

Island County Parcel Information



Parcel Information

Parcel #: **S6203-00-00011-0**
Site Address: 1402 Starview Ct
Freeland WA 98249
Owner: Cabou, Christian G Ttee
Cabou, Julie
4949 East Grandview Ln
Phoenix AZ 85018
Twn/Range/Section: 29N / 02E / 03
Parcel Size: 0.18 Acres (7,841 SqFt)
Plat/Subdivision: Bungalows At Holmes Harbor
Lot: 011
Block: 00
Census Tract/Block: 971301 / 2021
Waterfront:
Levy Code: 770
Levy Rate: 7.8331
Assessment Year: 2025
Total Land Value: \$285,000.00
Total Impr Value: \$368,927.00
Total Value: \$653,927.00

Tax Information

Tax Year	Annual Tax
2026	\$5,161.39
2025	\$4,542.49
2024	\$4,035.78

Legal

BUNGALOWS AT HOLMES HARBOR LOT 11

Land

Land Use: 11 - Household, Single Family Units	Zoning: RR - Residential Raids
Neighborhood: 3	View:
Recreation: Golf Course - Holmes Harbor Golf & Beach Club	Water:
Watershed: Whidbey Island	School District: South Whidbey
Primary School: South Whidbey Elementary	Middle School: South Whidbey Middle
High School: South Whidbey High School	

Improvement

Year Built: 2006	Effective Year Built: 2008	Bldg Type: R - RESIDENTIAL
Stories:	Bedrooms: 2	Heat: FHA GAS
Finished Area: 1,980 SqFt	1st Floor: 1,265 SqFt	2nd Floor: 715 SqFt
Bathrooms: 2	Foundation: CONCRETE	Roof Covering: CJ ASPHALT
Garage SqFt: 288 SqFt - Attached	Carport:	Exterior Walls: CEMENT FIBER

Transfer Information

Rec. Date: 06/18/2024

Sale Price: \$689,000.00

Doc Num: 4573590

Doc Type: Warranty Deed

Owner: Cabou Family Trust

Grantor: COLE TIMOTHY V

Orig. Loan Amt:

