

7

QLS
Auction 9/4

Property Profile Report

Property Details:

RYAN K RICE
3528 E 23RD AVE, SPOKANE WA, 99223-

Report Generated: 05/04/2020

APN: 352731312
COUNTY: SPOKANE

Foreclosure Activity: Yes

Owner Information

Primary Owner:	Ryan K Rice	APN:	352731312
Secondary Owner:	-	Vesting:	Unknown
Mail Address:	3528 E 23rd Ave Spokane Wa 99223-3919	Census Tract:	46023
Site Address:	3528 E 23rd Ave Spokane Wa 99223-3919	Tract/Lot/Block:	- / 12 / 108
Legal Description:	LINCOLN HTS N12 L12 B108		

Property Characteristics

Year Built:	1971	Lot Size:	6500	Number of Units:	1
Bedrooms:	5	Square Feet:	988	Number of Stories:	1
Bathrooms:	2	Garage:	Detached G0		
Partial Baths:	1	Pool:	-	Property Type:	RSFR
Total Rooms:	8	Fireplace:	Yes 1	Use Code:	
		Building Style:	1	Zoning:	-
Latitude:	47.633327	Longitude:	-117.358031		

Sale & Loan Information

Transfer Date:	04/29/2016	Seller:	SMUZYSKI, HENRY K
Transfer Value:	\$158,000	Doc #:	<u>2016-0006491795</u>
Cost/SF:	\$159.92	First Loan Amount:	\$155,138
Sale Type:	Standard	Title Company:	INLAND PROF TITLE LLC
Lender:	HOMESTREET BK	Loan Doc:	<u>2016-0006491796</u>

occupied

Open
Zest \$258,000
Tax \$1,140 -
lien no

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Assessment & Tax Information

Assessed Value:	\$149,100	Tax Amount:	\$1,928.23
Land Value:	\$30,000	Tax Account ID:	-
Improvement Value:	\$119,100	Tax Rate Area:	00010
Percent Improvement:	79.87%	Assessed Year:	2018
Market Land Value:	\$30,000	Tax Status:	Current
Market Imp. Value:	\$119,100	Exemption:	No
Market Value:	\$149,100		

Aerial Map



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Foreclosure Activity - Subject Property

Date Filed:	01/07/2020	Doc #:	<u>2020-0006880021</u>
Loan Amount:	\$	Loan Date:	04/29/2016
Delinquent Amount:	\$	Borrower:	RYAN K RICE
Trustee:	QUALITY LOAN SERVICE CORP OF W	Beneficiary:	
Auction Date:	05/15/2020		

Prior Transfer

Recording Date:	<u>04/29/2016</u>	Doc #:	<u>2016-0006491795</u>
Transfer Amount:	<u>\$ 158,000</u>	Doc Type:	WARRANTY DEED
Type of Sale:	STANDARD	Title Co:	INLAND PROF TITLE LLC
First TD:	\$155,138	Rate Type:	UNKNOWN
Mortgage Doc #:	<u>2016-0006491796</u>		
Lender:	HOMESTREET BK		
Buyer Name(s):	RICE, RYAN K		
Buyer Vesting:	Unknown		
Seller Name(s):	SMUZYNSKI, HENRY K		
Legal Description:	LINCOLN HTS N12 L12 B108		
City/Muni/Twp:	SPOKANE		

Prior Transfer

Recording Date:	<u>06/19/2006</u>	Doc #:	<u>2006-0005394422</u>
Transfer Amount:	<u>\$ 82,719</u>	Doc Type:	WARRANTY DEED
Type of Sale:	SHORT SALE	Title Co:	
Buyer Name(s):	CORONA, JOHN F & MELISSA		
Buyer Vesting:	Unknown		
Seller Name(s):	BARHAM, DELBERT F		
Legal Description:	LINCOLN HTS N12 L12 B108		
City/Muni/Twp:	SPOKANE		

