



PROPERTY PROFILE REPORT

PROPERTY INFORMATION

Lemargie, Marcus A
5024 E 6th Ave
Spokane Valley, Wa 99212

ASSESSORS PARCEL NO:

35232.4801

PREPARED BY

Send Fuse

PHONE

+1 800.971.5988

EMAIL

support@getsendfuse.com

PROPERTY DETAILS:
 LEMARGIE MARCUS A
 5024 E 6TH AVE
 SPOKANE VALLEY WA 99212-0317

REPORT GENERATED: September 03, 2020
 APN: 35232.4801
 COUNTY: SPOKANE

OWNER INFORMATION

Primary Owner:	LEMARGIE MARCUS A	APN:	35232.4801
Secondary Owner:		Vesting:	
Mail Address:	5024 E 6TH AVE SPOKANE WA 99212	Census Tract:	123004015
Site Address:	5024 E 6TH AVE SPOKANE VALLEY WA 99212-0317	Tract/Lot/Block:	WILCOX ADD / 1 / 1
Legal Description:	WILCOX ADD L1 B1		

PROPERTY CHARACTERISTICS

Year Built / Effective Year Built:	1975 / 1975	Lot Size:	10354	Number of Units:	0
Bedrooms:	2	Square Feet:	2472	Number of Stories:	1.00
Total Bathrooms:	2.00	Garage:	450	Property Type:	0
Quarter Bath(s) / Half Bath(s) / Partial Bath(s):	0 / 0 / 0	Pool:		Use Code:	SINGLE UNIT
Total Rooms:	6	Fireplace:	1	Zoning:	
		Building Style:	A0G		
Latitude:	47.651483	Longitude:	-117.336584		

RECENT SALE & LOAN

Transfer Date:	2011-06-20	Seller:	FEDERAL NATL MTG ASSN FNMA
Transfer Value:	\$ 104,900	Doc #:	2011-6007704
Cost/SF:	\$ 0	First Loan Amount:	\$ 108,361
Sale Type:		Title Company:	SPOKANE COUNTY TITLE CO
Lender:	EAGLE HM MTG LLC		

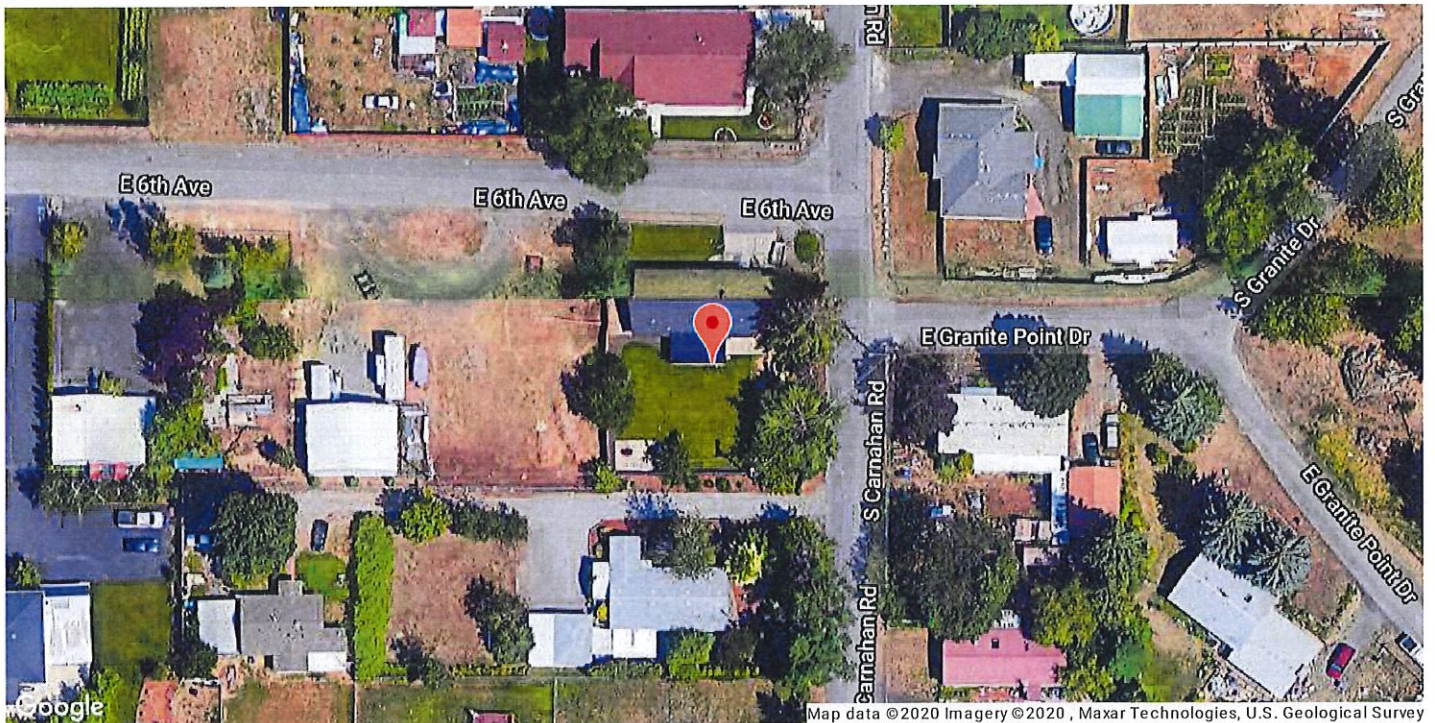
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ASSESSMENT & TAX INFORMATION

