

*auction 9/4* *QLS*  
*9*

# PROPERTY PROFILE REPORT

*occupied*

PROPERTY INFORMATION

Larson, Mark A  
2629 E Everett Ave  
Spokane, Wa 99217

*Open \$*  
*Zest \$158,000*  
*tax \$732.42*  
*lien: mo*

ASSESSORS PARCEL NO:

36334.0722

PREPARED BY

Send Fuse

PHONE

+1 800.971.5988

EMAIL

[support@getsendfuse.com](mailto:support@getsendfuse.com)

We are pleased to provide the enclosed information for your consideration and look forward to being of service in the closing of your transaction. No liability is assumed for the material contained herein.



www.sendfuse.com

**PROPERTY PROFILE REPORT**

REPORT GENERATED: August 17, 2020  
APN: 36334.0722  
COUNTY: SPOKANE

PROPERTY DETAILS:  
LARSON MARK A  
2629 E EVERETT AVE  
SPOKANE WA 99217-6211

**OWNER INFORMATION**

Primary Owner:	<u>LARSON MARK A</u>	APN:	36334.0722
Secondary Owner:		Vesting:	
Mail Address:	<u>2629 E EVERETT AVE</u> SPOKANE WA 99217	Census Tract:	2002024
Site Address:	<u>2629 E EVERETT AVE</u> SPOKANE WA 99217-6211	Tract/Lot/Block:	HUGHSON & CHAMBERLINS ARLINGT / 47 / 23
Legal Description:	ARLINGTON HTS 2ND H&C PT OF L47-48 B23 E20FT OF S119FT OF L47;S119FT OF L48		

**PROPERTY CHARACTERISTICS**

Year Built / Effective Year Built:	1903 / 1990	Lot Size:	5355	Number of Units:	0
Bedrooms:	2	Square Feet:	864	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:	4	Fireplace:	1	Building Style:	A0G
		Longitude:	-117.370961	Zoning:	
Latitude:	47.70622				

**RECENT SALE & LOAN**

Transfer Date:	2018-05-30	Seller:	WHITE CHRISTOPHER T
Transfer Value:	\$ 127,000	Doc #:	2018-6711864
Cost/SF:	\$ 132	First Loan Amount:	\$ 123,190
Sale Type:		Title Company:	INLAND PROF TITLE LLC
Lender:	HOMESTREET BK		



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



We are pleased to provide the enclosed information for your consideration and look forward to being of service in the closing of your transaction. No liability is assumed for the material contained herein.

Powered by Benutech, Inc.

PROPERTY DETAILS:  
LARSON MARK A  
2629 E EVERETT AVE  
SPOKANE WA 99217-6211

REPORT GENERATED: August 17, 2020  
APN: 36334.0722  
COUNTY: SPOKANE

ASSESSMENT & TAX INFORMATION

Assessed Value:	\$110,400	Tax Amount:	\$1,465
Land Value:	\$20,000	Tax Rate Area:	10
Improvement Value:	\$90,400	Tax Year:	2020
Percent Improvement:	45.12%	Assessed Year:	2019
Market Land Value:	\$20,000	Tax Status:	0000
Market Imp. Value:	\$90,400	Exemption:	
Market Value:	\$110,400		

AERIAL MAP





www.sendfuse.com

PROPERTY DETAILS:  
LARSON MARK A  
2629 E EVERETT AVE  
SPOKANE WA 99217-6211

**PROPERTY PROFILE REPORT**  
REPORT GENERATED: August 17, 2020  
APN: 36334.0722  
COUNTY: SPOKANE

**RESALE**

Recording Date:	May 29, 2018	Transfer Amount:	\$ 127,000.00
Type of Sale:	Wd	First TD:	\$ 5,182.00
Doc #:	<u>2018-6711864</u>	Doc Type:	G
Title Co:	Inland Prof Title Llc	Rate Type:	--
Mortgage Doc #:	<u>2018-6711866</u>	Lender:	Washington St Hsng Fin Comm
Buyer Name(s):	Larson Mark A	Buyer Vesting:	-- / Sm
Seller Name(s):	White Christopher T		
Transaction Flag's:	Conventional Loan, Fixed Loan, Mortgage Purchase, Re-Sale		