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Prior Transfer

Recording Date:	06/13/2006	Doc #:	<u>2006-0005392023</u>
Transfer Amount:	\$ 137,200	Doc Type:	WARRANTY DEED
Type of Sale:		Title Co:	PACIFIC NORTH WEST TITLE
First TD:	\$102,900	Rate Type:	VARIABLE
Mortgage Doc #:	<u>2006-5392024</u>		
Lender:	COUNTRYWIDE HOME LOANS INC		
Buyer Name(s):	SMUZYNSKI, HENRY K		
Buyer Vesting:	Unknown		
Seller Name(s):	CORONA, JOHN F & MELISSA		
Legal Description:	LINCOLN HTS N12 L12 B108		
City/Muni/Twp:	SPOKANE		

Prior Transfer

Recording Date:	09/05/2003	Doc #:	<u>2003-0004959106</u>
Transfer Amount:	\$ 83,000	Doc Type:	
Type of Sale:	STANDARD	Title Co:	SPOKANE COUNTY TITLE
First TD:	\$83,000	Rate Type:	FIXED
Mortgage Doc #:	<u>2003-4959107</u>		
Lender:	DELBERT F & MARY A		
Buyer Name(s):	CORONA, JOHN F & MELISSA		
Buyer Vesting:	Unknown		
Seller Name(s):	BARHAM, DELBERT F & MARY A		
Legal Description:	LINCOLN HTS N12 L12 B108		
City/Muni/Twp:	SPOKANE		

Property Profile Report

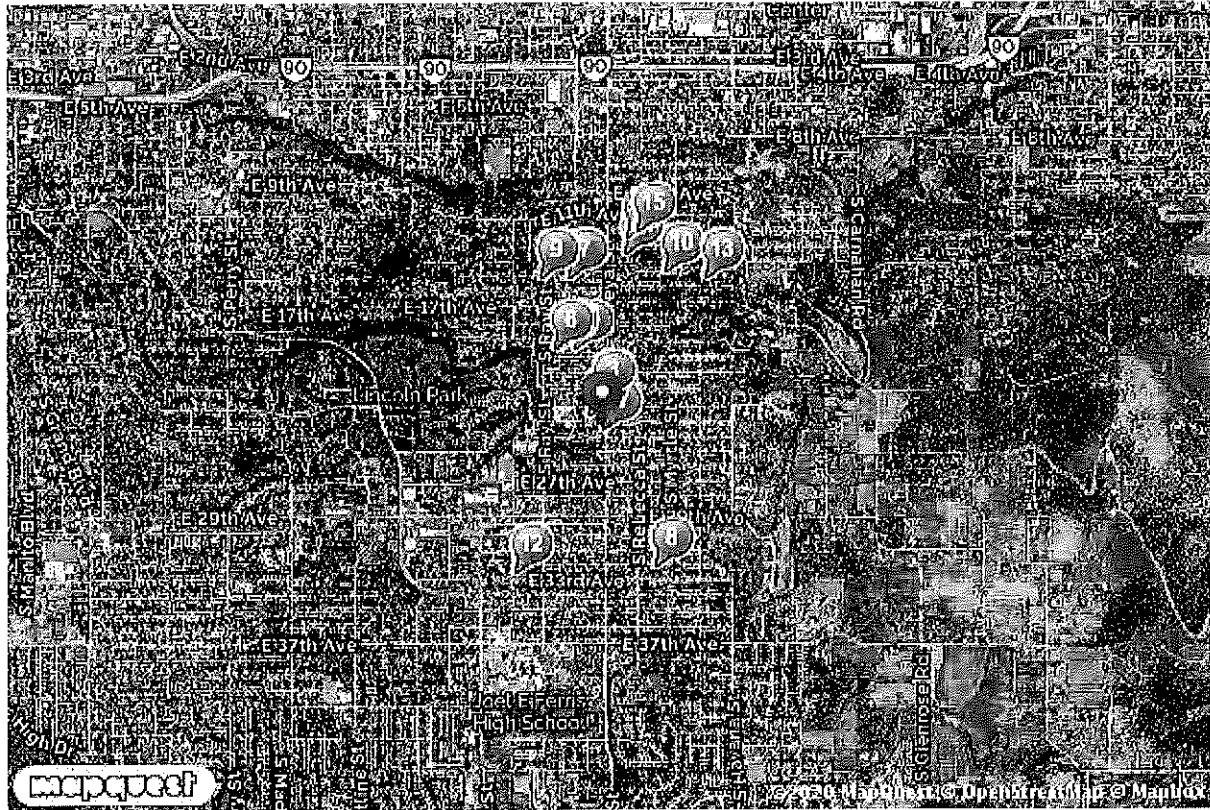
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Neighborhood Comps - Map



