

Residential 1 Page Detail Report

As of: 04/11/2018 09:02
Warning! Not all available Data may be visible on this report. To view all available information use the All Fields Detail report.

Confidential: Only for distribution to MLS Participants/Subscribers.



Coop Brk Comp 3
Listing Type **Excl Right to Sell**
MLS Entry No
Limited Svcs No
IDX Include Y
Realtor.Com Yes
Auction No
REO/Lndr Own No
Relo/Corp Own No
Pot. Short Sale No Bank App.
1031 Exch

Address **708 E EMPIRE Ave**
Addr2/Unit #



WRITE AN offer on NBS - A.I.T.O

List Price **\$76,000** List # **201811484**
List Date **2/2/2018** Status **Active**
Zone **RES** Dupl Lstg **No** Bump Clause Y/N
#Blks N/S **N39** #Blk E/W **E 7**
Acres MOL **0.25**

Sub-Type **Res/Site Blt**

Town **Spokane** Zip **99207** WA County **Spokane**

Area/Grid No **A340/014**

Parcel # **35054.0505** Sec Twp Rng
NW Map Pg#

Legal **SEE EXHIBIT A**

Schools: Elem

Lot Infor: Apx Size Sqft **10,890**

Apx Dimen X Lot View

look at 703 E Empire Jr - 2015 free bill

Wtrfront Prop Body Wtr Name

Frontage

Home Design **Rancher**

Site Imprv **Pub Sewer, Swr Conn, Pub Wtr**

Const Style **1 Story**

Roof **Comp**

New Constr **No**

Builder Name

Apx Beg Date /

Taxes **915.88** Spec Tax Des

Exterior **T-111, Wood**

Apx Fin Date /

Bsmt	BR	Baths	FP	Fam Rm	# Rms	Apx SF	Bsmt apx%	Master BR	X
1st Lvl	BR	1	Baths	FP	Fam Rm	# Rms	Apx SF	Living Rm	X
2nd Lvl	BR	Baths	FP	Fam Rm	# Rms	Apx SF		Dining Rm	X
3rd Lvl	BR	Baths	FP	Fam Rm	# Rms	Apx SF	# Stories 1	Family Rm	x
Total	BR	1	BTH	1	FP 0	Fam Rm 0	Rooms	Shop Size	x

Access **Pub Rd, Paved**

Amenities **Strge Shed**

Spec Feat

Fam Rm

Kitchen **Fr Stnd Rng, Refrig, Washer, Dryer**

Garage: Car Sz **1** **Detached**

Lot Inf **Fncd Bk Yd, Level, Bus Rt**

Terms **Conv, Cash**

Features

Heat **Gas, Forced Air, Wind A/C**

Mstr Br

Din Rm

Bsmt **None**

Net 0

Carport Sz

Stove

Poss

Frplc

Pwr Co **AVISTA**

Wtr Co **CITY**

Clsg Agt **FATCO/JULIE**

Condo/PUD

Mo Assmt

Pays:

Manuf Homes Info: Sp # Mo Lot rent Make Width Lgth L&I Insp Title Elim Ln/Hm Pkg

Serial # Mfg Size Park feat Foundation

INVESTMENT OPPORTUNITY! GOOD RENTAL 1+ BED, NEW F/A GAS FURNACE NEEDS SOME TLC PRICED AS A FIXER. BONES ARE SOLID JUST NEEDS SOME MAINTENANCE! BUS ROUTE 1 CAR GARAGE LARGE LOT PLENTY OF OFF STREET PARKING.

CALL LISTING AGENT TO SHOW 24 HR NOTICE

Agt

Rmks

Directions

1182

Excludes

Contact name **CHRIS**

509-216-5326

Occupant **Tenant**

2nd Contact

List Agent **Chris McCoy - Phone: 509-216-5326**

Lic. # **44982**

mccoymc@yahoo.com

List Office **Kelly Right Real Estate of Spokane - Office: 509-489-7000**

Lic. # **18107**

Fax: 509-340-3514

2nd List Agt

Listing Office 1 - E-Mail

paperwork@kellyright.com

Sale Agent

Sale Ofc

Days on Mrkt **68**

Original LP **\$76,000**

How sold

Sale Price

Input Date **2/2/2018** Off Mkt Date

Last Status Chg **2/8/2018**

Pending Date

Closed Date

Information deemed reliable but not guaranteed.

Consistent record support the issue. needs work. either occupied looks in -> Agency between 11 & 12.

TRX ASKED when 703000

All inclusive that does

*26/0 month 163000 - 2 1/4 mos. - 2 septis - 1 will 5 septis create have off
ASK 135,000. 120,000 or less. - owner like submitted*

2610 NORD - Hobe.

CSH on owner contract.



