

8

QLS
Auction 9/4

Property Profile Report

Property Details:

RADU CUEMJI
4105 E MONTGOMERY AVE, SPOKANE WA, 99217-

Report Generated: 02/07/2020

APN: 351015619
COUNTY: SPOKANE

Owner Information

| | | | |
|--------------------|--|------------------|------------|
| Primary Owner: | Radu Cuemji | APN: | 351015619 |
| Secondary Owner: | Elena Cuemji | Vesting: | Unknown |
| Mail Address: | 4105 E Montgomery Ave Spokane Wa 99217-7273 | Census Tract: | 144003 |
| Site Address: | 4105 E Montgomery Ave Spokane Wa 99217-7273 | Tract/Lot/Block: | - / 19 / 3 |
| Legal Description: | UPRIVER DRIVE ESTATES L19 B3 | | |

Property Characteristics

| | | | | | |
|----------------|-----------|-----------------|-------------|--------------------|------|
| Year Built: | 1979 | Lot Size: | 9800 | Number of Units: | 1 |
| Bedrooms: | 4 | Square Feet: | 1,520 | Number of Stories: | 1 |
| Bathrooms: | 2 | Garage: | Detached G0 | | |
| Partial Baths: | - | Pool: | - | Property Type: | RSFR |
| Total Rooms: | 7 | Fireplace: | - | Use Code: | |
| | | Building Style: | 1 | Zoning: | - |
| Latitude: | 47.679039 | Longitude: | -117.349975 | | |

Sale & Loan Information

| | | | |
|-----------------|------------------|--------------------|-----------------------------|
| Transfer Date: | 06/15/2018 | Seller: | KAMP, CATHERINE Q & BRIAN A |
| Transfer Value: | \$216,000 | Doc #: | <u>2018-0006716922</u> |
| Cost/SF: | \$142.11 | First Loan Amount: | \$10,000 |
| Sale Type: | Standard | Title Company: | SIMPLIFILE LC E-RECORDING |
| Lender: | HOUSING FIN AUTH | Loan Doc: | <u>2018-0006716924</u> |

occupied

Open
best \$267000
tax \$1190 -
leem NO



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Assessment & Tax Information

| | | | |
|----------------------|-----------|-----------------|------------|
| Assessed Value: | \$139,100 | Tax Amount: | \$1,890.07 |
| Land Value: | \$23,000 | Tax Account ID: | - |
| Improvement Value: | \$116,100 | Tax Rate Area: | 00010 |
| Percent Improvement: | 83.46% | Assessed Year: | 2018 |
| Market Land Value: | \$23,000 | Tax Status: | Current |
| Market Imp. Value: | \$116,100 | Exemption: | No |
| Market Value: | \$139,100 | | |

Aerial Map



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Prior Transfer

| | | | |
|--------------------|------------------------------|------------|---------------------------|
| Recording Date: | 06/15/2018 | Doc #: | <u>2018-0006716922</u> |
| Transfer Amount: | \$ 216,000 | Doc Type: | WARRANTY DEED |
| Type of Sale: | STANDARD | Title Co: | SIMPLIFILE LC E-RECORDING |
| First TD: | \$10,000 | Rate Type: | UNKNOWN |
| Mortgage Doc #: | <u>2018-0006716924</u> | | |
| Lender: | HOUSING FIN AUTH | | |
| Second TD: | \$212,087 | Rate Type: | U |
| Mortgage Doc #: | <u>2018-0006716923</u> | | |
| Lender: | UMPQUA BK | | |
| Buyer Name(s): | CUEMJI, RADU & ELENA | | |
| Buyer Vesting: | Unknown | | |
| Seller Name(s): | KAMP, CATHERINE Q & BRIAN A | | |
| Legal Description: | UPRIVER DRIVE ESTATES L19 B3 | | |
| City/Muni/Twp: | SPOKANE | | |

Mortgage Record

| | | | |
|-------------------|---------------------|-----------------|------------------------|
| Recording Date: | 02/11/2009 | Doc #: | <u>2009-0005757660</u> |
| Loan Amount: | \$ 61,900 | Loan Type: | UNKNOWN |
| | | Type of Rate: | FIXED |
| TD Due Date: | - | Type of Lender: | CREDIT UNION |
| Lender Name: | SPOKANE TEACHERS CU | | |
| Borrower Name(s): | WELDON, CATHERINE Q | | |