**RESALE**

Recording Date:	May 29, 2018	Transfer Amount:	\$ 127,000.00
Type of Sale:	Wd	First TD:	\$ 123,190.00
Doc #:	<u>2018-6711864</u>	Doc Type:	G
Title Co:	Inland Prof Title Llc	Rate Type:	--
Mortgage Doc #:	<u>2018-6711865</u>	Lender:	Homestreet Bk
Buyer Name(s):	Larson Mark A	Buyer Vesting:	-- / Sm
Seller Name(s):	White Christopher T		
Transaction Flag's:	Conventional Loan, Fixed Loan, Mortgage Purchase, Re-Sale		
Assignment Date:	December 19, 2019	Assignment Doc:	<u>2019-6875650</u>



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



We are pleased to provide the enclosed information for your consideration and look forward to being of service in the closing of your transaction. No liability is assumed for the material contained herein.

Powered by Benutech, Inc.



PROPERTY DETAILS:  
LARSON MARK A  
2629 E EVERETT AVE  
SPOKANE WA 99217-6211

PROPERTY PROFILE REPORT

REPORT GENERATED: August 17, 2020  
APN: 36334.0722  
COUNTY: SPOKANE

**MORTGAGE**

Recording Date:	May 25, 2012	Loan Amount:	\$ 91,513.00
TD Due Date:	June 01, 2042	Lender Name:	Emery Fcu
Borrower Name(s):	White Christopher T	Doc #:	<u>2012-6095718</u>
Borrower Ownership:	--	Borrower Occupancy:	Y
Loan Type:	Fha	Type of Rate:	--
Mortgage Term:	30	Lender Address:	Cincinnati / Oh
Loan Flag's:	FHA Loan, Fixed Loan, Refiance Loan		
Release Date:	June 04, 2018	Release Doc:	<u>2018-6713247</u>

**RESALE**

Recording Date:	June 12, 2008	Transfer Amount:	\$ 95,950.00
Type of Sale:	Wd	First TD:	\$ 94,467.00
Doc #:	<u>2008-5686965</u>	Doc Type:	G
Title Co:	Stewart Title	Rate Type:	--
Mortgage Doc #:	<u>2008-5686966</u>	Lender:	Countrywide Bk Fsb
Buyer Name(s):	White Christopher T	Buyer Vesting:	-- / Sm
Seller Name(s):	Spokane Rentals Llc		
Transaction Flag's:	FHA Loan, Fixed Loan, Mortgage Purchase, Re-Sale		
Release Date:	June 07, 2012	Release Doc:	<u>2012-6098941</u>



www.sendfusetb.com

PROPERTY DETAILS:  
LARSON MARK A  
2629 E EVERETT AVE  
SPOKANE WA 99217-6211

**PROPERTY PROFILE REPORT**

REPORT GENERATED: August 17, 2020  
APN: 36334.0722  
COUNTY: SPOKANE

**TITLE CHANGE**

Recording Date:	January 09, 2008	Transfer Amount:	\$ 0.00
Type of Sale:	Qc	First TD:	\$ 0.00
Doc #:	<u>2008-5633283</u>	Doc Type:	Q
Title Co:	--	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Spokane Rentals LLC	Buyer Vesting:	Co / --
Seller Name(s):	Watkins Boyd D & Susan C		
Transaction Flag's:	Re-Sale		

**RESALE**

Recording Date:	February 09, 2004	Transfer Amount:	\$ 45,554.00
Type of Sale:	Wd	First TD:	\$ 0.00
Doc #:	<u>2004-5044246</u>	Doc Type:	G
Title Co:	First American Title Insurance	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Watkins Boyd D & Susan C	Buyer Vesting:	-- / Hw
Seller Name(s):	Secretary Of Hud		
Transaction Flag's:	Cash Transaction, Re-Sale		



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



We are pleased to provide the enclosed information for your consideration and look forward to being of service in the closing of your transaction. No liability is assumed for the material contained herein.

Powered by Benutech, Inc.