Assessed Value:	\$153,160	Tax Amount:	\$2,618
Land Value:	\$31,060	Tax Rate Area:	140
Improvement Value:	\$122,100	Tax Year:	2020
Percent Improvement:	45.12%	Assessed Year:	2019
Market Land Value:	\$31,060	Tax Status:	0000
Market Imp. Value:	\$122,100	Exemption:	
Market Value:	\$153,160		

AERIAL MAP



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RESALE

Recording Date:	April 26, 2017	Transfer Amount:	\$ 0.00
Type of Sale:	Qc	First TD:	\$ 0.00
Doc #:	2017-6598933	Doc Type:	Q
Title Co:	Simplifile Lc E-recording	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Lemargie Marcus A	Buyer Vesting:	-- / Si
Seller Name(s):	Veterans Admn		
Transaction Flag's:	Re-Sale		

RESALE

Recording Date:	February 07, 2017	Transfer Amount:	\$ 0.00
Type of Sale:	Wd	First TD:	\$ 0.00
Doc #:	2017-6579326	Doc Type:	G
Title Co:	Nextitle	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Secretary Of Veterans Affairs	Buyer Vesting:	Co / --
Seller Name(s):	Wells Fargo Bk Na		
Transaction Flag's:	Re-Sale		

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RESALE

Recording Date:	November 20, 2012	Transfer Amount:	\$ 112,352.00
Type of Sale:	Te	First TD:	\$ 0.00
Doc #:	2012-6577546	Doc Type:	U
Title Co:	Nextitle	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Wells Fargo Bk Na	Buyer Vesting:	As / --
Seller Name(s):	Northwest Trustee Svcs Inc		
Transaction Flag's:	Cash Transaction, Re-Sale, Foreclosure Sale		

MORTGAGE

Recording Date:	November 20, 2012	Loan Amount:	\$ 107,700.00
TD Due Date:	November 01, 2042	Lender Name:	Wells Fargo Bk Na
Borrower Name(s):	Shelmidine Larry J & Hope A	Doc #:	2012-6149910
Borrower Ownership:	--	Borrower Occupancy:	Y
Loan Type:	Va	Type of Rate:	--
Mortgage Term:	30	Lender Address:	Sioux Falls / Sd
Loan Flag's:	Fixed Loan, Refiance Loan, VA Loan		

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RESALE

Recording Date:	June 16, 2011	Transfer Amount:	\$ 104,900.00
Type of Sale:	Wd	First TD:	\$ 108,361.00
Doc #:	2011-6007704	Doc Type:	G
Title Co:	Spokane County Title Co	Rate Type:	--
Mortgage Doc #:	2011-6007705	Lender:	Eagle Hm Mtg Llc
Buyer Name(s):	Shelmidine Larry J & Hope A	Buyer Vesting:	-- / Hw
Seller Name(s):	Federal Natl Mtg Assn Fnma		
Transaction Flag's:	Fixed Loan, VA Loan, Mortgage Purchase, Re-Sale		
Release Date:	November 29, 2012	Release Doc:	2012-6152580

RESALE

Recording Date:	April 08, 2011	Transfer Amount:	\$ 113,734.00
Type of Sale:	Te	First TD:	\$ 0.00
Doc #:	2011-5993435	Doc Type:	U
Title Co:	Spokane County Title Co	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Federal Natl Mtg Assn Fnma	Buyer Vesting:	As / --
Seller Name(s):	Regional Te Svcs Corp		
Transaction Flag's:	Cash Transaction, Re-Sale, Foreclosure Sale		

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TITLE CHANGE

Recording Date:	March 25, 2008	Transfer Amount:	\$ 0.00
Type of Sale:	Qc	First TD:	\$ 0.00
Doc #:	2008-5659549	Doc Type:	Q
Title Co:	Transnation Title Ins Co	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Bercier Living Trust	Buyer Vesting:	Lt / --
Seller Name(s):	Bercier Walter		
Transaction Flag's:	Inter-Family Purchase, Re-Sale		

TITLE CHANGE

Recording Date:	March 25, 2008	Transfer Amount:	\$ 0.00
Type of Sale:	Qc	First TD:	\$ 139,500.00
Doc #:	2008-5658128	Doc Type:	Q
Title Co:	Transnation Title Ins Co	Rate Type:	--
Mortgage Doc #:	2008-5658129	Lender:	Indymac Bk Fsb
Buyer Name(s):	Bercier Walter & Jeannie L	Buyer Vesting:	-- / Hw
Seller Name(s):	Walter Bercier Living Trust		
Transaction Flag's:	Conventional Loan, Fixed Loan, Refiance Loan, Inter-Family Purchase, Re-Sale		
Assigment Date:	April 18, 2011	Assigment Doc:	2011-5993434

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TITLE CHANGE

Recording Date:	December 11, 2006	Transfer Amount:	\$ 0.00
Type of Sale:	Wd	First TD:	\$ 0.00
Doc #:	2006-5475067	Doc Type:	G
Title Co:	Attorney Only	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Bercier Living Trust	Buyer Vesting:	Lt / --
Seller Name(s):	Bercier Walter & Jeannie L		
Transaction Flag's:	Inter-Family Purchase, Re-Sale		

