



PROPERTY PROFILE REPORT

PROPERTY INFORMATION

Wachowiak, Adam
712 E Hartson Ave
Spokane, Wa 99202

ASSESSORS PARCEL NO:

35204.0603

PREPARED BY

Send Fuse

PHONE

+1 800.971.5988

EMAIL

support@getsendfuse.com

PROPERTY DETAILS:
 WACHOWIAK ADAM
 712 E HARTSON AVE
 SPOKANE WA 99202-2334

REPORT GENERATED: September 03, 2020
 APN: 35204.0603
 COUNTY: SPOKANE

OWNER INFORMATION

| | | | |
|--------------------|--|------------------|------------------|
| Primary Owner: | WACHOWIAK ADAM | APN: | 35204.0603 |
| Secondary Owner: | | Vesting: | |
| Mail Address: | 712 E HARTSON AVE SPOKANE WA 99202 | Census Tract: | 31003007 |
| Site Address: | 712 E HARTSON AVE SPOKANE WA 99202-2334 | Tract/Lot/Block: | HARTSONS / 1 / 5 |
| Legal Description: | HIGHLD PK HARTSONS TR D L1 B5 | | |

PROPERTY CHARACTERISTICS

| | | | | | |
|---|-------------|-----------------|-------------|--------------------|-------------|
| Year Built / Effective Year Built: | 0000 / 1950 | Lot Size: | 5400 | Number of Units: | 0 |
| Bedrooms: | 3 | Square Feet: | 1728 | Number of Stories: | 1.50 |
| Total Bathrooms: | 2.00 | Garage: | | | |
| Quarter Bath(s) / Half Bath(s) / Partial Bath(s): | 0 / 1 / 0 | Pool: | | Property Type: | 0 |
| Total Rooms: | 5 | Fireplace: | 1 | Use Code: | SINGLE UNIT |
| | | Building Style: | A0G | Zoning: | |
| Latitude: | 47.649713 | Longitude: | -117.400029 | | |

RECENT SALE & LOAN

| | | | |
|-----------------|---------------------|--------------------|-------------------------|
| Transfer Date: | 1998-05-06 | Seller: | STEPHENS J P & M B |
| Transfer Value: | \$ 45,000 | Doc #: | 1998-4217702 |
| Cost/SF: | \$ 0 | First Loan Amount: | \$ 55,650 |
| Sale Type: | F | Title Company: | SPOKANE COUNTY TITLE CO |
| Lender: | CONTINENTAL SVGS BK | | |

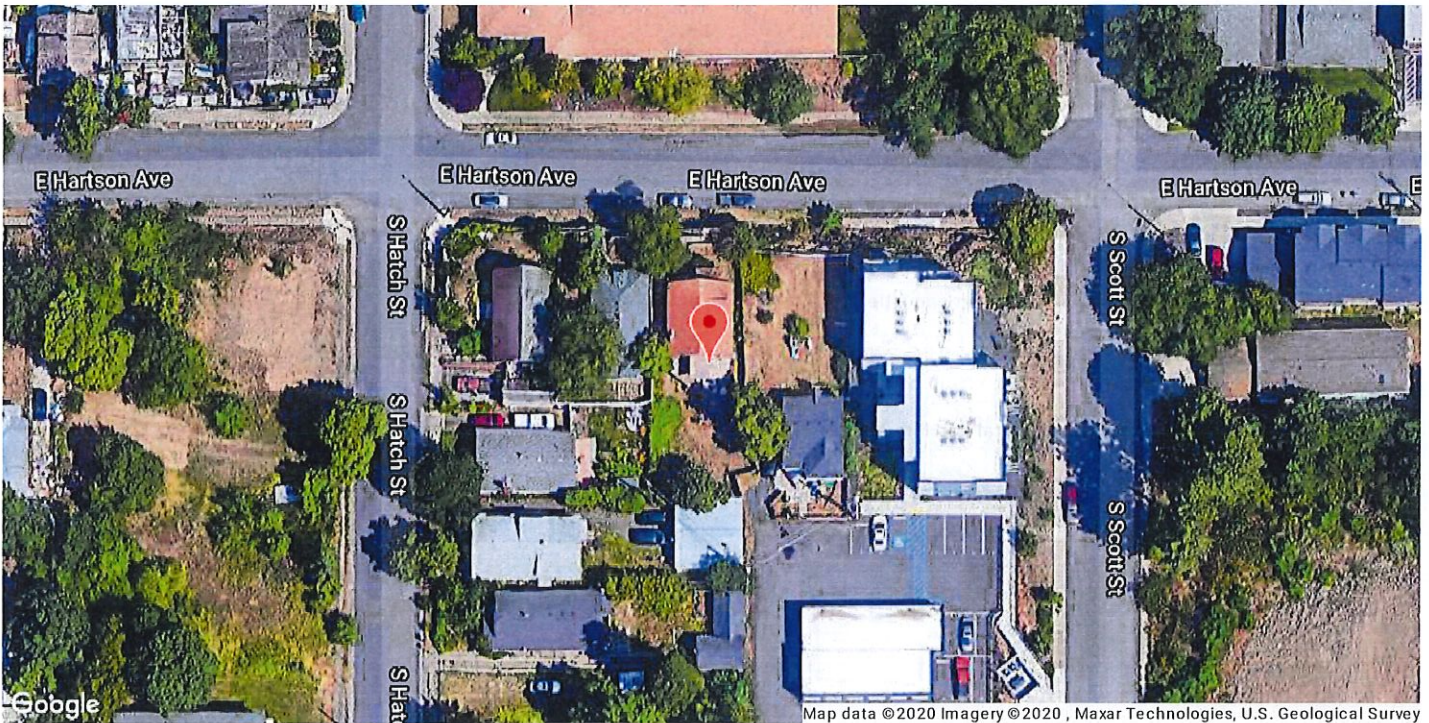
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ASSESSMENT & TAX INFORMATION

| | | | |
|----------------------|-----------|----------------|---------|
| Assessed Value: | \$121,420 | Tax Amount: | \$1,685 |
| Land Value: | \$27,220 | Tax Rate Area: | 10 |
| Improvement Value: | \$94,200 | Tax Year: | 2020 |
| Percent Improvement: | 45.12% | Assessed Year: | 2019 |
| Market Land Value: | \$27,220 | Tax Status: | 2018 |
| Market Imp. Value: | \$94,200 | Exemption: | |
| Market Value: | \$121,420 | | |

