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PROPERTY PROFILE REPORT

occupied

PROPERTY INFORMATION

Taylor, Nicholas R
8004 E Broadway Ave
Spokane Valley, Wa 99212

*Open \$
Zest \$169,000
tax \$1092.95
Sewer line \$459-*

ASSESSORS PARCEL NO:

45183.0246

PREPARED BY

Send Fuse

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support@getsendfuse.com



www.sendfusetb.com

PROPERTY PROFILE REPORT

REPORT GENERATED: August 17, 2020
APN: 45183.0246
COUNTY: SPOKANE

PROPERTY DETAILS:
TAYLOR NICHOLAS R
8004 E BROADWAY AVE
SPOKANE VALLEY WA 99212-2743

OWNER INFORMATION

Primary Owner: TAYLOR NICHOLAS R APN: 45183.0246
Secondary Owner: Vesting: SE
Mail Address: 8004 E BROADWAY AVE SPOKANE VALLEY WA 99212 Census Tract: 121003009
Site Address: 8004 E BROADWAY AVE SPOKANE VALLEY WA 99212-2743 Tract/Lot/Block: HUT CHINSONS ADD / 2 / 22
Legal Description: HUT CHINSONS ADD PT L2-3 B22 W43.75FT OF N1/2 L2 & E2 .25FT OF N1/2 L3 EXC ST

PROPERTY CHARACTERISTICS

Year Built / Effective Year Built: 1950 / 1950 Lot Size: 7141 Number of Units: 0
Bedrooms: 2 Square Feet: 645 Number of Stories: 1.00
Total Bathrooms: 1.00 Garage:
Quarter Bath(s) / Half Bath(s) / Partial Bath(s): 0 / 0 / 0 Pool: Property Type: 0
Total Rooms: 4 Fireplace: 0 Use Code: SINGLE UNIT
Building Style: A0G Zoning:
Latitude: 47.663872 Longitude: -117.297293

RECENT SALE & LOAN

Transfer Date: 2006-05-24 Seller: WOODS LEROY G & FRANCES D
Transfer Value: \$ 115,394 Doc #: 2006-5383745
Cost/SF: \$ 97 First Loan Amount: \$ 92,300
Sale Type: Title Company: SPOKANE COUNTY TITLE CO
Lender: LIME FIN'L SVCS LTD



701 E Front Ave, Coeur d'Alene, ID 83814



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ASSESSMENT & TAX INFORMATION

Assessed Value:	\$110,790	Tax Amount:	\$2,186
Land Value:	\$31,590	Tax Rate Area:	148
Improvement Value:	\$79,200	Tax Year:	2020
Percent Improvement:	45.12%	Assessed Year:	2019
Market Land Value:	\$31,590	Tax Status:	0000
Market Imp. Value:	\$79,200	Exemption:	
Market Value:	\$110,790		

AERIAL MAP





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TITLE CHANGE

Recording Date:	May 22, 2006	Transfer Amount:	\$ 0.00
Type of Sale:	Qc	First TD:	\$ 0.00
Doc #:	<u>2006-5383746</u>	Doc Type:	Q
Title Co:	Spokane County Title Co	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Taylor Nicholas R	Buyer Vesting:	Se / Mm
Seller Name(s):	Taylor Jessica		
Transaction Flag's:	Inter-Family Purchase, Re-Sale		

RESALE

Recording Date:	May 22, 2006	Transfer Amount:	\$ 115,394.00
Type of Sale:	Wd	First TD:	\$ 23,050.00
Doc #:	<u>2006-5383745</u>	Doc Type:	G
Title Co:	Spokane County Title Co	Rate Type:	--
Mortgage Doc #:	<u>2006-5383748</u>	Lender:	Lime Fin\l Svcs Ltd
Buyer Name(s):	Taylor Nicholas R	Buyer Vesting:	Se / Mm
Seller Name(s):	Woods Leroy G & Frances D		
Transaction Flag's:	Conventional Loan, Fixed Loan, Mortgage Purchase, Re-Sale		