RESALE

Recording Date:	January 21, 2005	Transfer Amount:	\$ 110,000.00
Type of Sale:	Wd	First TD:	\$ 22,000.00
Doc #:	2005-5173431	Doc Type:	G
Title Co:	First American Title Insurance	Rate Type:	Fix
Mortgage Doc #:	2005-5173433	Lender:	Loancity.com
Buyer Name(s):	Bercier Walter C & Jeannie L	Buyer Vesting:	-- / Hw
Seller Name(s):	Eaton Jeremy D		
Transaction Flag's:	Conventional Loan, Fixed Loan, Subordinate Financing, Mortgage Purchase, Re-Sale		
Release Date:	May 20, 2008	Release Doc:	2008-5677084

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RESALE

Recording Date:	January 21, 2005	Transfer Amount:	\$ 110,000.00
Type of Sale:	Wd	First TD:	\$ 88,000.00
Doc #:	2005-5173431	Doc Type:	G
Title Co:	First American Title Insurance	Rate Type:	Fix
Mortgage Doc #:	2005-5173432	Lender:	Loancity.com
Buyer Name(s):	Bercier Walter C & Jeannie L	Buyer Vesting:	-- / Hw
Seller Name(s):	Eaton Jeremy D		
Transaction Flag's:	Conventional Loan, Fixed Loan, Mortgage Purchase, Re-Sale		
Release Date:	May 20, 2008	Release Doc:	2008-5677078

RESALE

Recording Date:	May 06, 2003	Transfer Amount:	\$ 92,000.00
Type of Sale:	Wd	First TD:	\$ 92,000.00
Doc #:	2003-4898167	Doc Type:	G
Title Co:	Transnation Title Ins Co	Rate Type:	Fix
Mortgage Doc #:	2003-4898168	Lender:	Chase Manhattan Mtg
Buyer Name(s):	Eaton Jeremy D	Buyer Vesting:	-- / Sm
Seller Name(s):	Wilcox Trust		
Transaction Flag's:	Conventional Loan, Fixed Loan, Mortgage Purchase, Re-Sale		

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TITLE CHANGE

Recording Date:	February 13, 2001	Transfer Amount:	\$ 0.00
Type of Sale:	Qc	First TD:	\$ 0.00
Doc #:	2001-4561692	Doc Type:	Q
Title Co:	--	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Wilcox Trust	Buyer Vesting:	Ct / --
Seller Name(s):	Wilcox Trust		
Transaction Flag's:	Inter-Family Purchase, Re-Sale		

