

CAN I BUILD HERE?

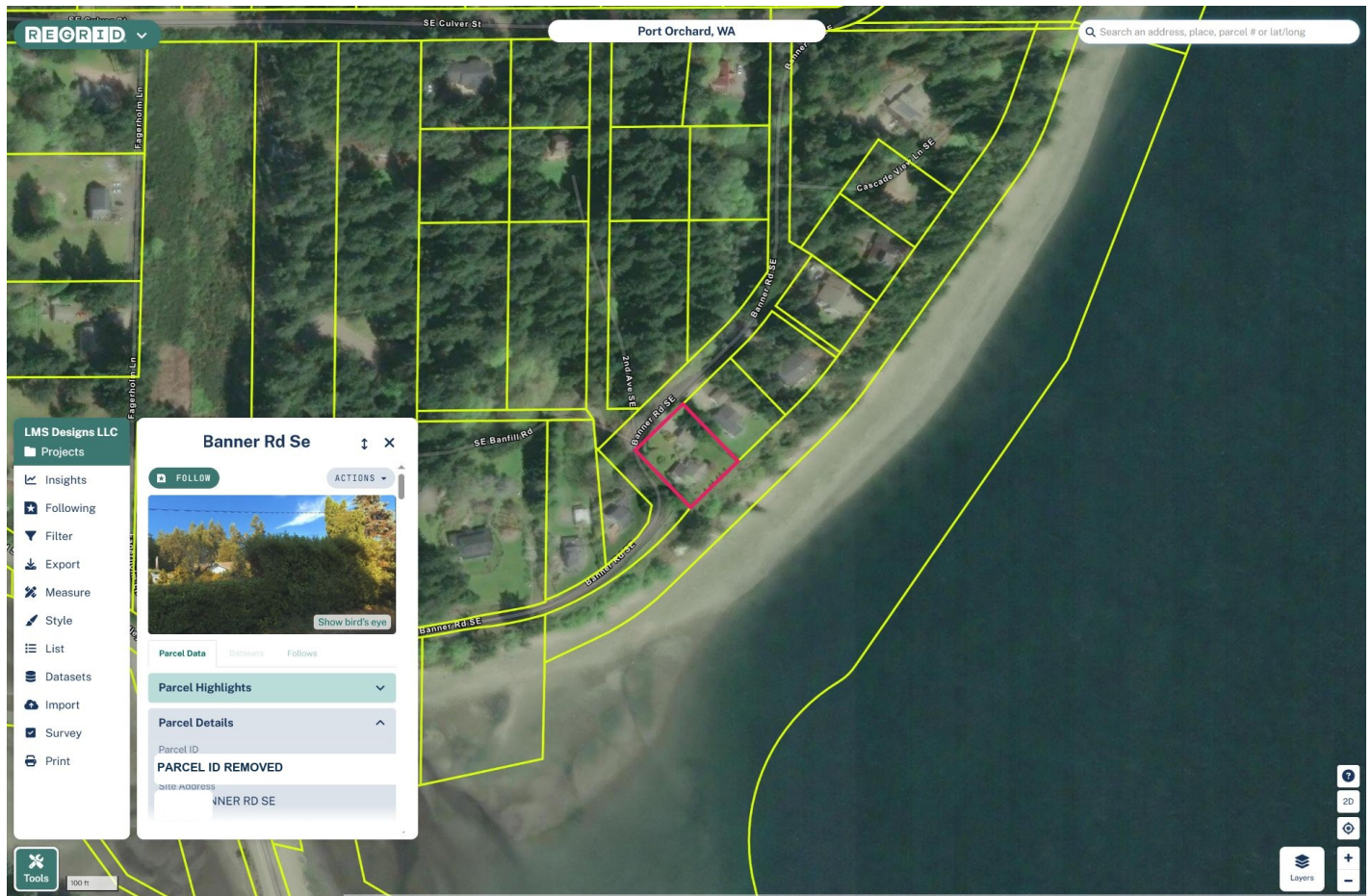
PROPERTY & PROJECT FEASIBILITY ANALYSIS

Kitsap County, Washington - sample property

Prepared for: Private residential clients

Prepared by: Larry Stevens, L M Stevens Designs LLC

Report date: September 2, 2026



Purpose: Early-stage due diligence for an existing-residence remodel and second-story addition. This report organizes public records, mapping, and plan information; it is not a survey, title report, legal opinion, engineering report, septic design, or permit approval.