AERIAL MAP



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RESALE

FDPTANSOQIA 2AT - TCOM23332A

| | | | |
|---------------------|--------------------------------|------------------|---------|
| Recording Date: | October 15, 2015 | Transfer Amount: | \$ 0.00 |
| Type of Sale: | Ba | First TD: | \$ 0.00 |
| Doc #: | 2015-6448300 | Doc Type: | G |
| Title Co: | First American Title Insurance | Rate Type: | -- |
| Mortgage Doc #: | - | Lender: | -- |
| Buyer Name(s): | Wachowiak Adam | Buyer Vesting: | -- / Sm |
| Seller Name(s): | Federal Natl Mtg Assn Fnma | | |
| Transaction Flag's: | Re-Sale | | |

TITLE CHANGE

| | | | |
|---------------------|------------------------------|------------------|---------|
| Recording Date: | March 31, 2015 | Transfer Amount: | \$ 0.00 |
| Type of Sale: | Wd | First TD: | \$ 0.00 |
| Doc #: | 2015-6385300 | Doc Type: | G |
| Title Co: | First American Title | Rate Type: | -- |
| Mortgage Doc #: | - | Lender: | -- |
| Buyer Name(s): | Federal Natl Mtg Assn Fnma | Buyer Vesting: | As / -- |
| Seller Name(s): | Homestreet Bk | | |
| Transaction Flag's: | Re-Sale | | |

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RESALE

| | | | |
|---------------------|---|------------------|--------------|
| Recording Date: | March 20, 2015 | Transfer Amount: | \$ 94,457.00 |
| Type of Sale: | Te | First TD: | \$ 0.00 |
| Doc #: | 2015-6383432 | Doc Type: | U |
| Title Co: | First American Title | Rate Type: | -- |
| Mortgage Doc #: | - | Lender: | -- |
| Buyer Name(s): | Homestreet Bk | Buyer Vesting: | Co / -- |
| Seller Name(s): | Northwest Trustee Services | | |
| Transaction Flag's: | Cash Transaction, Re-Sale, Foreclosure Sale | | |

MORTGAGE

| | | | |
|---------------------|--|---------------------|------------------------------|
| Recording Date: | February 27, 2009 | Loan Amount: | \$ 85,500.00 |
| TD Due Date: | March 01, 2039 | Lender Name: | Homestreet Bk |
| Borrower Name(s): | Priestley Vicky A | Doc #: | 2009-5762926 |
| Borrower Ownership: | Se | Borrower Occupancy: | Y |
| Loan Type: | Cnv | Type of Rate: | -- |
| Mortgage Term: | 30 | Lender Address: | Seattle / Wa |
| Loan Flag's: | Conventional Loan, Fixed Loan, Refiance Loan | | |
| Assignment Date: | December 02, 2013 | Assignment Doc: | 2013-6268457 |

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MORTGAGE

| | | | |
|---------------------|-------------------------------------|---------------------|------------------------------|
| Recording Date: | September 25, 2003 | Loan Amount: | \$ 54,231.00 |
| TD Due Date: | October 01, 2018 | Lender Name: | Homestreet Bk |
| Borrower Name(s): | Priestley Vicky A | Doc #: | 2003-4969237 |
| Borrower Ownership: | Se | Borrower Occupancy: | Y |
| Loan Type: | Fha | Type of Rate: | Fix |
| Mortgage Term: | 15 | Lender Address: | Seattle / Wa |
| Loan Flag's: | FHA Loan, Fixed Loan, Refiance Loan | | |
| Release Date: | March 30, 2009 | Release Doc: | 2009-5773711 |

