



PROPERTY PROFILE REPORT

#1

PROPERTY INFORMATION

Maier, Bart W
230 W Kedlin Ct
Spokane, Wa 99218

ASSESSORS PARCEL NO:

36191.1307

Zest \$291,628

PREPARED BY

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PROPERTY PROFILE REPORT

PROPERTY DETAILS:
MAIER BART W
230 W KEDLIN CT
SPOKANE WA 99218-2021

REPORT GENERATED: January 26, 2021
APN: 36191.1307
COUNTY: SPOKANE

OWNER INFORMATION

Primary Owner:	<u>MAIER BART W</u>	APN:	36191.1307
Secondary Owner:		Vesting:	
Mail Address:	<u>230 W KEDLIN</u> SPOKANE WA 99218	Census Tract:	109001013
Site Address:	<u>230 W KEDLIN CT</u> SPOKANE WA 99218-2021	Tract/Lot/Block:	KEDLIN ADD / 3 / 2
Legal Description:	KEDLIN ADD L3 B2		

PROPERTY CHARACTERISTICS

Year Built / Effective Year Built:	1968 / 1968	Lot Size:	9544	Number of Units:	0
Bedrooms:	4	Square Feet:	2160 / 2688	Number of Stories:	1.00
Total Bathrooms:	4.00	Garage:	450	Property Type:	0
Quarter Bath(s) / Half Bath(s) / Partial Bath(s):	0 / 0 / 0	Pool:	00L	Use Code:	2 TO 4 UNITS
Total Rooms:	8	Fireplace:	1	Zoning:	
		Building Style:	A0G		
Latitude:	47.737586	Longitude:	-117.415745		

RECENT SALE & LOAN

Transfer Date:	2000-08-24	Seller:	MAIER HOLLY K
Transfer Value:	\$ 109,242	Doc #:	2000-4510684
Cost/SF:	\$ 0	First Loan Amount:	\$ 0
Sale Type:	U	Title Company:	TRANSNATION TITLE INS CO
Lender:			

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ASSESSMENT & TAX INFORMATION

Assessed Value:	\$190,900	Tax Amount:	\$2,438
Land Value:	\$32,000	Tax Rate Area:	1280
Improvement Value:	\$158,900	Tax Year:	2020
Percent Improvement:	45.12%	Assessed Year:	2020
Market Land Value:	\$32,000	Tax Status:	0000
Market Imp. Value:	\$158,900	Exemption:	
Market Value:	\$190,900		

AERIAL MAP





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MORTGAGE

Recording Date:	October 14, 2019	Loan Amount:	\$ 179,274.00
TD Due Date:	November 05, 2049	Lender Name:	Snap Fin\l Access
Borrower Name(s):	Maier Bart W	Doc #:	2019-6852775
Borrower Ownership:	--	Borrower Occupancy:	Y
Loan Type:	Cnv	Type of Rate:	--
Mortgage Term:	30	Lender Address:	-- / --
Loan Flag's:	Conventional Loan, Fixed Loan, Refiance Loan		

MORTGAGE

Recording Date:	March 13, 2013	Loan Amount:	\$ 149,851.00
TD Due Date:	October 01, 2052	Lender Name:	Bank Of America
Borrower Name(s):	Maier Bart W	Doc #:	2012-6186004
Borrower Ownership:	--	Borrower Occupancy:	Y
Loan Type:	Cnv	Type of Rate:	Adj
Mortgage Term:	39	Lender Address:	-- / --
Loan Flag's:			

MORTGAGE

Recording Date:	March 01, 2011	Loan Amount:	\$ 143,761.00
TD Due Date:	February 01, 2032	Lender Name:	Bac Hm Lns Svcng Lp
Borrower Name(s):	Maier Bart W	Doc #:	2010-5982197
Borrower Ownership:	--	Borrower Occupancy:	Y
Loan Type:	Cnv	Type of Rate:	--
Mortgage Term:	20	Lender Address:	Simi Valley / Ca
Loan Flag's:			



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TITLE CHANGE

Recording Date:	January 24, 2002	Transfer Amount:	\$ 0.00
Type of Sale:	Qc	First TD:	\$ 127,500.00
Doc #:	2002-4683676	Doc Type:	Q
Title Co:	Pacific Nw Title	Rate Type:	Fix
Mortgage Doc #:	2002-4683677	Lender:	Americas Wholesale Lender
Buyer Name(s):	Maier Bart W	Buyer Vesting:	-- / Um
Seller Name(s):	Maier Harvey P		
Transaction Flag's:	Conventional Loan, Fixed Loan, Refiance Loan, Inter-Family Purchase, Re-Sale		
Assignment Date:	June 02, 2015	Assignment Doc:	2015-6403840

