



PROPERTY PROFILE REPORT

PROPERTY INFORMATION

Cooke, R H Bob
4809 E 6th Ave
Spokane Valley, Wa 99212

ASSESSORS PARCEL NO:

35232.9048

PREPARED BY

Send Fuse

PHONE

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PROPERTY DETAILS:
 COOKE R H BOB
 4809 E 6TH AVE
 SPOKANE VALLEY WA 99212-0377

REPORT GENERATED: September 03, 2020
 APN: 35232.9048
 COUNTY: SPOKANE

OWNER INFORMATION

Primary Owner:	COOKE R H BOB	APN:	35232.9048
Secondary Owner:	QUINTO FRANCESCO	Vesting:	
Mail Address:	503 E 2ND SPOKANE WA 99202	Census Tract:	123004006
Site Address:	4809 E 6TH AVE SPOKANE VALLEY WA 99212-0377	Tract/Lot/Block:	//

Legal Description: 23 25 43 E100FT OF W200FT OF S1/2 OF SE1/4 OF NW1/4 OF SE1/4 OF NW1/4

PROPERTY CHARACTERISTICS

Year Built / Effective Year Built:	1939 / 1939	Lot Size:	13504	Number of Units:	0
Bedrooms:	1	Square Feet:	624	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:	0	Building Style:	A0G
Latitude:	47.652015	Longitude:	-117.339682	Zoning:	

RECENT SALE & LOAN

Transfer Date:	2015-09-29	Seller:	OTTESON GARY & RALPH
Transfer Value:	\$ 55,000	Doc #:	2015-6440130
Cost/SF:	\$ 0	First Loan Amount:	\$ 0
Sale Type:		Title Company:	SIMPLIFILE LC E-RECORDING
Lender:			

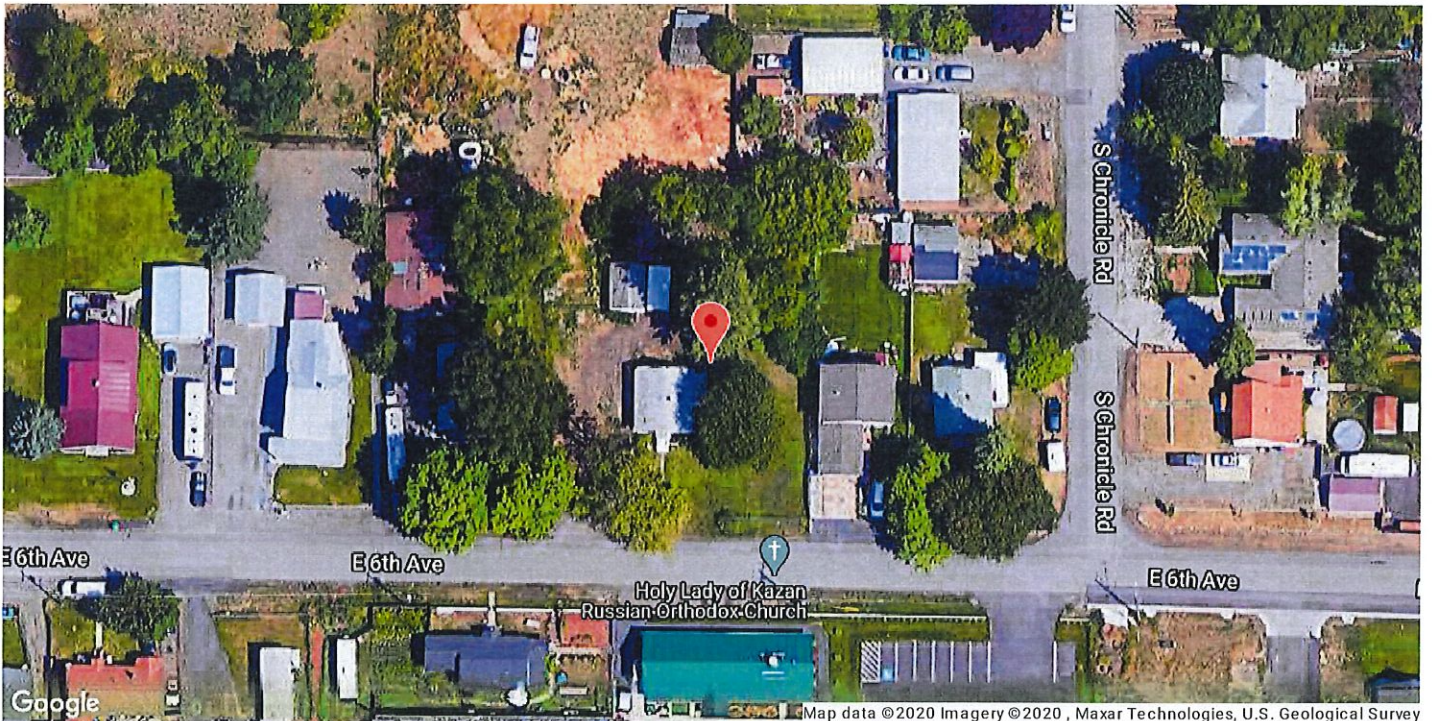
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ASSESSMENT & TAX INFORMATION

