



CHICAGO TITLE[®]

OF WASHINGTON

Whatcom County Parcel Information

Parcel #:	3703063713690000
Alt Parcel:	183224
Site Address:	750 Samish Way Bellingham WA 98229 - 2904
Owner:	Adams Old Samish LLC
	34073 N Bell Rd Queen Creek AZ 85144 - 0222
Taxpayer:	
Tax Account #:	
Twn/Range/Section:	37N / 03E / 06 / NE
Parcel Size:	0.80 Acres (34,848 SqFt)
Census Tract/Block:	000902 / 1013
Waterfront:	
Levy Code:	0100
Levy Rate:	8.2982
Assessment Year:	2024
Total Value:	\$393,030.00
Building Ct:	0

Tax Information

Tax Year	Annual Tax
2026	\$5,667.41
2025	\$3,219.40
2024	\$3,060.80

Legal

LOT A SAMISH VIEW LLA AS REC AF 2016-1203452

Land

Land Use:	9120 - COMMERCIAL	Neighborhood:	18
Zoning:	C - Commercial	Recreation:	
Watershed:	1711000406 - Whatcom Creek-Frontal Bellingham Bay	School District:	Bellingham
Primary School:	Happy Valley Elementary School	Middle School:	Fairhaven Middle School
High School:	Sehome High School		

Improvement

Year Built:	Building Type:	Building Use:	
Bedrooms:	Foundation:	Roof Covering:	
Bathrooms:	Full Baths:	Half Baths:	
Finished Area:	Floor 1:	Floor 2:	
Exterior Walls:	Heat:	Garage:	0
Carport:	Deck:	Patio:	
Porch:	Balcony:	Basement:	

Transfer Information

Rec. Date:	10/11/2019	Sale Price:	\$900,000.00	Doc Num:	1001604	Doc Type:	Warranty Deed
Owner:	Adams Old Samish LLC			Grantor:	TROSKE KEITH A		
Orig. Loan Amt:				Title Co:	CHICAGO TITLE INSURANCE		
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.

Whatcom County Assessor & Treasurer

Property

Account

Property ID: 183224 Abbreviated Legal Description: LOT A SAMISH VIEW LLA AS REC AF 2016-1203452
 Parcel # / Geo ID: 3703063713690000 Agent Code:
 Type: Real
 Tax Area: 0100 - BELLINGHAM 501 AH Land Use Code 91
 Open Space: N DFL N
 Historic Property: N Remodel Property: N
 Multi-Family Redevelopment: N
 Township: T37N Section: 06
 Range: R03E Legal Acres: 0.8000

Location

Address: 750 SAMISH WAY BELLINGHAM, WA Mapsco:
 Neighborhood: 4110020500 COB COM VAC LAND Map ID: 4JG_C2
 Neighborhood CD: 4110020500

Owner

Name: ADAMS OLD SAMISH LLC Owner ID: 565486
 Mailing Address: 34073 N BELL RD % Ownership: 100.0000000000%
 QUEEN CREEK, AZ 85144-0222
 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
2026 - 114902 (Balance)	\$2819.40	\$14.25	\$0.00	\$0.00	\$2833.65

Total Amount to Pay: \$

*Convenience Fee not included

Taxes and Assessment Details

Property Tax Information as of 06/17/2026

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	114902	\$2833.76	\$2833.65	\$0.00	\$0.00	\$2833.76	\$2833.65
▶ Statement Details							
2025	115265	\$1609.74	\$1609.66	\$0.00	\$0.00	\$3219.40	\$0.00
▶ Statement Details							
2024	115694	\$1530.50	\$1530.30	\$0.00	\$0.00	\$3060.80	\$0.00
▶ Statement Details							
2023	116206	\$1663.09	\$1662.99	\$0.00	\$0.00	\$3326.08	\$0.00

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$679,536
 (+) Curr Use (HS): + \$0 \$0
 (+) Curr Use (NHS): + \$0 \$0