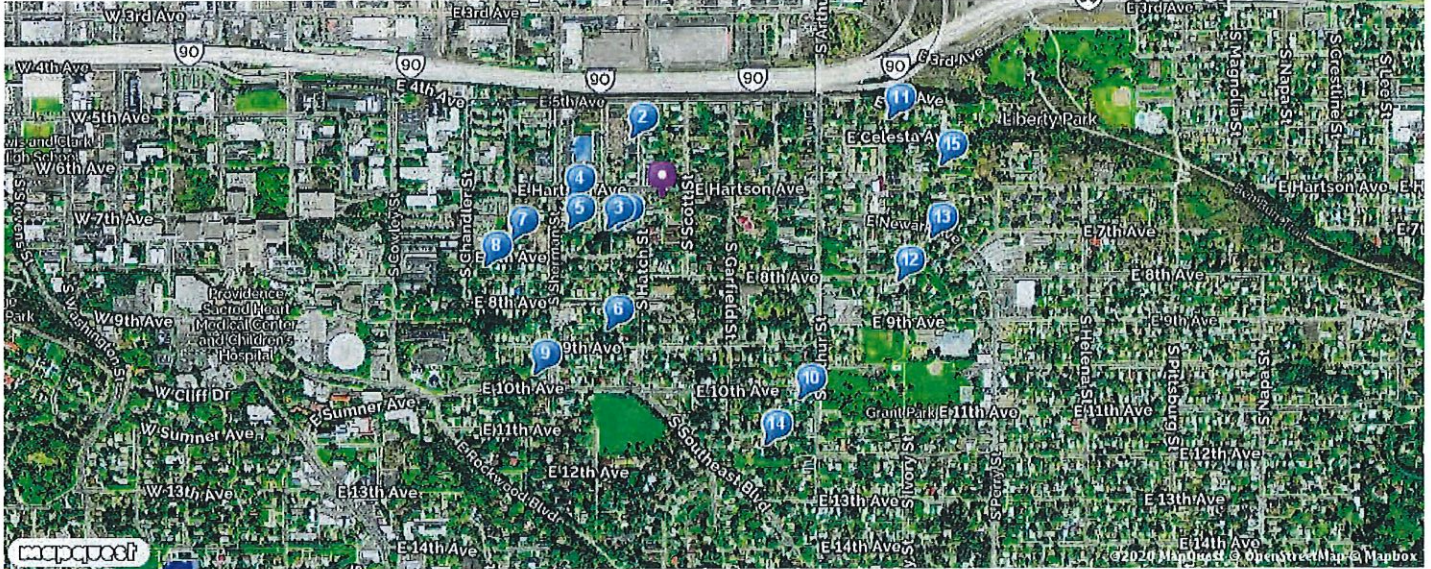
RESALE

| | | | |
|---------------------|--|------------------|---------------------|
| Recording Date: | N/a | Transfer Amount: | \$ 45,000.00 |
| Type of Sale: | Wd | First TD: | \$ 55,650.00 |
| Doc #: | - | Doc Type: | G |
| Title Co: | Spokane County Title Co | Rate Type: | Fix |
| Mortgage Doc #: | - | Lender: | Continental Svgs Bk |
| Buyer Name(s): | Priestley Vicky A | Buyer Vesting: | -- / Si |
| Seller Name(s): | Stephens J P & M B | | |
| Transaction Flag's: | FHA Loan, Fixed Loan, Mortgage Purchase, Re-Sale | | |

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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 | 10/29/2015 | \$ 0 | \$ 0 | 1,728 | -/3/2 | 1911 | 5400 | - | |
| 1. | S | 727 S SHERIDAN ST | 01/22/2020 | \$90,000 | \$87 | 1033 | 5/3/1 | 1907 | 2993 | - | 0.08 |
| 2. | S | 528 S HATCH ST | 10/18/2019 | \$145,900 | \$132 | 1102 | 7/3/2 | 1892 | 4875 | - | 0.09 |
| 3. | S | 729 S SHERIDAN ST | 09/19/2019 | \$159,900 | \$174 | 920 | 5/2/2 | 1907 | 2610 | - | 0.09 |
| 4. | S | 707 S SHERMAN ST | 05/20/2020 | \$110,000 | \$100 | 1102 | 5/3/1 | 1895 | 6744 | - | 0.13 |
| 5. | S | 725 S SHERMAN ST | 07/27/2020 | \$275,000 | \$229 | 1200 | 5/3/2 | 1955 | 6794 | - | 0.14 |
| 6. | S | 605 E 9TH AVE | 04/17/2020 | \$209,250 | \$165 | 1272 | 5/3/1 | 1903 | 6450 | - | 0.20 |
| 7. | S | 383 E 7TH AVE | 05/08/2020 | \$250,000 | \$186 | 1342 | 5/3/2 | 1906 | 6650 | - | 0.22 |
| 8. | S | 364 E 7TH AVE | 10/31/2019 | \$179,900 | \$153 | 1172 | 5/3/1 | 1890 | 6450 | - | 0.27 |
| 9. | S | 415 E 10TH AVE | 12/03/2019 | \$174,900 | \$166 | 1056 | 4/3/1 | 1909 | 3720 | - | 0.31 |
| 10. | S | 968 E 10TH AVE | 06/24/2020 | \$270,000 | \$221 | 1221 | 6/4/2 | 1907 | 6500 | - | 0.34 |
| 11. | S | 1116 E 5TH AVE | 02/27/2020 | \$168,160 | \$124 | 1354 | 7/3/1 | 1923 | 10620 | - | 0.34 |
| 12. | S | 804 S IVORY ST | 10/21/2019 | \$220,000 | \$169 | 1302 | 7/3/2 | 1929 | 4500 | - | 0.35 |
| 13. | S | 1216 E NEWARK AVE | 07/23/2020 | \$109,500 | \$110 | 994 | 5/2/1 | 1924 | 5980 | - | 0.38 |
| 14. | S | 926 E 11TH AVE | 10/01/2019 | \$4,893 | \$5 | 1077 | 4/2/2 | 1909 | 6500 | - | 0.38 |
| 15. | S | 622 S DENVER ST | 12/03/2019 | \$239,000 | \$185 | 1290 | 6/4/3 | 1915 | 6750 | - | 0.39 |

