$238,000
Document #:	202110050091 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/30/2021	Sales Price:	$419,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/30/2021	Sales Price:	$419,900
Document #:	202108300390 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/19/2021		
Document Type:			

Legal Description:
Sec/Twnship/Range: NW4SW4 S08T24NR01E WM

Prior Transfer

Recording Date:	03/02/2021	Sales Price:	$231,880
Document #:	202103020525 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/04/2021	Loan Amount:	N/A
Document #:	202102040044 BK-PG -	Loan Type:	VA
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Sec/Twnship/Range: NW4SW4 S08T24NR01E WM

Prior Transfer

Recording Date:	07/08/2019	Sales Price:	N/A
Document #:	201907080044 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/17/2019	Sales Price:	$227,000
Document #:	201906170102 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/14/2019		
Document Type:			

Legal Description:
Sec/Twnship/Range: NW4SW4 S08T24NR01E WM

Prior Transfer

Recording Date:	06/11/2018	Sales Price:	$216,000
Document #:	201806110038 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/26/2014	Sales Price:	$216,000
Document #:	201412260102 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/15/2006	Sales Price:	$270,280
Document #:	200609150221 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/11/2006		
Document Type:			

Legal Description:
Abbreviated Description: PORTION N10 AC NW4 SW4 SEC08 TWP24N RNG01E WM

Area Sales Analysis

Total Area Sales	$8,927,000	Median # of Bedrooms	3
Median Lot Size	11,326 SF	Median # of Baths	2
Median Living Area	2,127 SF	Median Year Built	1993
Price Range - 2 Yrs	$415,000 to $2,200,000	Age Range	23 years to 114 years
Median Value	$675,000	Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.16Mi.	**1303 LAKEHURST DR**	07/31/2026	$2,200,000	$645	3406	/3/3	1992	32,670 SF	

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		BREMERTON, WA 98312-2121							
	APN: 172401-1-078-2003 Document #: 202607310169 Document Type: Price Code: F Land Use: Single Family Residential Legal: Subdivision: SHORT PLAT NO 22 78 Land Lot: 5 MapRef: AF 7803140171 Sec/Twnship/Range: NE4 S17T24NR01E WM Abbreviated Description: Subdivision:SHORT PLAT NO 22 78 Land Lot:5 Map Ref:AF 7803140171Sec/Twnship/Range:NE4 S17T24NR01E WM City/Muni/Twp:BREMERTON City/Muni/Twp: BREMERTON							
2	.52Mi.	**1259 NORTHLAKE WAY NW** **BREMERTON, WA 98312-1721**	07/27/2026	$415,000	$289	1435	/2/2	1936	8,712 SF
	APN: 3765-000-004-0203 Document #: 202607270127 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 4&5 Subdivision: LAKE KITSAP SUMMER HOMES Abbreviated Description: Lot:4&5 Subdivision:LAKE KITSAP SUMMER HOMES City/Muni/Twp:KITSAP City/Muni/Twp: KITSAP								
3	.55Mi.	**2417 GREENHAVEN PL NW** **BREMERTON, WA 98312-1776**	06/18/2026	$648,000	$241	2681	/3/2	1993	14,810 SF
	APN: 5127-000-001-0006 Document #: 202606180213 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 1 Subdivision: GREENHAVEN MapRef: VOL 25 PG 241 Abbreviated Description: Lot:1 Subdivision:GREENHAVEN Map Ref:VOL 25 PG 241								
4	.49Mi.	**1427 NORTHLAKE WAY NW** **BREMERTON, WA 98312-1719**	06/09/2026	$1,450,000	$574	2522	/5/2	1933	20,473 SF
	APN: 3765-000-006-0003 Document #: 202606090093 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 6 Subdivision: LAKE KITSAP SUMMER HOMES Tract No: 6 MapRef: VOL 3 PG 94 Abbreviated Description: Lot:6 Subdivision:LAKE KITSAP SUMMER HOMES Tract No:6 Map Ref:VOL 3 PG 94								
5	1.26Mi.	**6038 OSPREY CIR** **BREMERTON, WA 98312-8807**	06/02/2026	$1,500,000	$787	1904	/4/2	2003	11,326 SF
	APN: 5092-000-006-0002 Document #: 202606020040 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 6 Subdivision: DOCKSIDE ON KITSAP LAKE MapRef: VOL 25 PG 137-142 Abbreviated Description: Lot:6 Subdivision:DOCKSIDE ON KITSAP LAKE Map Ref:VOL 25 PG 137-142								
6	1.38Mi.	**6006 OSPREY CIR** **BREMERTON, WA 98312-8807**	02/13/2026	$794,000	$288	2753	/4/1	2003	9,148 SF
	APN: 5092-000-142-0007 Document #: 202602130164 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 142 Subdivision: DOCKSIDE ON KITSAP LAKE MapRef: VOL 25 PG 137-142 Abbreviated Description: Lot:142 Subdivision:DOCKSIDE ON KITSAP LAKE Map Ref:VOL 25 PG 137-142								
7	1.44Mi.	**6072 OSPREY CIR** **BREMERTON, WA 98312-8807**	12/04/2025	$675,000	$398	1695	/3/2	2002	10,019 SF
	APN: 5092-000-021-0003 Document #: 202512040064 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 21 Subdivision: DOCKSIDE ON KITSAP LAKE MapRef: VOL 25 PG 137-142 Abbreviated Description: Lot:21 Subdivision:DOCKSIDE ON KITSAP LAKE Map Ref:VOL 25 PG 137-142								
8	1.13Mi.	**1402 EAST LAKE DR** **BREMERTON, WA 98312-2146**	09/05/2025	$575,000	$270	2127	/3/2	1997	5,227 SF
	APN: 172401-1-119-2004 Document #: 202509050052 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 2 Abbreviated Description: Lot:2 City/Muni/Twp:BREMERTON City/Muni/Twp: BREMERTON								
9	1.37Mi.	**4412 DYES INLET RD NW** **BREMERTON, WA 98312-1437**	08/04/2025	$670,000	$335	1996	/4/1	1912	25,265 SF
	APN: 052401-1-131-2002 Document #: 202508040152 Document Type: Price Code: F Land Use: Single Family Residential Legal: Land Lot: 3 Sec/Twnship/Range: S05T24NR01E WM Abbreviated Description: Land Lot:3 Sec/Twnship/Range:S05T24NR01E WM								