1. Executive decision summary

Preliminary result: PROCEED WITH AGENCY CONFIRMATION. The existing single-family residential use is consistent with the mapped RP zone, and the project is an addition/remodel rather than creation of a new lot. No fatal feasibility conflict was identified in the records reviewed. A historical Health District road file and septic/site drawings were located through an archived-address cross-check; identifying address information is withheld in this public sample. The system locations must now be reconciled with the proposed addition and verified in the field before permit reliance.

Topic	Verified finding	Action
Jurisdiction	Unincorporated Kitsap County; mapped RP zoning	Use Kitsap County requirements for permit review. The Mason County text in the title block identifies the designer's business location.
Existing/proposed area	1,679 sf existing; 2,946 sf proposed; net +1,267 sf	Use the engineered construction set as controlling project scope.
Wastewater	Health GIS: Standard Gravity OSS, installed 10/11/1990; not sewerred	Obtain record drawing/as-built and confirm addition, deck, foundations and reserve area clearances.
Water	Health GIS identifies private water; MLS describes individual well	Confirm well protection area and current water adequacy requirements.
Critical areas	County GIS layers reviewed; mapped results are screening data only	Retain the county map and verify field conditions; obtain specialist review if county flags a mapped/observed hazard.
Property boundaries	Parcel mapping and Regrid are approximate	Do not dimension permit setbacks from aerial imagery; use survey/field verification where needed.

2. Property identity and public-record profile

Field	Result
Site	Kitsap County, Washington - sample property
Assessor account	REDACTED
Tax lot	REDACTED
Mapped zoning	RP - Rural Protection
Parcel area	0.43 acre / approximately 18,750 sf
Existing use	Single-family residence
Year built	1917
Existing living area	1,679 sf
Other improvement	Detached garage, approximately 648 sf (plan/assessor description)
County taxpayer/owner note	Redacted for public sample

Source distinction: project-client names and proposed work come from the submitted construction set. Parcel, zoning, permit, sale, utility and environmental statements are separately attributed to public databases.

2A. Existing residence - real-estate listing imagery

These MLS-distributed photographs document the marketed appearance of the residence and detached garage before the proposed remodel. They provide useful visual context but are not a current inspection and do not verify concealed construction, dimensions, property boundaries, septic components, or present condition.



Exterior and site views



Photo sources: NWMLS-distributed listing imagery displayed by Realtor.com and Redfin, listing 2433013. Photographs are included for property-identification and feasibility-review context; source watermarks and attribution are retained.

2B. Real-estate, sale and assessed-value context

Listing/property characteristic	Reported information
MLS status	Sold October 21, 2025
Residence	1917 Craftsman; 1,679 sf; two stories
Rooms	3 bedrooms; 1 full bath and 1 half bath reported by listing sources
Site	0.43-acre corner lot; partially fenced; deck/patio; RV parking; fruit trees
Accessory structure	Detached two-car garage, approximately 648 sf
Utilities	Individual well, septic system, electric baseboard heat
Listing condition	Marketed as a fixer; report does not adopt this as a professional condition assessment

Price, transfer and value history

Date / year	Event or value	Amount
Oct. 21, 2025	MLS-reported closed sale	\$685,000
Sept. 12, 2025	MLS list price	\$680,000
Apr. 6, 2006	Recorded/public sale	\$585,000
Oct. 27, 1994	Recorded/public sale	\$212,000
Apr. 25, 1985	Recorded/public sale	\$90,000
2026 assessment	Land \$270,820 + improvements \$357,460	\$628,280
2026 property tax	Reported annual tax	\$5,498
2022 assessment	Land \$216,650 + improvements \$289,310	\$505,960
2019 assessment	Land \$148,800 + improvements \$207,440	\$356,240

Market figures are historical context, not an appraisal or forecast of post-remodel value. MLS dates/prices are secondary market records; deed, excise and assessor records control recorded-transfer and tax verification.