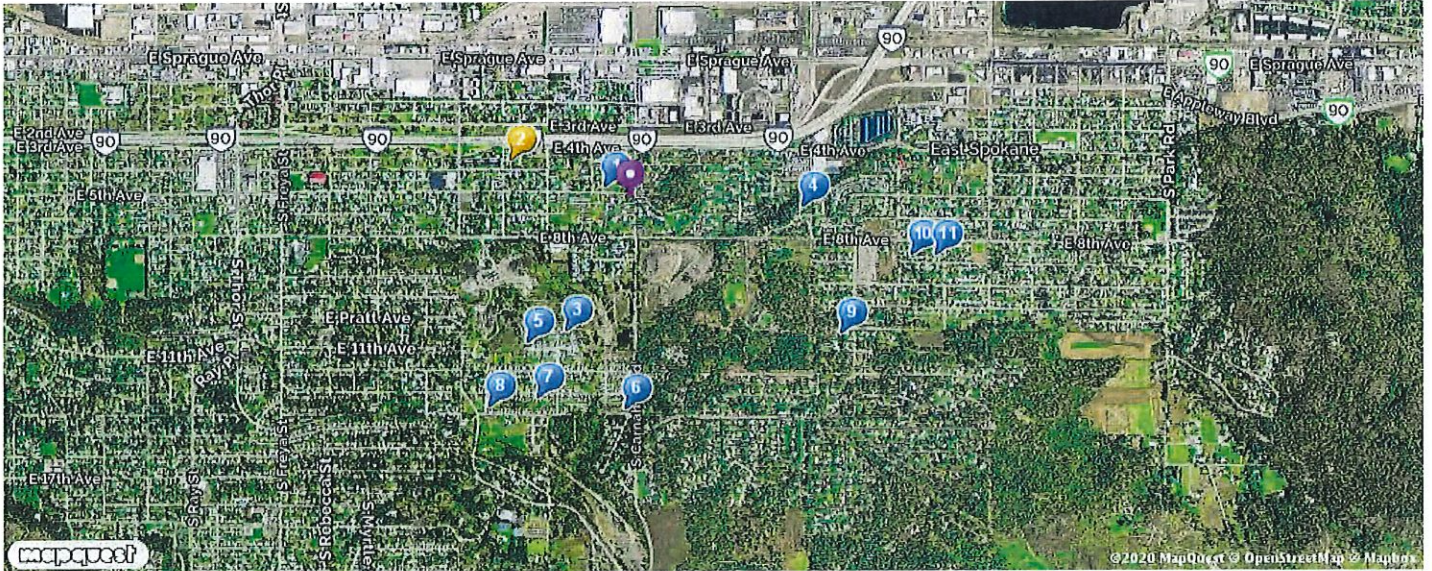
TITLE CHANGE

Recording Date:	N/a	Transfer Amount:	\$ 0.00
Type of Sale:	Qc	First TD:	\$ 0.00
Doc #:	-	Doc Type:	Q
Title Co:	--	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Wilcox Lyle B & Dacotah A Trustees	Buyer Vesting:	Te / --
Seller Name(s):	Wilcox L B & D		
Transaction Flag's:	Inter-Family 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	02/15/2017	\$ 0	\$ 0	2,472	-/2/2	1975	10354	-	
1.	S	519 S CHRONICLE RD	05/15/2020	\$200,000	\$167	1200	5/3/1	1900	21344	-	0.08
2.	SS	4505 E 5TH AVE	05/22/2020	\$167,000	\$174	960	5/3/1	1908	6750	-	0.35
3.	S	1205 S CUSTER RD	03/18/2020	\$287,500	\$303	948	4/2/1	2005	6597	-	0.42
4.	S	5811 E WOODLAWN DR	12/20/2019	\$300,000	\$253	1186	4/2/2	1958	7250	-	0.48
5.	S	1214 S LLOYD ST	03/09/2020	\$265,000	\$212	1248	5/3/2	2005	6500	-	0.50
6.	S	4921 E 16TH LN	07/27/2020	\$390,000	\$326	1198	5/3/3	2015	8201	-	0.59
7.	S	4604 E 15TH AVE	09/19/2019	\$265,900	\$226	1176	5/3/2	1998	6454	-	0.62
8.	S	4403 E 16TH AVE	12/27/2019	\$249,700	\$210	1188	4/2/2	2001	6475	-	0.71
9.	S	6012 E 12TH AVE	04/30/2020	\$210,000	\$202	1040	5/3/2	1965	16875	-	0.71
10.	S	6313 E 9TH AVE	11/15/2019	\$253,500	\$232	1092	6/3/2	1973	10922	-	0.81
11.	S	6415 E 9TH AVE	05/27/2020	\$244,000	\$207	1176	4/2/2	1991	8382	-	0.87

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			02/15/2017	\$ 0	\$ 0	0	-/2/2	1975	10354	-	
1.	S	519 S CHRONICLE RD	05/15/2020	\$200,000	\$167	1200	5/3/1	1900	21344	-	0.08
		APN:	352329027	Doc #:	0006920788	Doc Type:	W	Sale Type:	Standard		
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	/		
		Legal:	23 25 43 S 100FT OF SW1/4 OF NE1/4 OF SE1/4 OF NW1/4 EXC RD R/W.		City/Muni/Twp:	SPOKANE VALLEY					
		Buyer Name(s):	HOHNER,MAX W & SARAH M								
		Seller Name(s):	MERRILL,KATIE L								
		Loan Amount:	\$196,377		Lender Name:	PLAZA HM MTG					
2.	SS	4505 E ST HAVE	05/22/2020	\$167,000	\$174	960	5/3/1	1908	6750	-	0.35
		APN:	352323106	Doc #:	0006923225	Doc Type:	W	Sale Type:	Short Sale		
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	8/2		
		Legal:	CARNHOPE ADD L8B2		City/Muni/Twp:	SPOKANE VALLEY					
		Buyer Name(s):	LOUIE-MCGEE,TUCKER								
		Seller Name(s):	FFCR LLC								
		Loan Amount:	\$163,465		Lender Name:	MID AMERICA MTG					
3.	S	1205 S CUSTER RD	03/18/2020	\$287,500	\$303	948	4/2/1	2005	6597	-	0.42
		APN:	352330314	Doc #:	0006902651	Doc Type:	W	Sale Type:	Standard		
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	4/3		
		Legal:	WOODLAND TERRACE: THE NORTH 50 FEET OF THE SOUTH 88 FEET OF LOTS 4, 5 & 6, BLOCK 3, EXCEPT THAT PORTION DEDICATED TO CITY OF SPOKANE VALLEY FOR CUSTER STREET CUL-DE-SAC.		City/Muni/Twp:	SPOKANE VALLEY					
		Buyer Name(s):	LEE,JARED C & CARISSA								
		Seller Name(s):	HENSLEY,JACOB A								
		Loan Amount:	\$294,112		Lender Name:	FAIRWAY INDEPENDENT MTG					
4.	S	5811 E WOODLAWN DR	12/20/2019	\$300,000	\$253	1186	4/2/2	1958	7250	-	0.48
		APN:	352311115	Doc #:	0006876238	Doc Type:	W	Sale Type:	Standard		
		Property Type:	RSFR	Zoning:		Tract No:	0	Lot/Block:	1/11		
		Legal:	EASTWOOD REPL B11 ET C L1 B2		City/Muni/Twp:	SPOKANE VALLEY					
		Buyer Name(s):	MURITHI,TITUS								
		Seller Name(s):	COON,PATRICIA								
		Loan Amount:	\$294,566		Lender Name:	ENVOY MTG					
5.	S	1214 S LLOYD ST	03/09/2020	\$265,000	\$212	1248	5/3/2	2005	6500	-	0.50