MORTGAGE

Recording Date:	N/a	Loan Amount:	\$ 10,000.00
TD Due Date:	September 01, 2020	Lender Name:	Aames Hm Lns
Borrower Name(s):	Maier Harvey F	Doc #:	-
Borrower Ownership:	--	Borrower Occupancy:	Y
Loan Type:	Cnv	Type of Rate:	--
Mortgage Term:	20	Lender Address:	Irvine / Ca
Loan Flag's:	Conventional Loan, Fixed Loan, Subordinate Financing		

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MORTGAGE

Recording Date:	N/a	Loan Amount:	\$ 108,000.00
TD Due Date:	September 01, 2030	Lender Name:	Aames Hm Lns
Borrower Name(s):	Maier Harvey F	Doc #:	-
Borrower Ownership:	--	Borrower Occupancy:	Y
Loan Type:	Cnv	Type of Rate:	Adj
Mortgage Term:	30	Lender Address:	Irvine / Ca
Loan Flag's:	Conventional Loan, Refiance Loan, Variable Loan		

RESALE

Recording Date:	August 24, 2000	Transfer Amount:	\$ 109,242.00
Type of Sale:	Qc	First TD:	\$ 0.00
Doc #:	2000-4510684	Doc Type:	Q
Title Co:	Transnation Title Ins Co	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Maier Harvey F	Buyer Vesting:	-- / Um
Seller Name(s):	Maier Holly K		
Transaction Flag's:	Cash Transaction, Inter-Family Purchase, Re-Sale		

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TITLE CHANGE

Recording Date:	N/a	Transfer Amount:	\$ 0.00
Type of Sale:	Qc	First TD:	\$ 0.00
Doc #:	-	Doc Type:	Q
Title Co:	Stewart Title	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Maier Holly K	Buyer Vesting:	Se / --
Seller Name(s):	Maier Holly		
Transaction Flag's:	Inter-Family Purchase, Re-Sale		

RESALE

Recording Date:	N/a	Transfer Amount:	\$ 123,500.00
Type of Sale:	Wd	First TD:	\$ 0.00
Doc #:	-	Doc Type:	G
Title Co:	Stewart Title	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Maier Holly K	Buyer Vesting:	-- / Hw
Seller Name(s):	Kosanke Richard A		
Transaction Flag's:	Re-Sale		

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RESALE

Recording Date:	N/a	Transfer Amount:	\$ 0.00
Type of Sale:	Qc	First TD:	\$ 0.00
Doc #:	-	Doc Type:	Q
Title Co:	Transamerica Title Ins Svcs	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Kosanke Richard A	Buyer Vesting:	Se / --
Seller Name(s):	England Penny L		
Transaction Flag's:	Re-Sale		

RESALE

Recording Date:	N/a	Transfer Amount:	\$ 0.00
Type of Sale:	Qc	First TD:	\$ 0.00
Doc #:	-	Doc Type:	Q
Title Co:	Transamerica Title Svcs Inc	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	England Penny L	Buyer Vesting:	Se / --
Seller Name(s):	Kosanke Family Trust		
Transaction Flag's:	Re-Sale		



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CURRENT MORTGAGE RECORD

Recording Date:	October 14, 2019	Loan Amount:	\$ 179,274.00
TD Due Date:	November 05, 2049	Lender Name:	Snap Fin\l Access
Borrower Name(s):	Maier Bart W	Doc #:	2019-6852775

ESTIMATED AMORTIZATION SCHEDULE

No	Year	Interest	Principle	Balance
1.	2019	\$ 9,799.80	\$ 2,414.98	\$ 178,880.65
2.	2020	\$ 9,663.57	\$ 2,551.21	\$ 176,443.48
3.	2021	\$ 9,519.66	\$ 2,695.11	\$ 173,868.84
4.	2022	\$ 9,367.64	\$ 2,847.14	\$ 171,148.96
5.	2023	\$ 9,207.04	\$ 3,007.74	\$ 168,275.66
6.	2024	\$ 9,037.38	\$ 3,177.40	\$ 165,240.29
7.	2025	\$ 8,858.15	\$ 3,356.63	\$ 162,033.70
8.	2026	\$ 8,668.81	\$ 3,545.97	\$ 158,646.23
9.	2027	\$ 8,468.79	\$ 3,745.99	\$ 155,067.68
10.	2028	\$ 8,257.48	\$ 3,957.29	\$ 151,287.27
11.	2029	\$ 8,034.26	\$ 4,180.52	\$ 147,293.62
12.	2030	\$ 7,798.45	\$ 4,416.33	\$ 143,074.69
13.	2031	\$ 7,549.33	\$ 4,665.45	\$ 138,617.78
14.	2032	\$ 7,286.16	\$ 4,928.61	\$ 133,909.47
15.	2033	\$ 7,008.15	\$ 5,206.63	\$ 128,935.58
16.	2034	\$ 6,714.45	\$ 5,500.32	\$ 123,681.11
17.	2035	\$ 6,404.19	\$ 5,810.58	\$ 118,130.25
18.	2036	\$ 6,076.43	\$ 6,138.35	\$ 112,266.29
19.	2037	\$ 5,730.18	\$ 6,484.60	\$ 106,071.54
20.	2038	\$ 5,364.40	\$ 6,850.38	\$ 99,527.37
21.	2039	\$ 4,977.98	\$ 7,236.79	\$ 92,614.05
22.	2040	\$ 4,569.77	\$ 7,645.01	\$ 85,310.77
23.	2041	\$ 4,138.53	\$ 8,076.24	\$ 77,595.52
24.	2042	\$ 3,682.97	\$ 8,531.81	\$ 69,445.07
25.	2043	\$ 3,201.71	\$ 9,013.07	\$ 60,834.88
26.	2044	\$ 2,693.30	\$ 9,521.48	\$ 51,739.00
27.	2045	\$ 2,156.21	\$ 10,058.56	\$ 42,130.04
28.	2046	\$ 1,588.83	\$ 10,625.95	\$ 31,979.06
29.	2047	\$ 989.44	\$ 11,225.33	\$ 21,255.49
30.	2048	\$ 356.25	\$ 11,858.53	\$ 9,927.02