PROPERTY DETAILS:  
 LARSON MARK A  
 2629 E EVERETT AVE  
 SPOKANE WA 99217-6211

## PROPERTY PROFILE REPORT

REPORT GENERATED: August 17, 2020  
 APN: 36334.0722  
 COUNTY: SPOKANE

## RESALE

Recording Date:	December 22, 2003	Transfer Amount:	\$ 0.00
Type of Sale:	Wd	First TD:	\$ 0.00
Doc #:	<u>2003-5016105</u>	Doc Type:	G
Title Co:	First American Title Insurance	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Secretary Of Hud	Buyer Vesting:	Co / --
Seller Name(s):	Homestreet Bank		
Transaction Flag's:	Re-Sale, Foreclosure Sale		

## RESALE

Recording Date:	December 09, 2003	Transfer Amount:	\$ 45,698.00
Type of Sale:	Td	First TD:	\$ 0.00
Doc #:	<u>2003-5011847</u>	Doc Type:	U
Title Co:	First American Title Insurance	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Homestreet Bank	Buyer Vesting:	Co / --
Seller Name(s):	Hillis Clark Martin & Peterson		
Transaction Flag's:	Cash Transaction, Re-Sale, Foreclosure Sale		



www.sendfuse.com

PROPERTY DETAILS:  
LARSON MARK A  
2629 E EVERETT AVE  
SPOKANE WA 99217-6211

**PROPERTY PROFILE REPORT**

REPORT GENERATED: August 17, 2020  
APN: 36334.0722  
COUNTY: SPOKANE

**RESALE**

Recording Date:	N/a	Transfer Amount:	\$ 41,950.00
Type of Sale:	Wd	First TD:	\$ 42,358.00
Doc #:	-	Doc Type:	G
Title Co:	Pioneer Title Co	Rate Type:	--
Mortgage Doc #:	-	Lender:	Guild Mtg Co
Buyer Name(s):	Claxton Jack G & Melissa	Buyer Vesting:	-- / Hw
Seller Name(s):	Opportunity Management Company Inc		
Transaction Flag's:	FHA Loan, Fixed Loan, Mortgage Purchase, Re-Sale		

**RESALE**

Recording Date:	N/a	Transfer Amount:	\$ 41,950.00
Type of Sale:	Wd	First TD:	\$ 1,250.00
Doc #:	-	Doc Type:	G
Title Co:	Pioneer Title Co	Rate Type:	Fix
Mortgage Doc #:	-	Lender:	Guild Mtg Co
Buyer Name(s):	Claxton Jack G & Melissa	Buyer Vesting:	-- / Hw
Seller Name(s):	Opportunity Management Company Inc		
Transaction Flag's:	Conventional Loan, Fixed Loan, Mortgage Purchase, Re-Sale		



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

We are pleased to provide the enclosed information for your consideration and look forward to being of service in the closing of your transaction. No liability is assumed for the material contained herein.



Powered by Benutech, Inc.



PROPERTY DETAILS:  
LARSON MARK A  
2629 E EVERETT AVE  
SPOKANE WA 99217-6211

PROPERTY PROFILE REPORT

REPORT GENERATED: August 17, 2020  
APN: 36334.0722  
COUNTY: SPOKANE

RESALE

Recording Date:	N/a	Transfer Amount:	\$ 4,137.84
Type of Sale:	Td	First TD:	\$ 0.00
Doc #:	-	Doc Type:	U
Title Co:	Transamerica Title Svcs Inc	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Opportunity Management Company Inc	Buyer Vesting:	Co / --
Seller Name(s):	Fritz Sharon L		
Transaction Flag's:	Re-Sale, Foreclosure Sale		

