

Auction 9/14

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5



PROPERTY PROFILE REPORT

occupied

PROPERTY INFORMATION

Archer, Perry J
9924 E 13th Ave
Spokane Valley, Wa 99206

open \$ 170 000
Zest \$ 260 000
tax 2360.92
less sewer \$ 427.00

ASSESSORS PARCEL NO:

45204.2741

PREPARED BY

Send Fuse

PHONE

+1 800.971.5988

EMAIL

support@getsendfuse.com

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PROPERTY PROFILE REPORT

REPORT GENERATED: August 17, 2020
APN: 45204.2741
COUNTY: SPOKANE

PROPERTY DETAILS:
ARCHER PERRY J
9924 E 13TH AVE
SPOKANE VALLEY WA 99206-3460

OWNER INFORMATION

Primary Owner:	<u>ARCHER PERRY J</u>	APN:	45204.2741
Secondary Owner:		Vesting:	
Mail Address:	<u>9924 E 13TH AVE</u> SPOKANE VALLEY WA 99206	Census Tract:	125002016
Site Address:	<u>9924 E 13TH AVE</u> SPOKANE VALLEY WA 99206-3460	Tract/Lot/Block:	UNIVERSITY PLACE / 1 / 26
Legal Description:	UNIVERSITY PL L1 & E20FT L2 B26		

PROPERTY CHARACTERISTICS

Year Built / Effective Year Built:	1970 / 1970	Lot Size:	10500	Number of Units:	0
Bedrooms:	3	Square Feet:	1176	Number of Stories:	1.00
Total Bathrooms:	1.00	Garage:	920	Property Type:	0
Quarter Bath(s) / Half Bath(s) / Partial Bath(s):	0 / 0 / 0	Pool:		Use Code:	SINGLE UNIT
Total Rooms:	5	Fireplace:	0	Building Style:	A0G
		Longitude:	-117.270891	Zoning:	
Latitude:	47.645093				

RECENT SALE & LOAN

Transfer Date:	1992-05-26	Seller:	OWNER RECORD
Transfer Value:	\$ 77,000	Doc #:	1992-7988
Cost/SF:	\$ 33	First Loan Amount:	\$ 0
Sale Type:	F	Title Company:	
Lender:			



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



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ASSESSMENT & TAX INFORMATION

Assessed Value:	\$152,900	Tax Amount:	\$2,298
Land Value:	\$35,000	Tax Rate Area:	144
Improvement Value:	\$117,900	Tax Year:	2020
Percent Improvement:	45.12%	Assessed Year:	2019
Market Land Value:	\$35,000	Tax Status:	0000
Market Imp. Value:	\$117,900	Exemption:	
Market Value:	\$152,900		

AERIAL MAP





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RESALE

Recording Date:	December 01, 2014	Transfer Amount:	\$ 30,000.00
Type of Sale:	Qc	First TD:	\$ 0.00
Doc #:	<u>2014-6352044</u>	Doc Type:	Q
Title Co:	--	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Archer Perry J	Buyer Vesting:	-- / --
Seller Name(s):	Reeve Kathryn E		
Transaction Flag's:	Cash Transaction, Re-Sale		

MORTGAGE

Recording Date:	April 16, 2003	Loan Amount:	\$ 18,950.00
TD Due Date:	November 30, 2032	Lender Name:	Countrywide Hm Lns Inc
Borrower Name(s):	Archer Perry J	Doc #:	<u>2003-4877830</u>
Borrower Ownership:	Jt	Borrower Occupancy:	Y
Loan Type:	Cnv	Type of Rate:	Fix
Mortgage Term:	30	Lender Address:	Calabasas / Ca
Loan Flag's:	Conventional Loan, Equity Loan, Fixed Loan		
Assignment Date:	February 06, 2013	Assignment Doc:	<u>2013-6174121</u>



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MORTGAGE

Recording Date:	April 16, 2003	Loan Amount:	\$ 75,800.00
TD Due Date:	N/a	Lender Name:	Countrywide Hm Lns Inc
Borrower Name(s):	Archer Perry J	Doc #:	<u>2003-4877829</u>
Borrower Ownership:	Jt	Borrower Occupancy:	Y
Loan Type:	Cnv	Type of Rate:	Fix
Mortgage Term:	--	Lender Address:	Calabasas / Ca
Loan Flag's:	Conventional Loan, Fixed Loan, Refiance Loan		
Assigment Date:	April 04, 2017	Assigment Doc:	<u>2017-6590659</u>



