



Frontier Title & Escrow Company of the Tri-Cities, Inc.

6921 Crosswind Boulevard
Kennewick, Washington 99336
Telephone No. (509) 783-8828
Fax No. (509) 783-6239

Tax Foreclosure Certificate

To: Benton County Treasurer
5600 West Canal Drive, Suite A
Kennewick, WA 99336
Attention: Alicia Woods

Liability: \$8,284.66
Premium: \$ 175.00
Tax: \$ 15.05

This certificate is offered solely for the use of the addressee for the purpose of determining necessary parties defendant in an action to foreclose General Property Taxes. The liability of the Company under this Certificate shall be limited to the amount of actual loss sustained by the addressee due to reliance on any incorrect information in the certificate. No liability is assumed by the company for loss or damage that may arise from any other use of this certificate.

Vesting:

Heirs and Devisees of the Estate of Herbert W. Hamilton and Shearan A. Hamilton, deceased

Description:

The South half of the West 300 feet of the South half of the following described property:

That portion of the Southwest quarter of the Southeast quarter of Section 18, Township 9 North, Range 27 East, W.M., Benton County, Washington, lying East of Vineland Addition to the Town of Kiona, according to the Plat thereof recorded in Volume 1 of Plats, Page 4, records of Benton County, Washington, EXCEPT the North 330 feet thereof and EXCEPT the South 330 feet thereof.

Also being known as the South half of the West 300 feet of Tract 2, L.W. Dudley's Subdivision of the Southwest quarter of the Southeast quarter of Section 18, Township 9 North, Range 27 East, W.M., according to the Plat thereof recorded in Volume 1 of Plats, Page 5, records of Benton County, Washington.

Subject to:

- A. Rights of parties in possession and claims that may be asserted under unrecorded instruments, if any.
- B. General Property taxes the Company having made no search thereof.
- C. Agreements, if any, which appear in the public record related to future assessments or obligations not yet of record.
- D. Covenants, Conditions and Restrictions affecting title, if any appear in the public record.
- E. Easements prior to January 1, 2003, if any, which appear in the public records or as shown on any recorded plat.
- F. Any reservations of minerals and mineral rights, including leases of said rights appearing in the public records.
- G. Additional Exceptions as shown on Exhibit A.

Date: 6/23/2020 @ 8:00 a.m.

Exceptions:

- 1. Unrecorded leaseholds, if any, rights of vendors and security agreements on personal property and rights of tenants and secured parties to remove trade fixtures at the expiration of the term.
- 2. Agreement and the terms and provisions thereof

Between: Orry A. Thew and Emma E. Thew
And: Dorothea Riddle
Dated: March 22, 1974
Recorded: March 26, 1974
Recording No.: 662015
Purpose: That the owners share use and ownership of 5 horse irrigation pumps, electrical panel and 3 inch PVC irrigation pipe and share expenses and labor for repair and maintenance of system

- 3. Deed of Trust and the terms and conditions thereof:

Grantor: Herbert W. Hamilton and Shearan A. Hamilton, husband and wife
Trustee: First American Title Co.
Beneficiary: Washington Mutual Bank
Original Amount: \$37,810.00
Dated: April 4, 1997
Recorded: April 16, 1997
Recording No.: 97-8564

4. Claim / Notice of Lien:

Claimant: City of Benton City
Against: Herbert W. and Shearan Hamilton
Amount: \$1,050.00, plus attorney's fees, costs, and interest
Recorded: August 22, 2019
Recording No.: 2019-024665

5. Delinquent General Taxes for the years 2017, 2018, 2019, and 2020, in the respective sums of \$2,192.63, \$1,149.71, \$1,632.44, and \$1,912.48, plus interest and penalties.
Affects: Said premises
Tax Account No.: 1-1897-404-0002-001

For more information, please call the Benton County Treasurer at #509-735-8505.

6. A. If a mobile home is located on the property, it will not be insured by the policy unless the certificate of title is eliminated and the mobile home converted to real property as required by Chapter 65.20 of the Revised Code of Washington, effective March 1, 1990.
- B. A Manufactured Home Title Elimination should be obtained from the Department of Licensing. The application must be signed by the registered and legal owners of the mobile home, the owner of the land, the city or county building permit office, approved by the Department of Licensing, and recorded. All taxes must be paid and proof given to the department.

NOTE: A fee will be charged by the State of Washington Department of Licensing for processing a "Manufactured Home Title Elimination Application". In addition, a recording fee will also be charged. Chapter 171, Laws of 1990.

NOTE: Subject property is situated in the City of Benton City, Washington.

7. Pending Action in Benton County Superior Court

Plaintiff: Benton County
Defendant: Herbert W. Hamilton and Shearan A. Hamilton
Cause No.: 20-2-00779-7
Filed: June 5, 2020
Action to: Foreclose
Atty for plaintiff: Reid Hay

8. It is our understanding that Herbert W. Hamilton and Shearan A. Hamilton are deceased. However, we find no evidence of record in Benton County that said parties are in fact deceased or a probate of the estate of said decedents. Therefore, the company will require the following prior to foreclosure:

- A) Proof of death. Proof of death may be made by recording a death certificate in the office of the Benton County Auditor;
- B) Affidavit of Due Diligence (notarized);
- C) Documentation listing one or more heirs, including, but not limited to the following:
 - I) Will;
 - II) Obituary;
 - III) Letter from heir or attorney for deceased borrowers/heirs;
 - IV) Lack of probate affidavit signed by heir (notarized);
- D) Contact information for one or more heirs.

