



PROPERTY PROFILE REPORT

PROPERTY INFORMATION

Edlin, Anthony
7107 E 10th Ave
Spokane Valley, Wa 99212

ASSESSORS PARCEL NO:

35244.0711

PREPARED BY

Send Fuse

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PROPERTY DETAILS:
 EDLIN ANTHONY
 7107 E 10TH AVE
 SPOKANE VALLEY WA 99212-0115

REPORT GENERATED: September 03, 2020
 APN: 35244.0711
 COUNTY: SPOKANE

OWNER INFORMATION

Primary Owner:	EDLIN ANTHONY	APN:	35244.0711
Secondary Owner:		Vesting:	
Mail Address:	14712 E BROADWAY AVE SPOKANE VALLEY WA 99216	Census Tract:	123001046
Site Address:	7107 E 10TH AVE SPOKANE VALLEY WA 99212-0115	Tract/Lot/Block:	WOODLAWN PARK / 15 / 7
Legal Description:	WOODLAWN PK L15-16 B7		

PROPERTY CHARACTERISTICS

Year Built / Effective Year Built:	0000 / 0000	Lot Size:	14000	Number of Units:	0
Bedrooms:	0	Square Feet:	0	Number of Stories:	0.00
Total Bathrooms:	0.00	Garage:		Property Type	0
Quarter Bath(s) / Half Bath(s) / Partial Bath(s):	0 / 0 / 0	Pool:		Use Code:	SINGLE UNIT
Total Rooms:	0	Fireplace:	0	Building Style:	Zoning:
Latitude:	47.64808	Longitude:	-117.309006		

RECENT SALE & LOAN

Transfer Date:	0000-00-00	Seller:	
Transfer Value:	\$ 0	Doc #:	-0001-
Cost/SF:	\$ 0	First Loan Amount:	\$ 0
Sale Type:		Title Company:	
Lender:			

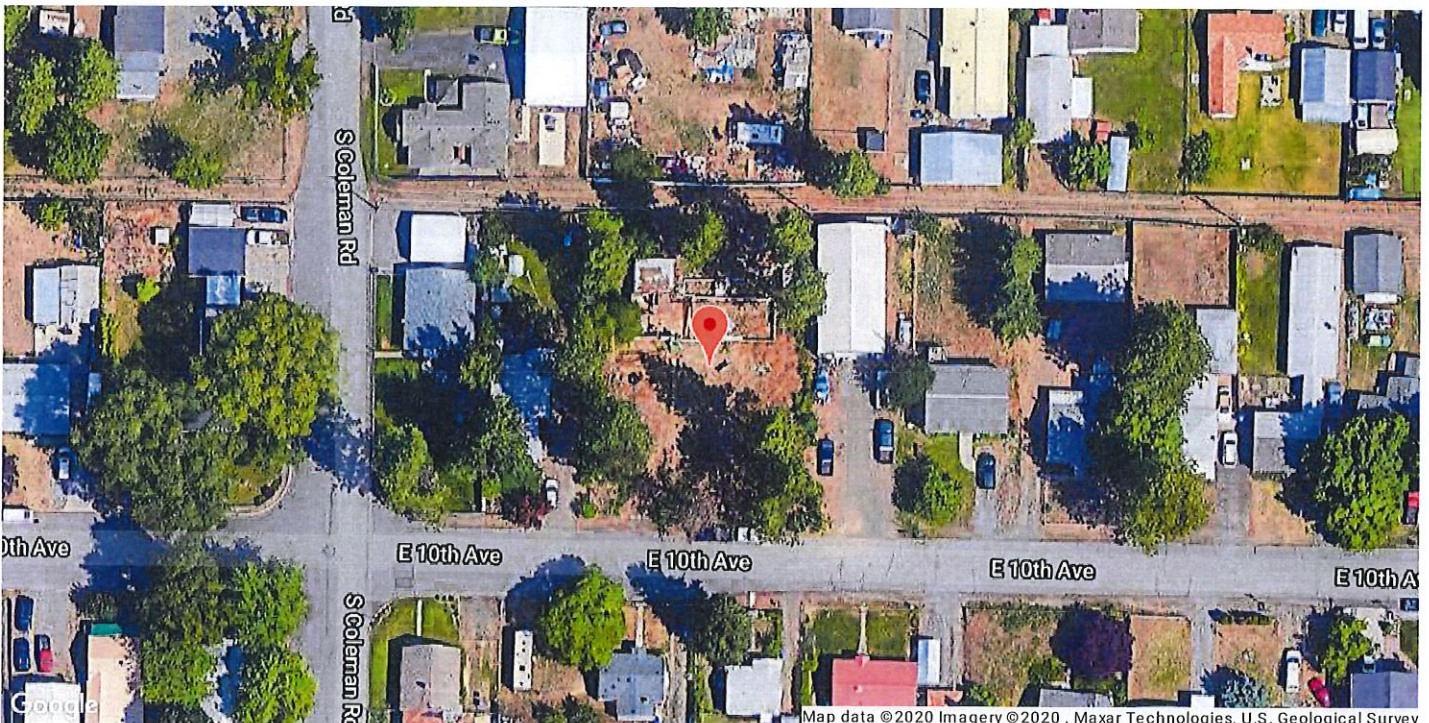
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ASSESSMENT & TAX INFORMATION