 (=) Market Value: = \$679,536

(-) Productivity Loss:	-	\$0

(=) Subtotal:	=	\$679,536
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$679,536

(=) Total Appraised Value:	=	\$679,536
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0

(=) Taxable Value:	=	\$679,536

Map List

Taxing Jurisdiction

Owner: ADAMS OLD SAMISH LLC
 % Ownership: 100.0000000000%
 Total Value: \$679,536
 Tax Area: 0100 - BELLINGHAM 501 AH

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
BHAH	CITY OF BELLINGHAM AFF HSG	0.0575829883	\$679,536	\$679,536	\$39.13
BHFP	CITY OF BELLINGHAM FIRE PENSION	0.1257096822	\$679,536	\$679,536	\$85.42
BHGEN	CITY OF BELLINGHAM GENERAL FUND	0.7728247383	\$679,536	\$679,536	\$525.16
BHGW5	CITY OF BELLINGHAM GREENWAYS V	0.4141733866	\$679,536	\$679,536	\$281.45
BHRDA	CITY OF BELLINGHAM RDA	0.0039489994	\$679,536	\$679,536	\$2.68
CFL	CONSERVATION FUTURES	0.0228313906	\$679,536	\$679,536	\$15.51
FCZDL	FLOOD CONTROL ZONE	0.1038882491	\$679,536	\$679,536	\$70.60
PTBOND	PORT OF BELLINGHAM GO BOND	0.0000000000	\$679,536	\$679,536	\$0.00
PTGEN	PORT OF BELLINGHAM GENERAL FUND	0.1241748324	\$679,536	\$679,536	\$84.38
PTRDA	PORT OF BELLINGHAM RDA	0.0002012100	\$679,536	\$679,536	\$0.14
SD501B	BELLINGHAM SCHOOL #501 BOND	0.8535955826	\$679,536	\$679,536	\$580.05
SD501CP	BELLINGHAM SCHOOL #501 CAPITAL PROJECTS	0.6621990066	\$679,536	\$679,536	\$449.99
SD501FCP	BELLINGHAM SCHOOL #501 FACILITIES CAPITAL PROJECTS	0.3603452761	\$679,536	\$679,536	\$244.87
SD501MO	BELLINGHAM SCHOOL #501 ENRICHMENT	1.4067452148	\$679,536	\$679,536	\$955.93
SD501SMO	BELLINGHAM #501 SUPPL ENRICHMENT	0.0000000000	\$679,536	\$679,536	\$0.00
SD501TRV	BELLINGHAM #501 TRANSPORTATION	0.0000000000	\$679,536	\$679,536	\$0.00
WA1	STATE SCHOOL PART 1	1.4584629823	\$679,536	\$679,536	\$991.08
WA2	STATE SCHOOL PART 2	0.7861003722	\$679,536	\$679,536	\$534.18
WCCE	COUNTY CURRENT EXPENSE	0.5668806380	\$679,536	\$679,536	\$385.22
WCCI	CHILDRENS INITIATIVE	0.1644255019	\$679,536	\$679,536	\$111.73
WCCT	COUNTY MENTAL HEALTH	0.0125000000	\$679,536	\$679,536	\$8.49
WCDD	COUNTY DEVELOPMENTAL DISABILITY	0.0125000000	\$679,536	\$679,536	\$8.49
WCER	COUNTY ELECTION RESERVE	0.0056578718	\$679,536	\$679,536	\$3.84
WCVR	COUNTY VETERANS RELIEF	0.0112499999	\$679,536	\$679,536	\$7.64
AHBH13	AFFORDABLE HOUSING BHAM	0.1132050188	\$679,536	\$679,536	\$76.93
WCEMS	WHATCOM COUNTY EMS	0.2589959107	\$679,536	\$679,536	\$176.00
Total Tax Rate:		8.2981988526			
				Taxes w/Current Exemptions:	\$5,638.91
				Taxes w/o Exemptions:	\$5,638.91

Improvement / Building

Sketch

No sketches available for this property.