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Recording Date:	March 13, 2013	Loan Amount:	\$ 149,851.00
TD Due Date:	October 01, 2052	Lender Name:	Bank Of America
Borrower Name(s):	Maier Bart W	Doc #:	2012-6186004

ESTIMATED AMORTIZATION SCHEDULE

No	Year	Interest	Principle	Balance
1.	2013	\$ 8,213.68	\$ 1,126.99	\$ 149,011.58
2.	2014	\$ 8,150.11	\$ 1,190.57	\$ 147,837.23
3.	2015	\$ 8,082.95	\$ 1,257.72	\$ 146,596.65
4.	2016	\$ 8,012.00	\$ 1,328.67	\$ 145,286.08
5.	2017	\$ 7,937.06	\$ 1,403.62	\$ 143,901.59
6.	2018	\$ 7,857.88	\$ 1,482.79	\$ 142,439.00
7.	2019	\$ 7,774.24	\$ 1,566.43	\$ 140,893.91
8.	2020	\$ 7,685.88	\$ 1,654.79	\$ 139,261.67
9.	2021	\$ 7,592.54	\$ 1,748.13	\$ 137,537.35
10.	2022	\$ 7,493.93	\$ 1,846.74	\$ 135,715.77
11.	2023	\$ 7,389.76	\$ 1,950.91	\$ 133,791.44
12.	2024	\$ 7,279.71	\$ 2,060.96	\$ 131,758.56
13.	2025	\$ 7,163.46	\$ 2,177.21	\$ 129,611.01
14.	2026	\$ 7,040.64	\$ 2,300.03	\$ 127,342.32
15.	2027	\$ 6,910.91	\$ 2,429.77	\$ 124,945.66
16.	2028	\$ 6,773.85	\$ 2,566.82	\$ 122,413.81
17.	2029	\$ 6,629.06	\$ 2,711.61	\$ 119,739.15
18.	2030	\$ 6,476.10	\$ 2,864.57	\$ 116,913.61
19.	2031	\$ 6,314.52	\$ 3,026.15	\$ 113,928.68
20.	2032	\$ 6,143.82	\$ 3,196.85	\$ 110,775.39
21.	2033	\$ 5,963.49	\$ 3,377.18	\$ 107,444.22
22.	2034	\$ 5,772.99	\$ 3,567.68	\$ 103,925.15
23.	2035	\$ 5,571.75	\$ 3,768.92	\$ 100,207.58
24.	2036	\$ 5,359.15	\$ 3,981.52	\$ 96,280.31
25.	2037	\$ 5,134.56	\$ 4,206.11	\$ 92,131.50
26.	2038	\$ 4,897.30	\$ 4,443.37	\$ 87,748.68
27.	2039	\$ 4,646.66	\$ 4,694.01	\$ 83,118.62
28.	2040	\$ 4,381.88	\$ 4,958.79	\$ 78,227.40
29.	2041	\$ 4,102.17	\$ 5,238.50	\$ 73,060.27
30.	2042	\$ 3,806.68	\$ 5,534.00	\$ 67,601.68



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No	Year	Interest	Principle	Balance
31.	2043	\$ 3,494.52	\$ 5,846.16	\$ 61,835.17
32.	2044	\$ 3,164.75	\$ 6,175.93	\$ 55,743.39
33.	2045	\$ 2,816.38	\$ 6,524.30	\$ 49,307.99
34.	2046	\$ 2,448.35	\$ 6,892.32	\$ 42,509.58
35.	2047	\$ 2,059.57	\$ 7,281.10	\$ 35,327.69
36.	2048	\$ 1,648.86	\$ 7,691.81	\$ 27,740.68
37.	2049	\$ 1,214.98	\$ 8,125.69	\$ 19,725.70
38.	2050	\$ 756.63	\$ 8,584.04	\$ 11,258.62
39.	2051	\$ 272.42	\$ 9,068.25	\$ 2,313.92