Assessed Value:	\$61,050	Tax Amount:	\$481
Land Value:	\$33,750	Tax Rate Area:	140
Improvement Value:	\$27,300	Tax Year:	2020
Percent Improvement:	45.12%	Assessed Year:	2019
Market Land Value:	\$33,750	Tax Status:	0000
Market Imp. Value:	\$27,300	Exemption:	
Market Value:	\$61,050		

AERIAL MAP



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RESALE

Recording Date:	July 15, 2016	Transfer Amount:	\$ 47,661.00
Type of Sale:	Te	First TD:	\$ 0.00
Doc #:	2016-6519830	Doc Type:	U
Title Co:	Simplifile Lc E-recording	Rate Type:	--
Mortgage Doc #:	-	Lender:	--
Buyer Name(s):	Edlin Anthony	Buyer Vesting:	-- / --
Seller Name(s):	Quality Loan Svc Corp Of Wa		
Transaction Flag's:	Cash Transaction, Re-Sale, Foreclosure Sale		

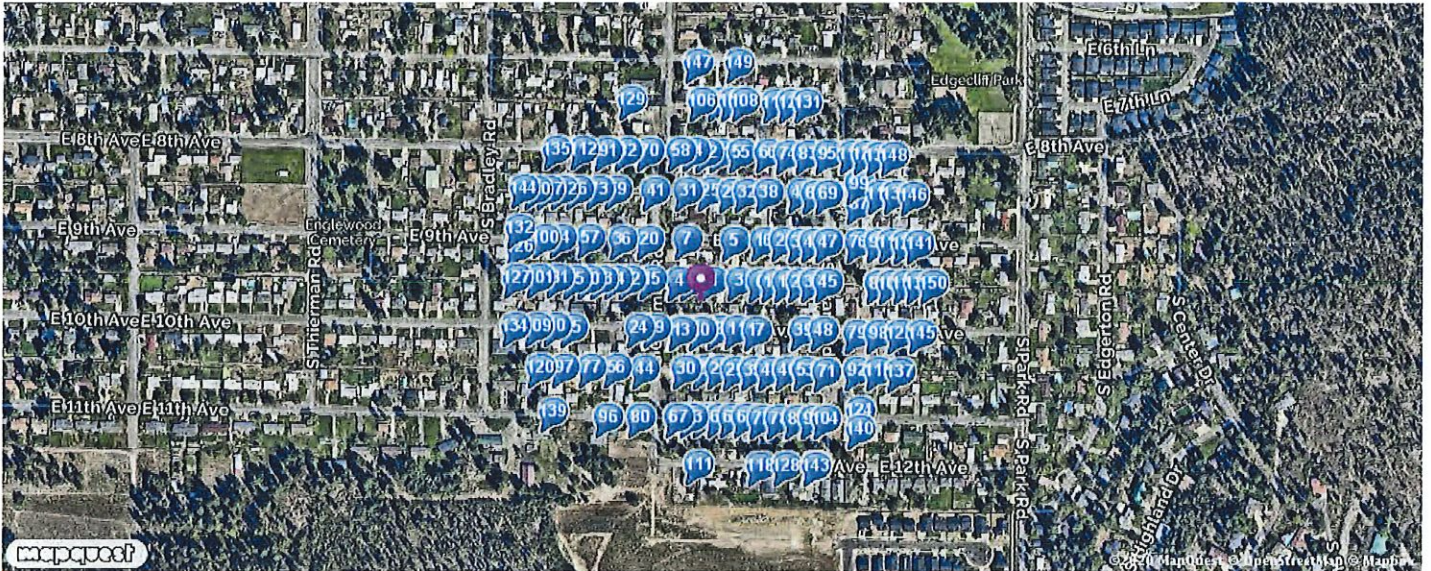
MORTGAGE

Recording Date:	May 24, 2005	Loan Amount:	\$ 50,000.00
TD Due Date:	June 01, 2035	Lender Name:	Decision One Mtg Co Llc
Borrower Name(s):	Morris Carol A	Doc #:	2005-5220409
Borrower Ownership:	--	Borrower Occupancy:	Y
Loan Type:	Cnv	Type of Rate:	Adj
Mortgage Term:	30	Lender Address:	Lombard / Il
Loan Flag's:	Conventional Loan, Refiance Loan, Variable Loan		