First American

myFirstAm[®] Combined Report

708 E Empire Ave, Spokane, WA 99207

Property Address:

**708 E Empire Ave
Spokane, WA 99207**



First American

myFirstAm® Property Profile

708 E Empire Ave, Spokane, WA 99207

Property Information			
Owner(s):	Stewart Kristina / Goldsberry John W	Mailing Address:	907 W Frederick Ave, Spokane, WA 99205
Owner Phone:	Unknown	Property Address:	708 E Empire Ave, Spokane, WA 99207
Vesting Type:	Husband And Wife	Alt. APN:	
County:	Spokane	APN:	35054.0505
Map Coord:	11J	Census Tract:	001400
Lot#:	5	Block:	84
Subdivision:	Lidgewood Park Add	Tract:	
Legal:	Lidgerwood Pk & 7Ft Stp S Of&Adj L5 B84		

Property Characteristics			
Use:	Sfr	Year Built / Eff. :	1916 / 1916
		Sq. Ft. :	636
Zoning:		Lot Size Ac / Sq Ft:	0.125 / 5450
		# of Units:	1
Bedrooms:	1	Bathrooms:	1
		Fireplace:	Y
# Rooms:	3	Quality:	Fair
		Heating:	Forced Air
Pool:		Air:	
		Style:	Ranch
Stories:	1	Improvements:	
		Parking / #:	Garage / 1
Gross Area:	636	Garage Area :	216
		Basement Area:	

Sale and Loan Information			
Sale / Rec Date:	01/29/2007 / 01/31/2007	*\$/Sq. Ft.:	\$99.84
		2nd Mtg.:	
Sale Price:	\$63,500	1st Loan:	
		Prior Sale Amt:	
Doc No.:	5491542	Loan Type:	
		Prior Sale Date:	
Doc Type:	Warranty Deed	Transfer Date:	01/31/2007
		Prior Doc No.:	
Seller:	Azar, Najeeb N	Lender:	
		Prior Doc Type:	

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information			
Imp Value:	\$48,700	Exemption Type:	
Land Value:	\$18,000	Tax Year / Area:	2018 / 0010
Total Value:	\$66,700	Tax Value:	
Total Tax Amt:	\$985.40	Improved:	73%



First American

myFirstAm® Transaction History

708 E Empire Ave, Spokane, WA 99207

Transaction History provides records for the past ten years. To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may [click here](#).

History Record # 1 : FINANCE

Mortgage Recording Date:	<u>11/28/2016</u>	Mortgage Transfer Type:	Stand Alone Finance
Mortgage Document #:	000006557309	Mortgage Rate Type:	
Lender:	Greenlight Loans	Mortgage Term:	30
Document Type	Trust Deed/Mortgage	Vesting Type:	Husband & Wife
Loan Amount:	<u>\$67,200</u>	Mortgage Rate:	
Borrower 1:	Stewart Kristina L	Borrower 2:	Goldsberry John W
Borrower 3:		Borrower 4:	

History Record # 2 : FINANCE

Mortgage Recording Date:	02/07/2008	Mortgage Transfer Type:	Refinance
Mortgage Document #:	5639602	Mortgage Rate Type:	Fix
Lender:	Taylor Bean & Whitaker Mtg	Mortgage Term:	
Document Type	<u>Trust Deed/Mortgage</u>	Vesting Type:	Husband & Wife
Loan Amount:	\$71,200	Mortgage Rate:	
Borrower 1:	Stewart Kristina L	Borrower 2:	
Borrower 3:		Borrower 4:	

History Record # 3 : SALE/TRANSFER

Buyer:	Stewart, Kristina L	Seller:	Azar, Najeab N
Transaction Date:	01/29/2007	Sale Price:	<u>\$63,500</u>
Recording Date:	01/31/2007	Sale Price Type:	Confirmed
Recorded Doc #:	5491542	Title Company:	Pacific North West Title
Document Type:	Deed Transfer	Vesting Type:	Husband & Wife

Continued on next page...