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CURRENT MORTGAGE RECORD

Recording Date: March 01, 2011 Loan Amount: \$ 143,761.00
TD Due Date: February 01, 2032 Lender Name: Bac Hm Lns Svcng Lp
Borrower Name(s): Maier Bart W Doc #: 2010-5982197

ESTIMATED AMORTIZATION SCHEDULE

No	Year	Interest	Principle	Balance
1.	2011	\$ 7,805.49	\$ 4,061.48	\$ 140,735.88
2.	2012	\$ 7,576.39	\$ 4,290.58	\$ 136,503.76
3.	2013	\$ 7,334.36	\$ 4,532.60	\$ 132,032.92
4.	2014	\$ 7,078.69	\$ 4,788.27	\$ 127,309.89
5.	2015	\$ 6,808.59	\$ 5,058.37	\$ 122,320.44
6.	2016	\$ 6,523.26	\$ 5,343.70	\$ 117,049.54
7.	2017	\$ 6,221.84	\$ 5,645.13	\$ 111,481.33
8.	2018	\$ 5,903.41	\$ 5,963.56	\$ 105,599.02
9.	2019	\$ 5,567.01	\$ 6,299.95	\$ 99,384.91
10.	2020	\$ 5,211.65	\$ 6,655.32	\$ 92,820.27
11.	2021	\$ 4,836.24	\$ 7,030.73	\$ 85,885.33
12.	2022	\$ 4,439.65	\$ 7,427.32	\$ 78,559.21
13.	2023	\$ 4,020.69	\$ 7,846.28	\$ 70,819.84
14.	2024	\$ 3,578.10	\$ 8,288.87	\$ 62,643.91
15.	2025	\$ 3,110.54	\$ 8,756.42	\$ 54,006.79
16.	2026	\$ 2,616.61	\$ 9,250.36	\$ 44,882.47
17.	2027	\$ 2,094.82	\$ 9,772.15	\$ 35,243.47
18.	2028	\$ 1,543.59	\$ 10,323.37	\$ 25,060.75
19.	2029	\$ 961.27	\$ 10,905.69	\$ 14,303.64
20.	2030	\$ 346.10	\$ 11,520.86	\$ 2,939.75



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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	08/24/2000	\$ 109,242	\$ 0	2160 / 2658	-/1/1	1968	9544	-	
1.	S	8813 N ALCAN ST	05/27/2020	\$127,900	\$59	2160	8/4/4	1968	10442	-	0.03
2.	S	706 W WESTVIEW AVE	10/28/2020	\$410,000	\$220	1860	10/4/3	1965	13225	-	0.65
3.	S	39 E WESTVIEW AVE	11/20/2020	\$320,000	\$133	2400	13/5/4	1971	13436	-	0.66

Full Transfer Arms- Length(F)
 Short Sales (S)
 REO Sold (R)
 Distressed(D)



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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	08/24/2000	\$ 109,242	\$ 0	2160 / 2588	4/4	1968	9544	-	
1.	S	8813 N ALCAN ST	05/27/2020	\$127,900	\$59	2160	8/4/4	1968	10442	-	0.03
		APN:	361911314	Doc #:	0006924135	Doc Type:	W	Sale Type:	Standard		
		Property Type:	RMFD	Zoning:		Tract No:	0	Lot/Block:	1/4		
		Legal:	KEDLIN ADD L1 B4			City/Muni/Twp:	SPOKANE				
		Buyer Name(s):	MELUM,CHRISTOPHER								
		Seller Name(s):	MAIER,HARVEY								
		Loan Amount:	\$			Lender Name:					
2.	S	706 W WESTVIEW AVE	10/28/2020	\$410,000	\$220	1860	10/4/3	1965	13225	-	0.65
		APN:	361830409	Doc #:	0006987434	Doc Type:	W	Sale Type:	Standard		
		Property Type:	RMFD	Zoning:		Tract No:	0	Lot/Block:	9/1		
		Legal:	WHITWORTH TER 7TH ADD L9 B1			City/Muni/Twp:	SPOKANE				
		Buyer Name(s):	PEARSON,JENNIFER D & SHAUN M								
		Seller Name(s):	PINTER LIVING TRUST								
		Loan Amount:	\$348,500			Lender Name:	NUMERICA CU				
3.	S	39 E WESTVIEW AVE	11/20/2020	\$320,000	\$133	2400	13/5/4	1971	13436	-	0.66
		APN:	361731129	Doc #:	0006998721	Doc Type:	W	Sale Type:	Standard		
		Property Type:	RMFD	Zoning:		Tract No:	0	Lot/Block:	1/23		
		Legal:	COUNTRY HOMES EST PT OF B123 EXC N195FT &EXC E10FT &EXC S5FT			City/Muni/Twp:	SPOKANE				
		Buyer Name(s):	5D & W LLC								
		Seller Name(s):	SHELTER SANFORD C TRUST								
		Loan Amount:	\$			Lender Name:					