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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	12/01/2014	\$ 90,000	\$ 33	1,176	1/1/1	1970	10500	-	
1.	S	1102 S HERALD RD	04/22/2020	\$256,000	\$271	946	4/2/1	1958	15000	-	0.12
2.	S	1310 S RAYMOND RD	09/03/2019	\$170,000	\$138	1232	5/3/1	1995	5000	-	0.29
3.	S	10022 E 4TH AVE	05/17/2018	\$140,000	\$118	1188	7/4/1	1955	10875	-	0.56
4.	S	1322 S PIERCE RD	10/30/2019	\$171,000	\$175	976	4/2/1	1947	40946	-	0.66
5.	S	10425 E 24TH AVE	02/13/2020	\$0	\$0	1000	8/3/1	1953	22445	-	0.72
6.	S	415 S VAN METER RD	10/04/2019	\$195,600	\$150	1302	4/2/1	1948	7500	-	0.75
7.	S	11403 E 16TH AVE	10/30/2019	\$137,500	\$102	1344	4/2/1	1949	16117	-	0.90



Full Transfer Arms - Length(F)



Short Sales (S)



REO Sold (R)



Distressed(D)

PROPERTY DETAILS:

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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			12/01/2014	\$ 30,000	\$ 33	1,176	-/3/1	1970	10500		
1.	S	<u>1102 S HERALD RD</u>	04/22/2020	\$256,000	\$271	946	4/2/1	1958	15000	-	0.12
	APN:	452041853	Doc #:	0006913102	Doc Type:	W	Sale Type:	Standard			
	Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	1/17			
	Legal:	UNIVERSITY PLACE LT 1 & 2 BLK 17				City/Muni/Twp:	SPOKANE VALLEY				
	Buyer Name(s):	JOW,BRIAN A									
	Seller Name(s):	MESSERSMITH,HAROLD T									
	Loan Amount:	\$251,363	Lender Name:	QUICKEN LNS							
2.	S	<u>1310 S RAYMOND RD</u>	09/03/2019	\$170,000	\$138	1232	5/3/1	1995	5000	-	0.29
	APN:	452042318	Doc #:	0006838652	Doc Type:	W	Sale Type:	Standard			
	Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	11/22			
	Legal:	UNIVERSITY PL N50FT L11-12 B22				City/Muni/Twp:	SPOKANE VALLEY				
	Buyer Name(s):	OGLE,TIA R									
	Seller Name(s):	K R PROPERTIES LLC									
	Loan Amount:	\$166,920	Lender Name:	CARRINGT ON MT G SVCS							
3.	S	<u>10022 E 4TH AVE</u>	05/17/2018	\$140,000	\$118	1188	7/4/1	1955	10875	-	0.56
	APN:	452012008	Doc #:	0006708704	Doc Type:	W	Sale Type:	Standard			
	Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	1/235			
	Legal:	OPP JOHNSTONS SUB B235 L1 B1				City/Muni/Twp:	SPOKANE VALLEY				
	Buyer Name(s):	COURCHAINE,SIERRA									
	Seller Name(s):	BENSON,JUDITH L									
	Loan Amount:	\$145,000	Lender Name:	LONNIE L							
4.	S	<u>1322 S PIERCE RD</u>	10/30/2019	\$171,000	\$175	976	4/2/1	1947	40946	-	0.66
	APN:	452139060	Doc #:	0006858947	Doc Type:	W	Sale Type:	Standard			
	Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	/			
	Legal:	21 25 44 BEG ON SL OF NE 1/4 OF SW1/4 OF SW1/4 321.7FT E OF SWCOR TH N129.66FT ON LN IF EXT D WOULD TERM 341.43FT W & 20FT S OF SECOR TH E TO PT 129.75FT N & 20FT W OF SECOR TH S TO SL T H W TO POB				City/Muni/Twp:	SPOKANE VALLEY				
	Buyer Name(s):	ESCHENBACHER,KATIE									
	Seller Name(s):	INLAND PACIFIC DEV LLC									
	Loan Amount:	\$165,870	Lender Name:	CARDINAL FIN'L							
5.	S	<u>10425 E 24TH AVE</u>	02/13/2020	\$0	\$0	1000	8/3/1	1953	22445	-	0.72