Parties to be Notified:

- a. Heirs & Devisees of the Estate of Herbert W. Hamilton & Shearan A. Hamilton
c/o Tara Wojtkiewicz
450 Woodbury Drive
Craig, CO 81625

- b. City of Benton City
P. O. Box 70
Benton City, WA 99320

Notes:

NOTE A: Common address purported to be:

306 S. 6th Street
Benton City, WA 99320

NOTE B: Abbreviated legal description as follows:

Ptn Tract 2, I.W. Dudley's Subdivision

APR 16 97 01540

97 8563

60894
BENTON COUNTY, WA
EROSION TAX

FILED BY:

APR 16 1 06 PM '97

BOBBIE GAGNER
BENTON COUNTY, AUDITOR

When Recorded Return To:
Astion Closing Experts
7303 West Canal Drive, Suite E
Kennewick, WA 98536

VOL 663 PAGE 3146

OFFICIAL RECORDS

Escrow No. 87-4116

LFB-10

FA 08972JN

FIRST AMERICAN TITLE CO

STATUTORY WARRANTY DEED

Reference # (if applicable): 08972JN

Grantor(s): ZUCK Additional on page: _____

Grantee(s): HAMILTON Additional on page: _____

Legal Description (abbreviated): PTN SW SE 10-9-27 Full legal on page: 3

Assessor's Tax Parcel ID#: 1-1897-404-0002-001

THE GRANTOR LARRY D. ZUCK and JULIE B. ZUCK, husband and wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to HERBERT W. HAMILTON and SHEARAN A. HAMILTON, husband and wife the following described real estate, situated in the county of Benton, State of Washington:

SEE ATTACHED SCHEDULE C FOR LEGAL DESCRIPTION.

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD; LIABILITY FOR FUTURE CHARGES AND ASSESSMENTS LEVIED BY MOSQUITO CONTROL DISTRICT, WEED CONTROL DISTRICT, DRAINAGE IMPROVEMENT DISTRICT NO. 4A AND KIONA IRRIGATION DISTRICT.

Assessor's Tax Parcel ID #: 1-1897-404-0002-001

DATED: APRIL 4, 1997

Larry D. Zuck Julie B. Zuck
LARRY D. ZUCK JULIE B. ZUCK

State of Washington
County of _____

I certify that I know or have satisfactory evidence that JULIE B. ZUCK is/are the person(s) who appeared before me, and said person(s) acknowledged that SHE signed this instrument and acknowledged it to be HER free and voluntary act for the uses and purposes mentioned in this instrument.



J. Tate Mason
J. TATE MASON
Notary Public in and for the state of WA
Washington, residing at Seattle
My appointment expires: 12-12-97

ARIZONA
STATE OF Maricopa
County of Maricopa



(On this day personally appeared before me
LARRY D. ZUCK

to me known in be the individual described in and who executed the within and foregoing instrument and
acknowledged to me that HE signed the same as HIS free and voluntary act and deed for
the purposes therein mentioned.

Given under my hand and official seal this 14 day of APRIL, 1987
Clare A. Kelly

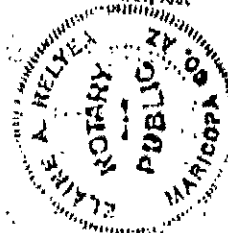
ARIZONA

Notary Public in and for the State of Arizona, residing at Phoenix, AZ

WATL0034GT (6-88)

Chicago Title Insurance Company - ACKNOWLEDGEMENT - ORDINARY

My Commission Expires Oct. 31, 1999



SCHEDULE C

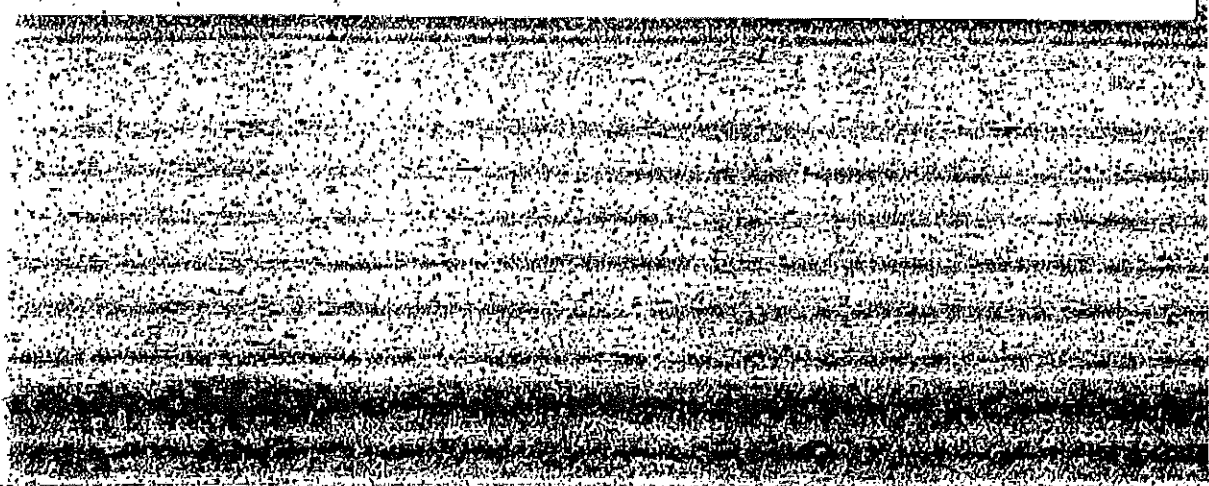
The land referred to in this Commitment is situated in the State of Washington, County of Benton and is described as follows:

The South half of the West 300 feet of the South half of the following described property:

That portion of the Southwest quarter of the Southeast quarter of Section 18, Township 9 North, Range 27 East, W.M., Benton County, Washington, lying East of Vinland Addition to the town of Kiona, according to the Plat thereof recorded in Volume 1 of Plats, page 4, records of Benton County, Washington, EXCEPT the North 330 feet thereof and EXCEPT the South 330 feet thereof.

Also being known as the South half of the West 300 feet of Tract 2, I.W. Dudley's Subdivision of the Southwest quarter of the Southeast quarter of Section 18, Township 9 North, Range 27 East, W.M., according to the Plat thereof recorded in Volume 1 of plats, page 5, records of Benton County, Washington.