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RESALE

Recording Date:	May 22, 2006	Transfer Amount:	\$ 115,394.00
Type of Sale:	Wd	First TD:	\$ 92,300.00
Doc #:	<u>2006-5383745</u>	Doc Type:	G
Title Co:	Spokane County Title Co	Rate Type:	Adj
Mortgage Doc #:	<u>2006-5383747</u>	Lender:	Lime FinVI Svcs Ltd
Buyer Name(s):	Taylor Nicholas R	Buyer Vesting:	Se / Mm
Seller Name(s):	Woods Leroy G & Frances D		
Transaction Flag's:	Conventional Loan, Variable Loan, Mortgage Purchase, Re-Sale		
Assignment Date:	September 10, 2019	Assignment Doc:	<u>2019-6840517</u>

TITLE CHANGE

Recording Date:	N/a	Transfer Amount:	\$ 0.00
Type of Sale:	Ex	First TD:	\$ 0.00
Doc #:	-	Doc Type:	G
Title Co:	--	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Woods Leroy G & Frances D	Buyer Vesting:	-- / Hw
Seller Name(s):	Woods		
Transaction Flag's:	Inter-Family Purchase, Re-Sale		

PROPERTY DETAILS:
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NEIGHBORHOOD COMPS - MAP



QUICK VIEW

No.	Type	Address	Date	Price	S/SF	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Pool	Dist (mi)
		Subject Property	05/24/2006	\$ 115,390	\$ 97	645	7/3/1	1950	7141	-	
1.	SS	8124 E BROADWAY AVE	11/26/2019	\$70,000	\$99	704	5/1/1	1939	10626	-	0.11
2.	S	817 N VISTA RD	12/09/2019	\$200,000	\$260	768	5/3/1	1977	7350	-	0.17
3.	S	605 N VISTA RD	02/03/2020	\$160,000	\$209	766	4/2/1	1924	10264	-	0.18
4.	S	1115 N VISTA RD	08/30/2019	\$135,000	\$239	564	3/1/1	1950	8040	-	0.29
5.	S	8321 E VALLEYWAY AVE	01/15/2020	\$139,000	\$193	720	4/2/1	1904	12197	-	0.31
6.	S	1304 N SARGENT RD	09/06/2019	\$130,200	\$190	684	3/1/1	1940	32357	-	0.58
7.	S	8502 E MISSION AVE	10/24/2019	\$168,000	\$219	768	4/2/1	1952	9198	-	0.59
8.	S	1321 N LILY RD	09/12/2019	\$180,000	\$241	748	4/2/1	1951	12159	-	0.63
9.	S	7121 E 2ND AVE	01/08/2020	\$140,000	\$184	762	3/1/1	1941	7620	-	0.78
10.	S	314 S GIRARD RD	09/25/2019	\$139,958	\$221	633	4/2/1	1940	2340	-	0.83
11.	S	7017 E 3RD AVE	10/16/2019	\$125,000	\$237	528	3/1/1	1939	7620	-	0.88
12.	S	7314 E 5TH AVE	01/15/2020	\$139,900	\$186	752	3/1/1	1908	11430	-	0.91
13.	S	8518 E KNOX AVE	05/04/2020	\$185,000	\$257	720	4/2/1	1950	10890	-	0.94
14.	S	9524 E BROADWAY AVE	05/08/2020	\$160,000	\$220	728	4/2/1	1947	20670	-	0.98
15.	F	7106 E 5TH AVE	03/25/2020	\$110,100	\$153	720	4/2/1	1936	7620	-	0.98

Full Transfer Arms - Length(F)
 Short Sales (S)
 REO Sold (R)
 Distressed(D)