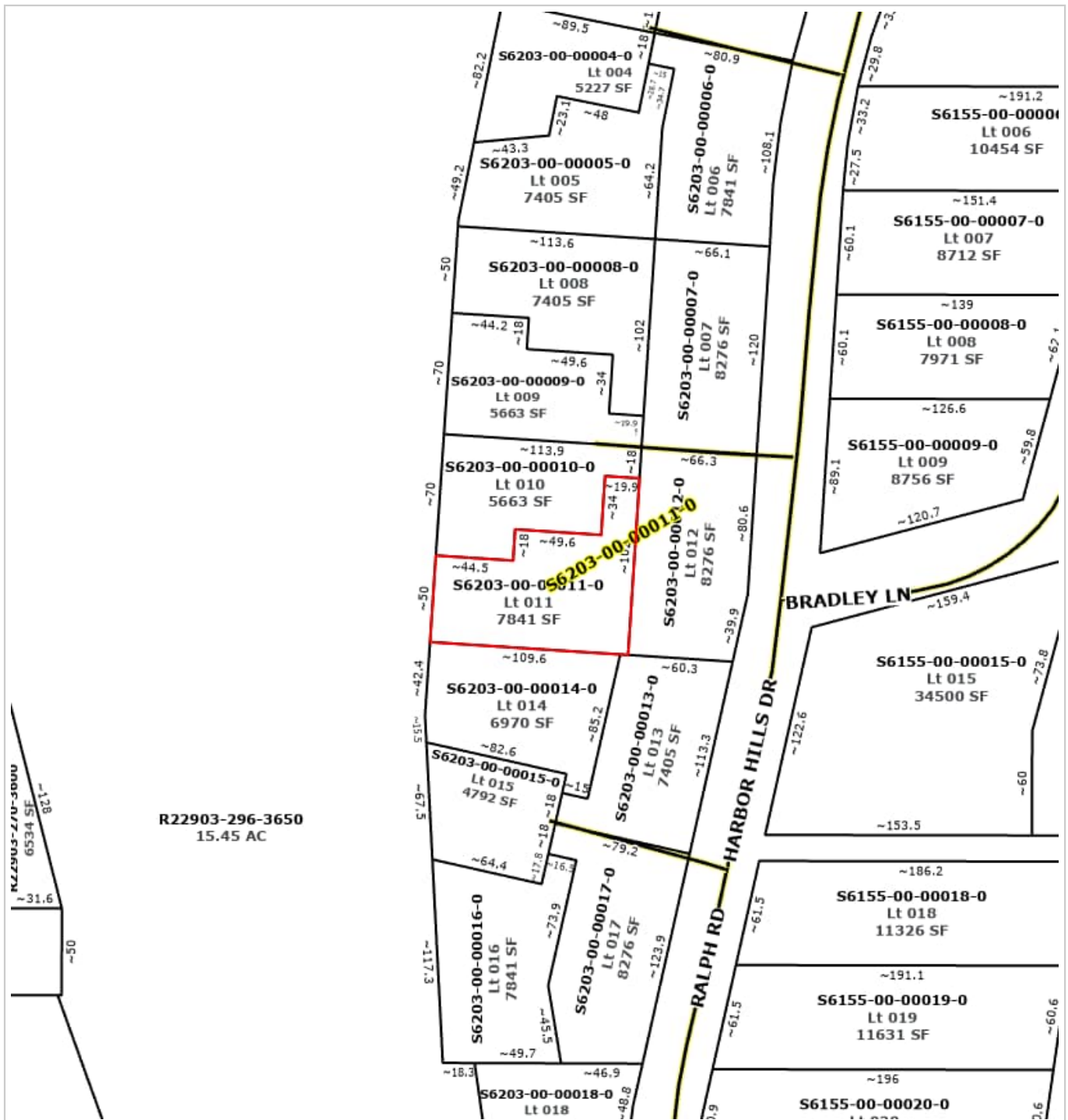
Title Co: LAND TITLE

Finance Type:

Loan Type:

Lender:

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.



Parcel ID: S6203-00-00011-0

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Aerial Map



Parcel ID: S6203-00-00011-0

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CHICAGO TITLE™

Island County Assessor & Treasurer

806058 CABOU TTEE, CHRISTIAN G for Year 2026 - 2027

Property

Account			
Property ID:	806058	Abbreviated Legal Description:	BUNGALOWS AT HOLMES HARBOR LOT 11
Geographic ID:	S6203-00-00011-0	Agent Code:	
Type:	Real		
Tax Area:	770 - APPRAISER-S Whid Schl Dist, Special District, improved & less than 1 acre	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			
Location			
Address:	1402 STARVIEW CT FREELAND, WA 98249	Mapsco:	
Neighborhood:	Cycle 3	Map ID:	290
Neighborhood CD:	3		
Owner			
Name:	CABOU TTEE, CHRISTIAN G	Owner ID:	312803
Mailing Address:	JULIE L CABOU TTEE 4949 EAST GRANDVIEW LN PHOENIX, AZ 85018	% Ownership:	100.0000000000%
		Exemptions:	

Taxes and Assessment Details

Property Tax Information as of 07/06/2026

Amount Due if Paid on:  [NOTE:](#) If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2026	48812	\$2580.74	\$2580.65	\$0.00	\$0.00	\$2580.74	\$2580.65
▶ Statement Details							
2025	48870	\$2271.27	\$2271.22	\$0.00	\$0.00	\$4542.49	\$0.00
▶ Statement Details							
2024	48620	\$2017.94	\$2017.84	\$0.00	\$0.00	\$4035.78	\$0.00
▶ Statement Details							
2023	48694	\$1832.83	\$1832.73	\$0.00	\$0.00	\$3665.56	\$0.00
▶ Statement Details							
2022	48768	\$1764.60	\$1764.51	\$0.00	\$0.00	\$3529.11	\$0.00
▶ Statement Details							
2021	48863	\$1644.27	\$1644.21	\$0.00	\$0.00	\$3288.48	\$0.00
▶ Statement Details							
2020	48898	\$1482.06	\$1481.93	\$0.00	\$0.00	\$2963.99	\$0.00
▶ Statement Details							
2019	48906	\$1378.96	\$1378.85	\$0.00	\$0.00	\$2757.81	\$0.00
▶ Statement Details							
2018	49075	\$1492.16	\$1492.09	\$0.00	\$0.00	\$2984.25	\$0.00
▶ Statement Details							
2017	49309	\$1277.62	\$1277.54	\$0.00	\$0.00	\$2555.16	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$377,713
(+) Land Homesite Value:	+	\$0