LDZ
~~LDZ~~ *JBZ*
~~JBZ~~



97 8564

FILED BY

APR 16 1 06 PM '97

BOBBIE GAGNER
BENTON COUNTY, AUDITOR

Washington Mutual
Loan Servicing
PO Box 91006 - BRS0307
Seattle, WA 98111
Attention: Vault

VOL 663 PAGE 3149

OFFICIAL RECORDS

FIRST AMERICAN TITLE CO
MOBILE HOME
DEED OF TRUST

acc#07-4116
FAC 879720N
Washington Mutual Bank

WASHINGTON USE ONLY

000892178-1

THIS DEED OF TRUST is between HERBERT W HAMILTON AND SHEARAN A HAMILTON,
HUSBAND AND WIFE, whose address is:
306 6TH ST

BENTON CITY WA 99320
("Grantor"); FIRST AMERICAN TITLE CO a WASHINGTON corporation,
the address of which is
4108 W CLEARWATER AVE., KENNEWICK, WA, 99336 and its successors
in trust and assigns ("Trustee"); and

Washington Mutual Bank, a Washington corporation, the
address of which is 1201 Third Avenue, Seattle, Washington 98101 ("Beneficiary").

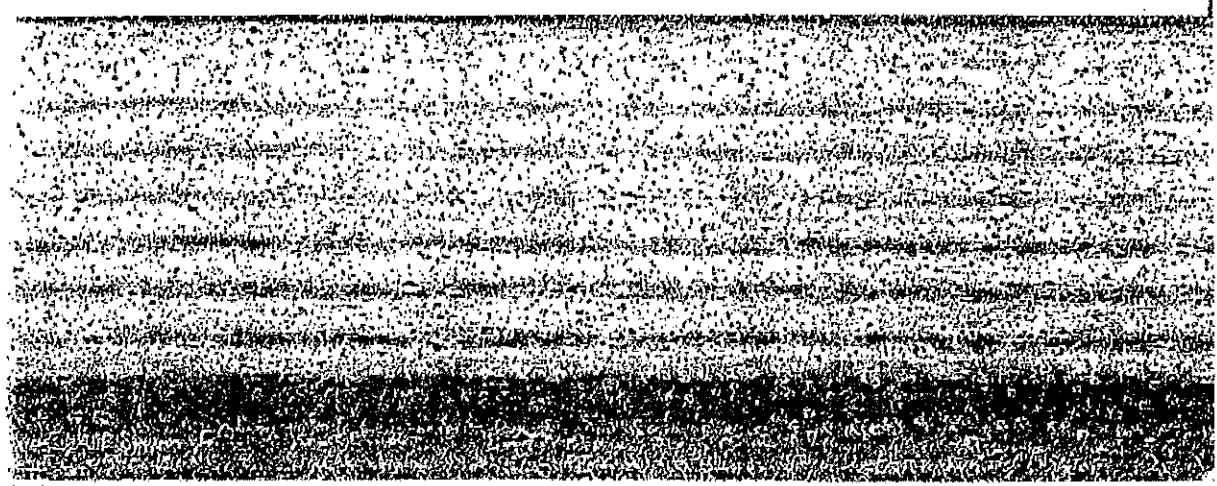
1. Granting Clause. Grantor hereby grants, bargains, sells and conveys to Trustee
and its successors in trust and assignees, in Trust, with power of sale, the real property in
BENTON County, Washington, described below, and all interest in it
Grantor ever gets:

SEE ATTACHED SCHEDULE C

(PTN SW SE 18-9-27) *Page 6*
PARCEL#1-1897-404-0002-001

together with: all income, rents and profits from it; all plumbing, lighting, air conditioning
and heating apparatus and equipment; and all fencing, blinds, drapes, floor coverings,
built-in appliances, and other fixtures, at any time installed on or in or used in connection
with such real property; and the mobile home referred to below and all its other
attachments and accessories.

All of the property described in this Section 1 is called the "Property". To the extent
any of the Property is personal property, Grantor grants Beneficiary, as secured party, a



security interest in all such property, and this Deed of Trust shall constitute a security agreement between Grantor and Beneficiary.

The Property includes a 1975 14 X 70 mobile home, Manufacturer FLEETHOOD, Model _____, Serial Number BQ570143K119728. The mobile home shall be permanently affixed to the real estate and not severed or removed therefrom without the prior written consent of the Beneficiary.

2. Security. This Deed of Trust is given to secure performance of each promise of Grantor contained herein and in a security agreement of the same date from Grantor to Beneficiary (the "Security Agreement") and the payment of THIRTY SEVEN THOUSAND EIGHT HUNDRED TEN AND 00/100 Dollars (\$37,810.00) (called the "Loan") with interest as provided in the promissory note which vouches the Loan (the "Note"), and any renewals, modifications or extensions thereof. It also secures payment of certain fees and costs of Beneficiary as provided in Section 10, and repayment of money advanced by Beneficiary under Section 6 or otherwise to protect the Property or Beneficiary's interest in the Property. All of this money is called the "Debt".

If this box is checked, the Note secured by this Deed of Trust provides for a variable rate of interest.

3. Representations of Grantor. Grantor warrants and represents that:

(a) Grantor is the owner or contract purchaser of the Property, which is unencumbered except by easements, reservations, and restrictions of record not inconsistent with the intended use of the Property, and any existing real estate contract, mortgage or deed of trust given in good faith and for value, the existence of which has been previously disclosed in writing to Beneficiary; and

(b) The Property is not used principally for agricultural or farming purposes.

4. Promises of Grantor. Grantor promises:

(a) To keep the Property in good repair; not to move, alter or demolish the mobile home or any of the other improvements on the Property without Beneficiary's prior written consent; and not to sell or transfer the Property or any interest in the Property in violation of the provisions of Section 5.