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	04/29/2016	\$ 158,000	\$ 159.92	988	8/5/2	1971	6500	-
1	F	3527 E 24TH AVE	08/06/2019	\$ 175,000	\$ 220.96	792	6/4/1	1951	6500	0.02
2	F	3429 E 23RD AVE	10/01/2019	\$ 231,250	\$ 199.53	1159	8/5/2	1976	6500	0.07
3	F	3511 E 22ND AVE	11/22/2019	\$ 249,000	\$ 233.36	1067	7/4/2	1947	8177	0.10
4	F	3323 E 20TH AVE	06/04/2019	\$ 212,000	\$ 245.37	864	7/4/1	1949	7155	0.31
5	F	3227 E 20TH AVE	07/10/2019	\$ 165,000	\$ 188.36	876	7/4/2	1949	7155	0.34
6	F	3219 E 20TH AVE	10/30/2019	\$ 205,000	\$ 237.27	864	7/4/1	1949	7155	0.35
7	F	3316 E 15TH AVE	08/13/2019	\$ 266,750	\$ 256.49	1040	8/5/2	1972	6750	0.59
8	F	3904 E 32ND AVE	08/06/2019	\$ 308,250	\$ 285.42	1080	7/4/2	1994	9750	0.60
9	F	3158 E 15TH AVE	01/27/2017	\$ 189,000	\$ 181.73	1040	7/4/2	1971	6250	0.63
10	F	3912 E 15TH AVE	06/10/2019	\$ 262,000	\$ 229.02	1144	8/5/2	1955	7788	0.65
11	F	3629 E 14TH AVE	12/16/2019	\$ 248,969	\$ 222.29	1120	7/4/2	1976	6750	0.68
12	F	3217 S FISKE ST	10/21/2019	\$ 255,000	\$ 218.70	1166	8/4/2	1991	6500	0.69
13	F	4113 E 16TH AVE	12/05/2019	\$ 249,000	\$ 235.80	1056	8/4/3	2003	6750	0.70
14	F	3703 E 13TH AVE	02/14/2020	\$ 0	\$ 0.00	1113	10/5/2	1952	12466	0.74
15	F	3726 E 12TH AVE	09/27/2019	\$ 221,966	\$ 225.58	984	7/4/2	1978	6775	0.77

Detail View

No.	Type	Address	Date	Price	S/SF	Bld/ Area	RM/Br/ Bth	YB	Lot Area (SF)	Dist. Pool (MI)
		Subject Property	04/29/2016	\$158,000	\$159.92	988	8/5/2	1971	6500	-
1	F	3527 E 24TH AVE	08/06/2019	\$175,000	\$220.96	792	6/4/1	1951	6500	0.02
		APN: 352731313	Doc #: 0006829503	Doc Type: W	Sale Type: STANDARD					
		Property Type: RSFR	Zoning:	Tract No: 0		Lot/Block: 12/108				
		Legal: LINCOLN HTS S1/2 L12 B108	City/Muni/Twp:SPOKANE							
		Buyer Name(s): ROOT,JESSICA								
		Seller Name(s): BRUNNER,KEVIN A								
		Loan Amount: \$171,830	Lender Name: FLAGSTAR BK							
2	F	3429 E 23RD AVE	10/01/2019	\$231,250	\$199.53	1159	8/5/2	1976	6500	0.07
		APN: 352731428	Doc #: 0006848357	Doc Type: W	Sale Type: STANDARD					
		Property Type: RSFR	Zoning:	Tract No: 0		Lot/Block: 6/117				
		Legal: LINCOLN HTS S1/2 OF LT 6 BLK 117	City/Muni/Twp:SPOKANE							
		Buyer Name(s): YUNIKOV,ALEKSANDR & ALENA								
		Seller Name(s): YUNIKOV,ROMAN S								
		Loan Amount: \$185,000	Lender Name: UMPQUA BK							