Property Image



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	9120	COMMERCIAL	0.8000	34848.00	0.00	0.00	0.00	\$679,536	\$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	\$0	\$679,536	\$0	\$679,536	\$679,536
2024	\$0	\$393,030	\$0	\$393,030	\$393,030
2023	\$0	\$393,030	\$0	\$393,030	\$393,030
2022	\$0	\$393,030	\$0	\$393,030	\$393,030
2021	\$0	\$350,919	\$0	\$350,919	\$350,919
2020	\$0	\$331,056	\$0	\$331,056	\$331,056
2019	\$0	\$331,056	\$0	\$331,056	\$331,056
2018	\$0	\$312,238	\$0	\$312,238	\$312,238
2017	\$0	\$278,784	\$0	\$278,784	\$278,784

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
---	-----------	------	-------------	---------	---------	--------	------	------------	---------------	-------------

1	10/09/2019	SWD	STATUTORY WARRANTY DEED	KEITH A & BARBARA TROSKE 50% & JEFFREY VLASIC 50%	ADAMS OLD SAMISH LLC	\$900,000.00	234727	2019- 1001604
2	10/08/2019	SWD	STATUTORY WARRANTY DEED	BAYRICH DEVELOPMENT USA LTD 50%	KEITH A TROSKE 25% & JEFFREY VLASIC 25%	\$320,042.00	234636	2019- 1001058
183225 800 SAMISH WAY BELLINGHAM, WA LOT B SAMISH VIEW LLA AS REC AF 2016-1203452								
3	10/08/2019	SWD	STATUTORY WARRANTY DEED	SAMISH WAY SHORT PLAT LLC	BAYRICH DEVELOPMENT USA LTD 50% & KEITH A TROSKE 25% &	\$0.00	234635	2019- 1001057

Payout Agreement



When recorded return to:
Dave Anthony Adams
Adams Old Samish LLC
514 North Wayne's Ridge Circle
Camano Island, WA 98282

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245416808

STATUTORY WARRANTY DEED

THE GRANTOR(S) Keith A. Troske and Barbara Troske, a married couple, as to an undivided 50% interest and Jeffrey Vlastic, as his separate estate, as to an undivided 50% interest

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys, and warrants to Adams Old Samish LLC, a limited liability company

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

Lot A, Samish View Lot Line Adjustment, according to the map thereof, recorded December 28, 2016 under Auditor's File No. 2016-1203452, records of Whatcom County, Washington.

Situate in Whatcom County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 183224 / 370306 371369 0000,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: October 9, 2019

[Handwritten Signature]

Keith A. Troske

[Handwritten Signature]

Barbara Troske

[Handwritten Signature]

Jeffrey Vlasic

State of WASHINGTON
County of WHATCOM

I certify that I know or have satisfactory evidence that Keith A. Troske and Barbara Troske are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/09/2019

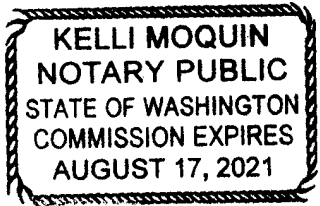
[Handwritten Signature]

Name: Kelli Moquin

Notary Public in and for the State of WA

Residing at: Blaine WA

My appointment expires: 08/17/2021



State of WASHINGTON
County of WHATCOM

I certify that I know or have satisfactory evidence that Jeffrey Vlasic is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/09/2019

[Handwritten Signature]

Name: Kelli Moquin

Notary Public in and for the State of WA

Residing at: Blaine WA

My appointment expires: 08/17/2021

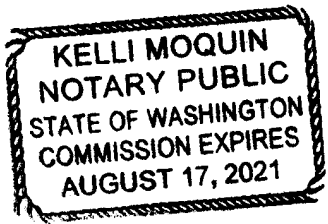


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on **Samish View Short Plat:**

Recording No: 1471393

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on **Samish Way Short Plat Lot Line Adjustment:**