(b) To allow representatives of Beneficiary to inspect the Property at any reasonable hour, and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property;

(c) To pay on time all lawful taxes and assessments on the Property;

(d) To perform on time all terms, covenants and conditions of any prior real estate contract, mortgage or deed of trust on the Property or any part of it and pay all amounts due and owing thereunder in a timely manner;

(e) To see to it that this Deed of Trust remains a valid lien on the Property superior to all liens except those described in Section 3(a), and to keep the Property free of all encumbrances which may impair Beneficiary's security. It is agreed that if anyone asserts the priority of any encumbrance other than those described in Section 3(a) over this Deed of Trust in any pleading filed in any action, the assertion alone shall be deemed to impair the lien of this Deed of Trust for purposes of this Section 4(e); and

(f) To keep the mobile home and other improvements on the Property insured by a company satisfactory to Beneficiary against fire and extended coverage perils, and against such other risks as Beneficiary may reasonably require, in an amount equal to the full insurable value, and to deliver evidence of such insurance coverage to Beneficiary. Beneficiary shall be named as the first loss payee on all such policies pursuant to a standard lender's loss payable clause. The Amount collected under any insurance policy may be applied upon any indebtedness hereby secured in the same manner as payments

DATED AT Kennewick, Washington this 4th day of April, 1997

GRANTOR(S):

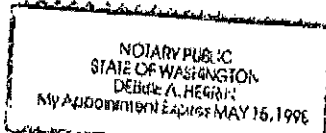
Herbert W. Hamilton
Deborah D. Hamilton

STATE OF Washington)
) SS.
COUNTY OF Benton)

On this day personally appeared before me HERBERT W. HAMILTON and SHEARAN A. HAMILTON, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 10th day of APRIL, 19 87.

Debbie A. Herrin
DEBBIE A. HERRIN
Notary public in and for the state of WASHINGTON
residing at KENNEWICK



REQUEST FOR FULL RECONVEYANCE

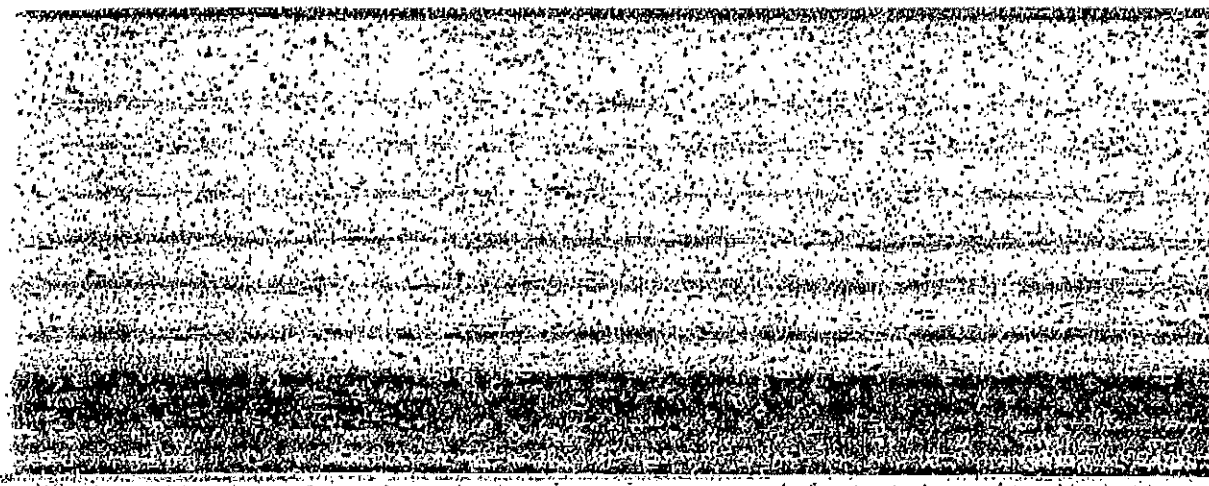
Do not record. To be used only when Note has been paid.

To: TRUSTEE

The undersigned is the legal owner and holder of the Note and all other indebtedness secured by the within Deed of Trust. Said Note, together with all other indebtedness secured by this Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of this Deed of Trust, to cancel the Note above mentioned, and all other evidences of indebtedness secured by this Deed of Trust, together with the Deed of Trust, and to convey, without warranty, to the parties designated by the terms of this Deed of Trust, all the estate now held by you thereunder.

Dated _____, 19 _____

Mail reconveyance to _____



SCHEDULE C

The land referred to in this Commitment is situated in the State of Washington, County of Benton and is described as follows:

The South half of the West 300 feet of the South half of the following described property:

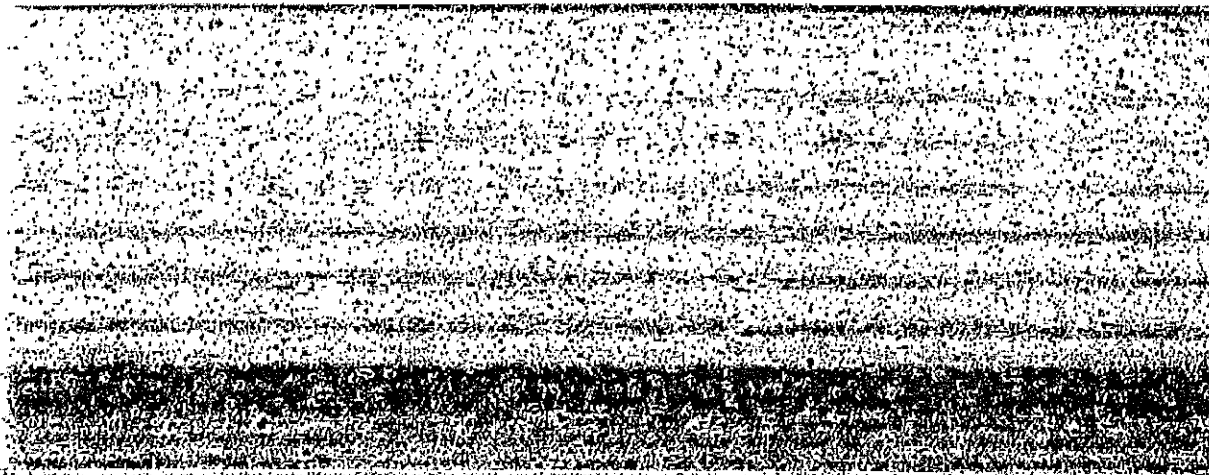
That portion of the Southwest quarter of the Southeast quarter of Section 18, Township 9 North, Range 27 East, W.M., Benton County, Washington, lying East of Vineland Addition to the town of Kiona, according to the Plat thereof recorded in Volume 1 of Plats, page 4, records of Benton County, Washington, EXCEPT the North 330 feet thereof and EXCEPT the South 330 feet thereof.