(+) Land Non-Homesite Value:	+	\$295,000
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
(=) Market Value:	=	\$672,713
(-) Productivity Loss:	-	\$0
(=) Subtotal:	=	\$672,713
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$672,713
(=) Total Appraised Value:	=	\$672,713
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
(=) Taxable Value:	=	\$672,713

Taxing Jurisdiction

Owner: CABOU TTEE, CHRISTIAN G
 % Ownership: 100.000000000000%
 Total Value: N/A
 Tax Area: 770 - APPRAISER-S Whid Schl Dist, Special District, improved & less than 1 acre

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax	
CF	Conservation Futures	N/A	N/A	N/A	N/A	
WCD	Whidbey Conservation District	N/A	N/A	N/A	N/A	
FIRE3	Fire & Rescue Dist #3 S Whidbey GEN	N/A	N/A	N/A	N/A	
HOBOND	Hospital BOND	N/A	N/A	N/A	N/A	
HOGEN	Hospital GEN	N/A	N/A	N/A	N/A	
CE	County Current Expense	N/A	N/A	N/A	N/A	
CR	County Roads	N/A	N/A	N/A	N/A	
ISLANDEMS	Hospital GEN (EMS)	N/A	N/A	N/A	N/A	
LIB	Library Sno-Isle GEN	N/A	N/A	N/A	N/A	
PORTWHID	Port of S Whidbey GEN	N/A	N/A	N/A	N/A	
SCH206CAP	School 206 CP	N/A	N/A	N/A	N/A	
SCH206MO	School 206 Enrichment	N/A	N/A	N/A	N/A	
ST	State School	N/A	N/A	N/A	N/A	
ST2	State School Part 2	N/A	N/A	N/A	N/A	
SWHIDPRBD	P & R S Whidbey BOND	N/A	N/A	N/A	N/A	
SWHIDPRBD2	P & R S Whidbey BOND2	N/A	N/A	N/A	N/A	
SWHIDPRMT	P & R S Whidbey GEN	N/A	N/A	N/A	N/A	
Total Tax Rate:		N/A				
Taxes w/Current Exemptions:					N/A	
Taxes w/o Exemptions:					N/A	

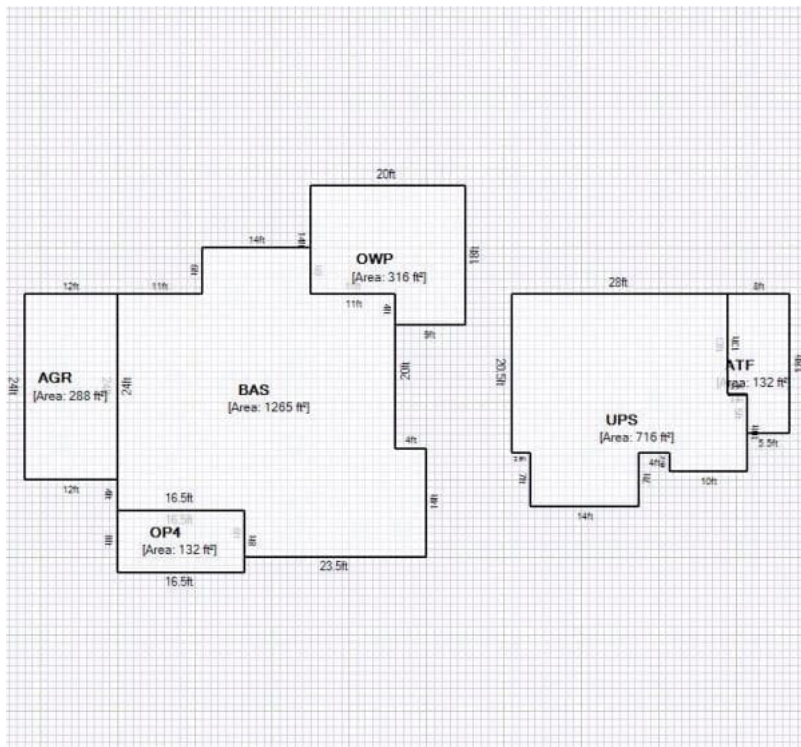
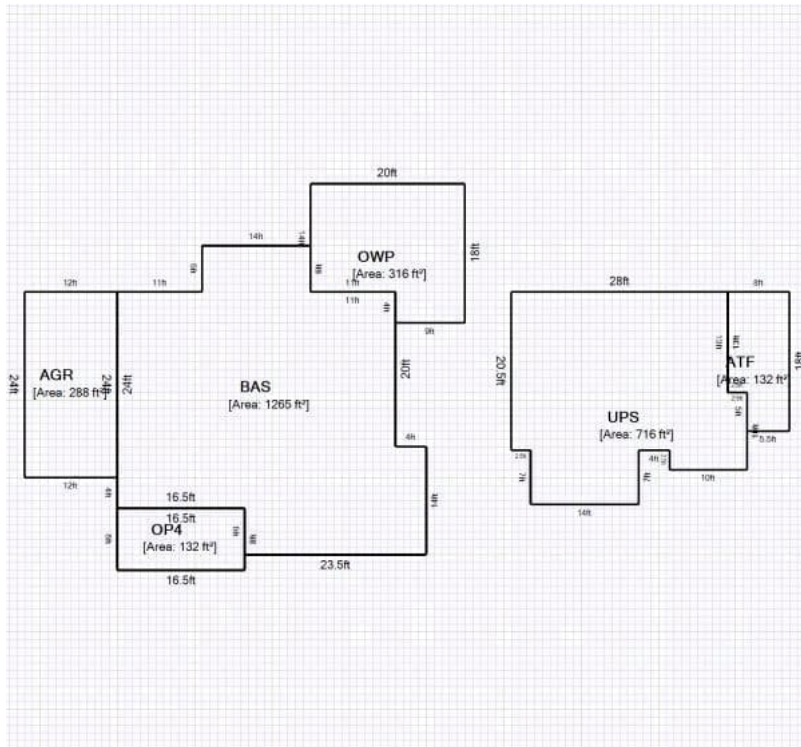
Improvement / Building