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No.	Type	Address	Date	Price	S/SF	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Pool	Dist (mi)
<p>APN: 352330511 Doc #: 0006899695 Doc Type: W Sale Type: Standard</p> <p>Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 11/5</p> <p>Legal: WOODLAND TERRACE: THE SOUTH HALF OF LOTS 11 & 12, BLOCK 5 City/Muni/Twp: SPOKANE VALLEY</p> <p>Buyer Name(s): PHAM,DONG V</p> <p>Seller Name(s): WINTER,WILLIAM A & JENNIFER M</p> <p>Loan Amount: \$212,000 Lender Name: LEADERONE FIN'L</p>											
6.	S	4921 E 16TH LN	07/27/2020	\$390,000	\$326	1198	5/3/3	2015	8201	-	0.59
<p>APN: 352332827 Doc #: 0006948166 Doc Type: W Sale Type: Standard</p> <p>Property Type: RSFR Zoning: Tract No: 0 Lot/Block: /28</p> <p>Legal: 23-25-43; WOODLAND TERRACE, E 51.50FT OF W 310FT OF THE S 1/2 OF BLK28 (INCLUDING VACATED CHRONICLE RD); TOG W/ PT N OF VACATED 16TH AVE ADJACENT TO SD E 51.50FT OF W 310FT OF S 1.2 OF BLK28. City/Muni/Twp: SPOKANE VALLEY</p> <p>Buyer Name(s): FIELDS,JULIUS D JR & SONDA</p> <p>Seller Name(s): BURLAKOV,PAVEL & LUBA</p> <p>Loan Amount: \$376,613 Lender Name: BOEING EMPS CU</p>											
7.	S	4604 E 15TH AVE	09/19/2019	\$265,900	\$226	1176	5/3/2	1998	6454	-	0.62
<p>APN: 352332514 Doc #: 0006844208 Doc Type: W Sale Type: Standard</p> <p>Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 6/25</p> <p>Legal: WOODLAND TERRACE ADDITION LT 6 BLK25 City/Muni/Twp: SPOKANE VALLEY</p> <p>Buyer Name(s): HARBINSON,LAURA D</p> <p>Seller Name(s): PAGE,CHRISTOPHER A</p> <p>Loan Amount: \$257,923 Lender Name: MOVEMENT MTG</p>											
8.	S	4403 E 16TH AVE	12/27/2019	\$249,700	\$210	1188	4/2/2	2001	6475	-	0.71
<p>APN: 352332310 Doc #: 0006877538 Doc Type: W Sale Type: Standard</p> <p>Property Type: RSFR Zoning: Tract No: 0 Lot/Block: 7/23</p> <p>Legal: WOODLAND TERRACE LT 7 BLK 23 City/Muni/Twp: SPOKANE VALLEY</p> <p>Buyer Name(s): WILSON,CURTIS & MADELYNN</p> <p>Seller Name(s): WILCOX,CHARLOTTE</p> <p>Loan Amount: \$249,700 Lender Name: VETERANS UNITED HMLNS</p>											
9.	S	6012 E 12TH AVE	04/30/2020	\$210,000	\$202	1040	5/3/2	1965	16875	-	0.71

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		APN: 352430943	Doc #: 0006916026	Doc Type: W		Sale Type: Standard					
		Property Type: RSFR	Zoning:	Tract No: 0		Lot/Block: 3/6					
		Legal: THE WEST 25FT OF LOT 3, LOTS 4 AND 5, BLOCK 6, BETT MAN'S ADDITION. (AFN 6866430)		City/Muni/Twp: SPOKANE VALLEY							
		Buyer Name(s): THOREN, STACEY									
		Seller Name(s): PURCELL DAVID									
		Loan Amount: \$168,000		Lender Name: CALIBER HM LOANS							
10.	S	6313 E 9TH AVE	11/15/2019	\$253,500	\$232	1092	6/3/2	1973	10922	-	0.81
		APN: 352430462	Doc #: 0006864540	Doc Type: W		Sale Type: Standard					
		Property Type: RSFR	Zoning:	Tract No: 0		Lot/Block: 9/2					
		Legal: SPARKS ADD LOTS 9 & 10 & W2FT OF L11 B2		City/Muni/Twp: SPOKANE VALLEY							
		Buyer Name(s): MORGAN, MICHAEL J & IVORY J									
		Seller Name(s): TED MASLO & JANINA MAS TRUST									
		Loan Amount: \$248,907		Lender Name: PREMIER MTG RS RCS							
11.	S	6415 E 9TH AVE	05/27/2020	\$244,000	\$207	1176	4/2/2	1991	8382	-	0.87
		APN: 352430409	Doc #: 0006923925	Doc Type: W		Sale Type: Standard					
		Property Type: RSFR	Zoning:	Tract No: 0		Lot/Block: 10/1					
		Legal: SPARKS ADD E24 FT LT 10 AND ALL LT 11, BLK 1		City/Muni/Twp: SPOKANE VALLEY							
		Buyer Name(s): OSTRANDER, TIMOTHY L									
		Seller Name(s): DAVIS-FISHER, JEREMIAH L & MYLEEA R									
		Loan Amount: \$244,000		Lender Name: VETERANS UNITED HMLS							