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No.	Type	Address	Date	Price	S/SF	Bid/Area	RM/Br/Bth	YB	Lot area (SF)	Pool	Dist (mi)
		APN: 452910623	Doc #: 0006891926	Doc Type: W		Sale Type: Standard					
		Property Type: RSFR	Zoning:	Tract No: 0		Lot/Block: 19/					
		Legal: 29-25-44: CHESTER HILLS ADDITION (AFN# 3101011) L19 B\VFV; TOG W/ PTN OF L20 B\VFV DAF: BEG AT THE SW COR OF SAID L20; TH N00*20\53\VE 94.99FT ALD THE W LN OF SAID L20; TH N82*59\25\VE 13.52FT; TH 507*00\35\VE 39.24FT; TH S18*01\57\W 60.67FT TO THE POB		City/Muni/Twp: SPOKANE VALLEY							
		Buyer Name(s): TAYLOR,JOHN L & REBECCA H									
		Seller Name(s): BEGOVICH,MARCO									
		Loan Amount: \$402,800		Lender Name: UNIT ED WHOLESALE MT G							

6.	S	415 S VAN METER RD	10/04/2019	\$195,600	\$150	1302	4/2/1	1948	7500	-	0.75
		APN: 452121207	Doc #: 0006849900	Doc Type: W		Sale Type: Standard					
		Property Type: RSFR	Zoning:	Tract No: 0		Lot/Block: 3/196					
		Legal: OPP SORENSEN B196 L3 B1		City/Muni/Twp: SPOKANE VALLEY							
		Buyer Name(s): OLSON,BARRY P & SUZANNE C									
		Seller Name(s): GRANLUND,NANCY L									
		Loan Amount: \$		Lender Name:							

7.	S	11403 E 16TH AVE	10/30/2019	\$137,500	\$102	1344	4/2/1	1949	16117	-	0.90
		APN: 452139112	Doc #: 0006859087	Doc Type: W		Sale Type: Standard					
		Property Type: RSFR	Zoning:	Tract No: 0		Lot/Block: /					
		Legal: 21 25 44 W90FT OF S194 FT OF SE1/4 OF SE1/4 OF SE1/4 OF SW 1/4 & E10FT OF W100FT OF S112FT EXC RD R/W		City/Muni/Twp: SPOKANE VALLEY							
		Buyer Name(s): BECERRA,MARCO B									
		Seller Name(s): TUCKER,JACOB									
		Loan Amount: \$111,500		Lender Name: JACOB S							

AREA SALES ANALYSIS

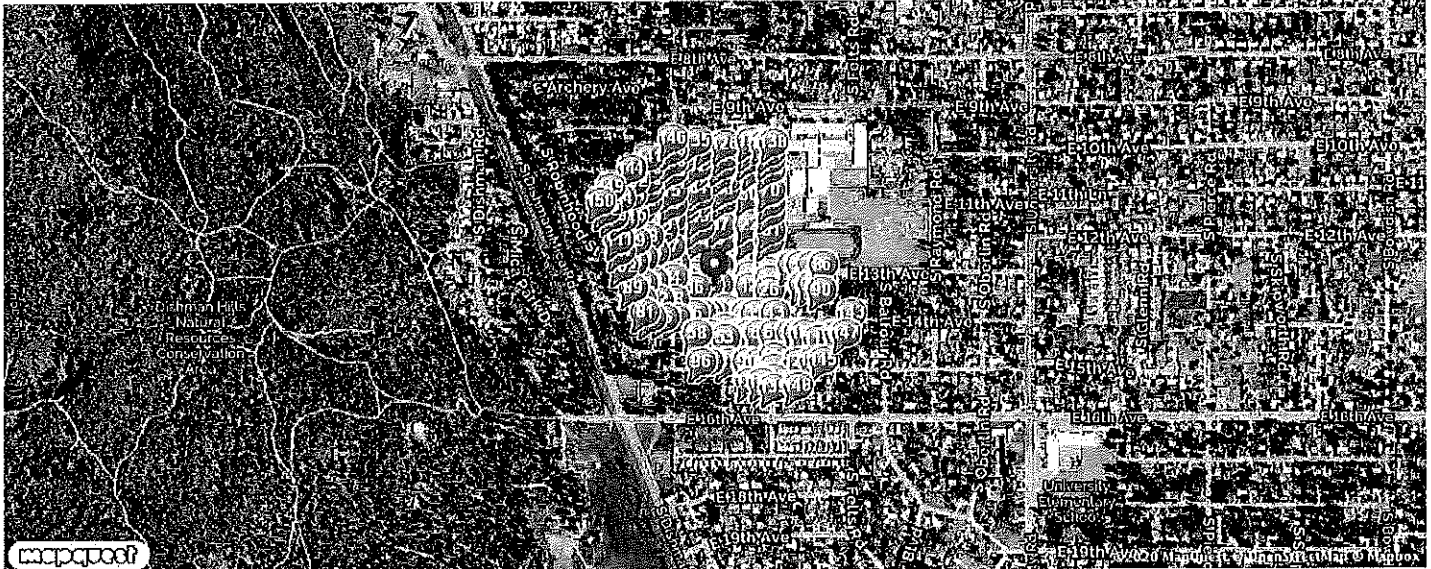
Total Area Sales:	7	Median # of Bedrooms:	2
Median Lot Size (SF):	15000	Median # of Baths:	1
Median Living Area:	1188	Median Year Built:	1953
Price Range - 1 Years:	\$137,500 - \$256,000	Age Range:	25 - 73
Median Value:	\$170,500	Median Age:	67