History Record # 4 : FINANCE

Mortgage Recording Date: 05/22/2002	Mortgage Transfer Type: Refinance
Mortgage Document #: 4730148	Mortgage Rate Type: Fix
Lender: Action Mortgage Co	Mortgage Term:
Document Type: Trust Deed/Mortgage	Vesting Type:
Loan Amount: \$38,250	Mortgage Rate:
Borrower 1: Azar Najeeb N	Borrower 2: Azar Najla N
Borrower 3:	Borrower 4:

History Record # 5 : FINANCE

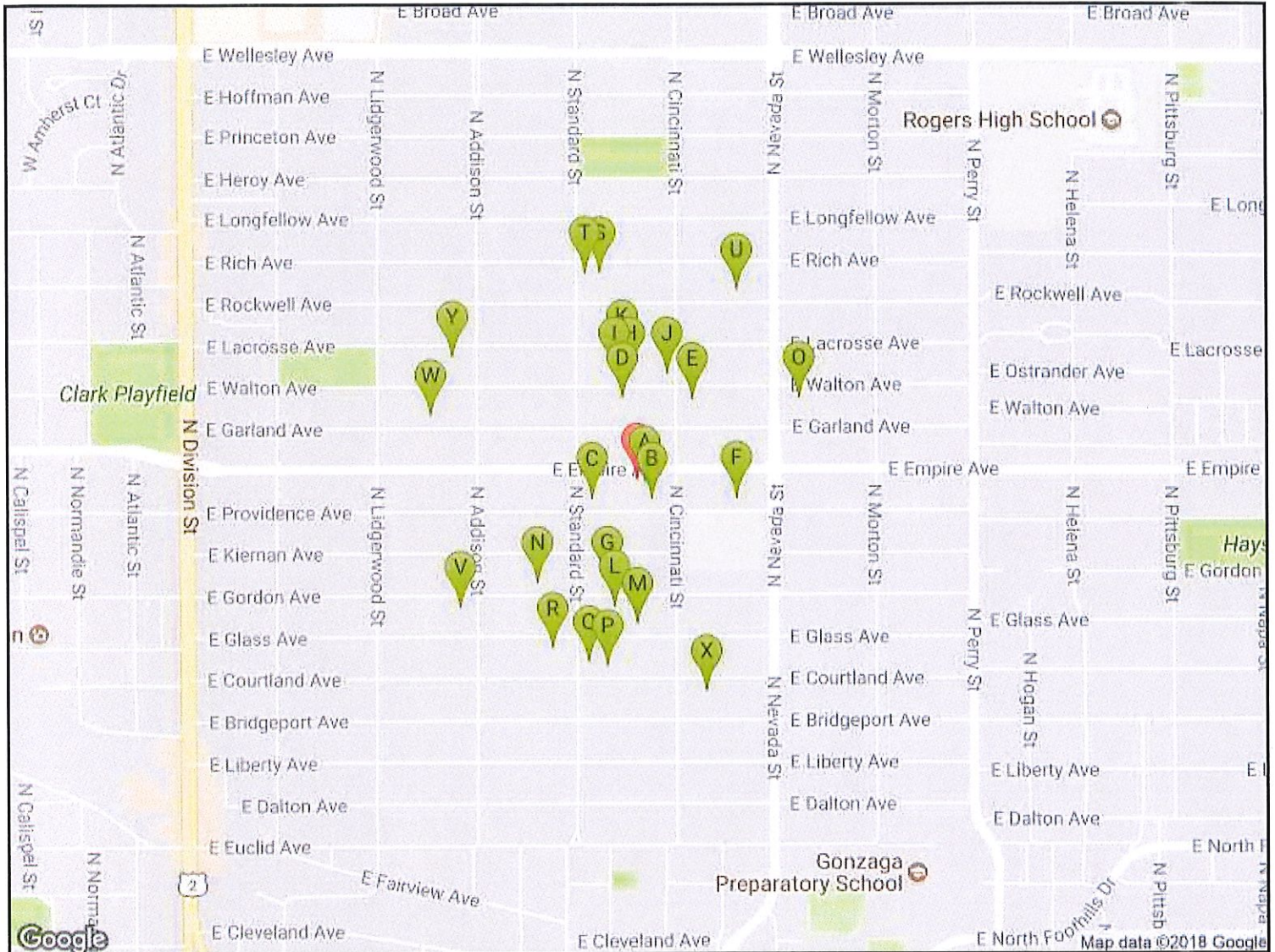
Mortgage Recording Date: 07/06/1998	Mortgage Transfer Type: Refinance
Mortgage Document #: 0004240451	Mortgage Rate Type: Fix
Lender: Washington Trust Bank	Mortgage Term:
Document Type: Trust Deed/Mortgage	Vesting Type:
Loan Amount: \$27,000	Mortgage Rate:
Borrower 1: Azar Najeeb N	Borrower 2: Azar Najla N
Borrower 3:	Borrower 4:



First American

myFirstAm® Comparable Sales

708 E Empire Ave, Spokane, WA 99207



Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
35054.0505	708 E Empire Ave, Spokane, WA 99207	\$63,500	1916	1	1	636		

Comparable Sales

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
35054.0505	708 E Empire Ave, Spokane, WA 99207	\$63,500	1916	1	1	636		