Assignment Date:	July 21, 2014	Assignment Doc:	2014-6320155

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Near by neighbor's - Map



LIST VIEW

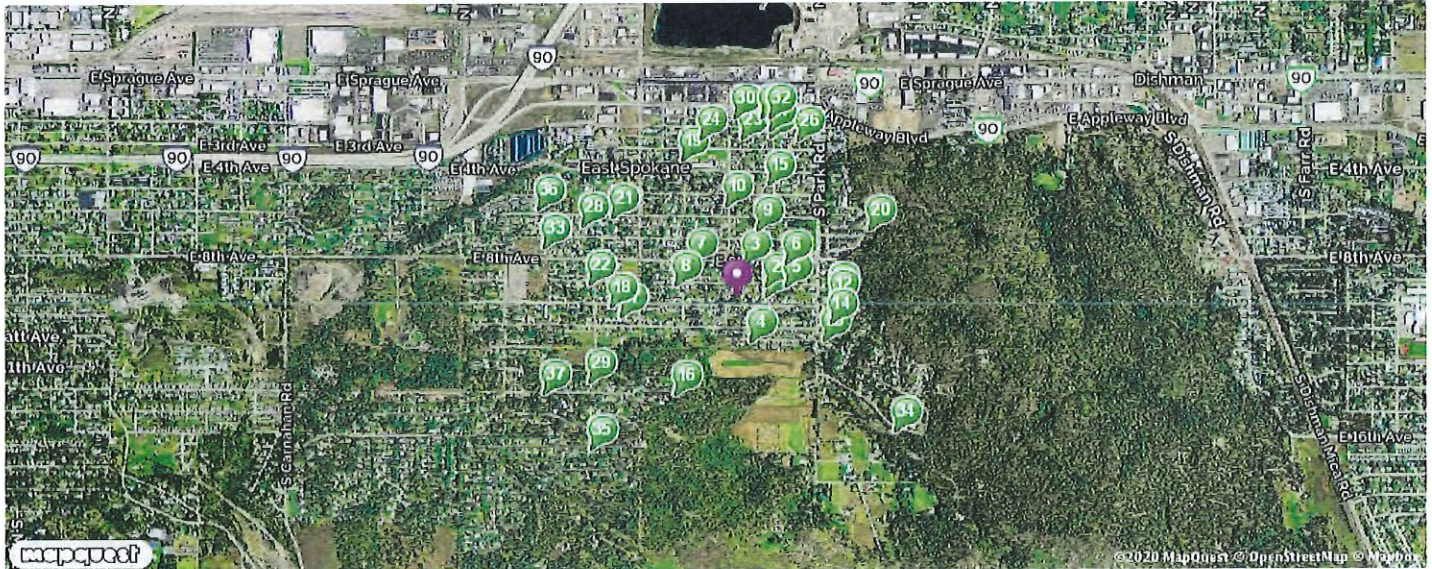
No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
	Subject Property		07/29/2016	\$ 47,661	-/10/2	1942	14000		
1.	Edlin,anthony	7107 E 10th Ave	07/29/2016	\$47,661	1804	-/10/2	1942	14000	Rsfr
2.	Leig hton Family T rust	7105 E 10th Ave	08/08/2018	\$85,900	657	-/1/1	1940	7000	Rsfr
3.	Clark,bryan R	7119 E 10th Ave	05/15/2015	\$197,000	1932	-/4/2	1995	14000	Rsfr
4.	Mcnair,casey S	7101 E 10th Ave	09/25/2019	\$187,180	952	-/2/1	1975	7000	Rsfr
5.	Challender Properties Llc	7114 E 9th Ave	05/09/2012	\$61,093	880	-/2/1	1944	7000	Rsfr
6.	Merkel,jonathan	7123 E 10th Ave	03/04/2019	\$0	885	-/4/1	1951	7000	Rsfr
7.	Myers,steven T & Jessica L	7102 E 9th Ave	03/17/2011	\$133,900	1065	-/3/2	1932	14000	Rsfr
8.	Schak,jeffory A	7110 E 10th Ave	05/31/1995	\$49,950	528	-/1/1	1947	7000	Rsfr
9.	Hines,leah	7108 E 10th Ave	07/19/2017	\$129,000	735	-/1/1	1948	12740	Rsfr
10.	Wold,bart A & Garylene D	7108 E 10th Ave	03/19/2002	\$64,000	736	-/1/1	1948	7840	Rsfr