Recording No: 1470983

3. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: November 16, 1972

Recording No.: 1127222

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Bellingham
Purpose: Sanitary Sewer line and side sewers
Recording Date: November 12, 1973
Recording No.: 1150334 and 1150335
Affects: Said premises and other property

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: February 9, 1979

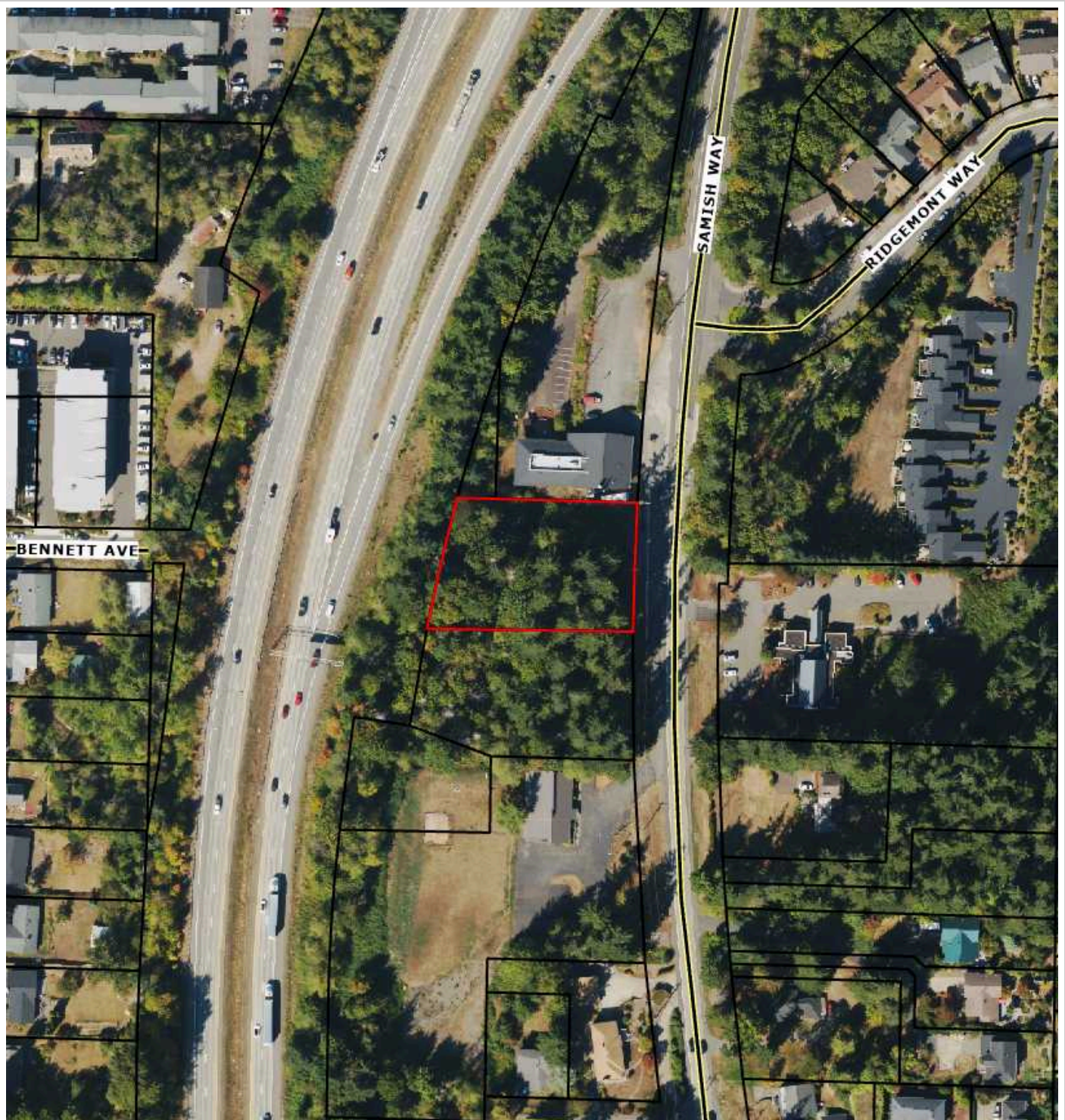
EXHIBIT "A"