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**2469 NORTHLAKE WAY NW**	**09/08/2022**	$469,210	$469,210	1,385	/3/2	1963	22,216 SF	
.03Mi.	**2461 NORTHLAKE WAY NW**	**05/21/1992**	$635,660	$635,660	2,674	/3/2	1938	27,007 SF	
.04Mi.	**4885 NW TAYLOR RD**	**08/24/2006**	$497,010	$497,010	1,793	/3/1	1922	2 SF	
.05Mi.	**2431 NORTHLAKE WAY NW**	**09/23/2019**	$368,110	$368,110	1,038	/1/1	1941	11,326 SF	
.05Mi.	**2518 NORTHLAKE WAY NW**	**05/10/2019**	$314,680	$314,680	1,095	/1/2	1967	13,939 SF	
.06Mi.	**2482 NORTHLAKE WAY NW**	**09/29/1998**	$685,740	$685,740	2,621	/4/1	1935	2 SF	
.06Mi.	**4766 NW DAVID RD**	**10/06/2022**	$433,950	$433,950	1,212	/2/2	1931	25,265 SF	
.08Mi.	**2520 NORTHLAKE WAY NW**	**09/30/2021**	$457,220	$457,220	1,878	/4/2	1944	15,682 SF	
.08Mi.	**2378 NORTHLAKE WAY NW**	**11/23/2005**	$437,410	$437,410	680	/1/1	1938	2 SF	
.08Mi.	**2526 NORTHLAKE WAY NW**	**09/05/2019**	$539,670	$539,670	1,692	/3/2	1973	37,462 SF	
.08Mi.	**4880 NW DAVID RD**	**12/29/2010**	$469,940	$469,940	1,596	/2/2	1940	18,731 SF	
.09Mi.	**4767 NW DAVID RD**	**04/29/2010**	$278,350	$278,350	1,312	/3/1	1942	15,682 SF	
.09Mi.	**4914 NW DAVID RD**	**01/08/2013**	$592,480	$592,480	1,752	/3/2	1935	42,253 SF	
.1Mi.	**2566 NORTHLAKE WAY NW**	**06/10/2019**	$471,180	$471,180	1,638	/2/1	1955	1 SF	
.1Mi.	**2637 NORTHLAKE WAY NW**	**09/18/2024**	$315,370	$315,370	1,678	/4/2	1942	27,007 SF	
.11Mi.	**2341 NORTHLAKE WAY NW**	**04/29/2016**	$328,570	$328,570	1,236	/3/2	1930	29,185 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	38.9 years old	Households:	14,170
Median Household Income:	$84,675	Households w/Family:	62%
Household Income Per Capita:	$44,274	Households w/Family Married:	44%
Most Common Education Level:	Some College	Households w/Family Children:	30%

School District

School District Zone:	Central Kitsap School District	Students:	11,100
Number of Schools:	19	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.00Mi.	**John D. "Bud" Hawk Elementary at Jackson Park** Number of Students: 464 Student-Teacher Ratio: 15.24	B	Public	KG - 5
3.52Mi.	**Klahowya Seconday School** Number of Students: 1,016 Student-Teacher Ratio: 20.68 Advanced Placement: Yes	B-	Public	6 - 12

Flood Report

The Subject Property of **2469 NORTHLAKE WAY NW, BREMERTON, WA 98312-8858** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	129%	HIGHER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	87%	LOWER
MURDER	126%	HIGHER
OVERALL	112%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

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