PROPERTY DETAILS:  
 LARSON MARK A  
 2629 E EVERETT AVE  
 SPOKANE WA 99217-6211

REPORT GENERATED: August 17, 2020  
 APN: 36334.0722  
 COUNTY: SPOKANE

## 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	05/30/2019	\$ 127,000	\$ 147	864	4/2/1	1903	5955		
1.	S	<a href="#">2619 E EVERETT AVE</a>	03/16/2020	\$139,000	\$177	784	4/2/1	1904	5950	-	0.01
2.	S	<a href="#">2605 E EVERETT AVE</a>	02/28/2020	\$0	\$0	892	5/2/1	1941	5950	-	0.04
3.	S	<a href="#">2816 E EVERETT AVE</a>	04/15/2020	\$135,000	\$156	864	4/2/1	1950	4218	-	0.11
4.	S	<a href="#">2615 E QUEEN AVE</a>	05/18/2020	\$208,500	\$217	962	5/3/1	1902	6470	-	0.13
5.	S	<a href="#">2427 E EVERETT AVE</a>	01/31/2020	\$150,000	\$164	912	5/2/1	1907	6250	-	0.13
6.	S	<a href="#">2417 E DIAMOND AVE</a>	03/24/2020	\$125,356	\$148	849	7/3/1	1907	6250	-	0.16
7.	S	<a href="#">5022 N SMITH ST</a>	02/07/2020	\$110,000	\$124	886	7/2/1	1894	5160	-	0.17
8.	R	<a href="#">2921 E EVERETT AVE</a>	06/04/2020	\$110,000	\$110	1000	4/2/1	1899	6096	-	0.18
9.	S	<a href="#">2328 E EVERETT AVE</a>	05/29/2020	\$151,000	\$164	920	4/2/1	1927	6250	-	0.19
10.	S	<a href="#">5008 N COOK ST</a>	04/23/2020	\$180,000	\$221	816	4/2/1	1906	6500	-	0.21
11.	S	<a href="#">2933 E SANSON AVE</a>	05/28/2020	\$210,000	\$214	980	4/2/1	1909	6100	-	0.21
12.	S	<a href="#">2618 E JOSEPH AVE</a>	11/27/2019	\$175,000	\$228	768	4/2/1	1947	6250	-	0.21
13.	S	<a href="#">2317 E SANSON AVE</a>	09/05/2019	\$142,701	\$163	878	4/2/1	1907	9375	-	0.21
14.	S	<a href="#">2927 E ROWAN AVE</a>	12/20/2019	\$149,900	\$167	900	4/2/1	1901	6000	-	0.23
15.	S	<a href="#">2417 E NEBRASKA AVE</a>	02/24/2020	\$126,600	\$147	864	5/2/1	1956	6250	-	0.23



PROPERTY DETAILS:  
LARSON MARK A  
2629 E EVERETT AVE  
SPOKANE WA 99217-6211

REPORT GENERATED: August 17, 2020  
APN: 36334.0722  
COUNTY: SPOKANE

DETAIL VIEW

No.	Type	Address	Date	Price	S/SF	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Pool	Dist (mi)
Subject Property			05/30/2018	\$ 127,000	5 132	864	4/2/1	1993	5355	-	
1.	S	2619 E EVERETT AVE	03/16/2020	\$139,000	\$177	784	4/2/1	1904	5950	-	0.01
APN:		363340720	Doc #:		0006901848	Doc Type:		W	Sale Type:		Standard
Property Type:		RSFR	Zoning:			Tract No:		0	Lot/Block:		44/23
Legal:		ARLINGTON HTS 2ND H&C S119FT L44-45 B23				City/Muni/Twp:		SPOKANE			
Buyer Name(s):		GERLING,KAREN D									
Seller Name(s):		SPERLINE NANCY J									
Loan Amount:		\$134,830	Lender Name:		WASHINGTON TR BK						
2.	S	2605 E EVERETT AVE	02/28/2020	\$0	\$0	892	5/2/1	1941	5950	-	0.04
APN:		363340717	Doc #:		0006896905	Doc Type:		W	Sale Type:		Standard
Property Type:		RSFR	Zoning:			Tract No:		0	Lot/Block:		38/23
Legal:		ARLINGTON HTS 2ND H&C S119FT L38-39 B23				City/Muni/Twp:		SPOKANE			
Buyer Name(s):		LEONARD,MATTHEW J									
Seller Name(s):		HOWELL LEWIS R									
Loan Amount:		\$165,000	Lender Name:		CORNERSTONE HM LNDG						
3.	S	2816 E EVERETT AVE	04/15/2020	\$135,000	\$156	864	4/2/1	1950	4218	-	0.11
APN:		363340932	Doc #:		0006910817	Doc Type:		W	Sale Type:		Standard
Property Type:		RSFR	Zoning:			Tract No:		0	Lot/Block:		5/25
Legal:		33-26-43; HUGHSON & CHAMBERLIN'S ARLINGTON HEIGHTS 2ND ADD PT NS LT55-7 BLK 25 DAF; N 119FT LT 6 BLK 25; TOG W/W 16FT OF N 50FT OF LT 5 BLK 25; ALSO TOG W/N 54 FT OF E 3.57 FT OF LT 7 BLK 25; ALSO TOG W/ PTN OF S 65FT OF N 119FT OF LT 7 WHICH LIES E OF A				City/Muni/Twp:		SPOKANE			
Buyer Name(s):		BRAKLY INVESTMENTS LLC									
Seller Name(s):		CASSELL,BRAD									
Loan Amount:		\$121,380	Lender Name:		OTHER INSTITUTIONAL LENDERS						
4.	S	2615 E QUEEN AVE	05/18/2020	\$208,500	\$217	962	5/3/1	1902	6470	-	0.13
APN:		363341523	Doc #:		0006921042	Doc Type:		W	Sale Type:		Standard
Property Type:		RSFR	Zoning:			Tract No:		0	Lot/Block:		43/31
Legal:		ARLINGTON HTS 2ND H&C L43-44 B31				City/Muni/Twp:		SPOKANE			
Buyer Name(s):		STICKEL,SAMUEL P									
Seller Name(s):		TAP PROPERTIES LLC									
Loan Amount:		\$202,245	Lender Name:		GUARDIAN MTG						
5.	S	2427 E EVERETT AVE	01/31/2020	\$150,000	\$164	912	5/2/1	1907	6250	-	0.13