Exceptions (continued)

- Recording No.: 1314925
Affects: Said premises and other property
6. Terms, conditions and provisions contained in instrument:
- Recording Date: October 6, 1983
Recording No.: 1460977
Executed by: City of Bellingham
Regarding: Water System Latecomers Agreement
Affects: Said premises and other property
7. Terms, conditions and provisions contained in instrument:
- Recording Date: February 8, 1984
Recording No.: 1471395
Executed by: City of Bellingham
Regarding: Agreement to make public improvements
Affects: Said premises and other property
8. Terms, conditions and provisions contained in instrument:
- Recording Date: February 14, 1984
Recording No.: 1471897
Executed by: Samish Way Center Partnership
And: Samish Way Baptist Church
Regarding: Parkeing Agreement and other agreements
Affects: Said premises and other property
9. Terms, conditions, easements and provisions contained in City of Bellingham Ordinance No. 8649 - Vacation of Bennett Avenue.
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Samish View Lot Line Adjustment :

Recording No: 2016-1203452

Aerial Map

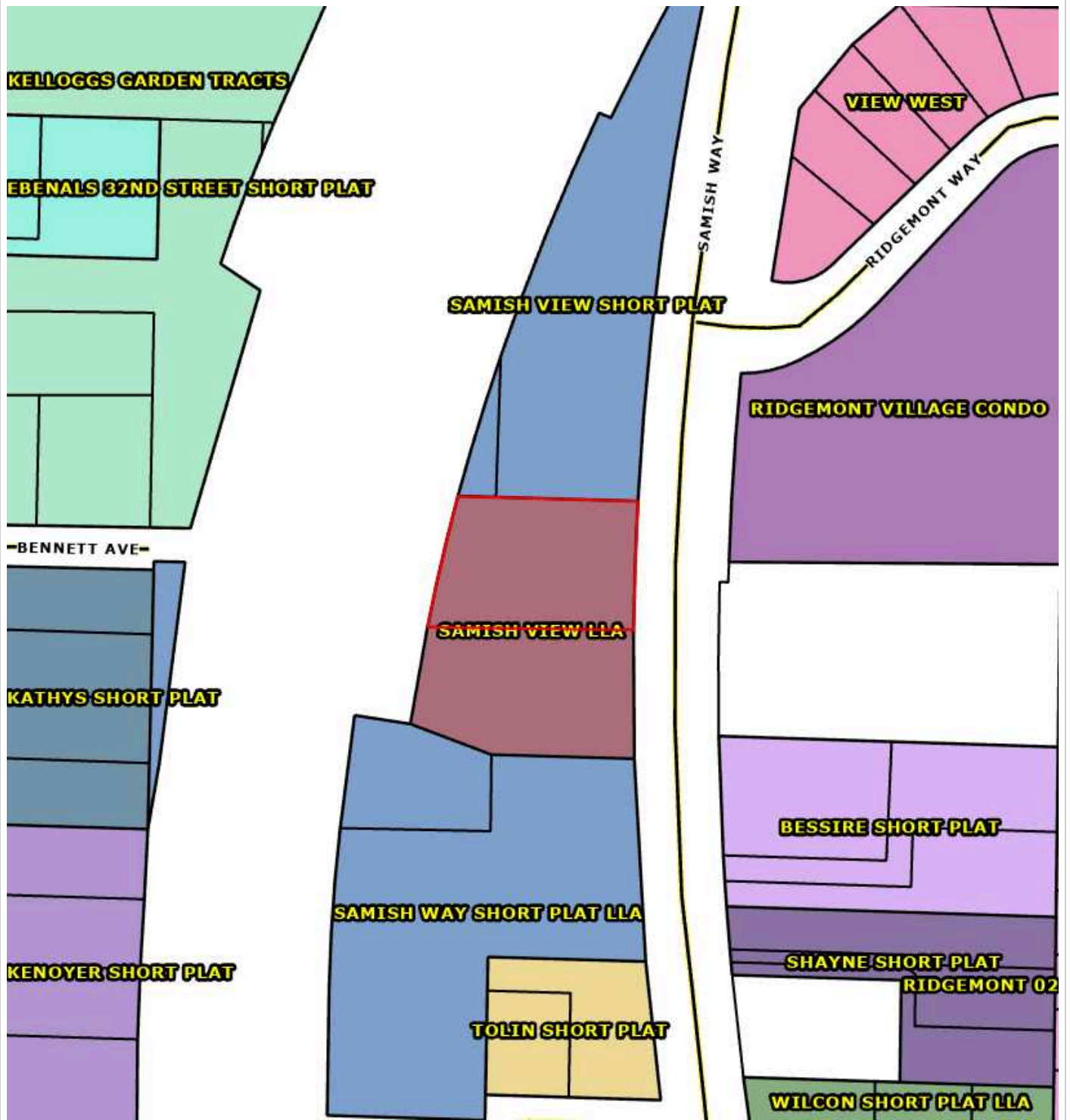


CHICAGO TITLE[®]
OF WASHINGTON

Parcel ID: 3703063713690000

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Subdivision Map



CHICAGO TITLE
OF WASHINGTON

Parcel ID: 3703063713690000

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