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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	05/24/2006	\$ 115,394	\$ 97	645	-/2/1	1950	7141	-	
1.	SS	8124 E BROADWAY AVE	11/26/2019	\$70,000	\$99	704	5/1/1	1939	10626	-	0.11
		APN:	451830157	Doc #:	0006868107	Doc Type:	W	Sale Type:	Short Sale		
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	B/21		
		Legal:	SHP 2005-40 AMENDED LT B (AFN 5427882)			City/Muni/Twp:	SPOKANE VALLEY				
		Buyer Name(s):	MCNUTT, NOAH								
		Seller Name(s):	INLAND EMPIRE RESIDL RSRC								
		Loan Amount:	\$56,000	Lender Name:	SPOKANE T EACHERS CU						
2.	S	817 N VISTA RD	12/09/2019	\$200,000	\$260	768	5/3/1	1977	7350	-	0.17
		APN:	451820909	Doc #:	0006872072	Doc Type:	W	Sale Type:	Standard		
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	9/1		
		Legal:	REEDERS ADD L9 B1			City/Muni/Twp:	SPOKANE VALLEY				
		Buyer Name(s):	BRIZZI, STEPHEN L								
		Seller Name(s):	ZERBIN, EDWALD & KRISTYNA								
		Loan Amount:	\$196,377	Lender Name:	WALLICK & VOLK						
3.	S	605 N VISTA RD	02/03/2020	\$160,000	\$209	766	4/2/1	1924	10264	-	0.18
		APN:	451830146	Doc #:	0006888594	Doc Type:	W	Sale Type:	Standard		
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	10/21		
		Legal:	HUTCHINSONS ADD L10 EXC N 170 FT & EXC W 59 FT BLK 21 & EXC RD			City/Muni/Twp:	SPOKANE VALLEY				
		Buyer Name(s):	AVENDANO, EZQUIAS L								
		Seller Name(s):	CASTILLO, LONNIE & JUDI								
		Loan Amount:	\$155,200	Lender Name:	CARDINAL FIN'L						
4.	S	1115 N VISTA RD	08/30/2019	\$135,000	\$239	564	3/1/1	1950	8040	-	0.29
		APN:	451820714	Doc #:	0006837896	Doc Type:	W	Sale Type:	Standard		
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	1/1		
		Legal:	DORN ADD S60FT OF L1 B1			City/Muni/Twp:	SPOKANE VALLEY				
		Buyer Name(s):	HENDERSON, TRAVIS C								
		Seller Name(s):	WAKE, BRIAN K								
		Loan Amount:	\$130,950	Lender Name:	NUMERICA CU						
5.	S	8321 E VALLEYWAY AVE	01/15/2020	\$139,000	\$193	720	4/2/1	1904	12197	-	0.31



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No.	Type	Address	Date	Price	S/SF	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Pool	Dist (mi)
APN: 451840566 Doc #: 0006882790 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 7/9 Legal: HARRINGTONS ADD TO HUTCHINSON TR A SP94-958, AUDITOR'S FILE #9502220001, BEING A PT N OF THE E1/2 LT 7 & W1/2 LT 8 BLK 9 Buyer Name(s): ZEUS INVESTMENTS LLC Seller Name(s): ZEMAN, PETER A & ROBYN L Loan Amount: \$155,000 Lender Name: PAUL J & MILFORD M											
6.	S	1304 N SARGENT RD	09/06/2019	\$130,200	\$190	684	3/1/1	1940	32357	-	0.58
APN: 451810308 Doc #: 0006839865 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 3/7 Legal: HUTCHINSONS ADD PTN OF LT 3-4-5 BLK 7 DAF: S100FT OF N300FT OF W1/2 & S100FT OF N300FT OF W12.5FT OF E1/2 LT 3 & S100FT OF N300FT LT 4-5 Buyer Name(s): HAMIDI, KARA & RAFI M Seller Name(s): HENRY BONNIE Loan Amount: \$123,690 Lender Name: USAA											
7.	S	8502 E MISSION AVE	10/24/2019	\$168,000	\$219	768	4/2/1	1952	9198	-	0.59
APN: 451810512 Doc #: 0006856793 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 5/3 Legal: HUTCHINSONS ADD W60FT OF N1/2 L5 B3 Buyer Name(s): TROTTER, MARCUS Seller Name(s): FOWLKES, BRETT & VIR-GENA Loan Amount: \$6,484 Lender Name: HOUSING FIN AUTH											
8.	S	1321 N LILY RD	09/12/2019	\$180,000	\$241	748	4/2/1	1951	12159	-	0.63
APN: 351310704 Doc #: 0006841634 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 4/7 Legal: PARK ROAD L4 B7 Buyer Name(s): BOWMAN, JUSTINE L Seller Name(s): COOK, JASON J & SUMMER C Loan Amount: \$170,000 Lender Name: WMS SERIES											
9.	S	7121 E 2ND AVE	01/08/2020	\$140,000	\$184	762	3/1/1	1941	7620	-	0.78
APN: 352410314 Doc #: 0006880722 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 15/3 Legal: MIDWAY L15 B3 Buyer Name(s): MCMINN, ALEXANDER B Seller Name(s): MEINTS, MICHAEL Loan Amount: \$137,464 Lender Name: MOVEMENT MTG											