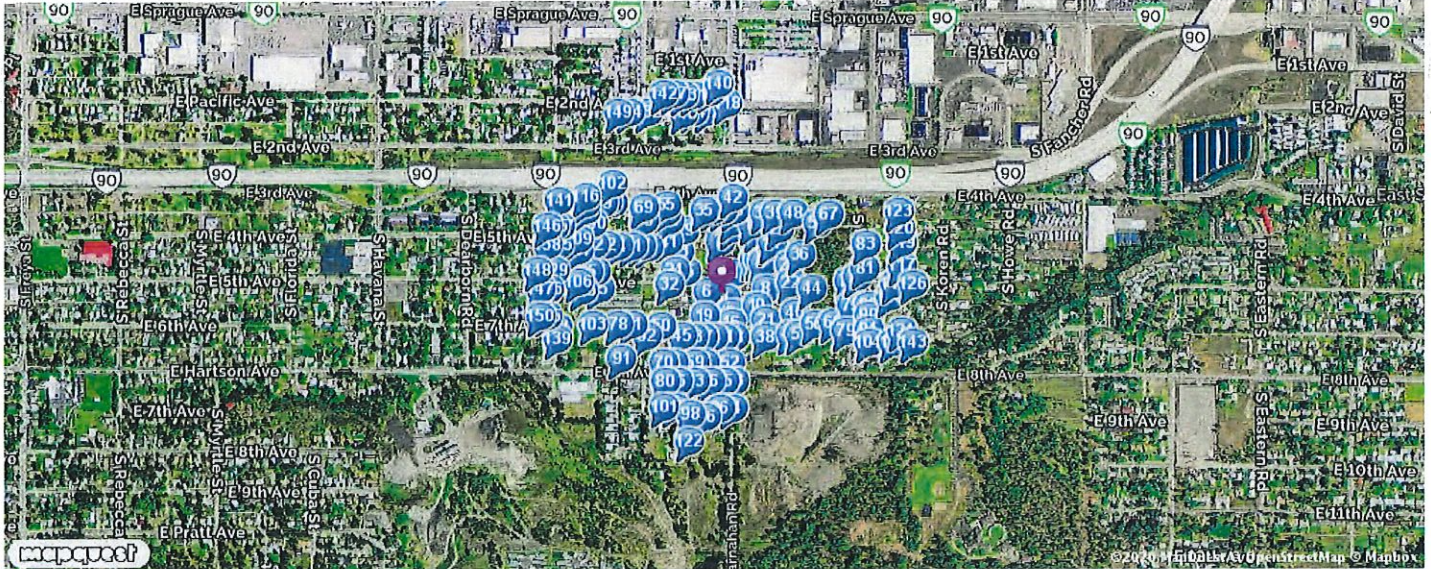
AREA SALES ANALYSIS

Total Area Sales:	11	Median # of Bedrooms:	3
Median Lot Size (SF):	7250	Median # of Baths:	2
Median Living Area:	1176	Median Year Built:	1991
Price Range - 1 Years:	\$167,000 - \$390,000	Age Range:	5 - 120
Median Value:	\$253,500	Median Age:	29

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Near by neighbor's - Map



LIST VIEW

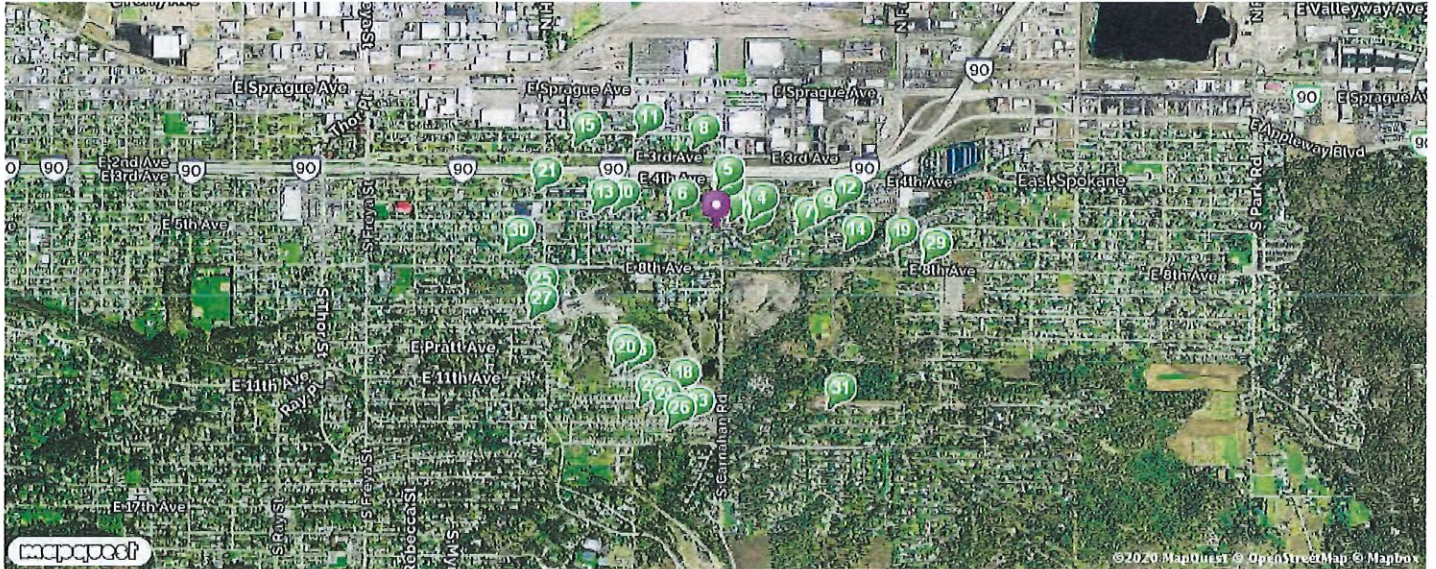
No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
	Subject Property		02/15/2017	\$ 0	-/2/2	1975	10354		
1.	Lemargie,marcus A	5024 E 6th Ave	02/15/2017	\$0	1100	-/2/2	1975	10354	Rsfr
2.	Thorne,allan & Diana	539 S Carnahan Rd	11/13/2019	\$254,900	1547	-/2/2	1943	9594	Rsfr
3.	Mikhail,peg anov	539 S Carnahan Rd	02/02/2010	\$52,500	4054	-/6/3	1943	18579	Rsfr
4.	Csc Investments Llc	624 S Carnahan Rd	08/04/2020	\$0	808	-/2/1	1933	19166	Rsfr
5.	Mikhail,peg anov	5003 E Granite Point Dr	11/30/-0001	\$0	480	-/1/1	1943	3259	Rsfr
6.	Stratton,heather	620 S Carnahan Rd	08/15/2002	\$0	1066	-/2/1	1949	15514	Rsfr
7.	Powers,donna L	510 S Carnahan Rd	10/18/2012	\$138,000	1668	-/4/2	1941	40511	Rsfr
8.	Stahl,henry M	5118 E Granite Point Dr	11/30/-0001	\$0	1594	-/2/1	1956	15199	Rsfr
9.	Kettleson,lance K & Karleen K	706 S Carnahan Rd	10/20/2000	\$73,500	1552	-/3/3	1978	10400	Rsfr
10.	Stewart,jason L	701 S Carnahan Rd	07/31/2000	\$68,950	720	-/2/1	1935	12432	Rsfr