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Near by neighbor's - Map



LIST VIEW

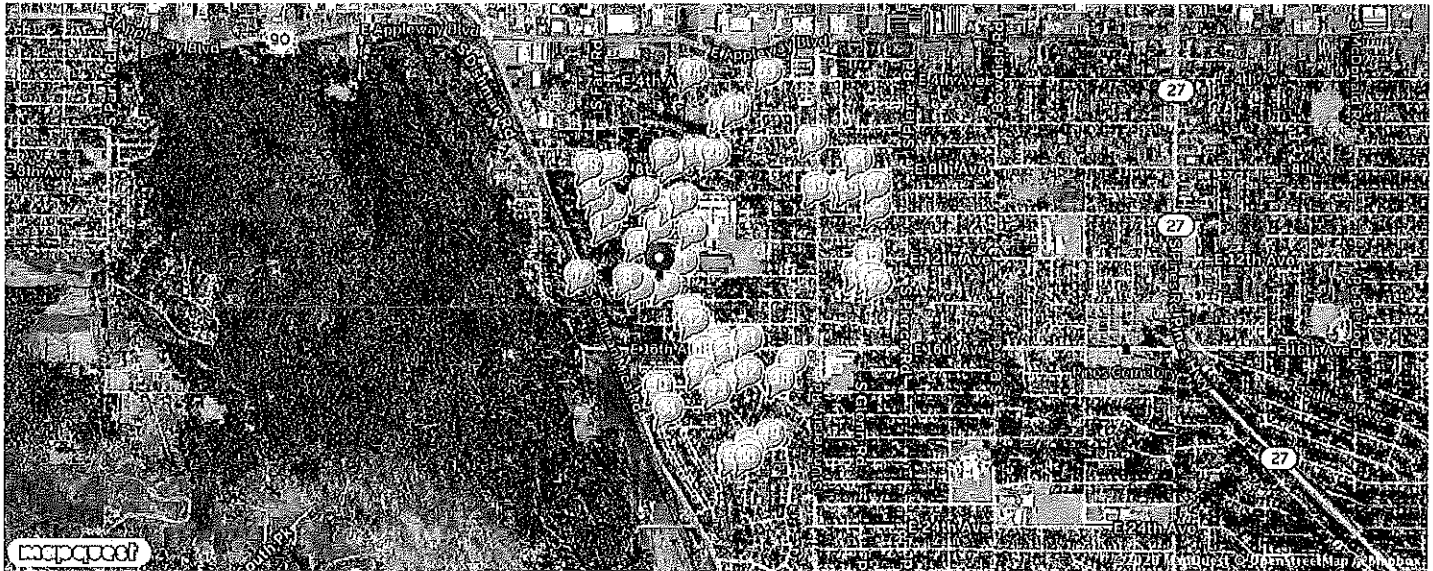
No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
	Subject Property		12/01/2014	\$ 30,000	-/3/1	1970	10500		
1.	Archer,perry J	9924 E 13th Ave	12/01/2014	\$30,000	1176	-/3/1	1970	10500	Rsfr
2.	Freeland,kristy K	9918 E 13th Ave	05/28/2002	\$106,000	1654	-/4/2	1971	10500	Rsfr
3.	Derr,shane	9912 E 13th Ave	09/03/2003	\$101,000	1290	-/2/2	1971	10500	Rsfr
4.	Olmstead,v D	134 D S Walnut Rd	11/30/-0001	\$0	1248	-/3/2	1970	10500	Rsfr
5.	Williams,daryl E & Virg Inia M	9919 E 14th Ave	12/13/2016	\$0	1782	-/4/2	1970	10500	Rsfr
6.	Voss,evan R & Kelsey M	1307 S Walnut Rd	06/15/2007	\$123,500	1104	-/2/1	1957	9000	Rsfr
7.	Satcldo,david & Tamara j	1301 S Walnut Rd	03/19/1991	\$70,775	2084	-/4/2	1972	9000	Rsfr
8.	Smith,shari A	1311 S Walnut Rd	04/10/1996	\$0	988	-/3/2	1972	9000	Rsfr
9.	Beach,bradley M & Amanda R	1216 S Walnut Rd	11/07/2017	\$150,000	947	-/2/1	1949	16695	Rsfr
10.	Dunsmore Trust	9913 E 14th Ave	05/31/2016	\$179,200	1506	-/4/2	1970	10500	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		12/01/2014	\$ 30,000	-/3/1	1970	19500		
1.	Voss, evan R & Kelsey M	1307 S Walnut Rd	06/15/2007	\$123,500	1104	-/2/1	1957	9000	Rsfr
2.	Oakes, joshua A & Veronica	1321 S Woodruff Rd	07/31/2007	\$166,000	1176	-/3/2	1971	10800	Rsfr
3.	Baldwin Living Trust	9920 E 14th Ave	03/15/2007	\$189,500	1748	-/3/2	1998	7500	Rsfr
4.	Brosvik, eric S	1115 S Marlam St	09/19/2006	\$163,350	1578	-/4/2	1977	21020	Rsfr
5.	Peterson, brandon J	1111 S Woodruff Rd	08/08/2008	\$136,000	840	-/2/2	1951	7960	Rsfr
6.	Windham, michelle J	1114 S Herald Rd	07/22/2008	\$139,500	866	-/2/1	1943	9000	Rsfr
7.	Ticknor, robert A & Maria K	1419 S Robinhood St	05/27/2008	\$231,500	2208	-/4/3	1979	12204	Rsfr
8.	Rhoades, bryan	1315 S Robinhood St	02/08/2007	\$238,500	2064	-/4/2	1978	12971	Rsfr
9.	Mcclain, pamela M	10016 E 15th Ave	12/31/2007	\$56,560	1170	-/3/1	1952	15000	Rsfr
10.	Stansbury, dawn L	1010 S Walnut Rd	12/21/2007	\$103,000	1288	-/3/2	1989	6500	Rsfr

