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# Property Profile Report

## Property Details:

MICHAEL INGWALDSON  
1124 W DALTON AVE, SPOKANE WA, 99205-

Report Generated: 03/02/2020

APN: 350633802  
COUNTY: SPOKANE

## Owner Information

Primary Owner:	Michael Ingwaldson	APN:	350633802
Secondary Owner:	-	Vesting:	Unknown
Mail Address:	1124 W Dalton Ave Spokane Wa 99205-2720	Census Tract:	20001
Site Address:	1124 W Dalton Ave Spokane Wa 99205-2720	Tract/Lot/Block:	- / 1 / 11
Legal Description:	WHITINGS W50FT OF E100FT L1-2 B11		

## Property Characteristics

Year Built:	1911	Lot Size:	5663	Number of Units:	1
Bedrooms:	4	Square Feet:	1,524	Number of Stories:	1
Bathrooms:	2	Garage:	-	Property Type:	RSFR
Partial Baths:	-	Pool:	-	Use Code:	
Total Rooms:	6	Fireplace:	-	Zoning:	-
		Building Style:	1		
Latitude:	47.687318	Longitude:	-117.429199		

## Sale & Loan Information

Transfer Date:	10/15/2015	Seller:	STOUT, JOE C & ELIZABETH A
Transfer Value:	\$102,000	Doc #:	<u>2015-0006444479</u>
Cost/SF:	\$66.93	First Loan Amount:	\$100,152
Sale Type:	Short Sale	Title Company:	FIRST AMERICAN TITLE & ESCROW
Lender:	AMERICAN FIN'L RSRCS	Loan Doc:	<u>2015-0006444480</u>

OpM 135,000  
 Zest \$207,000  
 tax \$1,290  
 DSHS lien  
 86% .37

occupied

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## Assessment & Tax Information

Assessed Value:	\$107,800	Tax Amount:	\$1,526.29
Land Value:	\$17,000	Tax Account ID:	-
Improvement Value:	\$90,800	Tax Rate Area:	00010
Percent Improvement:	84.23%	Assessed Year:	2018
Market Land Value:	\$17,000	Tax Status:	Current
Market Imp. Value:	\$90,800	Exemption:	No
Market Value:	\$107,800		

## Aerial Map



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## Prior Transfer

Recording Date:	<u>10/15/2015</u>	Doc #:	<u>2015-0006444479</u>
Transfer Amount:	<u>\$ 102,000</u>	Doc Type:	<u>WARRANTY DEED</u>
Type of Sale:	<u>SHORT-SALE</u>	Title Co:	<u>FIRST AMERICAN TITLE &amp; ESCROW</u>
First TD:	<u>\$100,152</u>	Rate Type:	<u>UNKNOWN</u>
Mortgage Doc #:	<u>2015-0006444480</u>		
Lender:	<u>AMERICAN FIN'L RSRCS</u>		
Buyer Name(s):	<u>INGWALDSON, MICHAEL</u>		
Buyer Vesting:	<u>Unknown</u>		
Seller Name(s):	<u>STOUT, JOE C &amp; ELIZABETH A</u>		
Legal Description:	<u>WHITINGS W50FT OF E100FT L1-2 B11</u>		
City/Muni/Twp:	<u>SPOKANE</u>		

## Mortgage Record

Recording Date:	<u>11/03/2011</u>	Doc #:	<u>2011-0006041956</u>
Loan Amount:	<u>\$ 115,430</u>	Loan Type:	<u>UNKNOWN</u>
		Type of Rate:	<u>FIXED</u>
TD Due Date:	<u>-</u>	Type of Lender:	<u>MORTGAGE CO</u>
Lender Name:	<u>NATIONSTAR MORTGAGE LLC</u>		
Borrower Name(s):	<u>STOUT, JOE C &amp; ELIZABETH A</u>		

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## Prior Transfer

Recording Date: 12/26/2007      Doc #: 2007-0005625031  
Transfer Amount: \$ 128,500      Doc Type: WARRANTY DEED  
Type of Sale: STANDARD      Title Co: PACIFIC NORTH WEST TITLE  
First TD: \$128,500      Rate Type: FIXED  
Mortgage Doc #: 2007-5625032  
Lender: RAINLAND MORTGAGE CO  
Buyer Name(s): STOUT, JOE C & ELIZABETH A  
Buyer Vesting: Unknown  
Seller Name(s): JOHNSON, NEIL A  
Legal Description: WHITINGS W50FT OF E100FT L1-2 B11  
City/Muni/Twp: SPOKANE