Assessed Value:	\$92,110	Tax Amount:	\$1,633
Land Value:	\$40,510	Tax Rate Area:	140
Improvement Value:	\$51,600	Tax Year:	2020
Percent Improvement:	45.12%	Assessed Year:	2019
Market Land Value:	\$40,510	Tax Status:	0000
Market Imp. Value:	\$51,600	Exemption:	
Market Value:	\$92,110		

AERIAL MAP



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RESALE

Recording Date:	September 23, 2015	Transfer Amount:	\$ 55,000.00
Type of Sale:	Wd	First TD:	\$ 0.00
Doc #:	2015-6440130	Doc Type:	G
Title Co:	Simplifile Lc E-recording	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Cooke R H Bob	Buyer Vesting:	Jt / --
Seller Name(s):	Otteson Gary & Ralph		
Transaction Flag's:	Cash Transaction, Re-Sale		

TITLE CHANGE

Recording Date:	December 18, 2002	Transfer Amount:	\$ 0.00
Type of Sale:	Qc	First TD:	\$ 0.00
Doc #:	2002-4873057	Doc Type:	Q
Title Co:	--	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Otteson Gary	Buyer Vesting:	Se / --
Seller Name(s):	Otteson Loretta		
Transaction Flag's:	Inter-Family Purchase, Re-Sale		

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TITLE CHANGE

Recording Date:	October 10, 2002	Transfer Amount:	\$ 0.00
Type of Sale:	Qc	First TD:	\$ 0.00
Doc #:	2002-4873056	Doc Type:	Q
Title Co:	--	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Otteson Gary	Buyer Vesting:	Se / --
Seller Name(s):	Otteson Loretta		
Transaction Flag's:	Inter-Family Purchase, Re-Sale		

TITLE CHANGE

Recording Date:	August 29, 2002	Transfer Amount:	\$ 0.00
Type of Sale:	Qc	First TD:	\$ 0.00
Doc #:	2002-4873055	Doc Type:	Q
Title Co:	--	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Otteson Gary	Buyer Vesting:	Se / --
Seller Name(s):	Otteson Loretta		
Transaction Flag's:	Inter-Family Purchase, Re-Sale		

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TITLE CHANGE

Recording Date:	July 30, 2002	Transfer Amount:	\$ 0.00
Type of Sale:	Qc	First TD:	\$ 0.00
Doc #:	2002-4873054	Doc Type:	Q
Title Co:	--	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Otteson Gary	Buyer Vesting:	Se / --
Seller Name(s):	Otteson Loretta		
Transaction Flag's:	Inter-Family Purchase, Re-Sale		