3. Proposed project - what the client wants

The construction documents describe a major remodel and second-story addition to the existing residence. Work includes selective demolition, new foundation and framing where required, first-floor reconfiguration, new second-story living area, a covered entry, exterior deck, roof modifications, new windows and doors, and complete interior remodeling. The completed residence is shown with a primary suite, additional bedrooms and bathrooms, office, loft, laundry/mud room, pantry, expanded kitchen and living areas, a covered exterior structure, and deck.

Area	Existing	Proposed	Change
Main-floor living	1,172 sf	1,663 sf	+491 sf
Upper-floor living	507 sf	1,283 sf	+776 sf
Total living	1,679 sf	2,946 sf	+1,267 sf
New covered roof	-	191 sf	+191 sf
New deck	-	79 sf	+79 sf

Jurisdiction confirmed: The project property is in Kitsap County. “Mason County, WA” appears beneath the L M Stevens Designs contact information and identifies the designer’s business location; it is not a project-jurisdiction label.

4. Parcel context - Regrid aerial

Aerial context shows the subject parcel, surrounding parcels, roads, buildings and vegetation. Parcel and building graphics are reference overlays only. Building footprints may be generalized or displaced and do not represent a no-build area.



Regrid visual used under the account-holder's access. Approximate mapping; not a boundary survey.

5. Terrain and elevation screening

The contour view is useful for understanding general grade direction and nearby terrain. Contours and aerial alignment must not be used as construction elevations or to establish legal setbacks. Permit design should rely on field measurements, survey information, and any required geotechnical analysis.



Regrid contour visualization. Confirm controlling elevations through survey or engineered site information.

6. Kitsap County GIS - critical-area screening

This page uses separate Kitsap County GIS feature services for geologic hazards, wetlands, streams and floodplain. The cyan outline is the assessor parcel. Critical aquifer recharge was also checked, but its broad regional overlay is reported separately rather than washing out the aerial. County mapping is a screening tool and may omit unmapped critical areas; actual site conditions and current code control.



Features returned within the review window: geologic 2, wetlands 2, streams 4, flood 0, cara1 9, cara2 13. Aquifer counts document the separate recharge-layer check; they are intentionally not drawn over this aerial. Proximity in the viewing window is not the same as intersection with the construction footprint.