## Prior Transfer

Recording Date: 10/30/2007      Doc #: 2007-0005605586  
Transfer Amount: \$ 90,000      Doc Type: WARRANTY DEED  
Type of Sale: STANDARD      Title Co: PACIFIC NORTH WEST TITLE  
First TD: \$55,000      Rate Type: FIXED  
Mortgage Doc #: 2007-5605587  
Lender: JESSICA  
Buyer Name(s): JOHNSON, NEIL A  
Buyer Vesting: Unknown  
Seller Name(s): PARKER, GINA R  
Legal Description: WHITINGS W50FT OF E100FT L1-2 B11  
City/Muni/Twp: SPOKANE

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## Prior Transfer

Recording Date:	03/31/2005	Doc #:	<u>2005-0005197558</u>
Transfer Amount:	\$ 93,000	Doc Type:	WARRANTY DEED
Type of Sale:		Title Co:	FIRST AMERICAN TITLE
First TD:	\$74,400	Rate Type:	VARIABLE
Mortgage Doc #:	<u>2005-5197559</u>		
Lender:	WMC MORTGAGE CORP		
Second TD:	\$18,600	Rate Type:	F
Mortgage Doc #:	<u>2005-5197560</u>		
Lender:	WMC MORTGAGE CORP		
Buyer Name(s):	PARKER, GINA R		
Buyer Vesting:	Unknown		
Seller Name(s):	BODEY, MICHAEL L & JESSICA L		
Legal Description:	WHITINGS W50FT OF E100FT L1-2 B11		
City/Muni/Twp:	SPOKANE		

## Mortgage Record

Recording Date:	06/11/2003	Doc #:	<u>2003-0004908048</u>
Loan Amount:	\$ 49,000	Loan Type:	UNKNOWN
		Type of Rate:	FIXED
TD Due Date:	-	Type of Lender:	MORTGAGE CO
Lender Name:	CLS MORTGAGE INC		
Borrower Name(s):	BODEY, MICHAEL L & JESSICA L		

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## Neighborhood Comps - Map



Legend:

Full Transfer Arms-  
Length(F)

Short Sales (S)

REO Sold (R)

Distressed (D)

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### Quick View

No.	Type	Address	Date	Price	S/SF	Bld/ Area	RM/Br/ Bth	YB	Lot Area (SF)	Dist. Pool (MI)
		Subject Property	10/15/2015	\$ 102,000	\$ 66.93	1524	6/4/2	1911	5663	-
1	F	1018 W DALTON AVE	11/25/2019	\$ 156,500	\$ 99.94	1566	8/3/2	1909	5663	- 0.08
2	F	1302 W DALTON AVE	08/13/2019	\$ 130,000	\$ 80.30	1619	6/3/1	1899	5663	- 0.08
3	F	1017 W DALTON AVE	08/30/2019	\$ 120,000	\$ 90.50	1326	8/5/1	1910	5663	- 0.09
4	F	1104 W FREDERICK AVE	05/29/2019	\$ 220,000	\$ 135.05	1629	8/4/2	1904	5663	- 0.09
5	D	1127 W FREDERICK AVE	09/04/2019	\$ 53,601	\$ 39.82	1346	6/3/2	1901	5663	- 0.12
6	F	1217 W GLASS AVE	08/21/2019	\$ 349,500	\$ 215.87	1619	6/3/2	1949	14400	- 0.18
7	F	3105 N LINCOLN ST	07/25/2019	\$ 206,000	\$ 119.91	1718	6/4/1	1909	6534	- 0.18
8	F	3309 N POST ST	12/26/2019	\$ 206,270	\$ 155.32	1328	7/4/2	1903	8712	- 0.25
9	F	1018 W GLASS AVE	12/18/2019	\$ 269,900	\$ 158.21	1706	6/3/2	1905	7713	- 0.25
10	F	2814 N JEFFERSON ST	08/22/2019	\$ 190,000	\$ 133.80	1420	6/3/1	1908	6000	- 0.27
11	F	1004 W GLASS AVE	10/28/2019	\$ 247,500	\$ 139.59	1773	8/4/2	1907	6000	- 0.27
12	F	913 W CLEVELAND AVE	03/26/2018	\$ 175,000	\$ 96.37	1816	7/4/2	1904	5663	- 0.29
13	F	1117 W KIERNAN AVE	07/25/2019	\$ 215,000	\$ 157.16	1368	6/3/1	1911	6000	- 0.29
14	F	724 W ALICE AVE	07/31/2019	\$ 185,000	\$ 137.75	1343	7/3/1	1907	5663	- 0.30
15	F	3324 N POST ST	01/03/2020	\$ 170,787	\$ 102.51	1666	7/3/1	1908	8712	- 0.30