AREA SALES ANALYSIS

Total Area Sales:	3	Median # of Bedrooms:	4
Median Lot Size (SF):	13225	Median # of Baths:	4
Median Living Area:	2160	Median Year Built:	1968
Price Range - 1 Years:	\$127,900 - \$410,000	Age Range:	50 - 56
Median Value:	\$320,000	Median Age:	53

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Near by neighbor's - Map



LIST VIEW

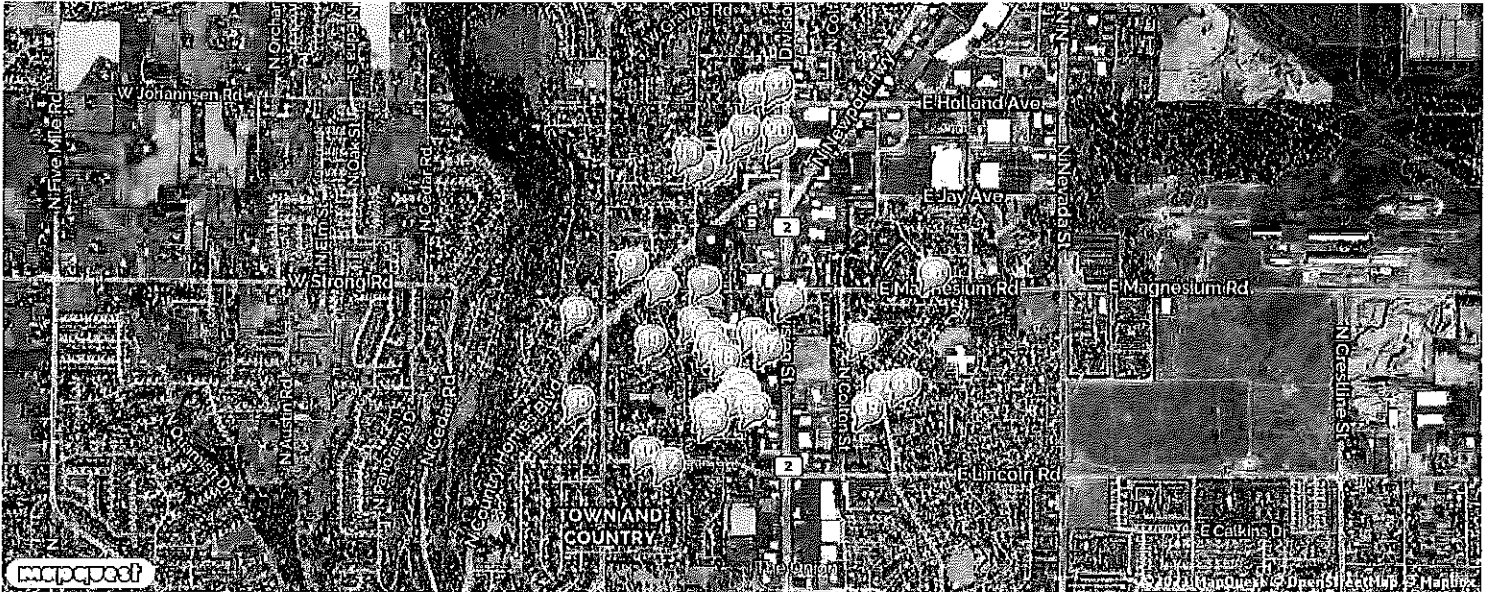
No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
	Subject Property		08/24/2000	\$ 109,242	-/4/4	1068	9544		
1.	Kinlow,ezra D & Eleise		06/05/2015	\$224,900		-/4/3	1962	11852	Rsfr
2.	Fergen,jonathan M		04/28/2011	\$185,600		-/3/3	1963	15508	Rsfr
3.	Kostelecky,burt G & Kari		01/06/1994	\$102,500		-/3/2	1963	9244	Rsfr
4.	Hopkins,jarry Living Trust		12/04/2009	\$0		-/4/2	1962	10800	Rsfr
5.	Figueroa,henry M		07/29/1999	\$108,000		-/3/2	1963	8227	Rsfr
6.	Smith,mark A		10/29/2019	\$300,000		-/4/3	1963	12000	Rsfr
7.	Ziegler,karl E & Theresa		02/23/2015	\$138,000		-/4/2	1962	8709	Rsfr
8.	Decker,joel K & Susan E		01/15/2015	\$0		-/3/3	1962	13809	Rsfr
9.	Sanchez,jose & Iliana		07/12/2001	\$135,500		-/3/3	1965	9099	Rsfr
10.	Welch,jason H		06/23/2017	\$239,500		-/4/2	1963	9600	Rsfr