PROPERTY DETAILS:  
LARSON MARK A  
2629 E EVERETT AVE  
SPOKANE WA 99217-6211

REPORT GENERATED: August 17, 2020  
APN: 36334.0722  
COUNTY: SPOKANE

No.	Type	Address	Date	Price	S/SF	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Pool	Dist (mi)
APN: 363340623 Doc #: 0006887818 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 47/22 Legal: ARLINGTON HTS 2ND H&C L47-48 B22 City/Muni/Twp: SPOKANE Buyer Name(s): RANDALL,TOD M Seller Name(s): RANDALL,TERRY P Loan Amount: \$145,500 Lender Name: PRIME LNDG											
6.	S	2417 E DIAMOND AVE	03/24/2020	\$125,356	\$148	849	7/3/1	1907	6250	-	0.16
APN: 363341120 Doc #: 0006904294 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 43/27 Legal: ARLINGTON HTS 2ND H&C L43-44 B27 City/Muni/Twp: SPOKANE Buyer Name(s): WICKS,SUSANNA A Seller Name(s): DALE,BROOKE J Loan Amount: \$ Lender Name:											
7.	S	5022 N SMITH ST	02/07/2020	\$110,000	\$124	886	7/2/1	1894	5160	-	0.17
APN: 363341923 Doc #: 0006889946 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 23/5 Legal: ROCHESTER HTS S40FT OF W129FT L23 B5 City/Muni/Twp: SPOKANE Buyer Name(s): RAIDER INVS CNSLT'S LLC Seller Name(s): KENT DONALD D Loan Amount: \$133,500 Lender Name: JAPASA PROPS LLC											
8.	R	2921 E EVERETT AVE	06/04/2020	\$110,000	\$110	1000	4/2/1	1899	6096	-	0.18
APN: 363430513 Doc #: 0006927201 Doc Type: W Sale Type: REO Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 13/4 Legal: HILLYARD W48FT L13 B4 City/Muni/Twp: SPOKANE Buyer Name(s): SECURED INV HIGH YIELD FUND II Seller Name(s): OLSON,MICHAEL D Loan Amount: \$ Lender Name:											
9.	S	2328 E EVERETT AVE	05/29/2020	\$151,000	\$164	920	4/2/1	1927	6250	-	0.19
APN: 363341106 Doc #: 0006924976 Doc Type: W Sale Type: Standard Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 13/27 Legal: ARLINGTON HTS 2ND H&C L13-14 B27 City/Muni/Twp: SPOKANE Buyer Name(s): WETMORE,EDITH Seller Name(s): WETMORE,EDITH & ROBERT Loan Amount: \$ Lender Name:											
10.	S	5008 N COOK ST	04/23/2020	\$180,000	\$221	816	4/2/1	1906	6500	-	0.21