Property Profile Report

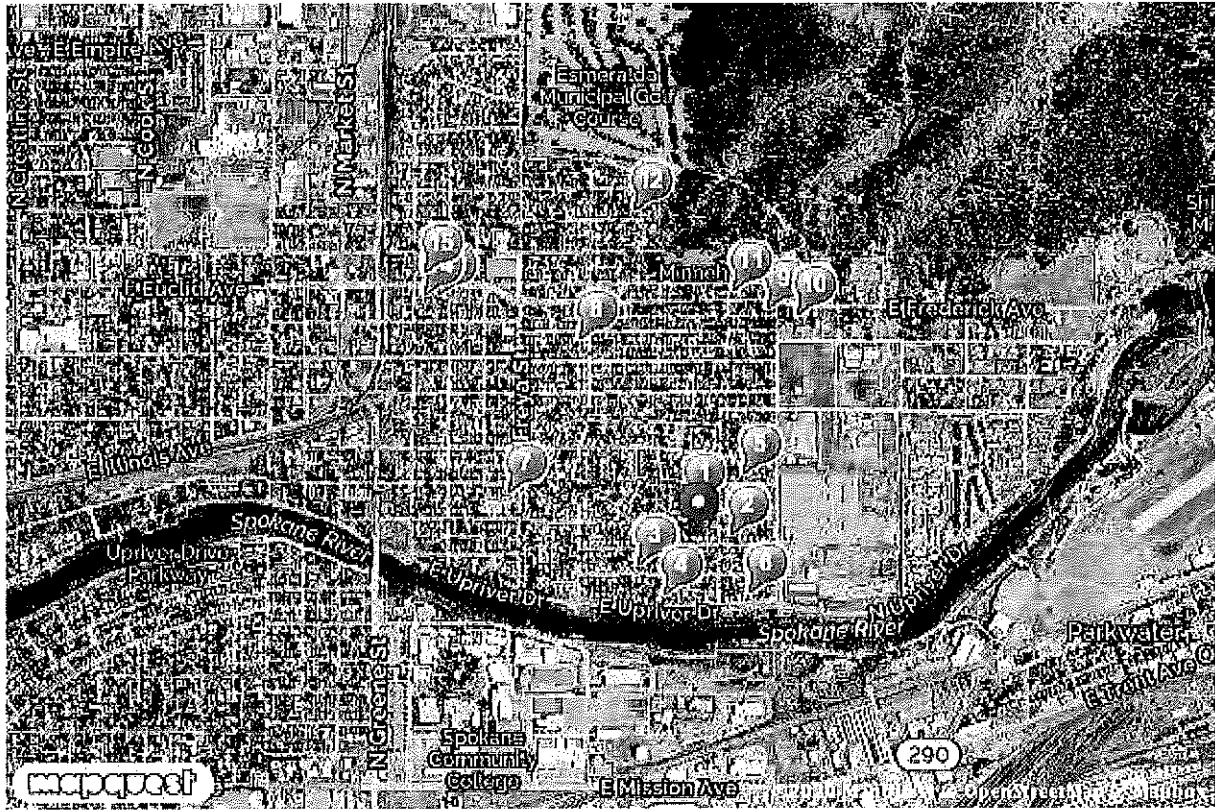
Property Details:

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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 | 06/15/2018 | \$ 216,000 | \$ 142.11 | 1520 | 7/4/2 | 1979 | 9800 | - |
| 1 | F | 4021 E CARLISLE AVE | 02/26/2019 | \$ 165,000 | \$ 94.61 | 1744 | 7/4/2 | 1978 | 8100 | - 0.07 |
| 2 | F | 4209 E MONTGOMERY AVE | 12/03/2019 | \$ 230,000 | \$ 140.42 | 1638 | 7/4/2 | 1987 | 9100 | - 0.07 |
| 3 | F | 3927 E ERMINA AVE | 02/14/2019 | \$ 243,000 | \$ 193.78 | 1254 | 7/3/3 | 1954 | 6930 | - 0.13 |
| 4 | F | 4005 E UPRIVER DR | 10/24/2019 | \$ 262,000 | \$ 205.33 | 1276 | 6/3/2 | 1993 | 11130 | - 0.14 |
| 5 | F | 4219 E JACKSON AVE | 09/04/2019 | \$ 261,000 | \$ 176.35 | 1480 | 7/4/2 | 1978 | 7475 | - 0.15 |
| 6 | F | 4223 E UPRIVER DR | 09/18/2019 | \$ 133,989 | \$ 80.23 | 1670 | 7/4/2 | 1994 | 8255 | - 0.16 |
| 7 | F | 3530 E JACKSON AVE | 08/28/2019 | \$ 207,490 | \$ 162.36 | 1278 | 5/3/2 | 2012 | 5825 | - 0.38 |
| 8 | F | 3724 E FAIRVIEW AVE | 09/23/2019 | \$ 205,000 | \$ 114.59 | 1789 | 8/5/2 | 1950 | 6000 | - 0.45 |
| 9 | F | 4318 E FREDERICK AVE | 09/16/2019 | \$ 220,000 | \$ 165.17 | 1332 | 6/3/2 | 1925 | 12307 | - 0.47 |
| 10 | F | 4418 E FREDERICK AVE | 10/18/2019 | \$ 165,000 | \$ 93.86 | 1758 | 7/4/2 | 1929 | 16655 | - 0.48 |
| 11 | F | 4203 E FREDERICK AVE | 05/17/2019 | \$ 163,000 | \$ 96.56 | 1688 | 7/4/2 | 1976 | 6240 | - 0.49 |
| 12 | F | 3907 E BRIDGEPORT AVE | 04/12/2019 | \$ 210,000 | \$ 134.44 | 1562 | 7/4/2 | 1973 | 6750 | - 0.66 |
| 13 | F | 3324 E EUCLID AVE | 06/26/2019 | \$ 199,900 | \$ 152.83 | 1308 | 7/4/3 | 1953 | 8520 | - 0.70 |
| 14 | F | 3308 E EUCLID AVE | 10/10/2019 | \$ 215,000 | \$ 134.04 | 1604 | 7/4/3 | 1961 | 7100 | YES 0.72 |
| 15 | F | 3307 E EUCLID AVE | 11/13/2019 | \$ 175,000 | \$ 108.29 | 1616 | 5/3/1 | 1914 | 6246 | - 0.75 |

Detail View

| No. | Type | Address | Date | Price | S/SF | Bld/ Area | RM/Br/ Bth | YB | Lot Area (SF) | Dist. Pool (MI) |
|-----|------|--|--------------------------|-------------|---------------------|-----------|------------|------|---------------|-----------------|
| | | Subject Property | 06/15/2018 | \$216,000 | \$142.11 | 1520 | 7/4/2 | 1979 | 9800 | - |
| 1 | F | 4021 E CARLISLE AVE | 02/26/2019 | \$165,000 | \$94.61 | 1744 | 7/4/2 | 1978 | 8100 | - 0.07 |
| | | APN: 351015512 | Doc #: 0006784456 | Doc Type: W | Sale Type: STANDARD | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | Lot/Block: 12/2 | | | | | |
| | | Legal: UPRIVER DRIVE ESTATES L12 B2 | City/Muni/Twp: SPOKANE | | | | | | | |
| | | Buyer Name(s): TENNEY, ISON C & EMILY | | | | | | | | |
| | | Seller Name(s): DUIM CHRIS A | | | | | | | | |
| | | Loan Amount: \$132,000 | Lender Name: GESA FCU | | | | | | | |
| 2 | F | 4209 E MONTGOMERY AVE | 12/03/2019 | \$230,000 | \$140.42 | 1638 | 7/4/2 | 1987 | 9100 | - 0.07 |
| | | APN: 351015715 | Doc #: 0006869829 | Doc Type: W | Sale Type: STANDARD | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | Lot/Block: 15/8 | | | | | |
| | | Legal: UPRIVER DRIVE ESTATES L15 B8 | City/Muni/Twp: SPOKANE | | | | | | | |
| | | Buyer Name(s): FLECK, TIMOTHY | | | | | | | | |
| | | Seller Name(s): TARR, BRENDEN & JANELL | | | | | | | | |
| | | Loan Amount: \$223,100 | Lender Name: QUICKEN LNS | | | | | | | |