7. Water, septic and existing-site records

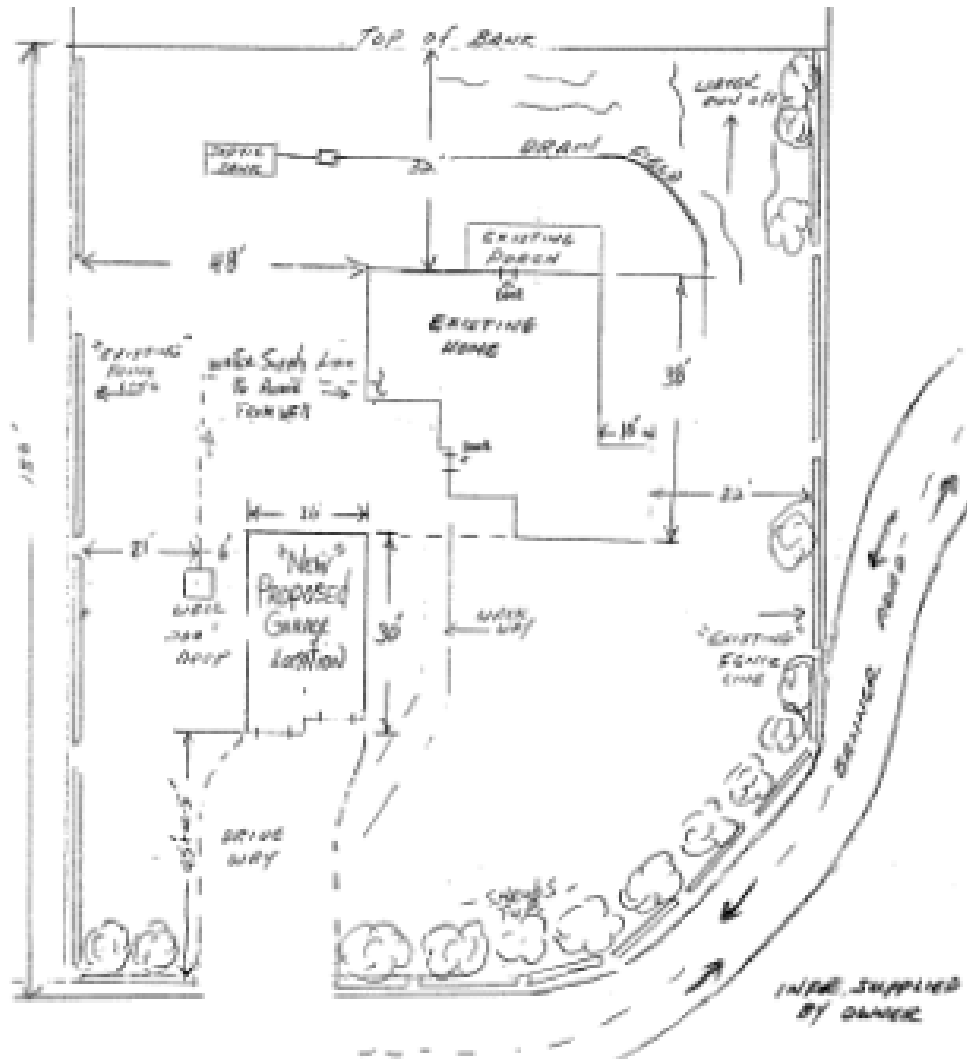
Item	Public-record result	Permit significance
Wastewater	Standard Gravity onsite sewage system; approval date 10/11/1990	Addition review must address system capacity/bedroom count and protection of the tank, primary drainfield and reserve area.
Historical Health file	Historical road file found through archived-address and parcel cross-check; identifying values withheld.	Use the official drawings as historical evidence, then field-locate components before foundation or deck work.
2025 Health records	Recent Property Conveyance and Private Water Status files located; dates and memo identifier withheld.	Current inspection-era records supplement, but do not replace, the historical design drawing.
Public sewer	Health GIS: outside sewer service area and not connected	Project remains dependent on the onsite sewage system.
Water	Health GIS: private; MLS: individual well	Confirm well location, protection radius and water-adequacy documentation.
Submitted site plan	G-2 depicts well, drainfield, reserve drainfield, garage, driveway, residence and proposed addition	Reconcile against Health District drawings and field conditions.

The archived-address cross-check was essential: the original road file did not appear in the initial current-address result. This search rule is now part of the report release checklist.

7A. Official Health District septic/site drawing

A historical Kitsap Public Health District road file contains sewage-disposal applications, approvals, inspections and site drawings for the sample parcel. Address, ownership and record identifiers are withheld in this public version. The drawing below is reproduced as historical agency evidence; it is not a current survey.