[VIEW ALL RECORDS >](#)

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Next Seller's - Map



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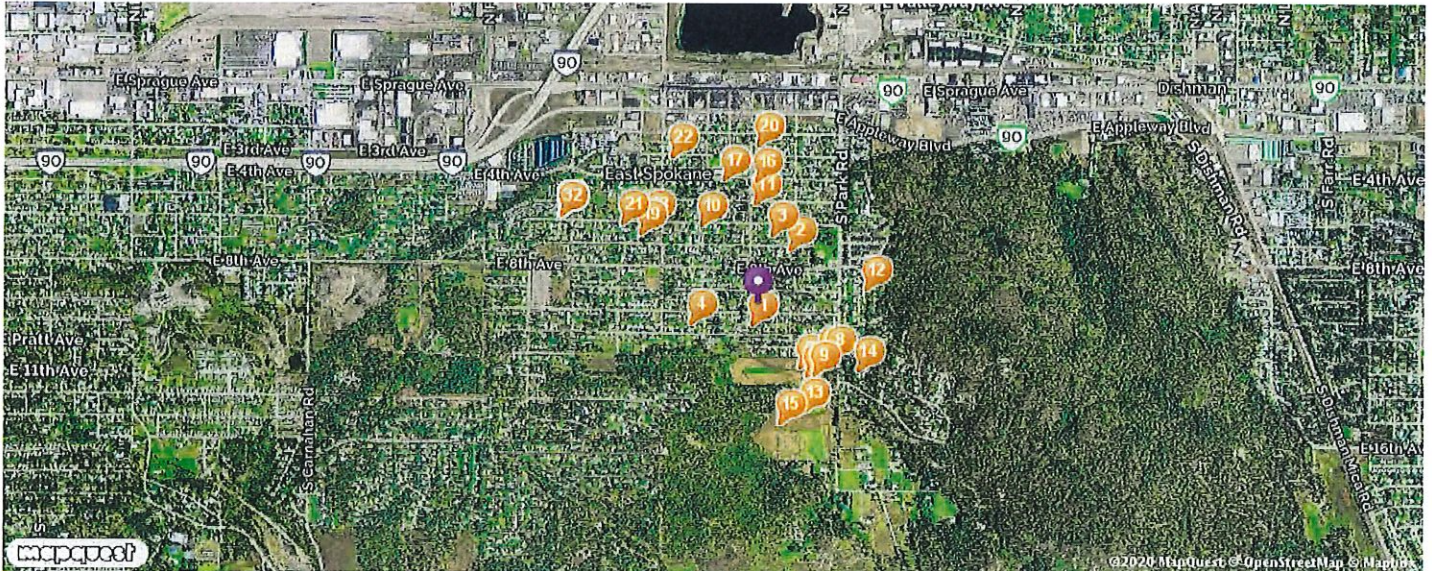
No.	Owner	Address	Date	Price	Bld/Area	RM/Br/Bth	YB	Lot area (SF)	Type
	Subject Property		07/29/2016	\$ 47,661	-/10/2	1942	14000		
1.	Ross,wilhelmina A	7215 E 10th Ave	01/15/2010	\$0	1352	-/2/1	1948	7000	Rsfr
2.	Locke,james P	7216 E 9th Ave	09/09/2008	\$90,000	720	-/2/1	1947	7000	Rsfr
3.	Rhodes,dustin B	7120 E 8th Ave	04/14/2009	\$105,000	1231	-/4/1	1947	13100	Rsfr
4.	Finkel,michael & Amy	7122 E 12th Ave	08/27/2010	\$171,682	1882	-/5/4	2005	13056	Rsfr
5.	Willmschen,daphne L	7318 E 9th Ave	11/06/2009	\$145,714	1212	-/3/2	1950	7000	Rsfr
6.	Stewart,shauna W	7318 E 8th Ave	07/31/2009	\$100,000	980	-/2/1	1956	6550	Rsfr
7.	Nelson,karlee N	6906 E 8th Ave	09/17/2008	\$98,000	750	-/2/1	1952	6828	Rsfr
8.	Hankel,stacey A	6814 E 9th Ave	11/26/2008	\$139,100	989	-/3/1	1957	9100	Rsfr
9.	Kjack,rose L	7207 E 7th Ave	07/01/2010	\$158,500	1758	-/4/2	2004	7620	Rsfr
10.	Louie,andy W	7021 E 6th Ave	11/03/2008	\$45,000	1240	-/2/1	1936	8509	Rsfr