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10.	S	<u>314 S GIRARD RD</u>	09/25/2019	\$139,958	\$221	633	4/2/1	1940	2340	-	0.83
		APN:	352410723	Doc #:	0006846016	Doc Type:	W	Sale Type:	Standard		
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	1/7		
		Legal:	MIDWAY ADD L1 B7 EXC N88FT			City/Muni/Twp:	SPOKANE VALLEY				
		Buyer Name(s):	FAUTH, JAMES S & VICTORIA E								
		Seller Name(s):	SCHOENWALD, BEN C								
		Loan Amount:	\$142,967			Lender Name:	CARDINAL FIN'L				
11.	S	<u>7017 E 3RD AVE</u>	10/16/2019	\$125,000	\$237	528	3/1/1	1939	7620	-	0.88
		APN:	352411708	Doc #:	0006853776	Doc Type:	W	Sale Type:	Standard		
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	15/17		
		Legal:	MILLERS PK TAYLORS RES L15-16 B17			City/Muni/Twp:	SPOKANE VALLEY				
		Buyer Name(s):	LYON, MONTE B								
		Seller Name(s):	TROY, MICHAEL J								
		Loan Amount:	\$122,735			Lender Name:	WHEATLAND BK				
12.	S	<u>7314 E 5TH AVE</u>	01/15/2020	\$139,900	\$186	752	3/1/1	1908	11430	-	0.91
		APN:	352413620	Doc #:	0006882774	Doc Type:	W	Sale Type:	Standard		
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	3/4		
		Legal:	EMPIRE HTS 2ND LTS 3-4 & 5 BLK 4			City/Muni/Twp:	SPOKANE VALLEY				
		Buyer Name(s):	JOHNSON, ISSAC A								
		Seller Name(s):	WARNER, KEVIN L								
		Loan Amount:	\$135,703			Lender Name:	ACADEMY MTG				
13.	S	<u>8518 E KNOX AVE</u>	05/04/2020	\$185,000	\$257	720	4/2/1	1950	10890	-	0.94
		APN:	450749048	Doc #:	0006917098	Doc Type:	W	Sale Type:	Standard		
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	/		
		Legal:	07 25 44 E73,44 FT OF W 245.32 FT OF S150 FT OF N180 FT OF SE1/4 OF NW1/4 OF SE1/4			City/Muni/Twp:	SPOKANE VALLEY				
		Buyer Name(s):	FEDOROV, RUSLAN A								
		Seller Name(s):	STREETS, NANCY S								
		Loan Amount:	\$175,750			Lender Name:	CARDINAL FIN'L				
14.	S	<u>9524 E BROADWAY AVE</u>	05/08/2020	\$160,000	\$220	728	4/2/1	1947	20670	-	0.98
		APN:	451730203	Doc #:	0006918525	Doc Type:	G	Sale Type:			
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	/98		
		Legal:	OPPORTUNITY PT OF B98 W59.93 FT OF E133.93 FT OF W401.93 FT OF N1/2 EXC ST			City/Muni/Twp:	SPOKANE VALLEY				
		Buyer Name(s):	SLAGLE, CHERYL								
		Seller Name(s):	FEDERAL NATL MTG ASSN								
		Loan Amount:	\$			Lender Name:					