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3	F	3511 E 22ND AVE	11/22/2019	\$249,000	\$233.36	1067	7/4/2	1947	8177	-	0.10
		APN: 352731716	Doc #: 0006867124	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0	Lot/Block: 9/124						
		Legal: LINCOLN HTS S1/2 L9B124	City/Muni/Twp:SPOKANE								
		Buyer Name(s): ABLEMAN,CODY									
		Seller Name(s): BJORK,GREYSEN & MEGAN									
		Loan Amount: \$244,489	Lender Name: EVERGREEN MONEYSOURCE MTG								
4	F	3323 E 20TH AVE	06/04/2019	\$212,000	\$245.37	864	7/4/1	1949	7155	-	0.31
		APN: 352722711	Doc #: 0006810479	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0	Lot/Block: 8/3						
		Legal: MURPHY-GIL&KERN L8 B3	City/Muni/Twp:SPOKANE								
		Buyer Name(s): HALL,R R JR									
		Seller Name(s): SCHMIDT,RAYMOND H & WANDA I									
		Loan Amount: \$100,000	Lender Name: BANNER BK								
5	F	3227 E 20TH AVE	07/10/2019	\$165,000	\$188.36	876	7/4/2	1949	7155	-	0.34
		APN: 352722612	Doc #: 0006821060	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0	Lot/Block: 7/4						
		Legal: MURPHY-GIL&KERN L7 B4	City/Muni/Twp:SPOKANE								
		Buyer Name(s): HANSEN,EUGENE									
		Seller Name(s): ENZLER,ANTHONY & ELICHIA									
		Loan Amount: \$156,750	Lender Name: HOMESTREET BK								
6	F	3219 E 20TH AVE	10/30/2019	\$205,000	\$237.27	864	7/4/1	1949	7155	-	0.35
		APN: 352722610	Doc #: 0006859098	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0	Lot/Block: 9/4						
		Legal: MURPHY-GIL&KERN L9 B4	City/Muni/Twp:SPOKANE								
		Buyer Name(s): EKENBERG,JEFFREY W									
		Seller Name(s): GREENWELL,MICHELLE J									
		Loan Amount: \$201,286	Lender Name: FINANCE OF AMERICA MTG								
7	F	3316 E 15TH AVE	08/13/2019	\$266,750	\$256.49	1040	8/5/2	1972	6750	-	0.59
		APN: 352720903	Doc #: 0006831486	Doc Type: W	Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0	Lot/Block: 6/						
		Legal: ALTAMONT HTS ADD N125FT EXC W115.33FT L6	City/Muni/Twp:SPOKANE								
		Buyer Name(s): WIGGINS,JAMIE									
		Seller Name(s): CLAUSEN,JODI L & JONATHAN D									
		Loan Amount: \$261,917	Lender Name: PLATINUM HM MTG								