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|---|---|--|-------------------------------------|-------------|---------------------|------|-------|------|-------|---|------|
| 3 | F | 3927 E ERMINA AVE | 02/14/2019 | \$243,000 | \$193.78 | 1254 | 7/3/3 | 1954 | 6930 | - | 0.13 |
| | | APN: 351040413 | Doc #: 0006782050 | Doc Type: W | Sale Type: STANDARD | | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | Lot/Block: 13/4 | | | | | | |
| | | Legal: UPRIVER DR L13 B4 | City/Muni/Twp:SPOKANE | | | | | | | | |
| | | Buyer Name(s): ENGLE,KEITH A & BRIANNE E | | | | | | | | | |
| | | Seller Name(s): CHEK INVESTMENTS LLC | | | | | | | | | |
| | | Loan Amount: \$148,953 | Lender Name: MOUNTAIN WEST BK | | | | | | | | |
| 4 | F | 4005 E UPRIVER DR | 10/24/2019 | \$262,000 | \$205.33 | 1276 | 6/3/2 | 1993 | 11130 | - | 0.14 |
| | | APN: 351041318 | Doc #: 0006857023 | Doc Type: W | Sale Type: STANDARD | | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | Lot/Block: 18/5 | | | | | | |
| | | Legal: UPRIVER DRIVE ESTATES L18 B5 | City/Muni/Twp:SPOKANE | | | | | | | | |
| | | Buyer Name(s): WHALLON,JOHN G | | | | | | | | | |
| | | Seller Name(s): SMITH,ANGELINE M M & CHARLES B | | | | | | | | | |
| | | Loan Amount: \$254,140 | Lender Name: WHEATLAND BK | | | | | | | | |
| 5 | F | 4219 E JACKSON AVE | 09/04/2019 | \$261,000 | \$176.35 | 1480 | 7/4/2 | 1978 | 7475 | - | 0.15 |
| | | APN: 351015913 | Doc #: 0006838717 | Doc Type: W | Sale Type: STANDARD | | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | Lot/Block: 13/10 | | | | | | |
| | | Legal: UPRIVER DRIVE ESTATES L13 B10 | City/Muni/Twp:SPOKANE | | | | | | | | |
| | | Buyer Name(s): MUSA,TIMOTHY M & JENNIFER E | | | | | | | | | |
| | | Seller Name(s): TEMAMILA GROUP LLC | | | | | | | | | |
| | | Loan Amount: \$253,170 | Lender Name: FINANCE OF AMERICA MTG | | | | | | | | |
| 6 | F | 4223 E UPRIVER DR | 09/18/2019 | \$133,989 | \$80.23 | 1670 | 7/4/2 | 1994 | 8255 | - | 0.16 |
| | | APN: 351041412 | Doc #: 0006743724 | Doc Type: W | Sale Type: STANDARD | | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | Lot/Block: 12/6 | | | | | | |
| | | Legal: UPRIVER DRIVE ESTATES L12 B6 | City/Muni/Twp:SPOKANE | | | | | | | | |
| | | Buyer Name(s): LE LANNA S & HOANG C | | | | | | | | | |
| | | Seller Name(s): VUE,TOUATHE X | | | | | | | | | |
| | | Loan Amount: \$74,000 | Lender Name: BOEING EMPS CU | | | | | | | | |
| 7 | F | 3530 E JACKSON AVE | 08/28/2019 | \$207,490 | \$162.36 | 1278 | 5/3/2 | 2012 | 5825 | - | 0.38 |
| | | APN: 351026223 | Doc #: 0006836518 | Doc Type: W | Sale Type: STANDARD | | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | Lot/Block: /12 | | | | | | |
| | | Legal: (CITY OF SPOKANE) Z2008-064-SP | City/Muni/Twp:SPOKANE | | | | | | | | |
| | | PARCEL 2 AUDITORS #5780350 BK 25 | | | | | | | | | |
| | | PG 46 & 47 BEING A PTN OF BLK 12 OF CUSHING ADDITION | | | | | | | | | |
| | | Buyer Name(s): SCHRAEDER,STEPHANIE J | | | | | | | | | |
| | | Seller Name(s): SVARVERUD,SHERRY S | | | | | | | | | |
| | | Loan Amount: \$201,265 | Lender Name: GUARDIAN MTG | | | | | | | | |