PROPERTY DETAILS:  
 LARSON MARK A  
 2629 E EVERETT AVE  
 SPOKANE WA 99217-6211

REPORT GENERATED: August 17, 2020  
 APN: 36334.0722  
 COUNTY: SPOKANE

No.	Type	Address	Date	Price	S/SF	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Pool	Dist (mi)
		APN: 363342018	Doc #: 0006913368	Doc Type: W					Sale Type: Standard		
		Property Type: RSFR	Zoning:	Tract No: 0					Lot/Block: 20/7		
		Legal: ROCHESTER HTS L20 B7		City/Muni/Twp: SPOKANE							
		Buyer Name(s): CLARK, DELMOND B & PAULA A									
		Seller Name(s): CRONIN, SANDRA L									
		Loan Amount: \$180,000		Lender Name: SPOKANE TEACHERS CU							
11.	S	2933 E SANSON AVE	05/28/2020	\$210,000	\$214	980	4/2/1	1909	6100	-	0.21
		APN: 363430415	Doc #: 0006924544	Doc Type: W					Sale Type: Standard		
		Property Type: RSFR	Zoning:	Tract No: 0					Lot/Block: 15/1-3		
		Legal: HILLYARD RES B1TO3 L15 B3		City/Muni/Twp: SPOKANE							
		Buyer Name(s): VISTE, ELSIE A									
		Seller Name(s): RAM SPM LLC									
		Loan Amount: \$203,700		Lender Name: SPOKANE TEACHERS CU							
12.	S	2618 E JOSEPH AVE	11/27/2019	\$175,000	\$228	768	4/2/1	1947	6250	-	0.21
		APN: 363312203	Doc #: 0006868621	Doc Type: W					Sale Type: Standard		
		Property Type: RSFR	Zoning:	Tract No: 0					Lot/Block: 3/57		
		Legal: HILLYARD 3RD L3 B57		City/Muni/Twp: SPOKANE							
		Buyer Name(s): DILLON, EMELINE B									
		Seller Name(s): RECH, NATHAN									
		Loan Amount: \$171,830		Lender Name: LEADERONE FIN'L							
13.	S	2317 E SANSON AVE	09/05/2019	\$142,701	\$163	878	4/2/1	1907	9375	-	0.21
		APN: 363340314	Doc #: 0006839448	Doc Type: W					Sale Type: Standard		
		Property Type: RSFR	Zoning:	Tract No: 0					Lot/Block: 16/50		
		Legal: HILLYARD 3RD ALL L16; W1/2 OF L17 B50		City/Muni/Twp: SPOKANE							
		Buyer Name(s): SIMPSON, MATTHEW & LYNN									
		Seller Name(s): RESCOM REHAB OPTIONS LLC									
		Loan Amount: \$114,150		Lender Name: SPOKANE TEACHERS CU							
14.	S	2927 E ROWAN AVE	12/20/2019	\$149,900	\$167	900	4/2/1	1901	6000	-	0.23
		APN: 363422113	Doc #: 0006876095	Doc Type: W					Sale Type: Standard		
		Property Type: RSFR	Zoning:	Tract No: 0					Lot/Block: 14/45		
		Legal: HILLYARD 2 L14 B45		City/Muni/Twp: SPOKANE							
		Buyer Name(s): MURLEY, KENNETH B & MARIE L									
		Seller Name(s): ZK2 PROPERTIES LLC									
		Loan Amount: \$		Lender Name:							
15.	S	2417 E NEBRASKA AVE	02/24/2020	\$126,600	\$147	864	5/2/1	1956	6250	-	0.23



www.sendfusetb.com

PROPERTY PROFILE REPORT

PROPERTY DETAILS:  
LARSON MARK A  
2629 E EVERETT AVE  
SPOKANE WA 99217-6211

REPORT GENERATED: August 17, 2020  
APN: 36334.0722  
COUNTY: SPOKANE

No.	Type	Address	Date	Price	S/SF	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Pool	Dist (mi)
	APN:	363312119	Doc #:	0006895262	Doc Type:	W	Sale Type:	Standard			
	Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	22/58			
	Legal:	HILLYARD 3RD L22 B58			City/Muni/Twp:	SPOKANE					
	Buyer Name(s):	BREITSPRECHER,RICHARD J									
	Seller Name(s):	LEGACY INVS GRP XX LLC									
	Loan Amount:	\$124,306			Lender Name:	CARDINAL FINL					

AREA SALES ANALYSIS

Total Area Sales:	15	Median # of Bedrooms:	2
Median Lot Size (SF):	6250	Median # of Baths:	1
Median Living Area:	886	Median Year Built:	1907
Price Range - 1 Years:	\$110,000 - \$210,000	Age Range:	64 - 126
Median Value:	\$146,301	Median Age:	113



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

We are pleased to provide the enclosed information for your consideration and look forward to being of service in the closing of your transaction. No liability is assumed for the material contained herein.