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 | 10/29/2015 | \$ 0 | \$ 0 | 0 | -/3/2 | 1911 | 5400 | - | |
| 1. | S | 727 S SHERIDAN ST | 01/22/2020 | \$90,000 | \$87 | 1033 | 5/3/1 | 1907 | 2993 | - | 0.08 |
| | | APN: | 352030115 | Doc #: | 0006884663 | Doc Type: | W | Sale Type: | Standard | | |
| | | Property Type: | RSFR | Zoning: | | Tract No: | 0 | Lot/Block: | 1/7 | | |
| | | Legal: | SUBDIVISION OF LOT NUMBER 7 OF G H MORGAN'S ADDITION, E73FT 4IN L1 | | | City/Muni/Twp: | SPOKANE | | | | |
| | | Buyer Name(s): | SHEPARD FAMILY TRUST | | | | | | | | |
| | | Seller Name(s): | 401K JRW TRUST | | | | | | | | |
| | | Loan Amount: | \$ | | | Lender Name: | | | | | |
| 2. | S | 528 S HATCH ST | 10/18/2019 | \$145,900 | \$132 | 1102 | 7/3/2 | 1892 | 4875 | - | 0.09 |
| | | APN: | 352024824 | Doc #: | 0006854873 | Doc Type: | W | Sale Type: | Standard | | |
| | | Property Type: | RSFR | Zoning: | | Tract No: | 0 | Lot/Block: | 6/8 | | |
| | | Legal: | CHANDLERS ADDITION LT 6 BLK 8 | | | City/Muni/Twp: | SPOKANE | | | | |
| | | Buyer Name(s): | EDEN,SARA F | | | | | | | | |
| | | Seller Name(s): | SCHNEIDER,CONNIE | | | | | | | | |
| | | Loan Amount: | \$143,256 | | | Lender Name: | MOVEMENT MTG | | | | |
| 3. | S | 729 S SHERIDAN ST | 09/19/2019 | \$159,900 | \$174 | 920 | 5/2/2 | 1907 | 2610 | - | 0.09 |
| | | APN: | 352030114 | Doc #: | 0006844169 | Doc Type: | W | Sale Type: | Standard | | |
| | | Property Type: | RSFR | Zoning: | | Tract No: | 0 | Lot/Block: | 7/7 | | |
| | | Legal: | 20-25-43: SUBDIVISION OF L7 OF G H MORGANS ADD (AFN# 3100225) L1 B7 EXC E 73FT 4IN (73.33FT); ALSO EXC PT N DAF: BEG AT N COR L1; T H ELY ALG N LN SAID L1 15.17FT; T H SLY & SWLY 39.36FT ALG NON-TANGENT CURVE TO R TO A PT ON THE W LN OF SAID L1, SAID CU | | | City/Muni/Twp: | SPOKANE | | | | |
| | | Buyer Name(s): | STURM,TANYA K | | | | | | | | |
| | | Seller Name(s): | WINDHORST,TIMOTHY D & CRYSTAL P | | | | | | | | |
| | | Loan Amount: | \$157,003 | | | Lender Name: | HOMESTREET BK | | | | |
| 4. | S | 707 S SHERMAN ST | 05/20/2020 | \$110,000 | \$100 | 1102 | 5/3/1 | 1895 | 6744 | - | 0.13 |
| | | APN: | 352030102 | Doc #: | 0006921870 | Doc Type: | W | Sale Type: | Standard | | |
| | | Property Type: | RSFR | Zoning: | | Tract No: | 0 | Lot/Block: | 2/5 | | |
| | | Legal: | MORGANS G H SUB B5 L2 B5 EXC ST | | | City/Muni/Twp: | SPOKANE | | | | |
| | | Buyer Name(s): | 112 KM PER SECOND LLC | | | | | | | | |
| | | Seller Name(s): | REILLY,PATRICIA | | | | | | | | |
| | | Loan Amount: | \$ | | | Lender Name: | | | | | |
| 5. | S | 725 S SHERMAN ST | 07/27/2020 | \$275,000 | \$229 | 1200 | 5/3/2 | 1955 | 6794 | - | 0.14 |

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| No. | Type | Address | Date | Price | S/SF | Bld/Area | RM/Br/Bth | YB | Lot area (SF) | Pool | Dist (mi) |
|-----|------|---|-------------------|---------------------------|-------|---------------------|-----------|------|------------------|------|-----------|
| | | APN: 352030107 | Doc #: 0006948173 | Doc Type: W | | Sale Type: Standard | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | | Lot/Block: 7/5 | | | | | |
| | | Legal: MORGANS G H SUB B5 L7B5 | | City/Muni/Twp: SPOKANE | | | | | | | |
| | | Buyer Name(s): POWELL,JASON | | | | | | | | | |
| | | Seller Name(s): PETERSON,JUSTIN & ASHLEY | | | | | | | | | |
| | | Loan Amount: \$220,000 | | Lender Name: ACADEMY MTG | | | | | | | |
| 6. | S | 605 E 9TH AVE | 04/17/2020 | \$209,250 | \$165 | 1272 | 5/3/1 | 1903 | 6450 | - | 0.20 |
| | | APN: 352031319 | Doc #: 0006911920 | Doc Type: W | | Sale Type: Standard | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | | Lot/Block: 8/13 | | | | | |
| | | Legal: KERN&RIDPATHS L8 B13 | | City/Muni/Twp: SPOKANE | | | | | | | |
| | | Buyer Name(s): MCGOWAN,BRIAN | | | | | | | | | |
| | | Seller Name(s): EXECUTIVE COMMITTEE INVS LLC | | | | | | | | | |
| | | Loan Amount: \$149,250 | | Lender Name: WHEATLAND BK | | | | | | | |
| 7. | S | 383 E 7TH AVE | 05/08/2020 | \$250,000 | \$186 | 1342 | 5/3/2 | 1906 | 6650 | - | 0.22 |
| | | APN: 352030232 | Doc #: 0006918586 | Doc Type: W | | Sale Type: Standard | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | | Lot/Block: 7/1 | | | | | |
| | | Legal: MORGANS G H SARGENT S PT OF L7 B1 EXC BEG AT NECOR TH W9FT TH SELY TO PT ON EL 18FT S OF POB TH N TO POB | | City/Muni/Twp: SPOKANE | | | | | | | |
| | | Buyer Name(s): KILGORE,MICHAEL R & CAT HARINE A | | | | | | | | | |
| | | Seller Name(s): BROWN,ANNA B & ELI A | | | | | | | | | |
| | | Loan Amount: \$150,000 | | Lender Name: BANNER BK | | | | | | | |
| 8. | S | 364 E 7TH AVE | 10/31/2019 | \$179,900 | \$153 | 1172 | 5/3/1 | 1890 | 6450 | - | 0.27 |
| | | APN: 352031102 | Doc #: 0006859590 | Doc Type: W | | Sale Type: Standard | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | | Lot/Block: 3/2 | | | | | |
| | | Legal: MORGANS G H SARGENT S L3 B2 | | City/Muni/Twp: SPOKANE | | | | | | | |
| | | Buyer Name(s): ERTZ,LAURA J | | | | | | | | | |
| | | Seller Name(s): ESCALADE PROPERTIES LLC | | | | | | | | | |
| | | Loan Amount: \$89,900 | | Lender Name: SUMMIT FNDG | | | | | | | |
| 9. | S | 415 E 10TH AVE | 12/03/2019 | \$174,900 | \$166 | 1056 | 4/3/1 | 1909 | 3720 | - | 0.31 |
| | | APN: 352031614 | Doc #: 0006869999 | Doc Type: W | | Sale Type: Standard | | | | | |
| | | Property Type: RSFR | Zoning: | Tract No: 0 | | Lot/Block: /5 | | | | | |
| | | Legal: KAUFMAN&PATERSON W31FT OF E119.83FT OF N120FT B5 | | City/Muni/Twp: SPOKANE | | | | | | | |
| | | Buyer Name(s): JOHNSON,SAMANTHA | | | | | | | | | |
| | | Seller Name(s): GREENE,THOMAS | | | | | | | | | |
| | | Loan Amount: \$171,731 | | Lender Name: WHEATLAND BK | | | | | | | |
| 10. | S | 968 E 10TH AVE | 06/24/2020 | \$270,000 | \$221 | 1221 | 6/4/2 | 1907 | 6500 | - | 0.34 |