2016-1203452

SAMISH VIEW LOT LINE ADJUSTMENT

CITY SHORT PLAT/LLA NO. 2537-A

A PORTION OF THE SE 1/4, NE 1/4, SECTION 6, TOWNSHIP 37 NORTH, RANGE 3 EAST, W.M., CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON

DECLARATION
KNOW ALL PERSONS BY THESE PRESENTS THAT I, THE UNDERSIGNED MEMBER OF SAMISH WAY SHORT PLAT, LLC, HEREBY DECLARE
THIS LOT LINE ADJUSTMENT IS MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY WISHES.

Keith Troske
KEITH TROSKE (MEMBER)
SAMISH WAY SHORT PLAT, LLC

LEGAL DESCRIPTION
LOTS B, C AND D OF SAMISH VIEW SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF SHORT PLATS, PAGE 21, UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 1471393, RECORDS OF WHATCOM COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF VACATED BENNETT AVENUE LYING EASTERLY OF INTERSTATE NO. 5 AS WOULD ATTACH BY OPERATION OF LAW, PURSUANT TO BELLINGHAM ORDINANCE NO. 8649.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
 SS)
COUNTY OF WHATCOM)

ON THIS 21st DAY OF December, 2016, BEFORE ME THE UNDERSIGNED, APPEARED KEITH TROSKE, A MEMBER OF SAMISH WAY SHORT PLAT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT HE IS DULY AUTHORIZED TO SIGN FOR SAID CORPORATION, ALSO DESCRIBED AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN SET FORTH.

Brian D. Christie
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Bellingham
DATE 01/31/20
TERM EXPIRATION DATE

