

auction 9/4

QLS

10

# PROPERTY PROFILE REPORT

PROPERTY INFORMATION

**Jamerson, Joshua J**  
**1111 N Vista Rd**  
**Spokane Valley, Wa 99212**

*open \$*  
*Zest \$250,000*  
*Tax \$1372.21*  
*Ben Dewen*  
*\$521.96*

*occupied*

ASSESSORS PARCEL NO:

**45182.1101**

PREPARED BY

**Send Fuse**

PHONE

**+1 800.971.5988**

EMAIL

**[support@getsendfuse.com](mailto:support@getsendfuse.com)**



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PROPERTY DETAILS:  
JAMERSON JOSHUA J  
1111 N VISTA RD  
SPOKANE VALLEY WA 99212-2629

**PROPERTY PROFILE REPORT**  
REPORT GENERATED: August 26, 2020  
APN: 45182.1101  
COUNTY: SPOKANE

**OWNER INFORMATION**

Primary Owner:	<u>JAMERSON JOSHUA J</u>	APN:	45182.1101
Secondary Owner:		Vesting:	
Mail Address:	<u>1111 N VISTA RD</u> SPOKANE VALLEY WA 99212	Census Tract:	121003004
Site Address:	<u>1111 N VISTA RD</u> SPOKANE VALLEY WA 99212-2629	Tract/Lot/Block:	DORNS ADD / 1 /
Legal Description:	ROYAL VISTA LT 1		

**PROPERTY CHARACTERISTICS**

Year Built / Effective Year Built:	2002 / 2002	Lot Size:	6861	Number of Units:	0
Bedrooms:	3	Square Feet:	1192	Number of Stories:	1.00
Total Bathrooms:	2.00	Garage:	450	Property Type:	0
Quarter Bath(s) / Half Bath(s) / Partial Bath(s):	0 / 0 / 0	Pool:		Use Code:	SINGLE UNIT
Total Rooms:	6	Fireplace:	0	Building Style:	A0G
		Longitude:	-117.293906	Zoning:	
Latitude:	47.667226				

**RECENT SALE & LOAN**

Transfer Date:	2006-05-12	Seller:	LASKO NICHOLAS S & ALICIA D
Transfer Value:	\$ 175,000	Doc #:	2006-5378673
Cost/SF:	\$ 110	First Loan Amount:	\$ 140,000
Sale Type:		Title Company:	PACIFIC NW TITLE
Lender:	MORTGAGE LENDERS NETWORK USA		



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ASSESSMENT & TAX INFORMATION

Assessed Value:	\$179,190	Tax Amount:	\$2,748
Land Value:	\$31,590	Tax Rate Area:	148
Improvement Value:	\$147,600	Tax Year:	2020
Percent Improvement:	45.12%	Assessed Year:	2019
Market Land Value:	\$31,590	Tax Status:	0000
Market Imp. Value:	\$147,600	Exemption:	
Market Value:	\$179,190		

AERIAL MAP





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**RESALE**

Recording Date:	May 03, 2006	Transfer Amount:	\$ 175,000.00
Type of Sale:	Wd	First TD:	\$ 35,000.00
Doc #:	<u>2006-5378673</u>	Doc Type:	G
Title Co:	Pacific Nw Title	Rate Type:	--
Mortgage Doc #:	<u>2006-5378675</u>	Lender:	Mortgage Lenders Network Usa
Buyer Name(s):	Jamerson Joshua J	Buyer Vesting:	-- / Si
Seller Name(s):	Lasko Nicholas S & Alicia D		
Transaction Flag's:	Conventional Loan, Fixed Loan, Subordinate Financing, Mortgage Purchase, Re-Sale		

**RESALE**

Recording Date:	May 03, 2006	Transfer Amount:	\$ 175,000.00
Type of Sale:	Wd	First TD:	\$ 140,000.00
Doc #:	<u>2006-5378673</u>	Doc Type:	G
Title Co:	Pacific Nw Title	Rate Type:	Adj
Mortgage Doc #:	<u>2006-5378674</u>	Lender:	Mortgage Lenders Network Usa
Buyer Name(s):	Jamerson Joshua J	Buyer Vesting:	-- / Si
Seller Name(s):	Lasko Nicholas S & Alicia D		
Transaction Flag's:	Conventional Loan, Variable Loan, Mortgage Purchase, Re-Sale		
Assignment Date:	September 13, 2019	Assignment Doc:	<u>2019-6841743</u>