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15.	F	<u>7106 E ST H AVE</u>	03/25/2020	\$110,100	\$153	720	4/2/1	1936	7620	-	0.98
		APN:	3524 13508	Doc #:	0006904 727	Doc Type:	U	Sale Type:	Foreclosure		
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	19/3		
		Legal:	EMPIRE HTS 2ND L19-20 B3			City/Muni/Twp:	SPOKANE VALLEY				
		Buyer Name(s):	CHAMPERY REAL ESTATE 2015 LLC								
		Seller Name(s):	SHERIFF OF SPOKANE COUNTY								
		Loan Amount:	\$			Lender Name:					

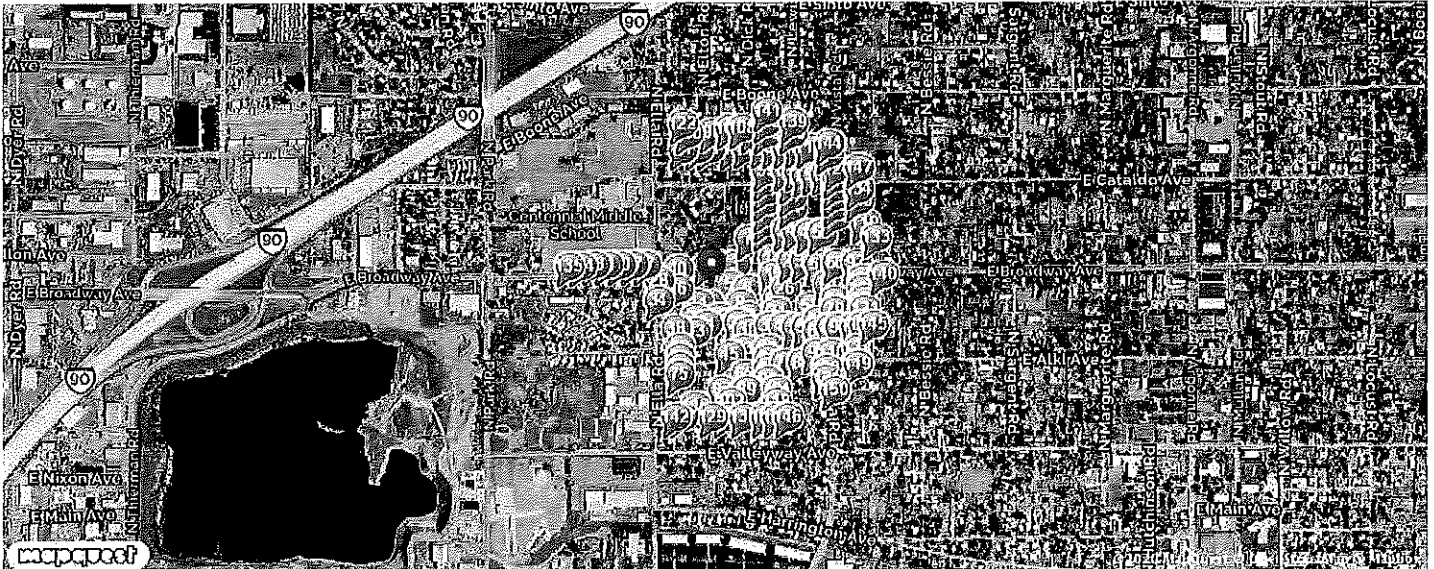
AREA SALES ANALYSIS

Total Area Sales:	15	Median # of Bedrooms:	2
Median Lot Size (SF):	10264	Median # of Baths:	1
Median Living Area:	720	Median Year Built:	1940
Price Range - 1 Years:	\$70,000 - \$200,000	Age Range:	43 - 116
Median Value:	\$139,958	Median Age:	80