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PROPERTY DETAILS:
 LEMARGIE MARCUS A
 5024 E 6TH AVE
 SPOKANE VALLEY WA 99212-0317

REPORT GENERATED: September 03, 2020
 APN: 35232.4801
 COUNTY: SPOKANE

Next Seller's - Map



LIST VIEW

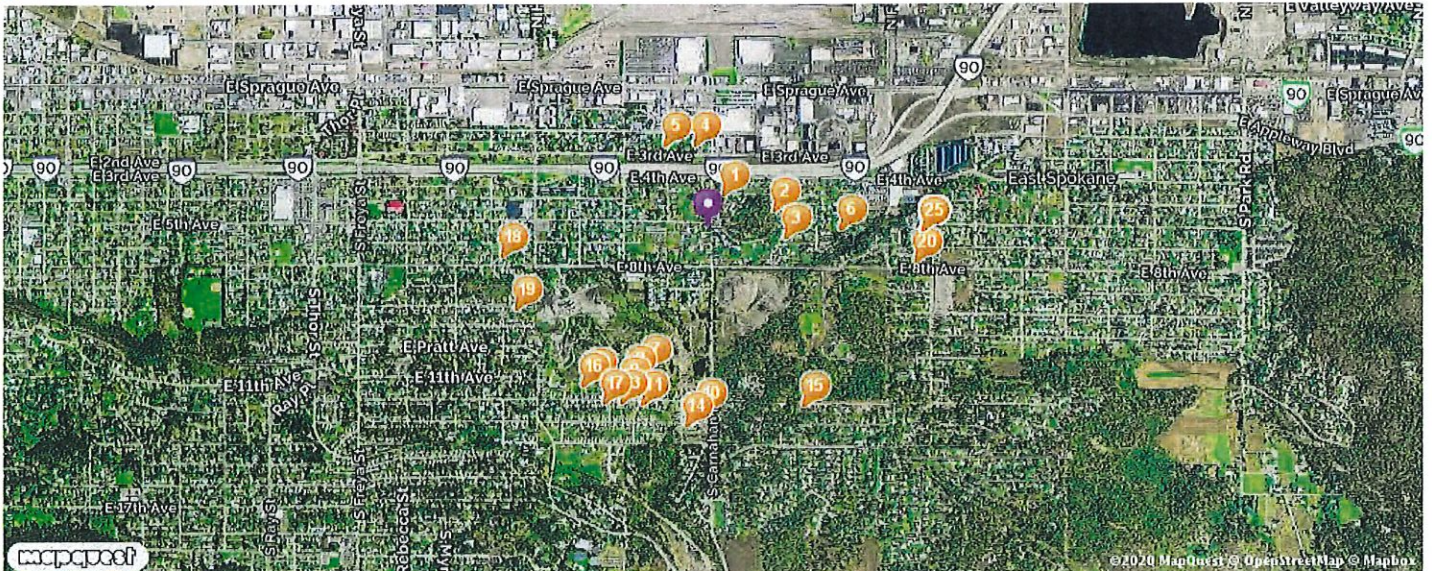
No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
Subject Property			02/15/2017	\$ 0	-/2/2	1975	10354		
1.	Mikhail,peg anov	539 S Carnahan Rd	02/02/2010	\$52,500	4054	-/6/3	1943	18579	Rsfr
2.	Dossey,victor E & Kelli J	502 S Carnahan Rd	06/08/2010	\$62,500	977	-/2/1	1949	6098	Rsfr
3.	Bird,john M & Kimberly M Etal	613 S Granite Dr	02/09/2010	\$0	768	-/1/1	1944	16675	Rsfr
4.	C & H Duplexes Llc	515 S Granite Dr	04/07/2009	\$0	2096	-/5/3	1945	19714	Rsfr
5.	Gerasimchuk,evgeniy	414 S Carnahan Rd	03/02/2010	\$33,000	792	-/2/1	1950	8580	Rsfr
6.	Tokarenko,natalya S & Andrey P	4819 E 6th Ave	03/12/2010	\$120,000	1544	-/3/2	2006	6098	Rsfr
7.	Drag omir,vladimir I & Tatiana I	605 S Mckinnon Rd	06/30/2010	\$130,400	1760	-/3/2	2007	22000	Rsfr
8.	Roemer,barry	4915 E 3rd Ave	04/28/2010	\$75,000	856	-/2/1	1937	5750	Rsfr
9.	Sickels,scott L	526 S Koren Rd	04/27/2010	\$138,000	1540	-/3/2	2003	16296	Rsfr
10.	Sattler,dale M	4603 E 6th Ave	06/09/2009	\$80,100	864	-/2/1	1954	6750	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		02/15/2017	\$ 0	-/2/2	1975	10354		
1.	Schultz, kye Suk	5112 E 5th Ave	06/17/1983	\$34,000	1040	-/3/1	1973	8100	Rsfr
2.	Tubberville, kai & Tanisha	520 S Mckinnon Rd	08/03/2018	\$52,000	660	-/2/1	1944	8928	Rsfr
3.	Ffcr Llc	619 S Mckinnon Rd	02/08/2016	\$0	648	-/1/1	1946	6700	Rsfr
4.	Vandouris, rick W	5005 E 3rd Ave	06/03/1996	\$47,089	864	-/2/1	1934	15375	Rsfr
5.	Catamount Properties 2018 Llc	4823 E 3rd Ave	06/08/2020	\$96,719	1064	-/4/1	1925	10125	Rsfr
6.	Northwest Holding ss Vii Llc	610 S Howe Rd	05/03/2019	\$68,100	875	-/2/1	1946	35999	Rsfr
7.	Cunningham, scott L & Trisha	4709 E 13th Ave	03/16/2004	\$129,057	1303	-/3/1	2003	6750	Rsfr