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**MORTGAGE**

Recording Date:	August 11, 2005	Loan Amount:	\$ 32,616.00
TD Due Date:	July 21, 2045	Lender Name:	Wells Fargo Bk Na
Borrower Name(s):	Lasko Nicholas S & Alicia D	Doc #:	<u>2005-5258807</u>
Borrower Ownership:	--	Borrower Occupancy:	Y
Loan Type:	Cnv	Type of Rate:	Fix
Mortgage Term:	40	Lender Address:	Billings / Mt
Loan Flag's:	Conventional Loan, Equity Loan, Fixed Loan		
Release Date:	June 22, 2006	Release Doc:	<u>2006-5396384</u>

**MORTGAGE**

Recording Date:	May 11, 2005	Loan Amount:	\$ 94,500.00
TD Due Date:	May 01, 2035	Lender Name:	Wells Fargo Bk Na
Borrower Name(s):	Lasko Nicholas S & Alicia D	Doc #:	<u>2005-5214527</u>
Borrower Ownership:	--	Borrower Occupancy:	Y
Loan Type:	Cnv	Type of Rate:	Fix
Mortgage Term:	30	Lender Address:	Des Moines / Ia
Loan Flag's:	Conventional Loan, Fixed Loan, Refinance Loan		
Release Date:	June 02, 2006	Release Doc:	<u>2006-5387902</u>



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NEW SUBDIVISION

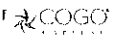
Recording Date:	November 25, 2002	Transfer Amount:	\$ 109,900.00
Type of Sale:	Wd	First TD:	\$ 21,950.00
Doc #:	<u>2002-4806559</u>	Doc Type:	G
Title Co:	First American Title Insurance	Rate Type:	Fix
Mortgage Doc #:	<u>2002-4806561</u>	Lender:	Wells Fargo Bk
Buyer Name(s):	Lasko Nicholas S & Alicia D	Buyer Vesting:	-- / Hw
Seller Name(s):	Diamond Rock Construction Inc		
Transaction Flag's:	Conventional Loan, Equity Loan, Fixed Loan, Mortgage Purchase		
Release Date:	September 01, 2005	Release Doc:	<u>2005-5268587</u>

NEW SUBDIVISION

Recording Date:	November 25, 2002	Transfer Amount:	\$ 109,900.00
Type of Sale:	Wd	First TD:	\$ 87,900.00
Doc #:	<u>2002-4806559</u>	Doc Type:	G
Title Co:	First American Title Insurance	Rate Type:	Fix
Mortgage Doc #:	<u>2002-4806560</u>	Lender:	Wells Fargo Hm Mtg Inc
Buyer Name(s):	Lasko Nicholas S & Alicia D	Buyer Vesting:	-- / Hw
Seller Name(s):	Diamond Rock Construction Inc		
Transaction Flag's:	Conventional Loan, Fixed Loan, Mortgage Purchase		
Release Date:	June 01, 2005	Release Doc:	<u>2005-5224394</u>



We are pleased to provide the enclosed information for your consideration and look forward to being of service in the closing of your transaction. No liability is assumed for the material contained herein. Powered by Benutech, Inc.