### Detail View

No.	Type	Address	Date	Price	S/SF	Bld/ Area	RM/Br/ Bth	YB	Lot Area (SF)	Dist. Pool (MI)
		Subject Property	10/15/2015	\$102,000	\$66.93	1524	6/4/2	1911	5663	-
1	F	1018 W DALTON AVE	11/25/2019	\$156,500	\$99.94	1566	8/3/2	1909	5663	- 0.08
		APN: 350633701	Doc #: 0006867699	Doc Type: W	Sale Type: STANDARD					
		Property Type: RSFR	Zoning:	Tract No: 0	Lot/Block: 1/10					
		Legal: WHITINGS E50FT L1-2 B10	City/Muni/Twp: SPOKANE							
		Buyer Name(s): WOLFF, DAVID D & IVANA								
		Seller Name(s): ZALEWSKI LIVING TRUST								
		Loan Amount: \$148,675	Lender Name: UMPQUA BK							
2	F	1302 W DALTON AVE	08/13/2019	\$130,000	\$80.3	1619	6/3/1	1899	5663	- 0.08
		APN: 350633918	Doc #: 0006831528	Doc Type: W	Sale Type: STANDARD					
		Property Type: RSFR	Zoning:	Tract No: 0	Lot/Block: 14/12					
		Legal: WHITINGS W25FT OF L14; E25FT L15 B12		City/Muni/Twp: SPOKANE						
		Buyer Name(s): BDW PROPERTIES LLC								
		Seller Name(s): STEINER, WILIAM J & RAMONA								
		Loan Amount: \$135,000	Lender Name: WILLOW CREEK 39 LCC							

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3	F	1017 W DALTON AVE	08/30/2019	\$120,000	\$90.5	1326	8/5/1	1910	5663	-	0.09
		APN: 350634203	Doc #: 0006837553	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0	Lot/Block: 3/3						
		Legal: WHITINGS E50FT L3-4 B3	City/Muni/Twp: SPOKANE								
		Buyer Name(s): SDB HOLDING LLC									
		Seller Name(s): RANA INVESTMENTS LLC									
		Loan Amount: \$120,000	Lender Name: JAPASA PROPS LLC								
4	F	1104 W FREDERICK AVE	05/29/2019	\$220,000	\$135.05	1629	8/4/2	1904	5663	-	0.09
		APN: 350720501	Doc #: 0006808892	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0	Lot/Block: 1/4						
		Legal: FOREST PARK L1 B4	City/Muni/Twp: SPOKANE								
		Buyer Name(s): DERR, ANDREW S & MELODY									
		Seller Name(s): MILLER, ERIC									
		Loan Amount: \$176,000	Lender Name: GLOBAL FCU								
5	D	1127 W FREDERICK AVE	09/04/2019	\$53,601	\$39.82	1346	6/3/2	1901	5663	-	0.12
		APN: 350721006	Doc #: 0006838846	Doc Type: U	Sale Type: FORECLOSUR						
		Property Type: RSFR	Zoning:	Tract No: 0	Lot/Block: 6/9						
		Legal: FOREST PARK L6 B9	City/Muni/Twp: SPOKANE								
		Buyer Name(s): ESCALADE PROPERTIES LLC									
		Seller Name(s): SHERIFF OF SPOKANE COUNTY									
		Loan Amount: \$	Lender Name:								
6	F	1217 W GLASS AVE	08/21/2019	\$349,500	\$215.87	1619	6/3/2	1949	14400	-	0.18
		APN: 350632605	Doc #: 0006834186	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0	Lot/Block: /						
		Legal: WHITINGS PT OF B-B E90FT OF W140FT OF PTN N OF COUR TLAND AVE & VAC STP N OF & ADJ	City/Muni/Twp: SPOKANE								
		Buyer Name(s): HEISE, SHARON									
		Seller Name(s): MIELKE, ALLEN & NORMA									
		Loan Amount: \$288,000	Lender Name: ENVOY MTG								
7	F	3105 N LINCOLN ST	07/25/2019	\$206,000	\$119.91	1718	6/4/1	1909	6534	-	0.18
		APN: 350634312	Doc #: 0006825641	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0	Lot/Block: 7/4						
		Legal: WHITINGS S30FT OF L7; N15FT L8 B4	City/Muni/Twp: SPOKANE								
		Buyer Name(s): EVANS, JAMES IV & BLAIR J									
		Seller Name(s): SAATHOFF, TYLER J									
		Loan Amount: \$199,820	Lender Name: PRIME LNDG								