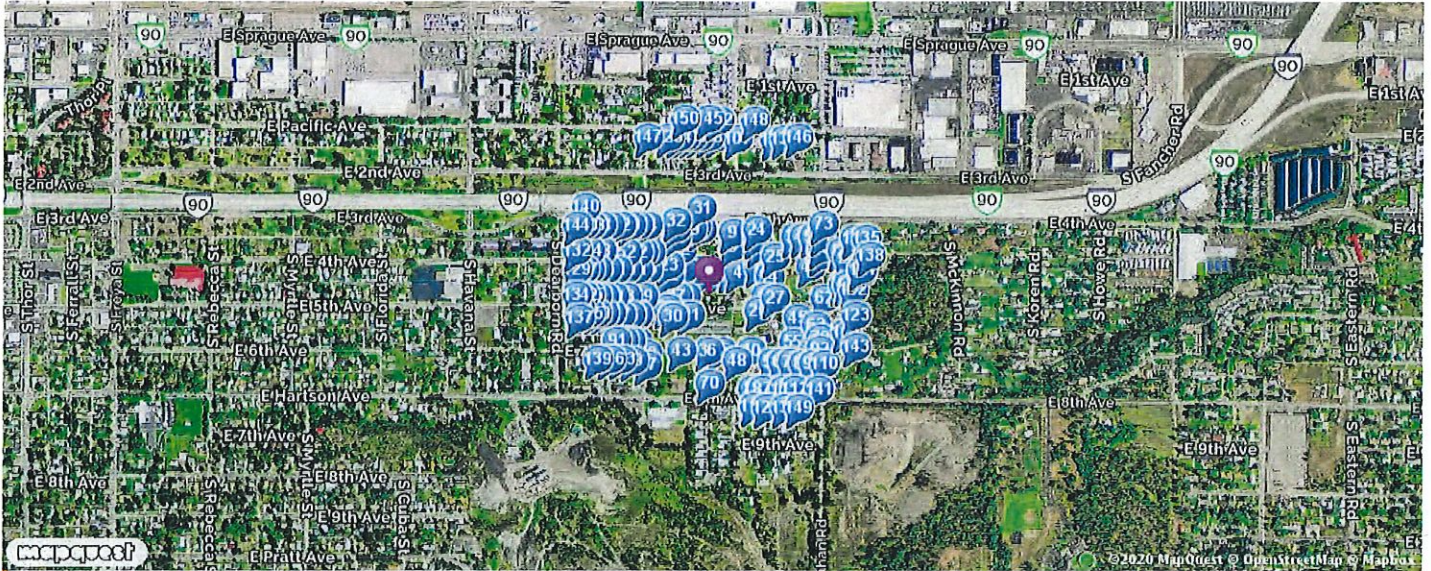
TITLE CHANGE

Recording Date:	November 18, 2002	Transfer Amount:	\$ 0.00
Type of Sale:	Qc	First TD:	\$ 0.00
Doc #:	2002-4873053	Doc Type:	Q
Title Co:	--	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Otteson Gary	Buyer Vesting:	Se / --
Seller Name(s):	Otteson Loretta		
Transaction Flag's:	Inter-Family Purchase, Re-Sale		

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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		09/29/2015	\$ 55,000	-/1/1	1939	13504		
1.	Cooke, r H Bob	4809 E 6th Ave	09/29/2015	\$55,000	624	-/1/1	1939	13504	Rsfr
2.	Tokarenko,natalya S & Andrey P	4819 E 6th Ave	03/12/2010	\$120,000	1544	-/3/2	2006	6098	Rsfr
3.	Whitehead,cary S	4801 E 6th Ave	06/30/2016	\$156,000	1675	-/2/1	1929	13504	Rsfr
4.	Holmes,michael A	4821 E 6th Ave	12/30/2014	\$80,000	848	-/2/1	1940	7405	Rsfr
5.	Middlemas,june M	4719 E 6th Ave	11/30/-0001	\$0	1864	-/3/1	1900	12197	Rsfr
6.	Bloyed,stanley	502 S Chronicle Rd	03/22/1979	\$36,500	1248	-/1/1	1920	10890	Rsfr
7.	Lodahl,tieson	515 S Chronicle Rd	12/30/2003	\$103,710	1259	-/2/1	1908	9583	Rsfr
8.	Cole,milton E Jr & Kim L	4715 E 6th Ave	01/21/1998	\$87,000	2106	-/6/2	1895	21344	Rsfr
9.	Ns Property Investors Llc	422 S Chronicle Rd	05/26/2016	\$53,000	768	-/2/1	1920	16553	Rsfr
10.	Shaw,carl B	4716 E 6th Ave	03/21/1991	\$0	1056	-/3/1	1949	8125	Rsfr

[VIEW ALL RECORDS >](#)

PROPERTY DETAILS:

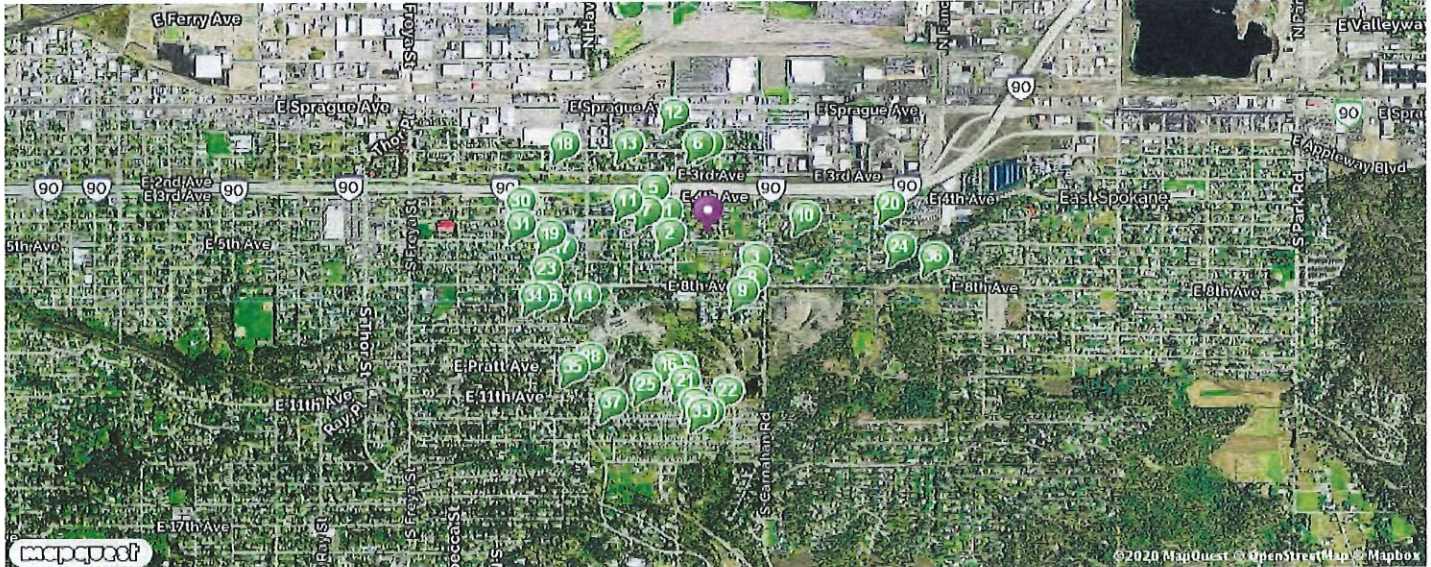
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Next Seller's - Map



LIST VIEW

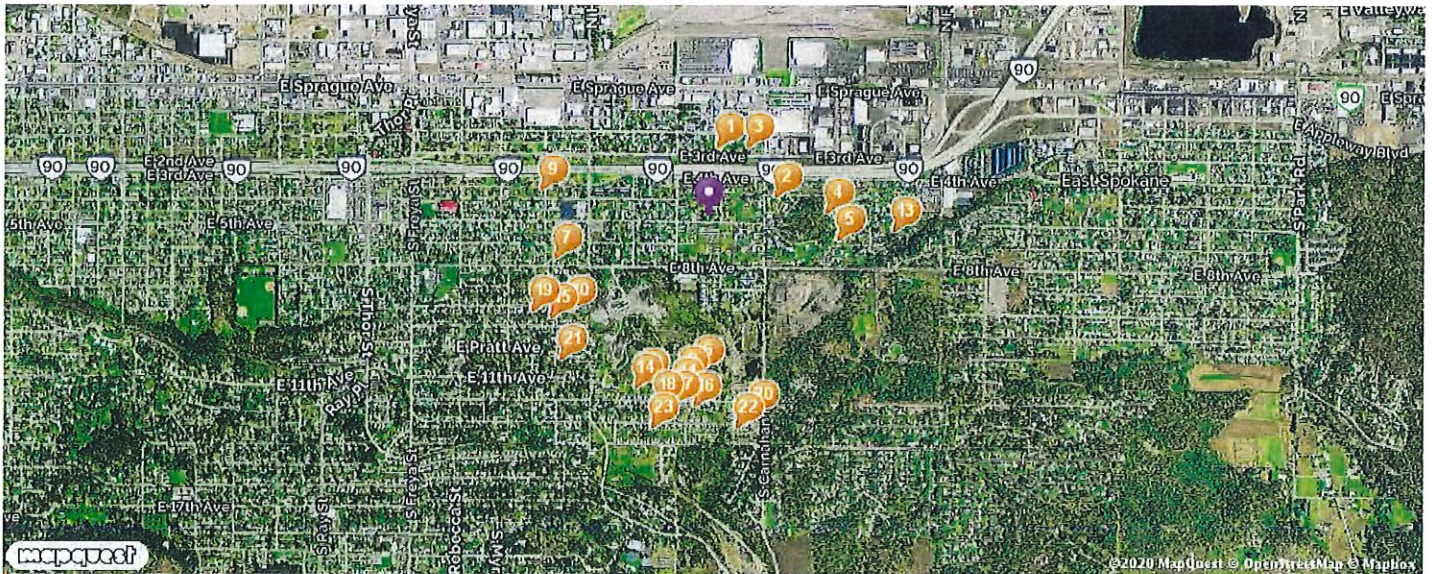
No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
Subject Property			09/29/2015	\$ 55,000	-/1/1	1939	13504		
1.	Sattler,dale M	4603 E 6th Ave	06/09/2009	\$80,100	864	-/2/1	1954	6750	Rsfr
2.	Cluever,christopher D & Yvonne D	4611 E 7th Ave	02/29/2008	\$155,500	1460	-/2/1	1944	13500	Rsfr
3.	Michielli,patrick J	5003 E 8th Ave	05/16/2008	\$154,100	1042	-/4/2	1978	9750	Rsfr
4.	Kuonen,judy B	4727 E 3rd Ave	02/19/2008	\$43,004	540	-/1/1	1926	6750	Rsfr
5.	Dragomir,g heorg he & Ecaterina	4515 E 5th Ave	12/14/2007	\$160,000	1605	-/2/2	2006	8775	Rsfr
6.	Duncan,dianna	4711 E 3rd Ave	11/20/2007	\$168,500	1074	-/5/2	1946	6750	Rsfr
7.	Gerasimchuk,evgeniy	4503 E 6th Ave	11/26/2008	\$46,229	891	-/2/1	1920	6750	Rsfr
8.	Cr-11 Llc	4927 E 9th Ave	06/24/2008	\$41,000	837	-/1/1	1952	9485	Rsfr
9.	Campbell,amelia L	4912 E 9th Ave	11/16/2007	\$15,000	1384	-/2/1	1930	7851	Rsfr
10.	C & H Duplexes Llc	515 S Granite Dr	04/07/2009	\$0	2096	-/5/3	1945	19714	Rsfr