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DETAIL VIEW

No.	Type	Address	Date	Price	S/SF	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Pool	Dist (mi)
Subject Property 05/12/2006 \$ 175,000 \$ 110 1,192 -13/2 2002 6361 -											
1.	S	8207 E CATALDO AVE	11/15/2019	\$269,900	\$227	1188	8/4/2	1957	11761	-	0.08
APN:		451829019	Doc #:		0006864563	Doc Type:		G	Sale Type:		Standard
Property Type:		RSFR	Zoning:			Tract No:		0	Lot/Block:		/
Legal:		18 25 44 E85FT OF W425FT OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF NW1/4				City/Muni/Twp:		SPOKANE VALLEY			
Buyer Name(s):		HILDESHEIM, KAYLA E									
Seller Name(s):		CHAMPERY REAL ESTATE 2015 LLC									
Loan Amount:		\$260,453				Lender Name:		MOUNTAIN WEST BK			
2.	S	8319 E BOONE AVE	07/01/2020	\$290,000	\$262	1105	7/3/2	1946	44745	-	0.10
APN:		451810723	Doc #:		0006937634	Doc Type:		W	Sale Type:		Standard
Property Type:		RSFR	Zoning:			Tract No:		0	Lot/Block:		8/5
Legal:		HUTCHINSONS ADD W1/2 LT 8 BLK 5 EXC: S 150 FT THEREOF TO OG W/ LT 7 BLK 5 EXC: S 150 FT OF E 28 FT THEREOF				City/Muni/Twp:		SPOKANE VALLEY			
Buyer Name(s):		MELENDEZ, JOSE E									
Seller Name(s):		THOMPSON, LEZAS									
Loan Amount:		\$284,747				Lender Name:		CARDINAL FIN'L			
3.	S	920 N VISTA RD	10/21/2019	\$229,000	\$207	1106	7/4/2	1942	9717	-	0.10
APN:		451811607	Doc #:		0006855398	Doc Type:		W	Sale Type:		Standard
Property Type:		RSFR	Zoning:			Tract No:		0	Lot/Block:		5/13
Legal:		HUTCHINSONS ADD N1/2 EXC S78.05FT L5 B13				City/Muni/Twp:		SPOKANE VALLEY			
Buyer Name(s):		JOHNSON, KEVIN D									
Seller Name(s):		CHANCE, DANIEL A									
Loan Amount:		\$				Lender Name:					
4.	S	8115 E CATALDO AVE	10/23/2019	\$274,000	\$228	1200	8/4/3	1958	11761	-	0.11
APN:		451829022	Doc #:		0006856350	Doc Type:		W	Sale Type:		Standard
Property Type:		RSFR	Zoning:			Tract No:		0	Lot/Block:		/
Legal:		18 25 44 E85FT OF W170FT OF S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF NW1/4				City/Muni/Twp:		SPOKANE VALLEY			
Buyer Name(s):		SHUMAN, HAROLD E SR									
Seller Name(s):		WILSON, RICHARD M									
Loan Amount:		\$				Lender Name:					
5.	S	1322 N LEWIS RD	08/28/2019	\$255,000	\$182	1398	6/2/2	1954	10468	-	0.13





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JAMERSON JOSHUA J  
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SPOKANE VALLEY WA 99 212-26 29

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No.	Type	Address	Date	Price	S/SF	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Pool	Dist (mi)
APN: 451820520 Doc #: 0006836541 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 4/4 Legal: BASCETTAS N80FT L4 B4 City/Muni/Twp: SPOKANE VALLEY Buyer Name(s): FOUQUETT E,ANDREW D Seller Name(s): HORNBERGER PROPERTIES LLC Loan Amount: \$255,000 Lender Name: GESA FCU											
6.	S	8206 E SINTO AVE	04/02/2020	\$261,000	\$242	1079	7/3/1	1953	18825	-	0.15
APN: 451820518 Doc #: 0006907385 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 2/4 Legal: BASCETTAS L2 B4 City/Muni/Twp: SPOKANE VALLEY Buyer Name(s): WILLS,MATT W Seller Name(s): YOUNG,STEVE R & DELINDA Loan Amount: \$252,289 Lender Name: WHEATLAND BK											
7.	S	8027 E CATALDO AVE	09/30/2019	\$350,000	\$263	1332	5/4/3	2006	17264	-	0.16
APN: 451820826 Doc #: 0006848225 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 1/ Legal: FIORELLI ADDITION W104FT LTS 1 & 3 EXC S140FT LT 3 City/Muni/Twp: SPOKANE VALLEY Buyer Name(s): EMEHISER,ROBB E & CINDY L Seller Name(s): HOLZER,JOSEPH M Loan Amount: \$332,500 Lender Name: QUICKEN LNS											
8.	S	903 N DORN CT	09/18/2019	\$215,000	\$225	957	6/3/2	1949	9583	-	0.17
APN: 451829042 Doc #: 0006843732 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: / Legal: 18 25 44 N75FT OF S407FT OF W125FT OF W1/2 OF SE1/4 OF SE 1/4 OF NW1/4 City/Muni/Twp: SPOKANE VALLEY Buyer Name(s): MCKINNEY,AIMEE Seller Name(s): WORTHINGTON,ROBERT P & BRONWYN L Loan Amount: \$208,550 Lender Name: AMERICAN PACIFIC MTG											
9.	S	8003 E CATALDO AVE	07/08/2020	\$273,100	\$214	1274	9/4/2	1975	40707	-	0.18
APN: 451820825 Doc #: 0006940046 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 3/ Legal: FIORELLI ADD: W15FT OF S140FT LT 3 AND LT 4 EXC W75FT OF S140FT AND LT 7 EXC W145FT City/Muni/Twp: SPOKANE VALLEY Buyer Name(s): ANGER,MCCORMICK F Seller Name(s): T HOMPSON,TERENCE D & KATHLEEN L Loan Amount: \$264,862 Lender Name: OTHER INSTITUTIONAL LENDERS											
10.	S	8205 E BROADWAY AVE	09/18/2019	\$230,000	\$209	1100	8/3/1	1958	17799	-	0.19