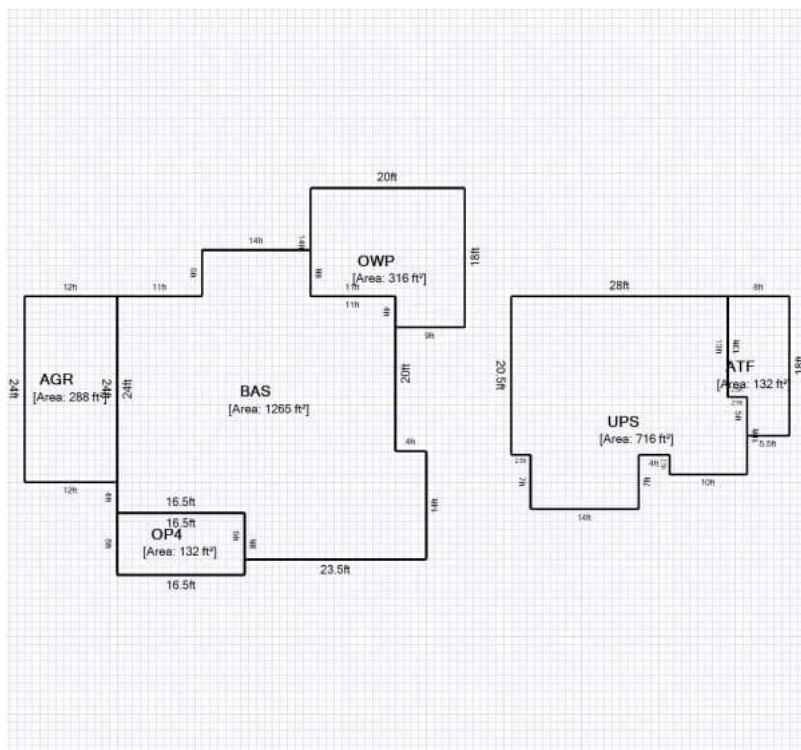
Improvement #1:	RESIDENTIAL	State Code:	Y	1980.0 sqft	Value:	\$377,713
Bathrooms:	2	Bedrooms:	2			
Ceiling:	DRYWALL PAINTED	Exterior Wall/Cover:	CEMENT FIBER			
Floor Covering:	HARDWOOD/CARP 60-40	Floor Structure:	WOOD W/SUBFLOOR			
Foundation:	CONCRETE	Heating:	HEAT PUMP			
Interior Finish:	DRYWALL PAINT	Plumbing Fixture Cnt:	12			
Roof Slope:	12" IN 12"	Roof Structure/Cover:	CJ ASPHALT			