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Near by neighbor's - Map



LIST VIEW

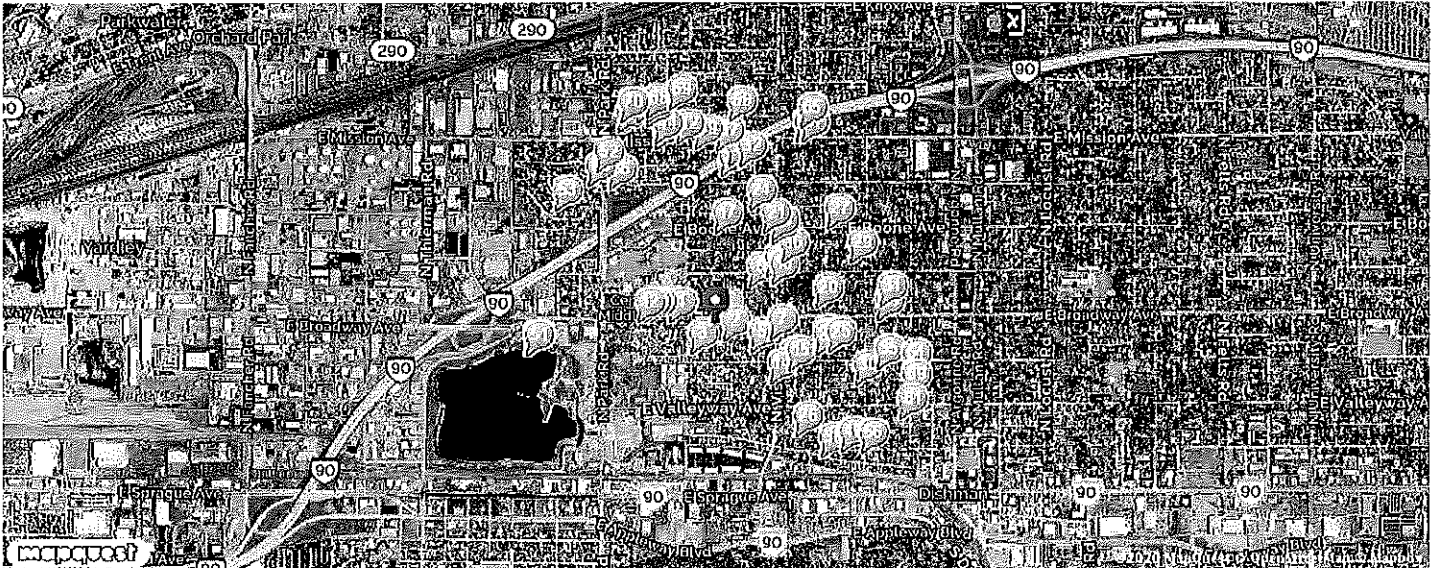
No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
	Subject Property		05/24/2006	\$ 115,394	-/2/1	1950	7141		
1.	Taylor,nicholas R	8004 E Broadway Ave	05/24/2006	\$115,394	645	-/2/1	1950	7141	Rsfr
2.	Brunton,alexander R	8002 E Broadway Ave	03/01/2016	\$85,000	744	-/2/1	1945	9664	Rsfr
3.	Miller,kenneth E Etal	8020 E Broadway Ave	11/22/2000	\$10,000	364	-/1/1	1945	16339	Rsfr
4.	Seemann,paul C	7926 E Broadway Ave	08/03/1995	\$62,000	852	-/2/1	1947	15214	Rsfr
5.	Pfitzer,judy A	709 N Dick Rd	10/25/1982	\$8,000	1440	-/3/1	1972	37354	Rsfr
6.	Mayer,william C	707 N Dick Rd	02/27/1985	\$34,000	976	-/3/1	1939	10890	Rsfr
7.	Bishop,angela Malri	8021 E Broadway Ave	02/24/2015	\$61,250	676	-/2/1	1940	19166	Rsfr
8.	Reeves,tyler M & Misty S	619 N Dick Rd	08/25/2005	\$148,000	1575	-/2/1	1946	21100	Rsfr
9.	Burton,karon D	7923 E Alki Ave	10/01/1998	\$46,040	1048	-/3/1	1998	7700	Rsfr
10.	Pennington,daniel & Shanna M	7906 E Broadway Ave	03/15/2019	\$190,000	1764	-/3/2	1918	18296	Rsfr