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|-----|------|-----------------------------------|-------------------------------------|-----------|------------|----------------|-------------------|------------|------------------|------|-----------|
| | | APN: | 352042303 | Doc #: | 0006934657 | Doc Type: | W | Sale Type: | Standard | | |
| | | Property Type: | RSFR | Zoning: | | Tract No: | 0 | Lot/Block: | 3/4 | | |
| | | Legal: | HIGHLD PK S 1ST L3 B4 | | | City/Muni/Twp: | SPOKANE | | | | |
| | | Buyer Name(s): | NEWCOMER-SCHILT HUI,ZACHARY J | | | | | | | | |
| | | Seller Name(s): | WYSS,SAMUEL & LINDSAY | | | | | | | | |
| | | Loan Amount: | \$265,109 | | | Lender Name: | LOANDEPOT.COM LLC | | | | |
| 11. | S | 1116 E 5TH AVE | 02/27/2020 | \$168,160 | \$124 | 1354 | 7/3/1 | 1923 | 10620 | - | 0.34 |
| | | APN: | 352016010 | Doc #: | 0006896306 | Doc Type: | G | Sale Type: | Standard | | |
| | | Property Type: | RSFR | Zoning: | | Tract No: | 0 | Lot/Block: | 12/ | | |
| | | Legal: | LIBERTY PLACE ALL L12; W10FT OF L13 | | | City/Muni/Twp: | SPOKANE | | | | |
| | | Buyer Name(s): | NORTHCRAFT,SHERRIE | | | | | | | | |
| | | Seller Name(s): | NORTHCRAFT DONOVAN SR | | | | | | | | |
| | | Loan Amount: | \$ | | | Lender Name: | | | | | |
| 12. | S | 804 S IVORY ST | 10/21/2019 | \$220,000 | \$169 | 1302 | 7/3/2 | 1929 | 4500 | - | 0.35 |
| | | APN: | 352041101 | Doc #: | 0006855371 | Doc Type: | W | Sale Type: | Standard | | |
| | | Property Type: | RSFR | Zoning: | | Tract No: | 0 | Lot/Block: | 1/1 | | |
| | | Legal: | DOWNERS ADD N4 5FT L1-2 B1 | | | City/Muni/Twp: | SPOKANE | | | | |
| | | Buyer Name(s): | WEISKOPF,JULIE M | | | | | | | | |
| | | Seller Name(s): | JAMES-KOZLOVICH,S HANNON M | | | | | | | | |
| | | Loan Amount: | \$176,000 | | | Lender Name: | HOMESTREET BK | | | | |
| 13. | S | 1216 E NEWARK AVE | 07/23/2020 | \$109,500 | \$110 | 994 | 5/2/1 | 1924 | 5980 | - | 0.38 |
| | | APN: | 352041204 | Doc #: | 0006946316 | Doc Type: | W | Sale Type: | Standard | | |
| | | Property Type: | RSFR | Zoning: | | Tract No: | 0 | Lot/Block: | 4/9 | | |
| | | Legal: | LIBERTY PK ADD L4 B9 | | | City/Muni/Twp: | SPOKANE | | | | |
| | | Buyer Name(s): | COBALT VENTURES LLC | | | | | | | | |
| | | Seller Name(s): | FAY MELVIN L | | | | | | | | |
| | | Loan Amount: | \$220,000 | | | Lender Name: | 29 OAKS LLC | | | | |
| 14. | S | 926 E 11TH AVE | 10/01/2019 | \$4,893 | \$5 | 1077 | 4/2/2 | 1909 | 6500 | - | 0.38 |
| | | APN: | 352043405 | Doc #: | 0006848742 | Doc Type: | W | Sale Type: | Standard | | |
| | | Property Type: | RSFR | Zoning: | | Tract No: | 0 | Lot/Block: | 5/4 | | |
| | | Legal: | PLEASANT VIEW L5 B4 | | | City/Muni/Twp: | SPOKANE | | | | |
| | | Buyer Name(s): | WATTS,RANDY | | | | | | | | |
| | | Seller Name(s): | CHRISTENSEN,DEBRA | | | | | | | | |
| | | Loan Amount: | \$ | | | Lender Name: | | | | | |
| 15. | S | 622 S DENVER ST | 12/03/2019 | \$239,000 | \$185 | 1290 | 6/4/3 | 1915 | 6750 | - | 0.39 |

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|-----------------|------|----------------------|--------------|------------|------------------|----------|------------|----------|---------------|------|-----------|
| APN: | | 352016405 | Doc #: | 0006870002 | Doc Type: | W | Sale Type: | Standard | | | |
| Property Type: | | RSFR | Zoning: | | Tract No: | 0 | Lot/Block: | 5/4 | | | |
| Legal: | | LIBERTY PK ADD L5 B4 | | | City/Muni/Twp: | SPOKANE | | | | | |
| Buyer Name(s): | | LUCAS,ERICA A | | | | | | | | | |
| Seller Name(s): | | BAROLO,TODD C | | | | | | | | | |
| Loan Amount: | | \$234,671 | Lender Name: | | PRIORITY HM LNDG | | | | | | |