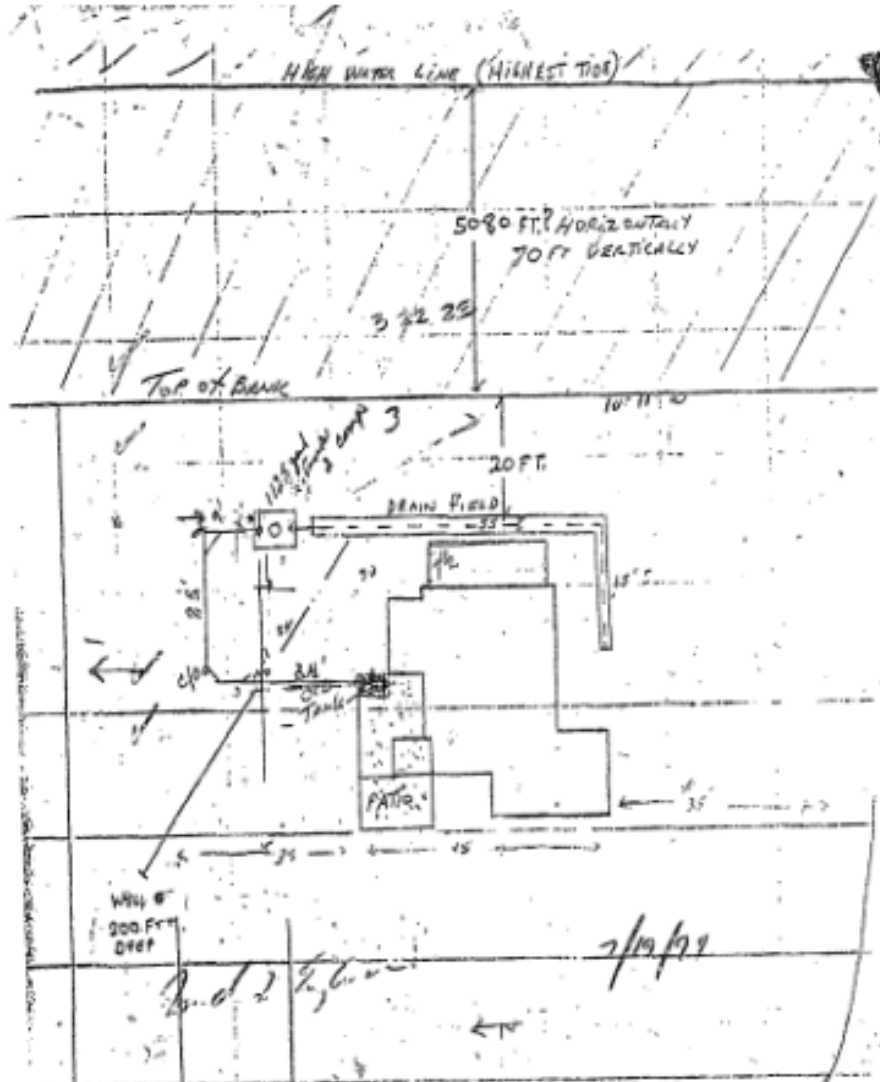
OFFICIAL SITE DRAWING - REDACTED



7B. Historical septic design / field relationship

A second drawing in the same official road file provides the clearest relationship among the residence, septic tank/distribution components, the labeled main field, property geometry and the high-water line. Handwritten dimensions and older record quality require professional interpretation and field confirmation.

SEPTIC DESIGN - REDACTED

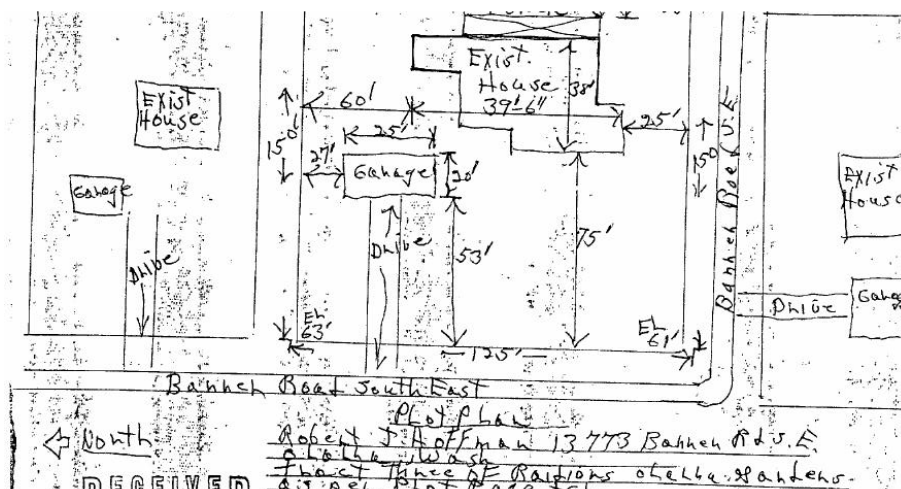


Use this drawing as agency-record evidence only. Before construction, verify the tank, conveyance line, distribution box, primary field, reserve area and required separations from the proposed work.

Source: Kitsap Public Health District WebLink, Environmental Health road file; identifying record information withheld.

The county historical-permit archive contains a 12-page building-permit file for the sample parcel. Identifying information is withheld here. The meaningful records are the permit/application, inspection card and hand-drawn site/foundation sketch; several pages are duplicate scan copies.