[VIEW ALL RECORDS >](#)

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Next Seller's - Map



LIST VIEW

No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
	Subject Property		05/24/2006	\$ 115,394	-/2/1	1950	7141		
1.	Taylor,nicholas R	<u>8004 E Broadway Ave</u>	05/24/2006	\$115,394	645	-/2/1	1950	7141	Rsfr
2.	Reeves,tyler M & Misty S	<u>619 N Dick Rd</u>	08/25/2005	\$148,000	1575	-/2/1	1946	21100	Rsfr
3.	Courchaine,david E	<u>7901 E Alki Ave</u>	03/05/2007	\$232,500	1248	-/3/1	1940	11112	Rsfr
4.	Harris,lowell C Jr & Cindy	<u>7724 E Broadway Ave</u>	08/04/2006	\$115,248	998	-/2/1	1955	11478	Rsfr
5.	Rodriguez,richard & Maria	<u>8121 E Alki Ave</u>	12/07/2006	\$87,000	777	-/3/1	1950	13040	Rsfr
6.	Galloway,martin J & Heather J	<u>906 N Dorn Ct</u>	05/10/2006	\$155,500	1605	-/4/2	1949	14810	Rsfr
7.	Martin,james & Jenny	<u>623 N Vista Rd</u>	09/09/2005	\$115,000	1168	-/2/1	1951	9563	Rsfr
8.	Clarity Home Solutions Llc	<u>7704 E Broadway Ave</u>	07/11/2007	\$98,500	1012	-/2/1	1954	11478	Rsfr
9.	Foss,doris L	<u>8208 E Cataldo Ave</u>	11/02/2006	\$125,000	886	-/2/1	1943	11900	Rsfr
10.	Keith,marilyn L	<u>907 N Vista Rd</u>	08/17/2007	\$119,000	735	-/2/1	1943	7350	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		05/26/2006	\$ 115,394	-/2/1	1950	7181		
1.	Biggerstaff, Jack & Sandra Jo	<u>501 N Dick Rd</u>	10/25/2004	\$95,000	1104	-/3/1	1933	20668	Rsfr
2.	Phillips, Amy L & Bill A	<u>719 N Vista Rd</u>	11/30/-0001	\$0	809	-/2/1	1938	19347	Rsfr
3.	Sutton, Audrey C	<u>7710 E Broadway Ave</u>	07/31/2018	\$186,665	1100	-/3/1	1955	11478	Rsfr
4.	Seal, Bruce G	<u>8202 E Cataldo Ave</u>	10/16/1997	\$50,000	726	-/2/1	1943	10254	Rsfr
5.	Brandt Family Trust	<u>8102 E Valleyway Ave</u>	11/30/-0001	\$0	1012	-/2/1	1936	14633	Rsfr
6.	Bfw Properties Llc	<u>411 N Vista Rd</u>	07/11/2008	\$95,000	864	-/1/1	1920	7761	Rsfr
7.	Cannon, Gary W	<u>8120 E Harrington Ave</u>	11/23/2004	\$20,000	562	-/2/1	1942	6750	Rsfr
8.	Aucutt, Jim	<u>6007 E 6th Ave 2w2</u>	04/11/2005	\$50,000	598	-/1/1	1980	598	Rcon
9.	King, Anthony & Tricia	<u>6106 E 6th Ave 1s1</u>	01/09/2015	\$75,000	1011	-/3/1	1980	1011	Rcon
10.	Drapeau, J & Burke L Livi Trust	<u>6007 E 6th Avenue W- 10 W10</u>	02/02/2006	\$65,000	598	-/1/1	1980	598	Rcon

[VIEW ALL RECORDS >](#)



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PROPERTY DETAILS:
TAYLOR NICHOLAS R
8004 E BROADWAY AVE
SPOKANE VALLEY WA 99212-2743

PROPERTY PROFILE REPORT

REPORT GENERATED: August 17, 2020
APN: 45183.0246
COUNTY: SPOKANE

Limitations of liability

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701 E Front Ave, Coeur d'Alene, ID 83814

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