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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		08/24/2000	\$ 109,242	-/1/0	1968	9848		
1.	White,raymond B Sr & Judith M		05/07/2007	\$235,000	-/4/2	1967	9455		Rsfr
2.	Hovey,miranda D		11/30/2006	\$250,000	-/3/2	1960	19889		Rsfr
3.	Gibson,maren & Benjamin		10/30/2006	\$205,000	-/4/2	1967	11076		Rsfr
4.	Morley,eugene L & Ladean F		06/05/2006	\$220,000	-/3/3	1967	12229		Rsfr
5.	Davis,stephen J		07/05/2006	\$174,950	-/4/1	1957	11480		Rsfr
6.	Jacobson,henry J & Deborah M		11/30/2006	\$270,000	-/4/3	1965	10800		Rsfr
7.	House,ricky M & Andrea L		12/05/2007	\$175,000	-/5/2	1962	13050		Rsfr
8.	Marshall,arthur J & Cindy D		03/01/2006	\$214,900	-/5/3	1960	12342		Rsfr
9.	Hill,daniel A & Christine E		01/07/2008	\$192,500	-/3/2	1969	14859		Rsfr
10.	Remsen,kenneth J & Melita M		09/26/2006	\$270,000	-/4/3	1963	16204		Rsfr

PROPERTY PROFILE
REPORT

PROPERTY DETAILS:

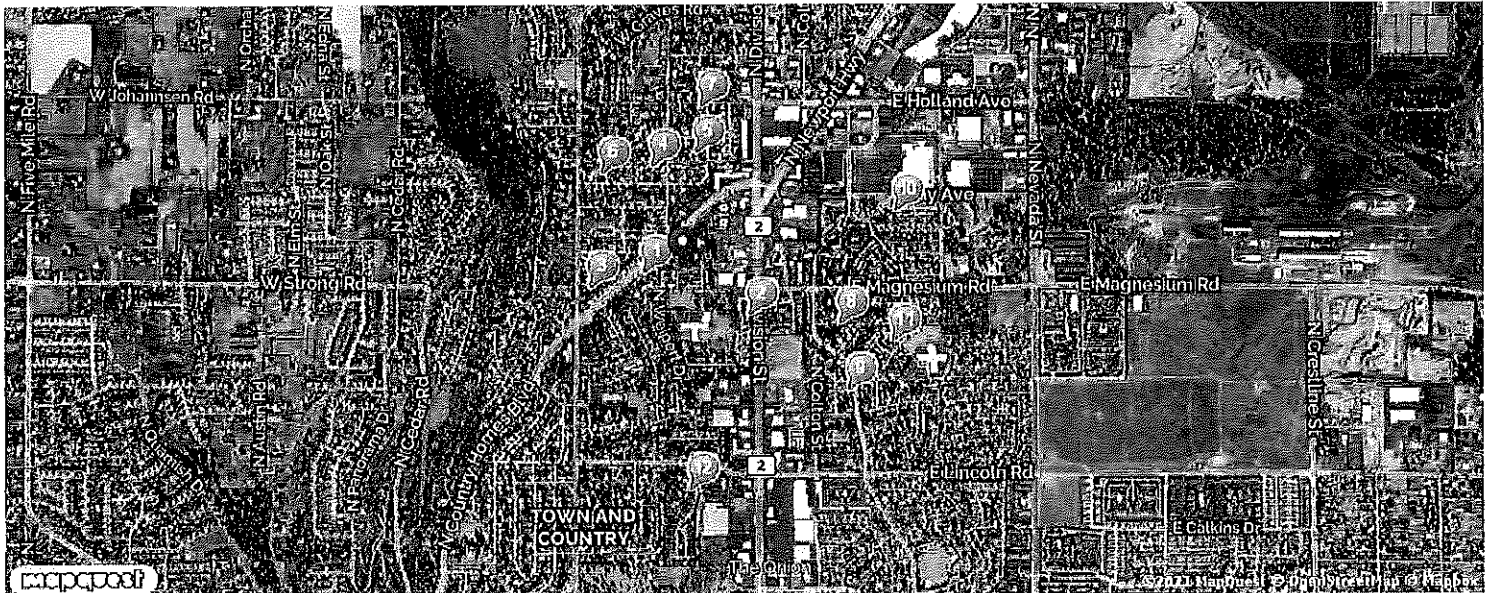
MAIER BART W
230 W KEDLIN CT
SPOKANE WA 99218-2021