Also being known as the South half of the West 300 feet of Tract 2, I.W. Dudley's Subdivision of the Southwest quarter of the Southeast quarter of Section 18, Township 9 North, Range 27 East, W.M., according to the Plat thereof recorded in Volume 1 of plats, page 5, records of Benton County, Washington.

IWN

SRH

Hamilton



WHEN RECORDED, PLEASE RETURN TO:
CITY OF BENTON CITY
PO Box 70
Benton City WA 99320

CIVIL INFRACTION LIEN
Benton City Municipal Code 9.48.060

CITY OF BENTON CITY, a Washington) Municipal Corporation)	Tax Parcel No. 118974040002001
Grantee,)	
vs.)	
Herbert W. & Shearan Hamilton)	
Grantor.)	

NOTICE IS HEREBY GIVEN that the City of Benton City, a Washington Municipal Corporation, has and claims a lien for Civil Infraction Number(s) BEN19-015, charges against the following described premises situated in Benton City, Benton County, Washington, to wit:

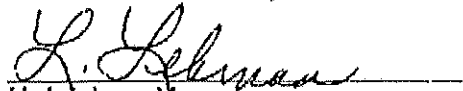
1975 Conchenco Governor 14 x 66; Section 18; Township 9; Range 27; Dudley's Y I & I Subdivision of Kiona: The west 300 feet, less the north 165 feet thereof of Tract 2 subject to easements and restrictions of record; together with east 10 ft of vacated Poplar St per resolution dated March 1919, County of Benton, WA. 1994 to correct legal); Dissolution of Drainage Improvement District 4 Sub A easement and/or right of way per Benton County Ordinance No. 441, adopted and passed November 6, 2006, recorded January 5, 2007, Auditor File No. 2007-000506.

More legally known as 306 6th St. Benton City, Washington.
Tax Parcel No. 118974040002001

Said lien is claimed for not exceeding six (6) months charges and interest now delinquent in the amount of \$1,050.00, and is also claimed for future civil violation charges against said premises.

DATED this 13th day of August, 2019

CITY OF BENTON CITY, WASHINGTON


Linda Lehman, Mayor

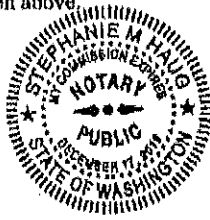
STATE OF WASHINGTON)

: ss.

COUNTY OF Benton)

On this 16 day of August, 2019, before me, personally appeared Linda Letman, Mayor of the City of Benton City, Washington, to me known to be the individual who executed the within and foregoing Instrument, and acknowledged said Instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunder set my hand and seal the day and year first written above.



Stephanie M. Haug
Print Name Stephanie Haug
NOTARY PUBLIC In and for the State of Washington
Residing at Kennewick, WA
My Commission Expires: 12/17/19

TA

March 22, 1974

AGREEMENT

285
SEARCHED BY [Signature]
INDEXED BY [Signature]

It is understood that the owners of Tracts 2 & 3 of I. W. Dudley's Subdivision of the Southwest quarter of the Southeast quarter of Section 18, Township 9 North, Range 27 East, W.M., according to plat thereof recorded in volume 1 of plats, page 5 of said county, shall share use and ownership of 5 horse irrigation pump, electrical panel and 3 inch PVC irrigation pipe that is now installed and located upon said premises and shall share expenses and labor for repair and maintenance of system.

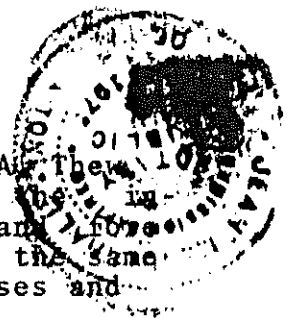
It is further mutually agreed and understood by the parties hereto, for themselves, and their respective heirs, executors, administrators and assigns, that this instrument shall be perpetual, and that the covenants, herein contained shall run with both parcels of land above described.

Dated: March 22, 1974

Orry A. Thew
ORRY A. THEW
Emma E. Thew
EMMA E. THEW
Dorothea Riddle
DOROTHEA RIDDLE

STATE OF WASHINGTON)
County of Denton } ss.

On this day personally appeared before me Orry A. Thew, Emma E. Thew and Dorothea Riddle, to me known to be the individuals described in and who executed the within and going instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.



GIVEN under my hand and official seal this 22nd day of March, 1974.

[Signature]
Notary Public in and for the State of Washington residing at



100ft

-119.479 46.260 Degrees

Benton County Property Search

Property Search Results > 47988 HAMILTON HERBERT W & SHEARAN A for Year 2019 - 2020

Property

Account

Property ID: 47988 Abbreviated Legal Description: 1975 Conchemco Governor 14 x 66; SECTION 18: TOWNSHIP 9; RANGE 27; DUDLEY'S Y I & I SUBDIVISION OF KIONA: THE WEST 300 FEET, LESS THE NORTH 165 FEET THEREOF OF TRACT 2 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD: TOGETHER WITH EAST 10 FT OF VACATED POPLAR ST PER RESOLUTION DATED MARCH 1919, COUNTY OF BENTON, WA. 1994 TO CORRECT LEGAL); DISSOLUTION OF DRAINAGE IMPROVEMENT DISTRICT 4 SUB A EASEMENT AND/OR RIGHT OF WAY PER BENTON COUNTY ORDINANCE NO. 441, ADOPTED AND PASSED NOVEMBER 6, 2006, RECORDED JANUARY 5, 2007, AUDITOR FILE NO. 2007-000506.

Parcel # / Geo ID: 118974040002001 Agent Code:
 Type: Real
 Tax Area: B1 - B1 Land Use Code: 18
 Open Space: N DFL: N
 Historic Property: N Remodel Property: N
 Multi-Family Redevelopment: N
 Township: 09 Section: 18
 Range: 27 Legal Acres: 1.1400

Location

Address: 306 S 6TH ST Mapsco:
 BENTON CITY, WA 99320
 Neighborhood: 143414 Benton City - Single Wide Map ID:
 Neighborhood CD: 143414 400

Owner

Name: HAMILTON HERBERT W & SHEARAN A Owner ID: 49722
 Mailing Address: c/o TARA WOJTKIEWICZ % Ownership: 100.0000000000%
 450 WOODBURY DR
 CRAIG, CO 81625

Exemptions:

Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.

Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2020 - 31550 (First Half/Next)	\$838.91	\$227.26	\$71.74	\$38.05	\$1175.96
2020 - 31550 (Balance)	\$1667.73	\$244.75	\$71.74	\$38.05	\$2022.27
2019 - 31635 (First Half/Next)	\$1427.17	\$205.27	\$175.61	\$225.74	\$2033.79
2018 - 31701 (First Half/Next)	\$945.75	\$203.96	\$124.74	\$298.91	\$1573.36
2017 - 31781 (First Half/Next)	\$2008.19	\$184.44	\$102.50	\$360.11	\$2655.24

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 06/26/2020

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									
Year	Statement ID	Taxing Jurisdiction		First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
2020	31550	BCLCFA - BENTON CITY LIBRARY CAPITAL FACILITY		\$6.02	\$6.01	\$0.36	\$0.24	\$0.00	\$12.63

2020	31550	CITB - CITY OF BENTON CITY	\$75.08	\$75.07	\$4.50	\$3.00	\$0.00	\$157.65
2020	31550	CTYGEN - COUNTY BENTON	\$78.01	\$78.00	\$4.68	\$3.12	\$0.00	\$163.81
2020	31550	FIR002 - FIRE DISTRICT #2	\$121.63	\$121.63	\$7.30	\$4.86	\$0.00	\$255.42
2020	31550	FIR002E - FIRE DISTRICT #2 EMS	\$36.02	\$36.01	\$2.16	\$1.44	\$0.00	\$75.63
2020	31550	HOSP - PROSSER HOSPITAL	\$22.69	\$22.69	\$1.36	\$0.91	\$0.00	\$47.65
2020	31550	LIB - MID-COLUMBIA LIBRARY	\$23.65	\$23.65	\$1.42	\$0.95	\$0.00	\$49.67
2020	31550	PRTB - PORT OF BENTON	\$26.09	\$26.08	\$1.56	\$1.04	\$0.00	\$54.77
2020	31550	SCH52 - KIONA BENTON SD 52	\$218.75	\$218.72	\$13.12	\$8.75	\$0.00	\$459.34
2020	31550	STATE - STATE SCHOOL	\$220.97	\$220.96	\$13.25	\$8.84	\$0.00	\$464.02
2020	31550	BCD - BENTON CONSERVATION DISTRICT	\$1.78	\$1.78	\$0.11	\$0.07	\$0.00	\$3.74
2020	31550	HORT - HORTICULTURAL PEST AND DISEASE CONTROL	\$0.75	\$0.75	\$0.04	\$0.03	\$0.00	\$1.57
2020	31550	IRRKIO - KIONA IRRIGATION	\$209.77	\$0.00	\$20.98	\$4.20	\$0.00	\$234.95
2020	31550	MOSBEN - MOSQUITO	\$12.46	\$12.46	\$0.75	\$0.50	\$0.00	\$26.17
2020	31550	WEDBEN - NOXIOUS WEED CONTROL BOARD	\$2.50	\$2.50	\$0.15	\$0.10	\$0.00	\$5.25
2020	31550	DLQ NOTICE - DELINQUENCY AVOIDANCE COST	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00
2020	31550	TOTAL:	\$1066.17	\$846.31	\$71.74	\$38.05	\$0.00	\$2022.27

▼ Statement Details

Year	Statement ID	Taxing Jurisdiction	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
2019	31635	BCLCFA - BENTON CITY LIBRARY CAPITAL FACILITY	\$6.23	\$6.21	\$1.36	\$1.74	\$0.00	\$15.54
2019	31635	CITB - CITY OF BENTON CITY	\$67.08	\$67.07	\$14.75	\$18.78	\$0.00	\$167.68
2019	31635	CTYGEN - COUNTY BENTON	\$73.96	\$73.93	\$16.26	\$20.70	\$0.00	\$184.85
2019	31635	FIR002 - FIRE DISTRICT #2	\$107.97	\$107.96	\$23.75	\$30.23	\$0.00	\$269.91
2019	31635	FIR002E - FIRE DISTRICT #2 EMS	\$31.58	\$31.58	\$6.94	\$8.84	\$0.00	\$78.94
2019	31635	HOSP - PROSSER HOSPITAL	\$20.52	\$20.51	\$4.51	\$5.74	\$0.00	\$51.28
2019	31635	LIB - MID-COLUMBIA LIBRARY	\$21.75	\$21.73	\$4.78	\$6.08	\$0.00	\$54.34
2019	31635	PRTB - PORT OF BENTON	\$23.60	\$23.59	\$5.20	\$6.61	\$0.00	\$59.00
2019	31635	SCH52 - KIONA BENTON SD 52	\$177.97	\$177.95	\$39.15	\$49.84	\$0.00	\$444.91
2019	31635	STATE - STATE SCHOOL	\$173.00	\$172.98	\$38.05	\$48.44	\$0.00	\$432.47
2019	31635	BCD - BENTON CONSERVATION DISTRICT	\$1.78	\$1.78	\$0.39	\$0.50	\$0.00	\$4.45
2019	31635	HORT - HORTICULTURAL PEST AND DISEASE CONTROL	\$0.75	\$0.75	\$0.16	\$0.21	\$0.00	\$1.87
2019	31635	IRRKIO - KIONA IRRIGATION	\$170.90	\$0.00	\$17.09	\$23.93	\$0.00	\$211.92
2019	31635	MOSBEN - MOSQUITO	\$12.16	\$12.15	\$2.67	\$3.40	\$0.00	\$30.38
2019	31635	WEDBEN - NOXIOUS WEED CONTROL BOARD	\$2.50	\$2.50	\$0.55	\$0.70	\$0.00	\$6.25
2019	31635	DLQ NOTICE - DELINQUENCY AVOIDANCE COST	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
2019	31635	TOTAL:	\$911.75	\$720.69	\$175.61	\$225.74	\$0.00	\$2033.79