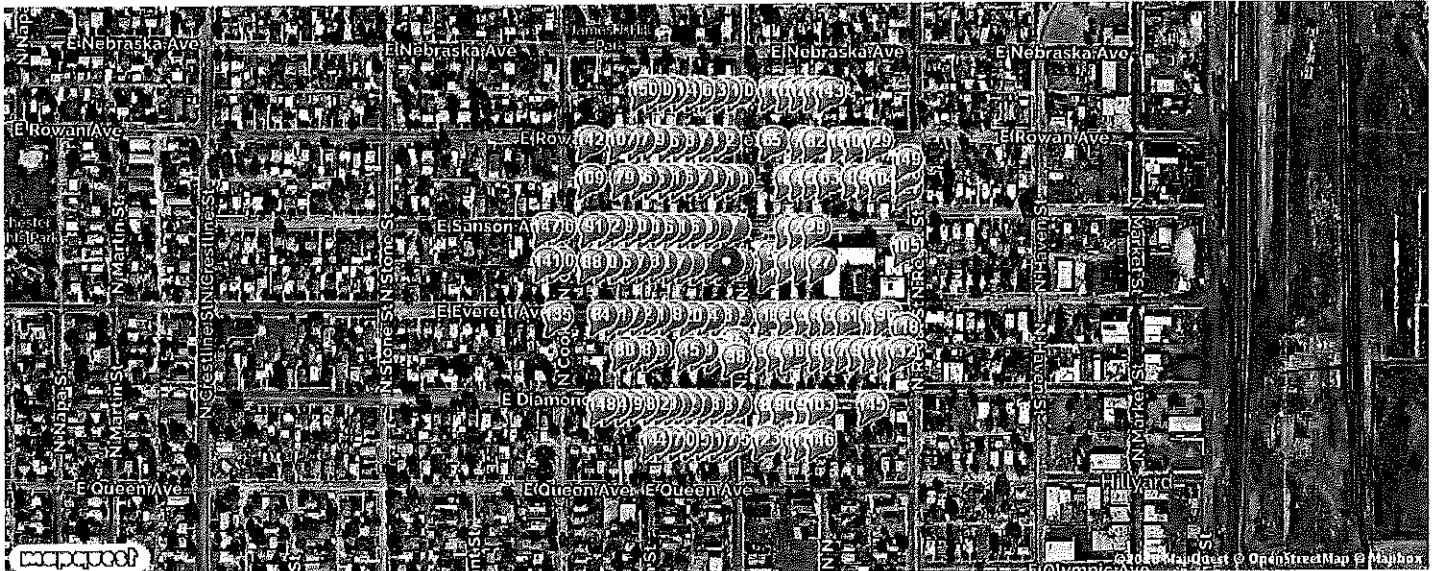
Powered by Benutech, inc.