REPORT GENERATED: January 26, 2021

APN: 36191.1307

COUNTY: SPOKANE

Out of State Owner's - Map



LIST VIEW

No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
	Subject Property		08/24/2000	\$ 109,242	14/3	1968	9544		
1.	Ligman,Jack		11/27/2018	\$232,500		-6/4	1963	11700	Rsfr
2.	Buckley Special Needs Trust		11/19/1982	\$167,475		-5/3	1962	15762	Rsfr
3.	Hill,daniel A & Christine E		01/07/2008	\$192,500		-3/2	1969	14859	Rsfr
4.	Pouk Revoc Trust		10/30/2009	\$215,000		-3/2	1960	11000	Rsfr
5.	Secured Inv High Yield Fund II		09/29/2020	\$185,000		-3/1	1959	13580	Rsfr
6.	Moise,laurene		10/26/2017	\$178,375		-3/1	1956	11480	Rsfr
7.	Drexler Family Trust		12/10/2018	\$0		-4/3	1965	11310	Rsfr
8.	Dyer,Jan D & Richard A		01/23/2017	\$200,000		-5/3	1977	9200	Rsfr
9.	Johnson,Jackie E & Anina L		12/09/1994	\$125,000		-4/3	1978	10800	Rsfr
10.	Sullivan,kathleen M		05/21/2004	\$104,000		-4/2	2004	10146	Rsfr



PROPERTY DETAILS:
MAIER BART W
230 W KEDLIN CT
SPOKANE WA 99218-2021

REPORT GENERATED: January 26, 2021
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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 ABTRACTOR 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.

Spokane County Parcel Information



40 E. Spokane Falls Blvd
Spokane, WA 99202
Phone: 509-456-0550
Fax: 866-537-9602

Parcel ID #: **36191.1307** Map Grid 059

Township: 26N Range: 43E Section: 19 Quarter: NE

Property Address: 230 W Kedlin Ct
Spokane WA 99218

Owner Information

Name: Maier, Bart W
Mail Address: 230 W Kedlin
Spokane WA 99218
Taxpayer Name: Maier, Bart W
Taxpayer Address: 230 W Kedlin
WA 99218-



Assessor Information:

Property Identification #: 36191.1307
Parcel Description: 12 - Two-to-Four Unit
Property Size: 0.22 Acres (9,544 SqFt)
Lot Width; 0 Lot Depth: 0
Zoning: County-LDR - Low Density Residential
Census Tract: 010900
Census Block: 1013
Tax Code Area: 1280
Levy Rate: 11.9217

Legal Description

KEDLIN ADD L3 B2

Assessments

Tax Year	Improvement Value	Land Value	Total Value
2021	\$198,500.00	\$42,500.00	241000
2020	\$158,900.00	\$32,000.00	190900
2019	\$141,600.00	\$32,000.00	173600
2018	\$108,400.00	\$27,000.00	135400

Taxes

2020 Taxes: \$2,437.68

Dwelling

Description:

Identifier:

Sq. Ft: 264	House Type: Attached Garage	Stories:	Attic:	Basement:
Bedrooms	Bathrooms:	Half Bath:	Roof Type:	Roof Mat:
Heat:	Cool:	Foundation:	% Complete: 0	
Basement:	Crawl:		Year Built: 0	Quality:

Dwelling

Identifier: R01

Description:

Sq. Ft: 2,160	House Type: 85 Duplex	Stories:	Attic: None	Basement: None
Bedrooms 4	Bathrooms: 4	Half Bath:	Roof Type: Gable	Roof Mat: Comp sh medium
Heat: Electric baseboard	Cool:		% Complete: 100	
Basement: None	Crawl: None	Foundation: Concrete	Year Built: 1968	Quality: Avg-

Dwelling

Identifier:

Description:

Sq. Ft: 264	House Type: Attached Garage	Stories:	Attic:	Basement:
Bedrooms	Bathrooms:	Half Bath:	Roof Type:	Roof Mat:
Heat:	Cool:		% Complete: 0	
Basement:	Crawl:	Foundation:	Year Built: 0	Quality:

Dwelling

Identifier:

Description:

Sq. Ft: 1	House Type: Residential Pool In Ground	Stories:	Attic:	Basement:
Bedrooms	Bathrooms:	Half Bath:	Roof Type:	Roof Mat:
Heat:	Cool:		% Complete: 0	
Basement:	Crawl:	Foundation:	Year Built: 1982	Quality: Fair

Transfer Information

Loan Date: 10/14/2019	Loan Amt: \$179,274.00	Doc Num: 6852775	Doc Type: Deed Of Trust
Loan Type:	Finance Type: Conventional	Lender: SNAP FIN'L ACCESS	
Rec. Date: 01/30/2002	Sale Price:	Doc Num: 4683676	Doc Type: Quit Claim
Buyer: BART W MAIER		Seller: MAIER HARVEY P	
Rec. Date: 10/20/1995	Sale Price: \$123,500.00	Doc Num: 127	Doc Type: Deed
Owner: Holly K Maier		Grantor:	
Orig. Loan Amt:		Title Co: STEWART TITLE	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Filed for Record at Request of