▼ Statement Details

Year	Statement ID	Taxing Jurisdiction	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
2018	31701	BCLCFA - BENTON CITY LIBRARY CAPITAL FACILITY	\$3.67	\$3.66	\$0.81	\$1.90	\$0.00	\$10.04
2018	31701	CITB - CITY OF BENTON CITY	\$45.76	\$45.75	\$10.06	\$23.79	\$0.00	\$125.36
2018	31701	CTYGEN - COUNTY BENTON	\$43.09	\$43.07	\$9.47	\$22.40	\$0.00	\$118.03
2018	31701	FIR002 - FIRE DISTRICT #2	\$58.95	\$58.93	\$12.96	\$30.65	\$0.00	\$161.49
2018	31701	FIR002E - FIRE DISTRICT #2 EMS	\$16.18	\$16.18	\$3.56	\$8.41	\$0.00	\$44.33
2018	31701	HOSP - PROSSER HOSPITAL	\$11.70	\$11.69	\$2.57	\$6.08	\$0.00	\$32.04
2018	31701	LIB - MID-COLUMBIA LIBRARY	\$12.37	\$12.37	\$2.72	\$6.43	\$0.00	\$33.89
2018	31701	PRTB - PORT OF BENTON	\$13.50	\$13.50	\$2.97	\$7.02	\$0.00	\$36.99
2018	31701	SCH52 - KIONA BENTON SD 52	\$161.00	\$160.98	\$35.43	\$83.72	\$0.00	\$441.13
2018	31701	STATE - STATE SCHOOL	\$106.70	\$106.70	\$23.47	\$55.48	\$0.00	\$292.35
2018	31701	BCD - BENTON CONSERVATION DISTRICT	\$1.78	\$1.78	\$0.39	\$0.93	\$0.00	\$4.88
2018	31701	HORT - HORTICULTURAL PEST AND DISEASE CONTROL	\$0.75	\$0.75	\$0.16	\$0.39	\$0.00	\$2.05
2018	31701	IRRKIO - KIONA IRRIGATION	\$170.90	\$0.00	\$17.09	\$44.43	\$0.00	\$232.42
2018	31701	MOSBEN - MOSQUITO	\$12.18	\$12.18	\$2.68	\$6.33	\$0.00	\$33.37
2018	31701	WEDBEN - NOXIOUS WEED CONTROL BOARD	\$1.82	\$1.82	\$0.40	\$0.95	\$0.00	\$4.99
2018	31701	TOTAL:	\$660.35	\$489.36	\$124.74	\$298.91	\$0.00	\$1573.36

▼ Statement Details

Year	Statement ID	Taxing Jurisdiction	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
2017	31781	BCLCFA - BENTON CITY LIBRARY CAPITAL FACILITY	\$3.41	\$3.40	\$0.74	\$2.59	\$0.00	\$10.14
2017	31781	CITB - CITY OF BENTON CITY	\$39.28	\$39.27	\$8.64	\$29.85	\$0.00	\$117.04
2017	31781	CTYGEN - COUNTY BENTON	\$37.55	\$37.52	\$8.26	\$28.53	\$0.00	\$111.86
2017	31781	FIR002 - FIRE DISTRICT #2	\$51.63	\$51.62	\$11.36	\$39.23	\$0.00	\$153.84
2017	31781	FIR002E - FIRE DISTRICT #2 EMS	\$14.03	\$14.01	\$3.08	\$10.66	\$0.00	\$41.78
2017	31781	HOSP - PROSSER HOSPITAL	\$9.86	\$9.85	\$2.17	\$7.49	\$0.00	\$29.37
2017	31781	LIB - MID-COLUMBIA LIBRARY	\$10.73	\$10.72	\$2.35	\$8.15	\$0.00	\$31.95
2017	31781	PRTB - PORT OF BENTON	\$11.79	\$11.76	\$2.58	\$8.95	\$0.00	\$35.08
2017	31781	SCH52 - KIONA BENTON SD 52	\$140.26	\$140.23	\$30.85	\$106.59	\$0.00	\$417.93
2017	31781	STATE - STATE SCHOOL	\$63.14	\$63.13	\$13.89	\$47.98	\$0.00	\$188.14
2017	31781	BCD - BENTON CONSERVATION DISTRICT	\$1.43	\$1.43	\$0.32	\$1.09	\$0.00	\$4.27
2017	31781	HORT - HORTICULTURAL PEST AND DISEASE CONTROL	\$0.75	\$0.75	\$0.16	\$0.57	\$0.00	\$2.23

2017	31781	IRRKIO - KIONA IRRIGATION	\$170.90	\$0.00	\$17.09	\$64.94	\$0.00	\$252.93
2017	31781	MOSBEN - MOSQUITO	\$2.77	\$2.77	\$0.61	\$2.11	\$0.00	\$8.26
2017	31781	WEDBEN - NOXIOUS WEED CONTROL BOARD	\$1.82	\$1.82	\$0.40	\$1.38	\$0.00	\$5.42
2017	31781	FCOST - FCOST	\$1225.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1225.00
2017	31781	IRRCC - County Irrigation Collection Cost	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
2017	31781	TOTAL:	\$1804.35	\$388.28	\$102.50	\$360.11	\$0.00	\$2655.24

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$78,840
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$65,210
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
<hr/>		
(=) Market Value:	=	\$144,050
(-) Productivity Loss:	-	\$0
<hr/>		
(=) Subtotal:	=	\$144,050
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$144,050
<hr/>		
(=) Total Appraised Value:	=	\$144,050
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
<hr/>		
(=) Taxable Value:	=	\$144,050