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Report Generated: 02/07/2020

APN: 351015619
COUNTY: SPOKANE

| | | | | | | | | | | | |
|----|---|---|-------------------------------|-------------|---------------------|------|-------|------|-------|---|------|
| 8 | F | 3724 E FAIRVIEW AVE | 09/23/2019 | \$205,000 | \$114.59 | 1789 | 8/5/2 | 1950 | 6000 | - | 0.45 |
| | | APN: 351011402 | Doc #: 0006845189 | Doc Type: W | Sale Type: STANDARD | | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | Lot/Block: 2/14 | | | | | | |
| | | Legal: BELL PK ADD L2 B14 | City/Muni/Twp:SPOKANE | | | | | | | | |
| | | Buyer Name(s): HUDKINS,TIMOTHY T | | | | | | | | | |
| | | Seller Name(s): FLETCHER,NICHOLAS R | | | | | | | | | |
| | | Loan Amount: \$205,000 | Lender Name: US BK | | | | | | | | |
| 9 | F | 4318 E FREDERICK AVE | 09/16/2019 | \$220,000 | \$165.17 | 1332 | 6/3/2 | 1925 | 12307 | - | 0.47 |
| | | APN: 351013420 | Doc #: 0006842810 | Doc Type: W | Sale Type: STANDARD | | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | Lot/Block: 1/4 | | | | | | |
| | | Legal: STOUTS ADDITION ALL LTS 1 & 2 & PTN LT 3 BLK 4 LYG ELY OF FOLLOWING DESC LN; BEG 2.56FT W OF SE COR LT 3 & POB OF SD LN, TH N0DEG 15MIN 38SDS E TO N LN OF LT 3 & TERM OF SD LN | City/Muni/Twp:SPOKANE | | | | | | | | |
| | | Buyer Name(s): MILLER,AMBER | | | | | | | | | |
| | | Seller Name(s): HODGSON,DARIN B & ANGELA M | | | | | | | | | |
| | | Loan Amount: \$209,000 | Lender Name: CARDINAL FIN'L | | | | | | | | |
| 10 | F | 4418 E FREDERICK AVE | 10/18/2019 | \$165,000 | \$93.86 | 1758 | 7/4/2 | 1929 | 16655 | - | 0.48 |
| | | APN: 351120127 | Doc #: 0006854807 | Doc Type: W | Sale Type: STANDARD | | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | Lot/Block: 8/6 | | | | | | |
| | | Legal: RIVERTON LT 8-9 BLK 6 ALSO VAC FREDERICK AVE LYG N & ADJ TO (VAC RES #8-0874) | City/Muni/Twp:SPOKANE | | | | | | | | |
| | | Buyer Name(s): GETCHELL,JOSEPH & SAMANTHA | | | | | | | | | |
| | | Seller Name(s): NICE BOB LLC | | | | | | | | | |
| | | Loan Amount: \$155,000 | Lender Name: CALIBER HM LOANS | | | | | | | | |
| 11 | F | 4203 E FREDERICK AVE | 05/17/2019 | \$163,000 | \$96.56 | 1688 | 7/4/2 | 1976 | 6240 | - | 0.49 |
| | | APN: 351013109 | Doc #: 0006806240 | Doc Type: W | Sale Type: STANDARD | | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | Lot/Block: 9/1 | | | | | | |
| | | Legal: STOUTS ADD LT 9 BLK 1 | City/Muni/Twp:SPOKANE | | | | | | | | |
| | | Buyer Name(s): HASTINGS,COLTON | | | | | | | | | |
| | | Seller Name(s): WALKER,MICHELLE | | | | | | | | | |
| | | Loan Amount: \$146,700 | Lender Name: BAY EQUITY | | | | | | | | |
| 12 | F | 3907 E BRIDGEPORT AVE | 04/12/2019 | \$210,000 | \$134.44 | 1562 | 7/4/2 | 1973 | 6750 | - | 0.66 |
| | | APN: 350340527 | Doc #: 0006796653 | Doc Type: W | Sale Type: STANDARD | | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | Lot/Block: 24/6 | | | | | | |
| | | Legal: IRVINGTON HTS ADD L24 B6 | City/Muni/Twp:SPOKANE | | | | | | | | |
| | | Buyer Name(s): KUIPER,RORY R | | | | | | | | | |
| | | Seller Name(s): BRUSCIA,DOMINIC C & BRUCE M | | | | | | | | | |
| | | Loan Amount: \$ | Lender Name: | | | | | | | | |