Type	Description	Class CD	Sub Class CD	Year Built	Area
BAS	BASE/MAIN FLOOR	3	0	2006	1265.0

ATF	ATTIC FINISHED	3	0	2006	131.0
OP4	OPEN PORCH W/CEILING-ROOF	3	0	2006	132.0
AGR	ATTACHED GARAGE	3	0	2006	288.0
UPS	UPPER STORY	3	0	2006	715.0
OWP	OPEN WOOD PORCH W/STEPS	3	0	2006	316.0

Sketch





Property Image

This property contains TIFF images. Click on the button(s) to download the full image (which may contain multiple pages).

[illegible]

Revenue 84 00014 Real Estate Excise Tax Affidavit (RICH 84-00014)
1. Jurisdiction: State of California, County of Santa Clara
2. Description: Property located at 10000 N. 1st St., San Jose, CA 95131
3. Value: \$295,000
4. Signature: [Signature]



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	13	SQ (06001-08000)	0.1800	7840.80	0.00	0.00	1.00	\$295,000	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2026	N/A	N/A	N/A	N/A	N/A
2025	\$368,927	\$285,000	\$0	\$653,927	\$653,927
2024	\$373,357	\$260,000	\$0	\$633,357	\$633,357
2023	\$377,790	\$240,000	\$0	\$617,790	\$617,790
2022	\$346,105	\$200,000	\$0	\$546,105	\$546,105
2021	\$304,465	\$140,000	\$0	\$444,465	\$444,465
2020	\$296,602	\$125,000	\$0	\$421,602	\$421,602
2019	\$219,817	\$170,000	\$0	\$389,817	\$389,817
2018	\$220,445	\$140,000	\$0	\$360,445	\$360,445
2017	\$221,705	\$140,000	\$0	\$361,705	\$361,705
2016	\$224,224	\$115,000	\$0	\$339,224	\$339,224
2015	\$226,744	\$85,000	\$0	\$311,744	\$311,744
2014	\$229,264	\$85,000	\$0	\$314,264	\$314,264
2013	\$228,905	\$65,000	\$0	\$293,905	\$293,905
2012	\$231,393	\$85,000	\$0	\$316,393	\$316,393
2011	\$268,961	\$100,000	\$0	\$368,961	\$368,961

2010	\$277,494	\$100,000	\$0	\$377,494	\$377,494
2009	\$289,014	\$125,000	\$0	\$414,014	\$414,014
2008	\$292,062	\$125,000	\$0	\$417,062	\$417,062
2007	\$290,496	\$125,000	\$0	\$415,496	\$415,496

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Vol
1	06/11/2024	WD	Warranty Deed	COLE, TIMOTHY V	CABOU TTEE, CHRISTIAN G	
2	06/11/2024	WD	Warranty Deed	COLE, TIMOTHY V	CABOU TTEE, CHRISTIAN G	
3	12/11/2014	BARGSLD	Bargain And Sale Deed	FEDERAL NATIONAL MORTGAGE ASSOCIATION	COLE, TIMOTHY V	
4	07/09/2014	SHERIFFD	Sheriff Deed	FEDERAL NATIONAL MORTGAGE ASSOCIATION	FEDERAL NATIONAL MORTGAGE ASSOCIATION	
5	06/09/2014	OTHER	Other - Misc. Documents	CITIMORTGAGE, INC.	FEDERAL NATIONAL MORTGAGE ASSOCIATION	
6	10/28/2013	SHERIFFD	Sheriff Deed	JOHNSON, RICHMOND F	CITIMORTGAGE, INC.	
7	02/25/2010	ESTSEPPROP	Establish Separate Property	JOHNSON JTWROS, RICHMOND F	JOHNSON, RICHMOND F	
8	06/05/2007	ESTSEPPROP	Establish Separate Property	JOHNSON, RICHMOND F	JOHNSON JTWROS, RICHMOND F	
9	08/25/2006	WD	Warranty Deed	HOLMES HARBOR LIVING LLC,	JOHNSON, RICHMOND F	
10	05/27/2005	WD	Warranty Deed	HOLMES HARBOR LIVING LLC,	HOLMES HARBOR LIVING LLC,	
11	06/01/2005	QCD	Quit Claim Deed	ON PAR DEVELOPMENT LLC,	HOLMES HARBOR LIVING LLC,	
12	06/01/2005	WD	Warranty Deed	SWDC INC,	ON PAR DEVELOPMENT LLC,	
13	10/08/2004	WD	Warranty Deed	SWDC INC,	SWDC INC,	
14	09/30/2004	WD	Warranty Deed	HOLMES HARBOR COMM PARTNERS LL	SWDC INC,	
15	01/01/1900	OTHER	Other - Misc. Documents	Unknown	HOLMES HARBOR COMM PARTNERS LL	

Payout Agreement

No payout information available..