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Out of State Owner's - Map



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		Subject Property	07/29/2016	\$ 47,661	-/10/2	1942	14000		
1.	Carlson,robt D	7103 E 11th Ave	11/30/-0001	\$0	1248	-/3/1	1940	14000	Rsfr
2.	Lindoff Family Revoc Living Trust	7220 E 7th Ave	11/30/-0001	\$40,000	864	-/2/1	1954	7620	Rsfr
3.	T hornhill,patricia A & Donald	7121 E 7th Ave	07/16/2001	\$44,000	612	-/2/1	1910	5715	Rsfr
4.	Kirchner,gregory J Jr	6811 E 11th Ave	06/28/2011	\$150,000	2044	-/5/3	1967	9750	Rsfr
5.	Hanna,pamela K	7302 E 13th Ct	06/21/2019	\$285,000	1392	-/3/2	2016	7742	Rsfr
6.	Van Gordon,christopher P	7315 E 13th Ct	10/17/2019	\$291,000	1452	-/3/2	2016	5000	Rsfr
7.	Matovich,steven L & Lisa M	7305 E Beverly Ave	06/19/2019	\$307,000	1924	-/3/2	2016	5755	Rsfr
8.	Janus,paul J & Kathy R	7405 E 13th Ct	03/31/2016	\$194,428	1580	-/3/2	2015	6695	Rsfr
9.	Bell,alicia	7309 E Beverly Ave	12/05/2019	\$275,000	1242	-/3/2	2017	5479	Rsfr
10.	Willis,novie G & Marla S	6824 E 6th Ave	06/17/2020	\$270,500	1014	-/3/1	1919	11430	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

7107 E 10 Ave

Spokane Valley, WA 99212

2 bed 1.0 bath 686 sq ft SFR 0.32 acres built 1942

Comparable Averages			
Price:	\$229,000 (\$271 per sq ft)	Bedrooms:	2
Year Built:	1944	Bathrooms:	1.0
Estimated Days on Market:	83	Square Feet:	738
		Lot Acres:	0.19

Comparable List

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

6906 E 8 AVE, SPOKANE VALLEY, WA 99212

Bedrooms	2	Type	SFR
Bathrooms	1	Year Built	1952
Square Feet	750	Listing Status	Sold
Lot Acres	0.15674931129476585	Days Since Sale	70
Last Sold	\$210,000 on 06/25/2020	Listing Price	\$183,023

6908 E 4 AVE, SPOKANE VALLEY, WA 99212

Bedrooms	3	Type	SFR
Bathrooms	1	Year Built	1939
Square Feet	864	Listing Status	Sold
Lot Acres	0.13999081726354454	Days Since Sale	111
Last Sold	\$212,000 on 05/15/2020	Listing Price	\$201,385

8006 E VALLEYWAY AVE, SPOKANE VALLEY, WA 99212

Bedrooms	2	Type	SFR
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Bathrooms	1	Year Built	1943
Square Feet	600	Listing Status	Sold
Lot Acres	0.284848484848485	Days Since Sale	69
Last Sold	\$265,000 on 06/26/2020	Listing Price	\$202,351