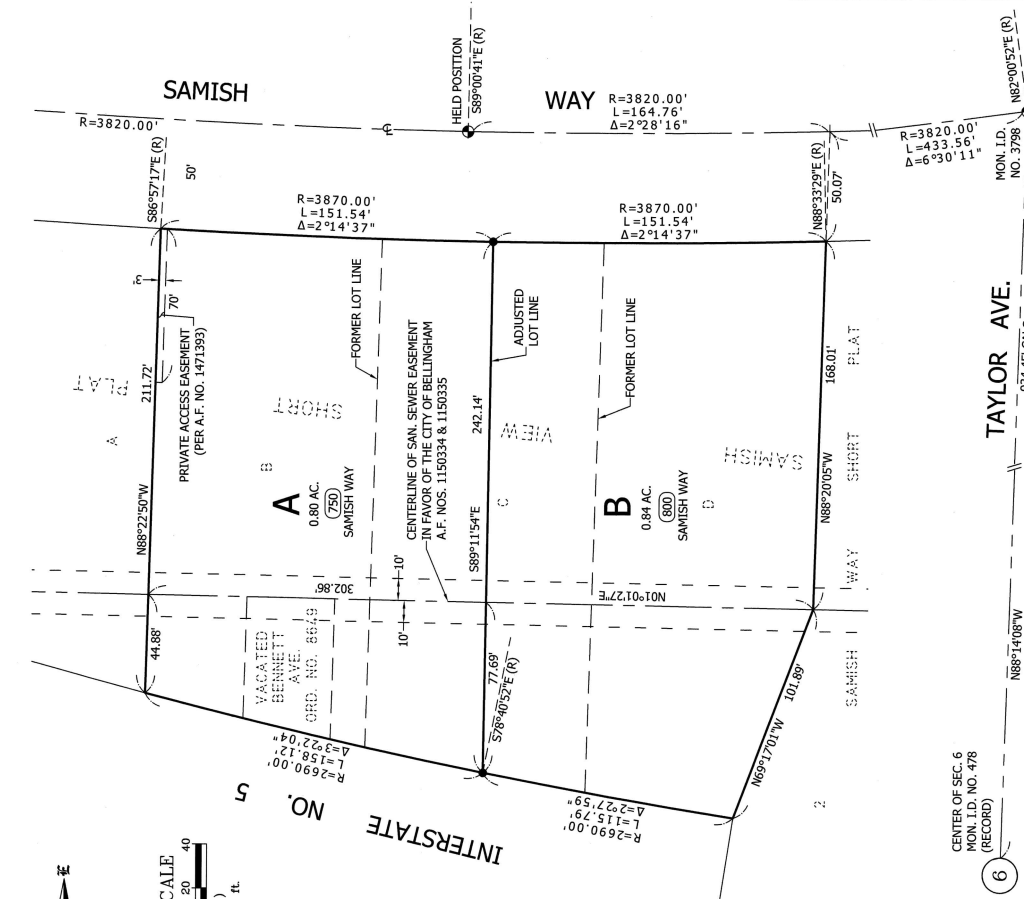
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
THIS LOT LINE ADJUSTMENT HAS BEEN EXAMINED THIS 21st DAY OF December, 2016 FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND LOCAL ORDINANCES, TOGETHER WITH A REVIEW OF THE TECHNICAL DATA HEREON.

Planner
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
TITLE

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF KEITH TROSKE IN APRIL, 2016.

Brian D. Christie
BRIAN D. CHRISTIE, P.L.L.S. # 18897
DATE 12-22-16

CHRISTIE & CHRISTIE LAND SURVEYING, INC.
222 GRAND AVE, SUITE 101, PH. # 360.471.8825, FAX # 360.671.8825
BELLINGHAM, WASHINGTON 98225



DATE OF SURVEY
OCTOBER 17, 2016

LEGEND

- FOUND BRASS DISK MONUMENT
- SET 1/2" REBAR/CAP (LS # 18897) (OCT. 2016)

NOTE: MON. FID. 0.20' N88°14'08"W OF CALCULATED CENTERLINE OF SAMISH WAY RIGHT-OF-WAY
BASIS OF BEARING
NAD 83/98; INVERSE BEARING FROM BRASS DISK MONUMENT SHOWN AS "HELD POSITION" TO BRASS DISK AT TAYLOR AVE. & SAMISH WAY BEARING S09°28'46"E, 597.69'.
NOTE: CITY OF BELLINGHAM MONUMENT I.D. NOS. 478 AND 3798, INVERSE BEARING N88°14'08"W, IS CALCULATED FROM RECORD COORDINATES PROVIDED BY THE CITY OF BELLINGHAM.

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 29th DAY OF December, 2016 AT 9:50 A.M.
UNDER AUDITOR'S FILE NO. 2016-1203452
Debbie Adelson
BY *Debbie Adelson*
WHATCOM COUNTY AUDITOR