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No.	Type	Address	Date	Price	S/SF	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Pool	Dist (mi)
APN: 451820912 Doc #: 0006843753 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 12/1 Legal: REEDERS ADD L12 B1 EXC ST City/Muni/Twp: SPOKANE VALLEY Buyer Name(s): WEBB,ST EVEN & ALEISHA Seller Name(s): REED,JOEL A & JACKIE Loan Amount: \$223,100 Lender Name: NUMERICA CU											
11.	S	<u>8115 E BROADWAY AVE</u>	08/30/2019	\$178,740	\$172	1040	5/2/2	1946	19602	-	0.20
APN: 451829051 Doc #: 0006837885 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: / Legal: 18 25 44 W80FT OF E160FT OF S270.2FT OF W1/2 OF SE1/4 OF SE1/4 OF NW1/4 EXC RD R/W City/Muni/Twp: SPOKANE VALLEY Buyer Name(s): PHILLIPS,MICHAEL T & ALEXE D Seller Name(s): RYAN,MICHAEL N Loan Amount: \$169,803 Lender Name: WASHINGTON TR BK											
12.	S	<u>815 N DORN CT</u>	03/31/2020	\$209,900	\$209	1002	5/3/1	1949	9583	-	0.20
APN: 451829040 Doc #: 0006906601 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: / Legal: 18-25-44 N75FT OF S257FT OF W125FT OF W1/2 OF SE1/4 OF SE 1/4 OF NW1/4 City/Muni/Twp: SPOKANE VALLEY Buyer Name(s): BRESNEE, BRADLEY L Seller Name(s): GIBSON, VICTORIA L Loan Amount: \$203,603 Lender Name: QUICKEN LNS											
13.	S	<u>1225 N ELTON RD</u>	03/26/2020	\$160,000	\$148	1080	5/3/1	1954	10052	-	0.22
APN: 451820606 Doc #: 0006904899 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 5/1 Legal: BASCETT AS N74FT L5 B1 City/Muni/Twp: SPOKANE VALLEY Buyer Name(s): RANA INVESTMENTS LLC Seller Name(s): WARREN, KANDRA & ANTHONY Loan Amount: \$120,000 Lender Name: KANDRA & ANTHONY											
14.	S	<u>8614 E SHARP AVE</u>	07/02/2020	\$330,000	\$330	1000	6/2/1	1956	12446	-	0.25
APN: 451810827 Doc #: 0006938183 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 1/6 Legal: MICHELLI PK REPL B6 L1 EXC W5FT B1 City/Muni/Twp: SPOKANE VALLEY Buyer Name(s): ROMERO, VENESA M & ROBERT J Seller Name(s): WELSH, LOGAN D & LAUREN K Loan Amount: \$337,590 Lender Name: VETERANS UNITED HM LNS											



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Table with 11 columns: No., Type, Address, Date, Price, S/SF, Bld/Area, RM/Br/Bth, YB, Lot area (SF), Pool, Dist (mi). Row 15: S, 8404 E BROADWAY AVE, 01/08/2020, \$199,000, \$207, 960, 5/2/1, 1931, 38778, -, 0.26. Includes property details like APN, Doc #, Property Type, Zoning, etc.