8.	Rasmussen & Bell Family Trust	1302 S Custer Rd	08/02/2004	\$116,250	1096	-/3/2	2004	6800	Rsfr
9.	Leib Family Trust	4619 E 14th Ave	10/08/2004	\$134,200	1192	-/3/2	2001	7425	Rsfr
10.	Carver, heidi M	4911 E 15th Ave	05/03/2007	\$230,000	1110	-/4/3	2006	6775	Rsfr

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LEMARGIE MARCUS A
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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

5024 E 6 Ave
Spokane Valley, WA 99212
2 bed 2.0 bath 1100 sq ft SFR 0.24 acres built 1975

Comparable Averages			
Price:	\$283,400 (\$234 per sq ft)	Bedrooms:	3
Year Built:	1976	Bathrooms:	1.6
Estimated Days on Market:	85	Square Feet:	1,171
		Lot Acres:	0.21

Comparable List

Results filtered within 1 miles and including only Active, Pending, Sold listings sold within 90 days

4208 E HARTSON AVE, SPOKANE, WA 99202

Bedrooms	4	Type	SFR
Bathrooms	3	Year Built	1979
Square Feet	1367	Listing Status	Sold
Lot Acres	0.27621671258034897	Days Since Sale	155
Last Sold	\$275,000 on 04/01/2020	Listing Price	\$321,378

4235 E 11 AVE, SPOKANE, WA 99202

Bedrooms	2	Type	SFR
Bathrooms	1	Year Built	1986
Square Feet	1356	Listing Status	Sold
Lot Acres	0.16735537190082644	Days Since Sale	93
Last Sold	\$252,000 on 06/02/2020	Listing Price	\$240,370

4034 E PACIFIC AVE, SPOKANE, WA 99202

Bedrooms	3	Type	SFR
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Bathrooms	1	Year Built	1972
Square Feet	988	Listing Status	Sold
Lot Acres	0.14807162534435261	Days Since Sale	51
Last Sold	\$240,000 on 07/14/2020	Listing Price	\$232,941

3818 E HARTSON AVE, SPOKANE, WA 99202

Bedrooms	3	Type	SFR
Bathrooms	1	Year Built	1971
Square Feet	962	Listing Status	Sold
Lot Acres	0.13774104683195593	Days Since Sale	48
Last Sold	\$280,000 on 07/17/2020	Listing Price	\$275,477

1819 S WARDSON ST, SPOKANE VALLEY, WA 99212

Bedrooms	4	Type	SFR
Bathrooms	2	Year Built	1974
Square Feet	1183	Listing Status	Sold
Lot Acres	0.33287419651056016	Days Since Sale	82
Last Sold	\$370,000 on 06/13/2020	Listing Price	\$279,481