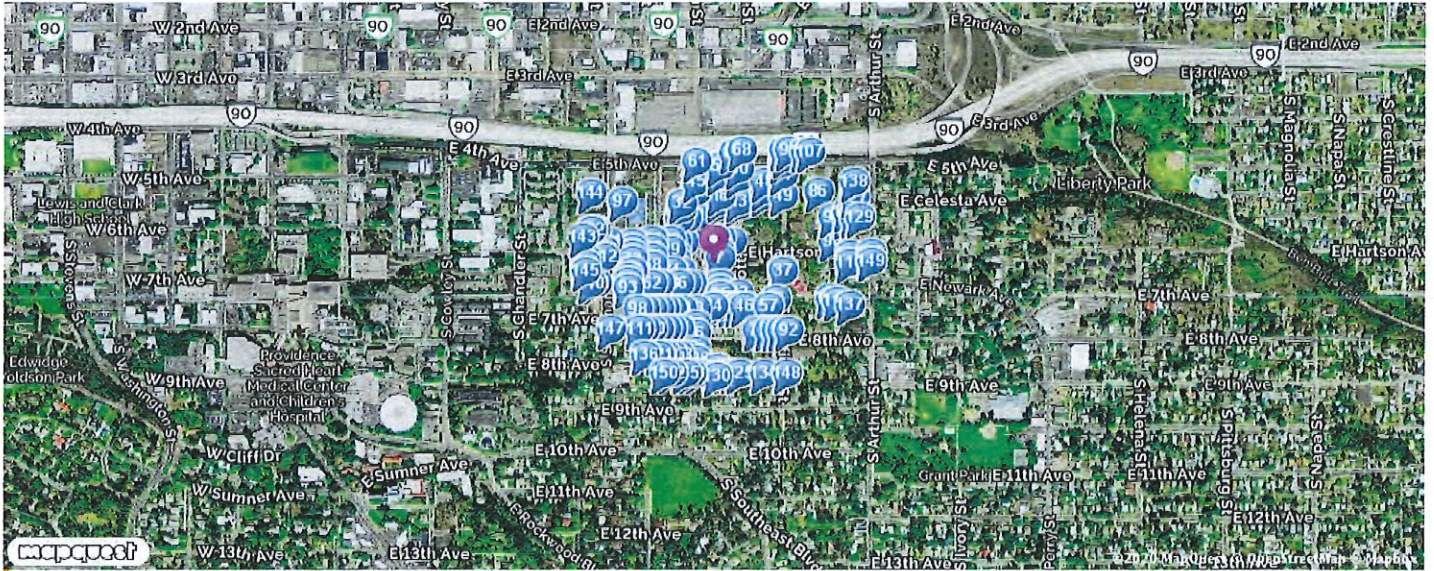
AREA SALES ANALYSIS

| | | | |
|------------------------|---------------------|-----------------------|----------|
| Total Area Sales: | 15 | Median # of Bedrooms: | 3 |
| Median Lot Size (SF): | 6450 | Median # of Baths: | 2 |
| Median Living Area: | 1172 | Median Year Built: | 1907 |
| Price Range - 1 Years: | \$4,893 - \$275,000 | Age Range: | 65 - 130 |
| Median Value: | \$174,900 | Median Age: | 113 |

PROPERTY DETAILS:
 WACHOWIAK ADAM
 712 E HARTSON AVE
 SPOKANE WA 99202-2334

REPORT GENERATED: September 03, 2020
 APN: 35204.0603
 COUNTY: SPOKANE

Near by neighbor's - Map



LIST VIEW

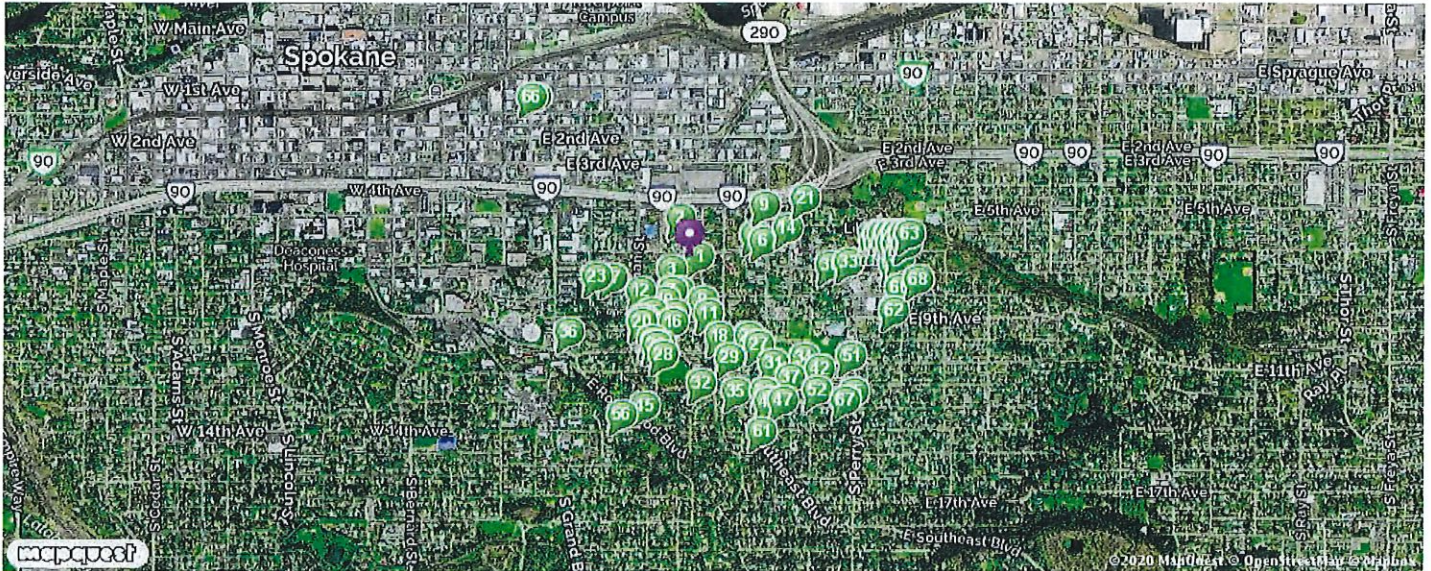
| No. | Owner | Address | Date | Price | Bld/Area | RM/Br/Bth | YB | Lot area (SF) | Type |
|-----|----------------------------------|-----------------------------------|-------------------|-------------|--------------|-------------|-------------|---------------|------|
| | Subject Property | | 10/29/2015 | \$ 0 | -/3/2 | 1911 | 5400 | | |
| 1. | Wachowiak,adam | 712 E Hartson Ave | 10/29/2015 | \$0 | 1144 | -/3/2 | 1911 | 5400 | Rsfr |
| 2. | Eakin,James K | 716 E Hartson Ave | 01/30/2007 | \$111,450 | 1322 | -/3/1 | 1907 | 5400 | Rsfr |
| 3. | Line House Inc | 708 E Hartson Ave | 09/13/2019 | \$80,000 | 888 | -/2/1 | 1907 | 3600 | Rsfr |
| 4. | Snow,danna L | 711 S Hatch St | 04/30/2013 | \$91,000 | 924 | -/2/1 | 1909 | 3600 | Rsfr |
| 5. | Filina,maureen Elizabeth | 704 E Hartson Ave | 02/11/2011 | \$0 | 1068 | -/3/1 | 1907 | 3600 | Rsfr |
| 6. | Downer,christopher C & Melanie R | 715 S Hatch St | 10/24/2016 | \$127,000 | 1312 | -/4/1 | 1910 | 5400 | Rsfr |
| 7. | Sharon,joshauh D | 719 S Hatch St | 06/15/2017 | \$165,000 | 1081 | -/3/2 | 1932 | 5400 | Rsfr |
| 8. | Tischenko,vitaliy & Natalia | 615 S Hatch St | 07/12/2012 | \$82,000 | 1120 | -/2/1 | 2011 | 5400 | Rsfr |
| 9. | Gutbrod,russell | 628 S Hatch St | 12/19/2019 | \$71,500 | 1363 | -/5/2 | 1915 | 4850 | Rsfr |
| 10. | Lewis,rodney J & Janet M | 616 S Scott St | 09/02/2015 | \$0 | 799 | -/2/1 | 1905 | 5400 | Rsfr |