AREA SALES ANALYSIS

Table with 4 columns: Metric, Value 1, Metric, Value 2. Rows include Total Area Sales (15), Median # of Bedrooms (3), Median Lot Size (12446 SF), Median # of Baths (2), Median Living Area (1100), Median Year Built (1954), Price Range - 1 Years (\$160,000 - \$350,000), Age Range (14 - 89), Median Value (\$255,000), Median Age (66).



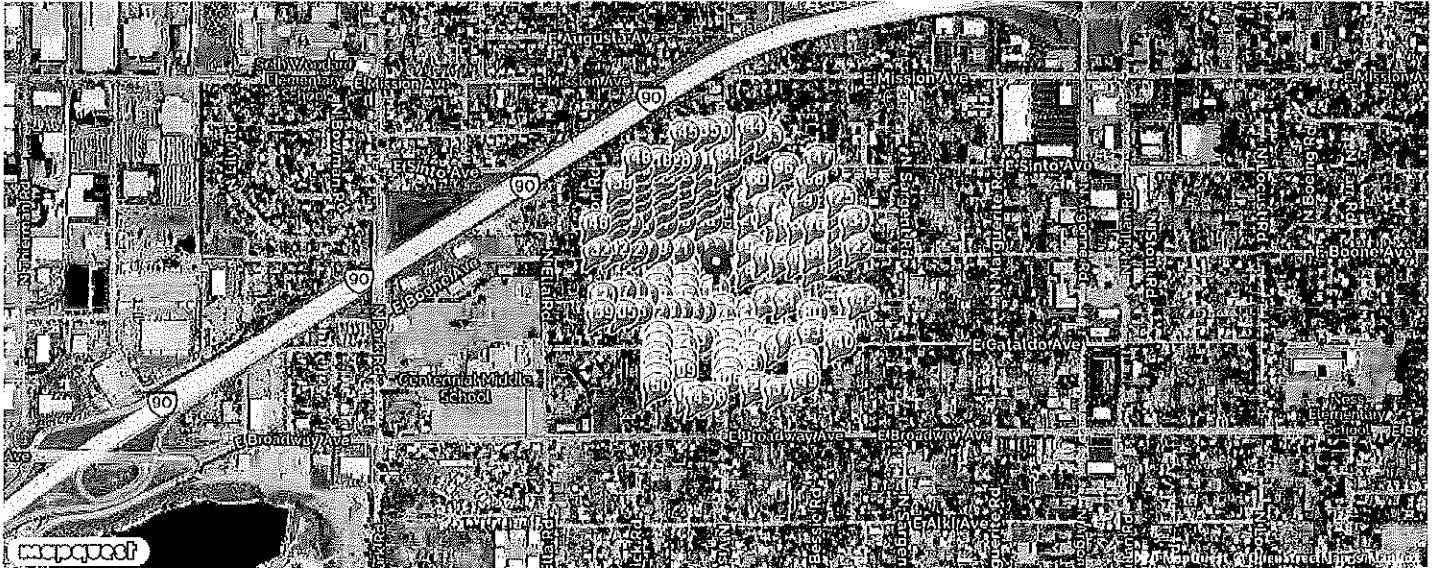
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Near by neighbor's - Map