Spencer A. W. Stromberg
Lucent Law, PLLC
1403 S. Grand Blvd., Ste. 201-S
Spokane, WA 99203

7012430 12/22/2020 12:38:23 PM
Rec Fee: \$107.50 Page 1 of 5
Trustee Sale SIMPLIFILE LC E-RECORDING
Spokane County Washington eRecorded

**NOTICE OF TRUSTEE'S SALE PURSUANT TO THE
REVISED CODE OF WASHINGTON CHAPTER 61.24 ET. SEQ.**

Deed of Trust Recording No.: 6852775
Grantor: Bart W. Maier, a single person
Current Beneficiary: SNAP Financial Access
Current Trustee: Lucent Law, PLLC
Current Loan Servicer: SNAP Financial Access
Legal Description (abbr.): Lot 3 Block 2 KEDLIN ADDN
Parcel No.: 36191.1307

TO:

Bart W. Maier
230 W. Kedlin Ct.
Spokane, WA 99218

Occupant
230 W. Kedlin Ct.
Spokane, WA 99218

Spouse or Domestic Partner of
Bart W. Maier
230 W. Kedlin Ct.
Spokane, WA 99218

Spokane County Environmental Services
Attn: Kevin R. Cooke, Director
Public Works Building 4th floor
1026 W Broadway Ave
Spokane, WA 99260

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the **2nd day of April, 2021, at the hour of 10 o'clock a.m.**, inside the front entrance (South entrance) of the Spokane County Courthouse, West 1116 Broadway, in the City of Spokane, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Spokane, State of Washington, to-wit:

NOTICE OF TRUSTEE'S SALE - 1

Lot 3, Block 2, KEDLIN ADDITION, as per plat recorded in Volume 5 of Plats, Page 93, records of Spokane County; Situate in the County of Spokane, State of Washington.

Parcel No. 36191.1307

commonly known as 230 W. Kedlin Ct., Spokane, WA 99218, which is subject to that certain Deed of Trust dated October 9, 2019, recorded October 14, 2019, under Auditor's No. 6852775, records of Spokane County, Washington, from Bart W. Maier, a single person, as Grantor, to SNAP Financial Access, as Trustee, to secure an obligation in favor of SNAP Financial Access, as Beneficiary.

II.

No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III.

The defaults for which this foreclosure is made are as follows:

1. Failure to pay when due the following amounts which are now in arrears:
 - a. monthly payments due January 5, 2020 through December 5, 2020, in the amount of \$1,163.28, each.
 - b. late charges for the payments due January 5, 2020 through December 5, 2020, in the amount of \$58.16, each.

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal of \$178,681.76, together with interest as provided in the note or other instrument secured from the 9th day of October, 2019, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

V.

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the **2nd day of April, 2021**. The defaults referred to in Paragraph III must be cured by **March 22, 2021** (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before **March 22,**

2021 (11 days before the sale date), the defaults as set forth in Paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after **March 22, 2021** (11 days before the sale date), and before the sale by the Borrower, Grantor, Grantor's successor in interest, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI.

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Grantor or the Grantor's successor in interest at the following addresses:

Bart W. Maier
230 W. Kedlin Ct.
Spokane, WA 99218

Occupant
230 W. Kedlin Ct.
Spokane, WA 99218

by both first class and certified mail on the 31st day of July, 2020, proof of which is in the possession of the Trustee; and on the 31st day of July, 2020, the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting.

VII.

The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII.

The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

IX.

Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

X. NOTICE TO OCCUPANTS OR TENANTS

The Purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under the unlawful detainer act, Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

X. NOTICE GUARANTORS

Pursuant to RCW 61.24.042, the following notice is given to any recipients of this Notice of Trustee's Sale who are guarantors of the debt secured by the Deed of Trust: (1) the guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; (2) the guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the trustee's sale; (3) the guarantor will have no right to redeem the property after the trustee's sale; (4) subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) in any action for a deficiency, the guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs.

DATED this 21 day of December, 2020.

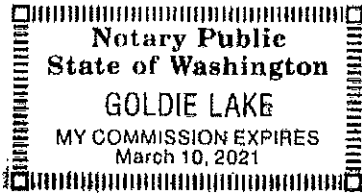
LUCENT LAW, PLLC, Trustee

By: 

Spencer A. W. Stromberg
1403 S. Grand Blvd., Ste. 201-S
Spokane, WA 99203
(509) 455-3713 – phone

STATE OF WASHINGTON)
 : SS:
County of Spokane)

This document was acknowledged before me on December 21, 2020, by **Spencer A. W. Stromberg**, as Member of Lucent Law, PLLC, a Washington professional limited liability company.



Goldie Lake
Notary Public in and for the state of Washington
My commission expires: 3/10/2021