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8	F	3904 E 32ND AVE	08/06/2019	\$308,250	\$285.42	1080	7/4/2	1994	9750	-	0.60	
		APN: 353411436	Doc #: 0006829473	Doc Type: W		Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0		Lot/Block: 7/35						
		Legal: LINCOLN HTS N1/2 LT 7 & N1/2 OF W1/2 OF LT 8 BLK 35		City/Muni/Twp: SPOKANE								
		Buyer Name(s): KRAWCZYK-FALER, KAROLINA										
		Seller Name(s): THOMAS, BRANDEN M										
		Loan Amount: \$302,666					Lender Name: ENVOY MTG					
9	F	3158 E 15TH AVE	01/27/2017	\$189,000	\$181.73	1040	7/4/2	1971	6250	-	0.63	
		APN: 352720801	Doc #: 0006574438	Doc Type: W		Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0		Lot/Block: 1/4						
		Legal: RAVENWOOD ADD L1 B4 EXC ST		City/Muni/Twp: SPOKANE								
		Buyer Name(s): JANSEN, KATIE & CARLY										
		Seller Name(s): HALL, JUSTIN D										
		Loan Amount: \$185,576					Lender Name: CHIMNEY ROCK MTG					
10	F	3912 E 15TH AVE	06/10/2019	\$262,000	\$229.02	1144	8/5/2	1955	7788	-	0.65	
		APN: 352710702	Doc #: 0006812188	Doc Type: W		Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0		Lot/Block: 2/5						
		Legal: PINECROFT TER W40FT L2; E19FT L3 B5		City/Muni/Twp: SPOKANE								
		Buyer Name(s): WALTER, JONATHAN D & DENISE K										
		Seller Name(s): CUNNINGHAM, TERRY L										
		Loan Amount: \$					Lender Name:					
11	F	3629 E 14TH AVE	12/16/2019	\$248,969	\$222.29	1120	7/4/2	1976	6750	-	0.68	
		APN: 352246013	Doc #: 0006874139	Doc Type: W		Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0		Lot/Block: 1/22						
		Legal: TUDOR HTS ADD S1/2 E50' OF VAC SYCAMORE ST LYG BET 13TH & 14TH AVE LYG BET BLK 22 & 23		City/Muni/Twp: SPOKANE								
		Buyer Name(s): PEACOCK, KEVIN & JAMILA										
		Seller Name(s): KNUTTGEN, LYNN S & SANDRA L										
		Loan Amount: \$204,738					Lender Name: LYNN S & SANDRA L					
12	F	3217 S FISKE ST	10/21/2019	\$255,000	\$218.7	1166	8/4/2	1991	6500	-	0.69	
		APN: 353421417	Doc #: 0006855423	Doc Type: W		Sale Type: STANDARD						
		Property Type: RSFR	Zoning:	Tract No: 0		Lot/Block: 1/39						
		Legal: LINCOLN HEIGHTS LT 1, BLK 39; EXC THE N130FT THEREOF		City/Muni/Twp: SPOKANE								
		Buyer Name(s): EVANS, ERIK C										
		Seller Name(s): SEARSON, MARJORIE M										
		Loan Amount: \$250,381					Lender Name: PRIME LNDG					

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13	F	4113 E 16TH AVE	12/05/2019	\$249,000	\$235.8	1056	8/4/3	2003	6750	-	0.70
		APN: 352711006	Doc #: 0006871089		Doc Type: W		Sale Type: STANDARD				
		Property Type: RSFR	Zoning:		Tract No: 0		Lot/Block: 9/2				
		Legal: EUCLID HEIGHTS LOT 9 B2				City/Muni/Twp: SPOKANE					
		Buyer Name(s): GLENN, MATHEW									
		Seller Name(s): QUADRUMANE ENTS LLC									
		Loan Amount: \$236,550				Lender Name: SPOKANE FIREFIGHTERS CU					
14	F	3703 E 13TH AVE	02/14/2020	\$0	\$0	1113	10/5/2	1952	12466	-	0.74
		APN: 352244907	Doc #: 0006892127		Doc Type: W		Sale Type: STANDARD				
		Property Type: RSFR	Zoning:		Tract No: 0		Lot/Block: 7/20				
		Legal: TUDOR HTS ALL L7; W12FT OF L8 B20 & 30FT VAC STP W OF & ADJ L7				City/Muni/Twp: SPOKANE					
		Buyer Name(s): JI, YANQING & QINGQING									
		Seller Name(s): ALEKSANDROV, SERGEY P & GALINA S									
		Loan Amount: \$				Lender Name:					
15	F	3726 E 12TH AVE	09/27/2019	\$221,966	\$225.58	984	7/4/2	1978	6775	-	0.77
		APN: 352244902	Doc #: 0006847301		Doc Type: W		Sale Type: STANDARD				
		Property Type: RSFR	Zoning:		Tract No: 0		Lot/Block: 2/20				
		Legal: TUDOR HTS L2 B20				City/Muni/Twp: SPOKANE					
		Buyer Name(s): GARY, SAWE									
		Seller Name(s): LEMESHKIN, YEFIM V & LUDMILA N									
		Loan Amount: \$210,900				Lender Name: GESA FCU					

Area Sales Analysis

Total Area Sales:	15	Median # of Bedrooms:	4
Median Lot Size (SF):	6775	Median # of Baths:	2
Median Living Area:	1056	Median Year Built:	1971
Price Range - 2 Years:	\$165,000 - \$308,250	Age Range:	17 - 73
Median Value:	\$240,110	Median Age:	49

[Click here for Plat Map](#)

LIMITATIONS OF LIABILITY



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