LIST VIEW

No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
	Subject Property		05/12/2006	\$ 175,000	1192	-1/2	2002	6861	
1.	Jamerson,Joshua J	<a href="#">1111 N Vista Rd</a>	05/12/2006	\$175,000	1192	-1/2	2002	6861	Rsfr
2.	Henderson,travis C	<a href="#">1115 N Vista Rd</a>	08/30/2019	\$135,000	564	-1/1	1950	8040	Rsfr
3.	Edwards,cary O & Lynette E	<a href="#">1103 N Vista Rd</a>	09/15/2006	\$173,000	1127	-1/3	2003	8968	Rsfr
4.	Demoz,henok B	<a href="#">1105 N Vista Rd</a>	03/10/2015	\$144,900	1183	-1/2	2003	9708	Rsfr
5.	Burrill,kevin L & Melissa A	<a href="#">8218 E Boone Ave</a>	07/18/1995	\$93,000	1118	-1/2	1955	12194	Rsfr
6.	Klumb,Jon L & Sarah R	<a href="#">1107 N Vista Rd</a>	06/19/2008	\$157,500	1249	-1/2	2003	9874	Rsfr
7.	Suiter,jerry L & Karen A	<a href="#">8210 E Boone Ave</a>	05/26/2006	\$189,000	1315	-1/3	1955	12080	Rsfr
8.	Mow Lic	<a href="#">1104 N Vista Rd</a>	01/24/2019	\$0	992	-1/1	1947	19431	Rsfr
9.	Gilmore,finis G	<a href="#">8308 E Boone Ave</a>	03/20/2009	\$0	652	-1/1	1943	19530	Rsfr
10.	Aberra,atafelech M	<a href="#">1109 N Vista Rd</a>	02/08/2013	\$151,500	1199	-1/3	2003	10006	Rsfr

[VIEW ALL RECORDS >](#)

## PROPERTY DETAILS:

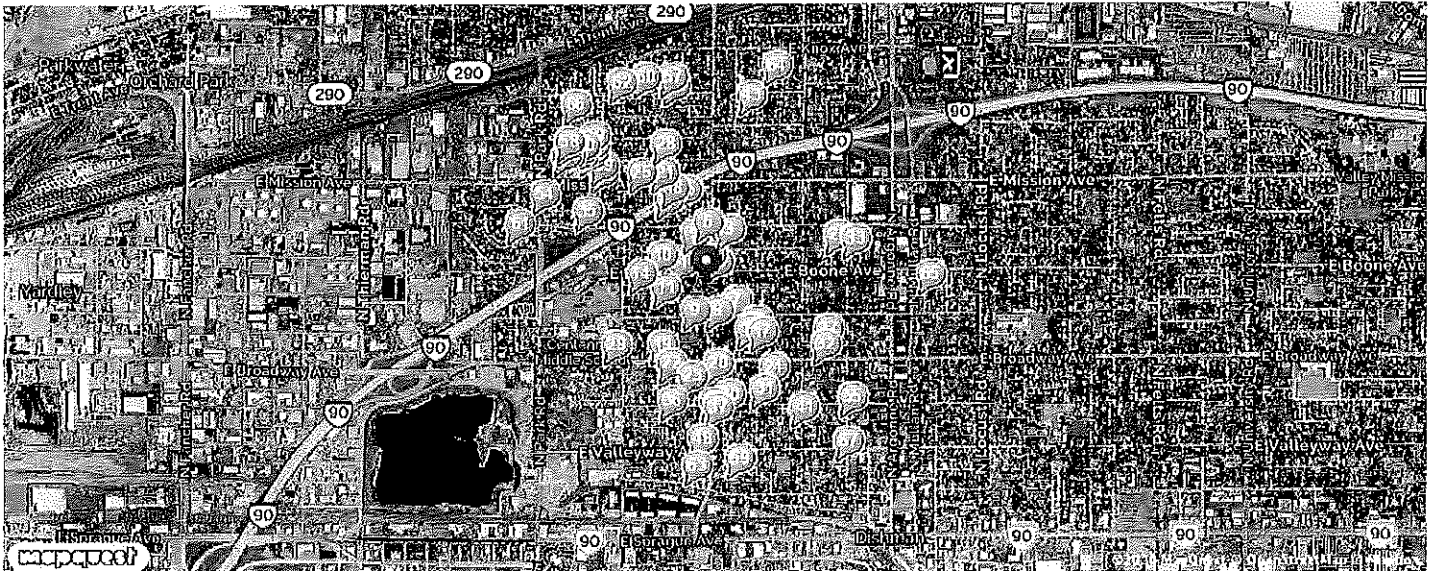
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COUNTY: SPOKANE