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8	F	3309 N POST ST	12/26/2019	\$206,270	\$155.32	1328	7/4/2	1903	8712	-	0.25
		APN: 350633210	Doc #: 0006877237	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0	Lot/Block: 7/17						
		Legal: WHITINGS S40FT OF L7; N20FT L8 B17 City/Muni/Twp:SPOKANE									
		Buyer Name(s): JOHNSTON,JACOB L									
		Seller Name(s): SHOWALTER,JACOB S & KATHERINE L									
		Loan Amount: \$200,082		Lender Name: GUARDIAN MTG							
9	F	1018 W GLASS AVE	12/18/2019	\$269,900	\$158.21	1706	6/3/2	1905	7713	-	0.25
		APN: 350631316	Doc #: 0006874990	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0	Lot/Block: 15/17						
		Legal: PINE GROVE TER E OF WLY 12FT L15 B17 City/Muni/Twp:SPOKANE									
		Buyer Name(s): STRANG,BROOK									
		Seller Name(s): PETTIS,DICK L & LINDA C									
		Loan Amount: \$		Lender Name:							
10	F	2814 N JEFFERSON ST	08/22/2019	\$190,000	\$133.8	1420	6/3/1	1908	6000	-	0.27
		APN: 350722412	Doc #: 0006834764	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0	Lot/Block: 7/21						
		Legal: FOREST PARK: N 60 FT OF LOTS 7 & 8 BLK 21 City/Muni/Twp:SPOKANE									
		Buyer Name(s): JOHNSON,NINA P									
		Seller Name(s): HUSTON,JUDITH E									
		Loan Amount: \$55,000		Lender Name: SPOKANE TEACHERS CU							
11	F	1004 W GLASS AVE	10/28/2019	\$247,500	\$139.59	1773	8/4/2	1907	6000	-	0.27
		APN: 350631313	Doc #: 0006858205	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0	Lot/Block: 12/17						
		Legal: PINE GROVE TER L12 B17 City/Muni/Twp:SPOKANE									
		Buyer Name(s): CLAWSON,JUSTIN D									
		Seller Name(s): MELISSA DEVINE DRAFTING & DESI									
		Loan Amount: \$235,125		Lender Name: STEARNS LNDG LLC							
12	F	913 W CLEVELAND AVE	03/26/2018	\$175,000	\$96.37	1816	7/4/2	1904	5663	-	0.29
		APN: 350722603	Doc #: 0006694018	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0	Lot/Block: 3/23						
		Legal: FOREST PARK L3 B23 City/Muni/Twp:SPOKANE									
		Buyer Name(s): POTTER,JONATHAN									
		Seller Name(s): BROWN,WILLIAM J SR									
		Loan Amount: \$171,830		Lender Name: NEW AMERICAN FNDG							

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13	F	1117 W KIERNAN AVE	07/25/2019	\$215,000	\$157.16	1368	6/3/1	1911	6000	-	0.29
		APN: 350631408	Doc #: 0006825779		Doc Type: W		Sale Type: STANDARD				
		Property Type: RSFR	Zoning:		Tract No: 0		Lot/Block: 8/18				
		Legal: PINE GROVE TER L8 B18	City/Muni/Twp: SPOKANE								
		Buyer Name(s): VIEIRA, JAMES & REBEKAH F									
		Seller Name(s): DOUMIT, SARAH									
		Loan Amount: \$219,622				Lender Name: MOUNTAIN WEST BK					
14	F	724 W ALICE AVE	07/31/2019	\$185,000	\$137.75	1343	7/3/1	1907	5663	-	0.30
		APN: 350633303	Doc #: 0006827586		Doc Type: W		Sale Type: STANDARD				
		Property Type: RSFR	Zoning:		Tract No: 0		Lot/Block: 1/18				
		Legal: WHITINGS E25FT OF L1&2; W25FT L10 B18	City/Muni/Twp: SPOKANE								
		Buyer Name(s): MORRIS, EMMET									
		Seller Name(s): LINGHOR, JEAN M									
		Loan Amount: \$178,286				Lender Name: QUICKEN LNS					
15	F	3324 N POST ST	01/03/2020	\$170,787	\$102.51	1666	7/3/1	1908	8712	-	0.30
		APN: 350633305	Doc #: 0006879469		Doc Type: W		Sale Type: STANDARD				
		Property Type: RSFR	Zoning:		Tract No: 0		Lot/Block: 4/18				
		Legal: WHITINGS L4 B18	City/Muni/Twp: SPOKANE								
		Buyer Name(s): PORTER, AUSTIN									
		Seller Name(s): HUDSON, TRACI A									
		Loan Amount: \$184,300				Lender Name: NORTHPOINTE BK					

## Area Sales Analysis

Total Area Sales:	15	Median # of Bedrooms:	3
Median Lot Size (SF):	6000	Median # of Baths:	2
Median Living Area:	1619	Median Year Built:	1907
Price Range - 2 Years:	\$53,601 - \$349,500	Age Range:	71 - 121
Median Value:	\$190,000	Median Age:	113

[Click here for Plat Map](#)

### LIMITATIONS OF LIABILITY



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