~~06/18/2024 01:53:38 PM 4573590
Recording Fee 305.50 Page 1 of 3
Warranty Deed
Recorded in Island County, WA~~

When recorded return to:

Christian G. Cabou and Julie L. Cabou, Trustees of CABOU FAMILY TRUST dated December 6, 2012

4949 East Grandview Lane
Phoenix, AZ 85018

210610-LT

REAL ESTATE EXCISE TAX
Excise Number 60359
06/18/2024
Amount Paid \$11324.20
Tony Lam
Island County Treasurer

EXCISE TAX EXEMPT
Excise Number 60725
07/23/2024
Tony Lam
Island County Treasurer
Amount Paid \$10.00

** Rerecord to correct notary acknowledgment date - Pg. 2 **
STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy V. Cole, an unmarried person, as his separate property

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION

in hand paid, conveys and warrants to Christian G. Cabou and Julie L. Cabou, Trustees of CABOU
FAMILY TRUST dated December 6, 2012

the following described real estate, situated in the County of Island, State of Washington:

Lot 11, Plat of The Bungalows at Holmes Harbor, as per plat recorded in Volume 13 of Plats,
pages 288 and 289, records of Island County, Washington.

Situate in the County of Island, State of Washington.

Tax Parcel Number(s): S6203-00-00011-0/806058

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record
including, but not limited to, those shown in Land Title Company's Preliminary Commitment No.
210610-LT.

Dated: June 11, 2024

(Attached to Statutory Warranty Deed)

Timothy V. Cole
Timothy V. Cole

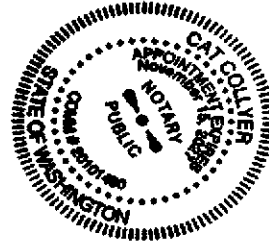
STATE OF WASHINGTON
COUNTY OF ISLAND

This record was acknowledged before me on 11 day of June, 2024 by Timothy V. Cole.

Callie Dugg
Signature

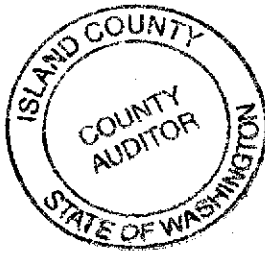
notary
Title

My commission expires: 11-15-27



AGRICULTURAL AND FORESTRY PROTECTION DISCLOSURE

Island County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations including, but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind, during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Island County Code and shall not be subject to legal action as a public nuisance.