PROPERTY DETAILS:  
 LARSON MARK A  
 2629 E EVERETT AVE  
 SPOKANE WA 99217-6211

REPORT GENERATED: August 17, 2020  
 APN: 36334.0722  
 COUNTY: SPOKANE

## Near by neighbor's - Map



## LIST VIEW

No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
	Subject Property		05/30/2018	\$ 127,000	-/2/1	1903	5355		
1.	Larson,mark A	<u>2629 E Everett Ave</u>	05/30/2018	\$127,000	864	-/2/1	1903	5355	Rsfr
2.	Chandos,tyler J	<u>2623 E Everett Ave</u>	02/28/2020	\$206,000	1372	-/4/2	1903	3570	Rsfr
3.	Gerling,karen D	<u>2619 E Everett Ave</u>	03/16/2020	\$139,000	784	-/2/1	1904	5950	Rsfr
4.	Johnstone,keith W & Alice G	<u>5302 N Lacey St</u>	07/01/2004	\$25,000	1228	-/2/1	1905	4650	Rsfr
5.	Ward,mac A & Doris J	<u>5312 N Lacey St</u>	04/11/2002	\$44,000	1242	-/3/1	1905	4650	Rsfr
6.	Hehman,d E	<u>2615 E Everett Ave</u>	11/30/-0001	\$0	768	-/2/1	1930	5950	Rsfr
7.	Weeks,david D & Debora R	<u>2628 E Sanson Ave</u>	07/31/1995	\$58,950	1224	-/2/1	1903	8925	Rsfr
8.	Kling ele,b	<u>2620 E Sanson Ave</u>	01/25/1982	\$29,896	876	-/2/1	1908	5950	Rsfr
9.	Leffler,kathleen	<u>2609 E Everett Ave</u>	04/27/2017	\$135,500	972	-/2/1	1912	5950	Rsfr
10.	Croft,wade A & Amy L	<u>2618 E Sanson Ave</u>	09/17/1999	\$65,150	1054	-/4/2	1908	5950	Rsfr

[VIEW ALL RECORDS >](#)

PROPERTY DETAILS:  
 LARSON MARK A  
 2629 E EVERETT AVE  
 SPOKANE WA 99217-6211

REPORT GENERATED: August 17, 2020  
 APN: 36334.0722  
 COUNTY: SPOKANE

### Next Seller's - Map



### LIST VIEW

No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
	Subject Property		05/30/2018	\$127,000	1271	1903	5825		
1.	Wallblom,matthew R & Meghan K	<a href="#">2711 E Everett Ave</a>	01/22/2007	\$74,000	1313	-/3/2	1912	7750	Rsfr
2.	Phelps,deborah	<a href="#">2515 E Everett Ave</a>	06/30/2008	\$81,500	840	-/2/1	1906	5950	Rsfr
3.	Janssen,jonathan C	<a href="#">2518 E Everett Ave</a>	07/16/2007	\$76,500	484	-/1/1	1927	4760	Rsfr
4.	Griese,michael W & Regina	<a href="#">2721 E Diamond Ave</a>	12/11/2006	\$115,000	1592	-/3/2	1903	5950	Rsfr
5.	Merriman,donald G	<a href="#">2624 E Rowan Ave</a>	12/27/2006	\$0	1418	-/4/1	1908	6250	Rsfr
6.	Clearwater Family Trust	<a href="#">2612 E Rowan Ave</a>	04/16/2008	\$138,000	1506	-/3/2	1909	6250	Rsfr
7.	Orozco,ophelia G	<a href="#">2627 E Rowan Ave</a>	07/25/2008	\$115,000	1568	-/4/1	1908	6250	Rsfr
8.	Elder,patrick M & Patricia Anne	<a href="#">2428 E Everett Ave</a>	05/05/2008	\$157,000	1552	-/5/3	1910	8125	Rsfr
9.	Miller,matthew J	<a href="#">2423 E Sanson Ave</a>	10/06/2006	\$133,000	958	-/4/2	1955	6250	Rsfr
10.	Simo-gandara,biviana	<a href="#">2420 E Sanson Ave</a>	07/31/2007	\$96,000	962	-/2/1	1910	9375	Rsfr

[VIEW ALL RECORDS >](#)



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

We are pleased to provide the enclosed information for your consideration and look forward to being of service in the closing of your transaction. No liability is assumed for the material contained herein.

Powered by Benutech, Inc.









www.sendfusetb.com

## PROPERTY PROFILE REPORT

REPORT GENERATED: August 17, 2020  
APN: 36334.0722  
COUNTY: SPOKANE

PROPERTY DETAILS:  
LARSON MARK A  
2629 E EVERETT AVE  
SPOKANE WA 99217-6211

### Limitations of liability

LIMITATIONS OF LIABILITY THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABSTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS, OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

This report is being provided as a general service to the community at large without the condition of the referral of title insurance business.



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



We are pleased to provide the enclosed information for your consideration and look forward to being of service in the closing of your transaction. No liability is assumed for the material contained herein.

Powered by Benutech, Inc.