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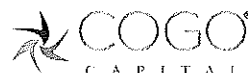
| | | | | | | | | | | | |
|----|---|---|-------------------|------------------------------------|---------------------|----------------|-------|------|------|-----|------|
| 13 | F | 3324 E EUCLID AVE | 06/26/2019 | \$199,900 | \$152.83 | 1308 | 7/4/3 | 1953 | 8520 | - | 0.70 |
| | | APN: 351020302 | Doc #: 0006817029 | Doc Type: W | Sale Type: STANDARD | | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | | Lot/Block: 1/3 | | | | | |
| | | Legal: RIVERSIDE PETER SAPRO W10FT L1;ALL L2 B3 | | City/Muni/Twp:SPOKANE | | | | | | | |
| | | Buyer Name(s): VANDERHOOF,CALLI M | | | | | | | | | |
| | | Seller Name(s): WALDRON,TREVOR P & KRISTINA | | | | | | | | | |
| | | Loan Amount: \$196,278 | | Lender Name: MOVEMENT MTG | | | | | | | |
| 14 | F | 3308 E EUCLID AVE | 10/10/2019 | \$215,000 | \$134.04 | 1604 | 7/4/3 | 1961 | 7100 | YES | 0.72 |
| | | APN: 351020304 | Doc #: 0006851970 | Doc Type: W | Sale Type: STANDARD | | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | | Lot/Block: 5/3 | | | | | |
| | | Legal: RIVERSIDE PETER SAPRO L5 B3 | | City/Muni/Twp:SPOKANE | | | | | | | |
| | | Buyer Name(s): GE YUFU | | | | | | | | | |
| | | Seller Name(s): BLANKENSHIP,DAWN & WILLIAM A | | | | | | | | | |
| | | Loan Amount: \$172,000 | | Lender Name: PARAMOUNT RESID'L MTG | | | | | | | |
| 15 | F | 3307 E EUCLID AVE | 11/13/2019 | \$175,000 | \$108.29 | 1616 | 5/3/1 | 1914 | 6246 | - | 0.75 |
| | | APN: 350330506 | Doc #: 0006863654 | Doc Type: W | Sale Type: STANDARD | | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | | Lot/Block: 8/5 | | | | | |
| | | Legal: MINNEHAHA ADD L8 B5 | | City/Muni/Twp:SPOKANE | | | | | | | |
| | | Buyer Name(s): SLATER,KAILYNN | | | | | | | | | |
| | | Seller Name(s): TAP RENTAL LLC | | | | | | | | | |
| | | Loan Amount: \$171,830 | | Lender Name: FLAGSTAR BK | | | | | | | |

Area Sales Analysis

| | | | |
|------------------------|-----------------------|-----------------------|---------|
| Total Area Sales: | 15 | Median # of Bedrooms: | 4 |
| Median Lot Size (SF): | 7475 | Median # of Baths: | 2 |
| Median Living Area: | 1604 | Median Year Built: | 1973 |
| Price Range - 2 Years: | \$133,989 - \$262,000 | Age Range: | 8 - 106 |
| Median Value: | \$207,490 | Median Age: | 47 |

[Click here for Plat Map](#)

LIMITATIONS OF LIABILITY



Property Profile Report

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4105 E MONT GOMERY AVE, SPOKANE WA, 99217-

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COUNTY: SPOKANE

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