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Out of State Owner's - Map



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No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
		Subject Property	09/29/2015	\$ 55,000	-/1/1	1939	13504		
1.	Catamount Properties 2018 Llc	4823 E 3rd Ave	06/08/2020	\$96,719	1064	-/4/1	1925	10125	Rsfr
2.	Schultz,kye Suk	5112 E 5th Ave	06/17/1983	\$34,000	1040	-/3/1	1973	8100	Rsfr
3.	Vandouris,rick W	5005 E 3rd Ave	06/03/1996	\$47,089	864	-/2/1	1934	15375	Rsfr
4.	Tubberville,kai & Tanisha	520 S Mckinnon Rd	08/03/2018	\$52,000	660	-/2/1	1944	8928	Rsfr
5.	Ffcr Llc	619 S Mckinnon Rd	02/08/2016	\$0	648	-/1/1	1946	6700	Rsfr
6.	Cunningham,scott L & Trisha	4709 E 13th Ave	03/16/2004	\$129,057	1303	-/3/1	2003	6750	Rsfr
7.	Vantassel,gary	4111 E Hartson Ave	05/10/2017	\$150,000	1064	-/2/1	1973	8700	Rsfr
8.	Rasmussen & Bell Family Trust	1302 S Custer Rd	08/02/2004	\$116,250	1096	-/3/2	2004	6800	Rsfr
9.	Doelling,eric & Kyung-hee	4057 E 4th Ave	04/30/2014	\$55,000	1538	-/3/2	1912	6579	Rsfr
10.	Clark Family G & Clark B Trust	4212 E 8th Ave	10/25/2005	\$177,280	1610	-/2/2	1994	7500	Rsfr

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Limitations of liability

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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

4809 E 6 Ave

Spokane Valley, WA 99212

1 bed 1.0 bath 624 sq ft SFR 0.31 acres built 1939

Comparable Averages

Price:	\$164,333 (\$200 per sq ft)	Bedrooms:	1
Year Built:	1921	Bathrooms:	1.0
Estimated Days on Market:	76	Square Feet:	707
		Lot Acres:	0.16

Comparable List

Results filtered within 1 miles and including only Active, Pending, Sold listings sold within 60 days

4311 E 3 AVE, SPOKANE VALLEY, WA 99212

Bedrooms	2	Type	N/A
Bathrooms	1	Year Built	1932
Square Feet	750	Listing Status	Sold
Lot Acres	0.18999081726354453	Days Since Sale	78
Last Sold	\$135,000 on 06/17/2020	Listing Price	\$135,000

4028 E 4 AVE, SPOKANE, WA 99202

Bedrooms	1	Type	SFR
Bathrooms	1	Year Built	1911
Square Feet	760	Listing Status	Sold
Lot Acres	0.14807162534435261	Days Since Sale	85
Last Sold	\$175,000 on 06/10/2020	Listing Price	\$150,303

514 S FERRALL ST, SPOKANE, WA 99202

Bedrooms	1	Type	SFR
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Bathrooms	1	Year Built	1921
Square Feet	610	Listing Status	Sold
Lot Acres	0.14692378328741965	Days Since Sale	66
Last Sold	\$183,000 on 06/29/2020	Listing Price	\$135,520