## Next Seller's - Map



## LIST VIEW

No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
	Subject Property		05/12/2006	\$ 175,000	-/3/2	2002	6861		
1.	Jamerson, Joshua J	<a href="#">1111 N Vista Rd</a>	05/12/2006	\$175,000	1192	-/3/2	2002	6861	Rsfr
2.	Sulter, Jerry L & Karen A	<a href="#">8210 E Boone Ave</a>	05/26/2006	\$189,000	1315	-/5/3	1955	12080	Rsfr
3.	Blume, Phillip	<a href="#">1222 N Vista Rd</a>	06/17/2005	\$121,000	1118	-/3/2	1966	16440	Rsfr
4.	Rocks, Martin A	<a href="#">1105 N Dorn Ct</a>	08/27/2004	\$117,300	894	-/2/1	1977	9650	Rsfr
5.	Helm, Kenneth H	<a href="#">1211 N Lewis Rd</a>	08/16/2006	\$140,000	1260	-/2/1	1955	9811	Rsfr
6.	Warwick, Dustin J & Marisa S	<a href="#">1224 N Lewis Rd</a>	06/09/2005	\$120,000	1164	-/3/2	1955	9159	Rsfr
7.	Nedrow, Jeffrey E & Debbie A	<a href="#">8312 E Cataldo Ave</a>	03/31/2005	\$121,000	1572	-/2/1	1947	20668	Rsfr
8.	Burgess, David L	<a href="#">903 N Vista Rd</a>	05/27/2005	\$133,000	988	-/3/1	1951	7245	Rsfr
9.	Galloway, Martin J & Heather J	<a href="#">906 N Dorn Ct</a>	05/10/2006	\$155,500	1605	-/4/2	1949	14810	Rsfr
10.	Wisecarver, Richard A & Lois J	<a href="#">8008 E Boone Ave</a>	07/18/2006	\$180,000	1464	-/3/1	1955	31799	Rsfr

[VIEW ALL RECORDS >](#)

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### Out of State Owner's - Map



### LIST VIEW

No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
	Subject Property		05/12/2006	\$ 175,000	1372	2697	1851		
1.	Seal,bruce G	<a href="#">8202 E Cataldo Ave</a>	10/16/1997	\$50,000	726	-/2/1	1943	10254	Rsfr
2.	Phillips,amy L & Bill A	<a href="#">719 N Vista Rd</a>	11/30/-0001	\$0	809	-/2/1	1938	19347	Rsfr
3.	Douglas,glen W	<a href="#">8512 E Mission Ave</a>	08/15/1978	\$37,900	968	-/2/1	1946	16212	Rsfr
4.	Hoener,harry & Lorene	<a href="#">1507 N Sargent Rd</a>	07/31/2002	\$74,900	860	-/2/1	1946	17406	Rsfr
5.	Sutton,audrey C	<a href="#">7710 E Broadway Ave</a>	07/31/2018	\$186,665	1100	-/3/1	1955	11478	Rsfr
6.	Schwenk,leonard Lee & Donna	<a href="#">8809 E Sinto Ave</a>	08/16/2012	\$50,000	660	-/2/1	1946	22935	Rsfr
7.	Randall,collin D & Daphne P	<a href="#">1719 N Vista Rd</a>	04/24/2019	\$180,000	873	-/2/1	1994	9600	Rsfr
8.	Biggerstaff,jack & Sandra Jo	<a href="#">501 N Dick Rd</a>	10/25/2004	\$95,000	1104	-/3/1	1933	20668	Rsfr
9.	Mccoul,dustin	<a href="#">8002 E Nora Ave</a>	08/29/1979	\$22,000	464	-/1/1	1947	12100	Rsfr
10.	Bfw Properties Llc	<a href="#">411 N Vista Rd</a>	07/11/2008	\$95,000	864	-/1/1	1920	7761	Rsfr

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**PROPERTY DETAILS:**

JAMERSON JOSHUA J  
1111 N VISTA RD  
SPOKANE VALLEY WA 99212-2629

**PROPERTY PROFILE REPORT**

REPORT GENERATED: August 26, 2020  
APN: 45182.1101  
COUNTY: SPOKANE

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