[VIEW ALL RECORDS >](#)

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Out of State Owner's - Map



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No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
	Subject Property		12/01/2014	\$ 30,000	-/3/1	1970	10500		
1.	Phillips,richard W	1308 S Herald Rd	02/27/2002	\$47,919	546	-/2/1	1943	7500	Rsfr
2.	Bank One Na	1316 S Dartmouth Rd	03/24/2003	\$60,858	804	-/3/1	1910	7500	Rsfr
3.	Nemeth,peter & Mary	1017 S Walnut Rd	10/27/2016	\$50,000	1126	-/3/1	1941	7500	Rsfr
4.	Biller,jared E	1022 S Mariam St	08/18/2014	\$189,000	1621	-/5/3	1977	10000	Rsfr
5.	Davis,allison M	10203 E 15th Ave	08/22/2012	\$99,900	912	-/2/1	1960	7500	Rsfr
6.	Conrad,scott & Nichole	9616 E 10th Ave	10/31/2011	\$155,000	1492	-/3/3	1977	11456	Rsfr
7.	H & S Enterprises Llc	1523 S Dartmouth Rd	02/27/2006	\$150,000	1284	-/3/2	1972	9047	Rsfr
8.	Hughes,ian E	10206 E 16th Ave	11/24/2010	\$145,000	1440	-/4/2	2003	4820	Rsfr
9.	Wells,karly C	9909 E 9th Ave	02/28/2019	\$192,000	1284	-/2/1	1950	11250	Rsfr
10.	Sands Rents Llc	9721 E Archery Ave	11/15/2019	\$205,833	1438	-/3/2	1977	11190	Rsfr

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Limitations of liability

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