Taxing Jurisdiction

Owner: HAMILTON HERBERT W & SHEARAN A
 % Ownership: 100.000000000000%
 Total Value: \$144,050
 Tax Area: B1 - B1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
BNTCTY	BENTON CITY	1.0423425048	\$144,050	\$144,050	\$150.15
BNTCTYADR	BENTON CITY ADMIN REFUND	0.0000000000	\$144,050	\$144,050	\$0.00
CNYADMR	COUNTY ADMIN REFUND	0.0000000000	\$144,050	\$144,050	\$0.00
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000000	\$144,050	\$144,050	\$3.60
CNYVET	COUNTY VETERANS	0.0113000000	\$144,050	\$144,050	\$1.63
COUNTY	COUNTY	1.0467412064	\$144,050	\$144,050	\$150.78
FIRE2	FIRE DIST #2	1.5000000000	\$144,050	\$144,050	\$216.08
FIRE2ADR	FIRE DIST #2 ADMIN REFUND	0.0000000000	\$144,050	\$144,050	\$0.00
FIRE2BD	FIRE DIST #2 BOND	0.1886879655	\$144,050	\$144,050	\$27.18
PROHOSP	PROSSER HOSPITAL	0.3150382321	\$144,050	\$144,050	\$45.38
LIBADR	MID-COLUMBIA LIBRARY ADMIN REFUND	0.0000000000	\$144,050	\$144,050	\$0.00
MCLIB	MID-COLUMBIA LIBRARY	0.3283417861	\$144,050	\$144,050	\$47.30
PORTBNT	PORT OF BENTON	0.3133258756	\$144,050	\$144,050	\$45.13
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0488772608	\$144,050	\$144,050	\$7.04
PTBNTADR	PORT OF BENTON ADMIN REFUND	0.0000000000	\$144,050	\$144,050	\$0.00
SD52	SCHOOL DIST 52 DEBT SERVICE	1.3069845148	\$144,050	\$144,050	\$188.27
SD52ADR	SCHOOL DIST 52 ADMIN REFUND	0.0102127426	\$144,050	\$144,050	\$1.47
SD52MO	SCHOOL DIST 52 ENRICHMENT	1.7197164669	\$144,050	\$144,050	\$247.73
STATE	STATE SCHOOL	1.9931574122	\$144,050	\$144,050	\$287.11
STATE2	STATE SCHOOL PART 2	1.0747965210	\$144,050	\$144,050	\$154.82
FIRE2EMS	FIRE DIST #2 EMS	0.5000000000	\$144,050	\$144,050	\$72.03
FIRE2EMSR	FIRE DIST #2 EMS ADMIN REFUND	0.0000000000	\$144,050	\$144,050	\$0.00
BCTYLIBADR	BENTON CITY LIBRARY CAP FACILITIES ADMIN REFUND	0.0002742225	\$144,050	\$144,050	\$0.04
BNTCTYLIB	BENTON CITY LIBRARY CAPITAL FACILITIES BOND	0.0832327961	\$144,050	\$144,050	\$11.99
Total Tax Rate:		11.5080295074			

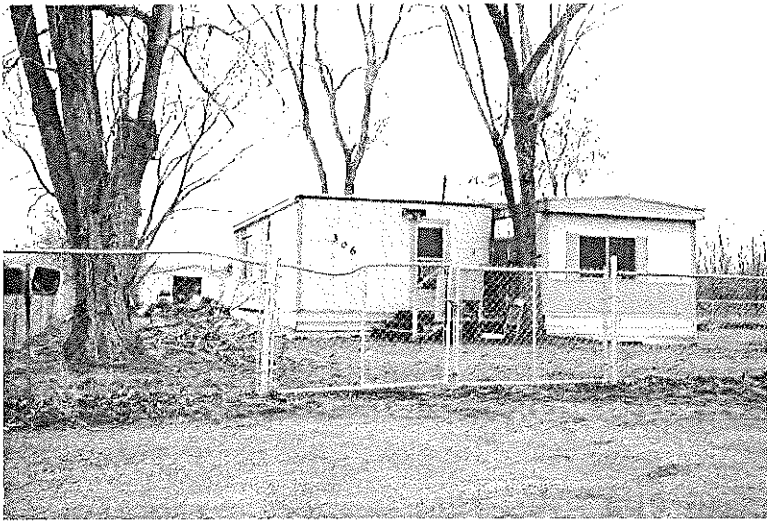
Taxes w/Current Exemptions:	\$1,657.73
Taxes w/o Exemptions:	\$1,657.73

Improvement / Building

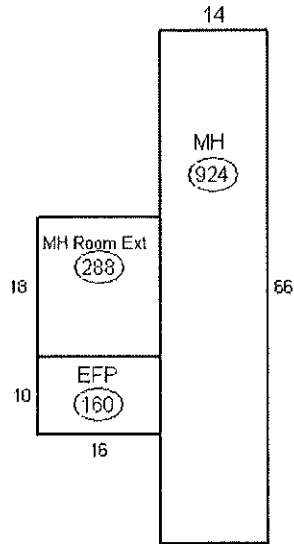
Improvement #1: MANUFACTURED HOME State Code: 541 1212.0 sqft Value: \$78,840

Type	Description	Class CD	Sub Class CD	Year Built	Area
MHOME	Manufactured Home	Fair	*	1975	924.0
SWE	Sewer Water Electric	Fair	*	1950	0.0
EncPorch	Enclosed Porch	Fair	*	1975	160.0
MHomeAdd	Manufactured Home Addition	Fair	*	2000	288.0
CovDeck	Covered Deck	Fair	*	1975	180.0
SHED	Shed	Fair	*	1950	196.0

Property Image



- 02
- 03
- 04



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	9	Homesite	1.1400	49658.40	0.00	0.00	1.00	\$65,210	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2020	N/A	N/A	N/A	N/A	N/A
2019	\$78,840	\$65,210	\$0	\$144,050	\$144,050
2018	\$61,100	\$65,210	\$0	\$126,310	\$126,310

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	04/16/1997	HDeed	Historical Deed	HAMILTON,HERBERT W-SHEARAN A	UNKNOWN		199701540	\$39,800.00	0	
2	04/04/1997	HDeed	Historical Deed	ZUCK,LARRY D-JULIE B	UNKNOWN		199701342	\$0.00	0	
3	09/29/1992	HDeed	Historical Deed	ZUCK,LARRY D-JULIE B	UNKNOWN		199204794	\$40,000.00	0	

Payout Agreement

No payout information available..

[Assessor Website](#)
 [Treasurer Website](#)
 [Mapping Website](#)