[VIEW ALL RECORDS >](#)

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Next Seller's - Map



LIST VIEW

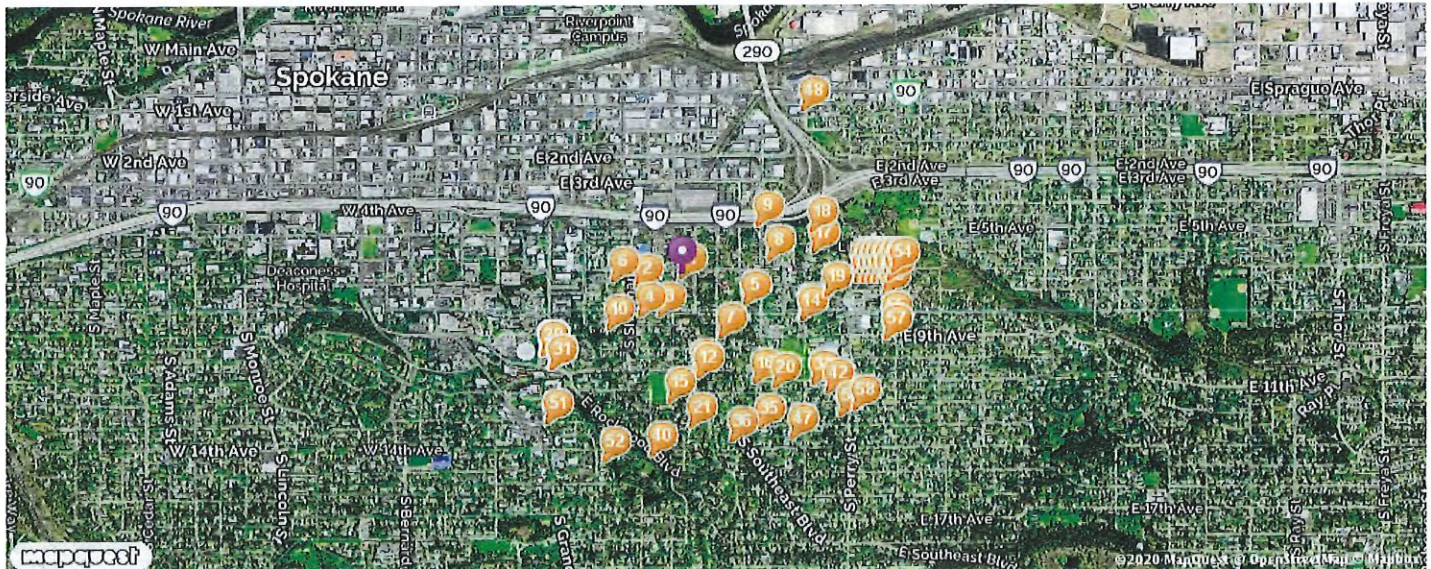
| No. | Owner | Address | Date | Price | Bld/Area | RM/Br/Bth | YB | Lot area (SF) | Type |
|-------------------------|---------------------------------|-----------------------------------|-------------------|-------------|--------------|-------------|-------------|---------------|------|
| Subject Property | | | 10/29/2015 | \$ 0 | -/3/2 | 1911 | 5400 | | |
| 1. | Altmeyer,wade H & Karen | 741 S Hatch St | 09/09/2008 | \$69,950 | 540 | -/1/1 | 1931 | 5520 | Rsfr |
| 2. | Dragomir,denis P Etal | 621 S Sheridan St | 03/06/2009 | \$136,000 | 1424 | -/5/2 | 2001 | 5500 | Rsfr |
| 3. | Gator Holdings Llc | 604 E 7th Ave | 03/14/2008 | \$124,000 | 1826 | -/3/2 | 1924 | 6450 | Rsfr |
| 4. | Vanderpool,harold B & Heather L | 926 E Hartson Ave | 12/07/2007 | \$120,576 | 1116 | -/2/2 | 1907 | 5557 | Rsfr |
| 5. | Melcher,jonathan | 614 E 8th Ave | 08/10/2009 | \$127,000 | 1335 | -/3/2 | 1906 | 6450 | Rsfr |
| 6. | Vanderpool,harold B & Heather L | 721 S Conklin St | 09/24/2007 | \$158,500 | 1202 | -/5/2 | 1910 | 11250 | Rsfr |
| 7. | Grimes,josh N | 604 E 8th Ave | 04/24/2009 | \$134,598 | 1348 | -/4/1 | 1907 | 6450 | Rsfr |
| 8. | Johnston,barbara L | 713 E 9th Ave | 07/10/2008 | \$158,000 | 966 | -/2/1 | 1908 | 6750 | Rsfr |
| 9. | Tupper,tyler | 601 S Conklin St | 09/03/2009 | \$153,000 | 1555 | -/3/2 | 1949 | 10800 | Rsfr |
| 10. | Webber,troy & Susan | 523 E 9th Ave | 10/12/2007 | \$116,500 | 893 | -/4/2 | 1948 | 6450 | Rsfr |