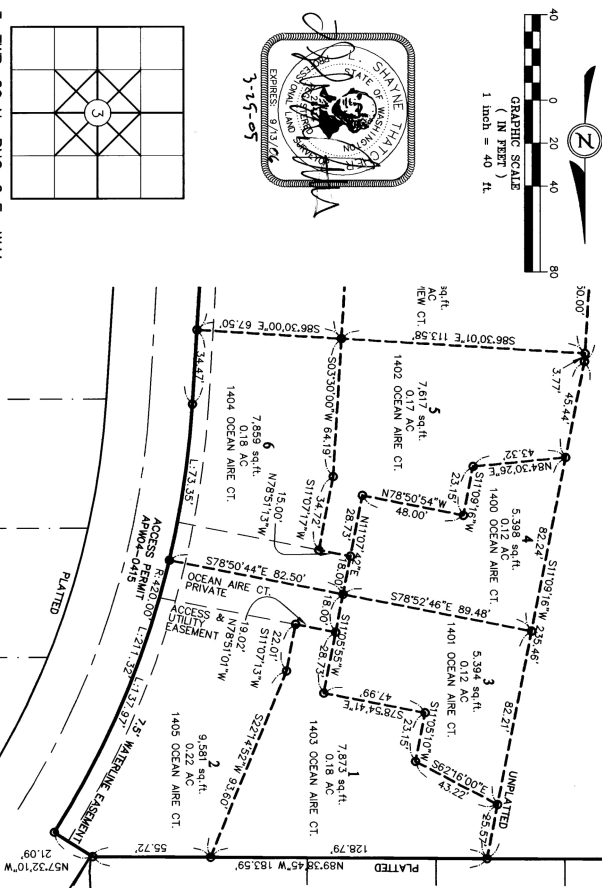
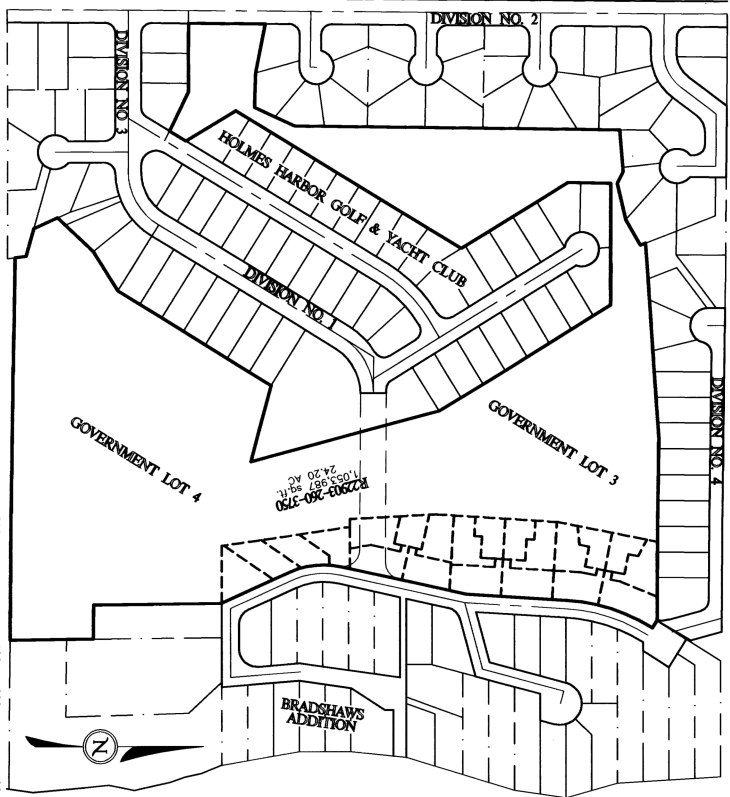
(STATE OF WASHINGTON)
(COUNTY OF ISLAND)

SS

I, DO HEREBY CERTIFY THAT THE
FORGOING INSTRUMENT IS A TRUE AND
CORRECT COPY OF THE DOCUMENT NOW
ON FILE OR RECORDED IN MY OFFICE
IN WITNESS WHEREOF, I HEREUNTO SET MY
HAND THIS 1 DAY OF July 20 24
Maria COUNTY AUDITOR
DEPUTY

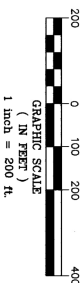
373

LONG PLAT NO. PLP 320/04.R22903-260-3750
DATE March 28, 2005



LEGEND

- DENOTES 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED (LS #28414) SET THIS SURVEY.
- ⦿ DENOTES MONUMENT IN CASE FOUND AND HELD AS NOTED



SHEET 1

SEC. 3, TWP. 29 N., RNG. 2 E., W.M.

FOR: S.W.D.C. INC

SCALE: 1" = 40'

APPROVED BY: L9

DRAWN BY: BLS

2000

F.B. No.

DRAWING No. 637

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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DATE: MARCH 24, 1964

LONG PLAT OF A PORTION OF

GOVERNMENT LOTS 3 & 4

SEC 3 TWP 29 N R10C 2 E 1

DEC. 3, 1961, MON. 4 P.,

and County

100

Thatcher & Morrison.

P.O. box 1011

1796 Main Street, Suite 105
Portland, ME 04103

Fitchburg, WASHINGTON 98649
360-331-7393 FAX 360-331-7394

Island County

GOVERNMENT LOTS 3 & 4
SEC. 3, TWP. 29 N., RNG. 2 E., W.M.

Thatcher & Morrison, Inc.
P.O. Box 10111

1796 Main Street, Suite 105
Freeland, Washington 98249
360-331-7393 Fax 360-331-7399