COUNTY SITE SKETCH - REDACTED

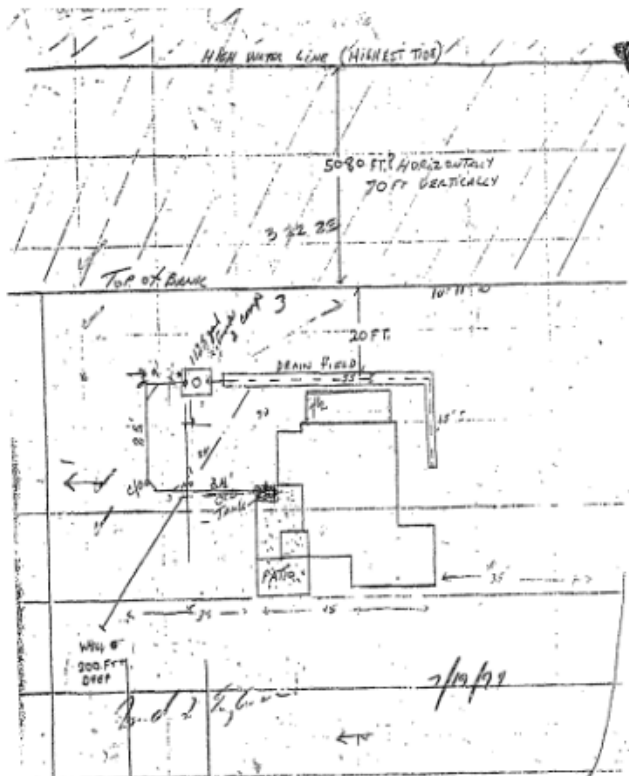
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Source: Kitsap County DCD historical permit archive; identifying record information withheld.

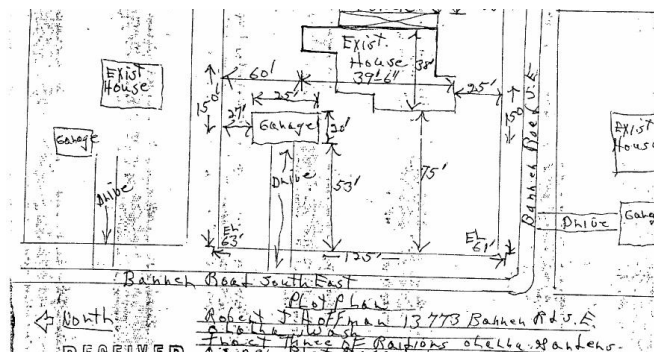
7D. Record comparison - why reconciliation matters

The records are displayed together because they answer different questions and do not establish one combined, verified site condition. The analysis preserves the disagreement rather than choosing a location by assumption.

SEPTIC DESIGN - REDACTED



COUNTY SITE SKETCH - REDACTED



Record	What was found	How it is used
Health District road file	20 pages: sewage-disposal applications, approvals, inspections and multiple site/design drawings.	Historical septic evidence; component locations require field and agency confirmation.
County DCD permit file	12 pages: 1980 permit/application, inspection card, site/foundation sketch and repeated scan copies.	Historical building/site evidence; not a survey or current-condition record.
Owner-provided/current permit information	Current project documents depict the septic system used for this permit application.	Application basis; must be reconciled with historical agency records.
County export verification	Four open county export links were compared and are byte-for-byte identical copies of the same 12-page file.	Count once; do not present duplicate downloads as separate evidence.

Open issue: The apparent septic/drainfield location in the historical Health District material differs from the information being used for the current permit. The controlling location must be established through field location and Kitsap Public Health confirmation.

8. Permit and sales history

County permit records located for this tax account:

Permit	Type	Status	Submitted	Issued
REDACTED	Foundation / building	Archived	Mar 04, 1980	Mar 06, 1980
REDACTED	R-GARAGE	EXPIRED	Jan 24, 1997	Not recorded
REDACTED	R-GARAGE	ISSUED	Nov 13, 1998	Nov 30, 1998
REDACTED	R-MECH/PLUM	ARCHIVED	Apr 06, 2007	Apr 06, 2007

Document-level check: the county self-service historical archive returned one building-permit file for this parcel: permit 80-16643. The later permit rows above were located in the county permit index, but corresponding scanned plan files were not returned by the historical archive search. Absence from the self-service archive is not proof that no additional county records exist.