[VIEW ALL RECORDS >](#)

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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 | | 10/29/2015 | \$ 0 | -/3/2 | 1911 | 5400 | | |
| 1. | Downer, christopher C & Melanie R | 715 S Hatch St | 10/24/2016 | \$127,000 | 1312 | -/4/1 | 1910 | 5400 | Rsfr |
| 2. | Powell, jason | 725 S Sherman St | 07/27/2020 | \$275,000 | 1200 | -/3/2 | 1955 | 6794 | Rsfr |
| 3. | Silcher, peter F & Lori I | 613 E 8th Ave | 08/30/2019 | \$386,000 | 2714 | -/5/2 | 1910 | 6450 | Rsfr |
| 4. | Everfund Equity Llc | 513 E 8th Ave | 04/29/2020 | \$100,000 | 783 | -/2/1 | 1926 | 6450 | Rsfr |
| 5. | Simpson, sharon L | 957 E 8th Ave | 03/24/2000 | \$81,000 | 996 | -/3/1 | 1994 | 6000 | Rsfr |
| 6. | Nurre, geraldine | 719 S Grant St | 07/21/1980 | \$89,000 | 1435 | -/3/1 | 1904 | 5250 | Rsfr |
| 7. | Chamberlain, adam L & Marjorie E | 903 E 9th Ave | 12/06/2016 | \$251,000 | 1554 | -/4/2 | 1914 | 6750 | Rsfr |
| 8. | Tupper, tyler O | 627 S Arthur St | 11/26/2013 | \$20,000 | 1764 | -/4/3 | 1891 | 6750 | Rsfr |
| 9. | Pecha, douglas W | 970 E 5th Ave | 08/02/2010 | \$65,000 | 1108 | -/3/1 | 1954 | 5400 | Rsfr |
| 10. | Palm 2018 Living Trust | 384 E 8th Ave | 01/04/1978 | \$9,150 | 1482 | -/4/1 | 1903 | 5420 | Rsfr |

[VIEW ALL RECORDS >](#)

PROPERTY DETAILS:
WACHOWIAK ADAM
712 E HARTSON AVE
SPOKANE WA 99202-2334

REPORT GENERATED: September 03, 2020
APN: 35204.0603
COUNTY: SPOKANE

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.

Comparable Sales Report

Subject Property

712 E Hartson Ave

Spokane, WA 99202

3 bed 1.0 bath 1144 sq ft SFR 0.12 acres built 1911

| Comparable Averages | | | |
|---------------------------|-----------------------------|--------------|-------|
| Price: | \$268,500 (\$215 per sq ft) | Bedrooms: | 3 |
| Year Built: | 1913 | Bathrooms: | 1.3 |
| Estimated Days on Market: | 111 | Square Feet: | 1,225 |
| | | Lot Acres: | 0.17 |

Comparable List

Results filtered within 1 miles and including only Active, Pending, Sold listings sold within 30 days

383 E 7 AVE, SPOKANE, WA 99202

| | | | |
|-------------|-------------------------|-----------------|-----------|
| Bedrooms | 3 | Type | SFR |
| Bathrooms | 1 | Year Built | 1906 |
| Square Feet | 1342 | Listing Status | Sold |
| Lot Acres | 0.1526629935720845 | Days Since Sale | 119 |
| Last Sold | \$250,000 on 05/07/2020 | Listing Price | \$240,366 |

968 E 10 AVE, SPOKANE, WA 99202

| | | | |
|-------------|-------------------------|-----------------|-----------|
| Bedrooms | 4 | Type | SFR |
| Bathrooms | 2 | Year Built | 1907 |
| Square Feet | 1221 | Listing Status | Sold |
| Lot Acres | 0.14921946740128558 | Days Since Sale | 78 |
| Last Sold | \$270,000 on 06/17/2020 | Listing Price | \$273,778 |

1304 E 5 AVE, SPOKANE, WA 99202

| | | | |
|----------|---|------|-----|
| Bedrooms | 2 | Type | SFR |
|----------|---|------|-----|

| | | | |
|-------------|-------------------------|-----------------|-----------|
| Bathrooms | 1 | Year Built | 1928 |
| Square Feet | 1124 | Listing Status | Sold |
| Lot Acres | 0.227272727272727 | Days Since Sale | 125 |
| Last Sold | \$260,000 on 05/01/2020 | Listing Price | \$262,659 |

1618 E 13 AVE, SPOKANE, WA 99202

| | | | |
|-------------|-------------------------|-----------------|-----------|
| Bedrooms | 3 | Type | SFR |
| Bathrooms | 1 | Year Built | 1911 |
| Square Feet | 1213 | Listing Status | Sold |
| Lot Acres | 0.15495367768595042 | Days Since Sale | 125 |
| Last Sold | \$294,000 on 05/01/2020 | Listing Price | \$271,500 |