County-recorded sales entries:

Sale date	Price	Validity	Excise / deed
Oct 20, 2025	\$685,000	V	REDACTED / W
Sep 26, 2023	\$0	Q	REDACTED / Q
Apr 06, 2006	\$585,000	V	REDACTED / W
Oct 20, 1994	\$212,000	V	REDACTED / W
Apr 01, 1985	\$90,000	V	REDACTED / W

MLS-distributed records also report a sale on October 21, 2025 for \$685,000 after listing September 12, 2025 at \$680,000. County excise/assessor data should control recorded-transfer verification.

9. Permit-readiness findings

Priority	Required check before reliance
HIGH	Resolve the location conflict between historical Health District septic drawings and the owner-provided/current permit documents. Do not infer which is correct. Field-locate all components and obtain Health District confirmation of the record controlling the current application.
HIGH	Compare all historical drawings with proposed foundations, deck and access; confirm approved design flow and bedroom count.
HIGH	Confirm property lines and applicable RP setbacks using reliable field or survey information; aerial parcel lines and the 1980 county sketch are approximate.
MEDIUM	Confirm well location and applicable protection/separation distances.
MEDIUM	Have Kitsap County verify whether current critical-area, stormwater, impervious-surface or geotechnical requirements are triggered by the exact disturbance area.
MEDIUM	Reconcile plan sheet G-2 lot-analysis values, including "Error" fields, before submittal.
LOW	Confirm current owner/deed and permit applicant information; taxpayer data alone is not proof of title.

Decision statement: This report supports continued permit preparation, subject to the high-priority confirmations above. It is not a guarantee that a permit will be issued.

10. Locked cross-check and release gate

Control	Result
Address/APN cross-check	PASS - current and archived addresses, tax lot and RP account correlated across plan, county, health and market sources.
Archived-record search	PASS - archived-address search located the historical Health District road file; identifying address withheld.
County document search	PASS - historical DCD file 80-16643 retrieved; application, inspection card and site sketch reviewed; duplicate scans identified.
Jurisdiction cross-check	PASS - project is in Kitsap County; Mason County text identifies the designer's business location.
Zoning cross-check	PASS - county parcel data and independent market record both identify RP.
Area cross-check	PASS - county/market 0.43 acre and plan 18,750 sf are materially consistent.
Building-area cross-check	PASS - 1,679 sf existing is consistent across plan and public-market records.
Utilities cross-check	OPEN CONFLICT - historical septic depiction differs from owner-provided/current permit information. No location was assumed correct; field and Health District confirmation required.
Critical-area map separation	PASS - dedicated Kitsap GIS map, not repeated Regrid imagery.
Sales and permits included	PASS - county tables and the located historical permit file are included with source distinctions.
Visual-label controls	PASS - building-footprint overlay removed; parcel and contour graphics remain labeled approximate.
Release status	CONDITIONAL - suitable for permit-team review; not for permit reliance until listed high-priority items are closed.

This report was generated under the Can I Build Here? research and release-gate checklist. “Not found,” “not mapped,” and “not independently verified” are reported explicitly rather than converted into assumptions.

11. Sources and limitations

1. Submitted residential addition construction documents dated 7/1/2026 (18 sheets).
2. Kitsap County Assessor/GIS ParcelDetails, Tax Parcel, Zoning, Building, Permit and Date of Sale feature services.
3. Kitsap County Department of Community Development: Community Development Maps/GIS; Before You Buy or Build; Development on Environmentally Sensitive Lands.
4. Kitsap County DCD historical permit archive: identifying details withheld in the public sample.
5. Kitsap Public Health District GIS: Kitsap Parcels, Properties with Septic Systems, Public Water and Sewer, Critical Areas and Critical Aquifers.
6. Kitsap Public Health District WebLink Environmental Health road files; addresses, ownership and document identifiers withheld in the public sample.
7. Regrid parcel and contour/aerial views supplied through the account-holder's access; building-footprint layer disabled.
8. MLS-distributed property history as presented by Redfin, Realtor.com and Trulia; used as a secondary cross-check, not as proof of title.

Core limitation: Public GIS layers, aerial imagery and tax parcels are approximate and change over time. This feasibility analysis does not replace agency review, field investigation, title research, boundary/topographic survey, licensed engineering, geotechnical work, wetland delineation, septic design, or legal advice.

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