Comparable Sales

A.	35054.0504	712 E Empire AVE , Spokane, WA 99207	\$105,000	1929	2	1	728	11/17/2017	0.01 mi
B.	35054.0521	717 E Providence AVE , Spokane, WA 99207	\$114,380	1929	2	1	672	01/30/2018	0.03 mi
C.	35054.0513	609 E Providence AVE , Spokane, WA 99207	\$126,810	1949	2	1	714	12/28/2017	0.06 mi
D.	35051.3607	628 E Walton AVE , Spokane, WA 99207	\$128,000	1949	2	1	782	02/06/2017	0.11 mi
E.	35051.3510	808 E Walton AVE , Spokane, WA 99207	\$112,500	1948	2	1	644	04/27/2017	0.13 mi
F.	35054.0620	907 E Providence AVE , Spokane, WA 99207	\$115,000	1939	2	1	720	04/25/2017	0.13 mi
G.	35054.1314	617 E Gordon AVE , Spokane, WA 99207	\$96,445	1925	2	2	816	12/29/2017	0.13 mi
H.	35051.2917	703 E Walton AVE , Spokane, WA 99207	\$135,000	1949	2	1	782	02/15/2018	0.14 mi
I.	35051.2915	623 E Walton AVE , Spokane, WA 99207	\$155,000	1949	2	2	782	11/16/2017	0.14 mi
J.	35051.2922	727 E Walton AVE , Spokane, WA 99207	\$189,900	1909	2	1	934	11/28/2017	0.14 mi
K.	35051.2906	628 E Lacrosse AVE , Spokane, WA 99207	\$142,099	1903	2	1	863	01/29/2018	0.16 mi
L.	35054.2008	624 E Gordon AVE , Spokane, WA 99207	\$57,000	1937	2	1	884	06/27/2017	0.16 mi
M.	35054.2019	707 E Glass AVE , Spokane, WA 99207	\$124,280	1907	2	1	836	03/01/2018	0.18 mi
N.	35053.1619	537 E Gordon AVE , Spokane, WA 99207	\$125,500	1908	2	1	804	11/01/2017	0.18 mi
O.	35051.3408	1012 E Walton AVE , Spokane, WA 99207	\$82,000	1925	2	1	740	11/22/2017	0.23 mi
P.	35054.2116	617 E Courtland AVE , Spokane, WA 99207	\$50,000	1950	2	1	744	11/20/2017	0.23 mi
Q.	35054.2113	3408 N Standard ST , Spokane, WA 99207	\$85,000	1926	2	1	728	12/20/2016	0.24 mi
R.	35053.2403	548 E Glass AVE , Spokane, WA 99207	\$125,000	1939	2	1	782	08/18/2017	0.24 mi
S.	35051.2109	614 E Rich AVE , Spokane, WA 99207	\$95,000	1927	1	1	600	10/16/2017	0.27 mi
T.	35051.2111	604 E Rich AVE , Spokane, WA 99207	\$139,500	1927	2	1	690	05/31/2017	0.27 mi
U.	35051.2217	907 E Rockwell AVE , Spokane, WA 99207	\$69,000	1908	2	1	660	06/19/2017	0.27 mi
V.	35053.1802	426 E Gordon AVE , Spokane, WA 99207	\$67,000	1938	2	1	686	02/27/2018	0.28 mi

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
35054.0505	708 E Empire Ave, Spokane, WA 99207	\$63,500	1916	1	1	636		

Comparable Sales

W.	35052.3417	403 E Garland AVE , Spokane, WA 99207	\$130,000	1947	2	1	880	07/27/2017	0.28 mi
X.	35054.2708	818 E Courtland AVE , Spokane, WA 99207	\$114,900	1951	2	1	768	11/21/2017	0.28 mi
Y.	35052.3103	418 E Lacrosse AVE , Spokane, WA 99207	\$127,206	1926	2	1	700	03/01/2017	0.28 mi

Sales Price 129,900
- 13,990

116,910 - ~~116,910~~ Gross Proceeds
93,532.⁸⁰

23,377.²⁰
x 2

46,754.⁴⁰

23,332.⁸⁰

200,386.²⁰

Comparable Statistics			
	<u>Average :</u>	<u>Low :</u>	<u>High :</u>
Sale Price:	\$112,461	\$50,000	\$189,900
Loan Amount:	\$104,878	\$40,000	\$180,405
Bedrooms:	2	1	2
Bathrooms:	1	1	2
Sq. Ft.:	758	600	934
Sale \$ / Sq. Ft.*:	\$148	\$83	\$203

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Ft.

not sum →
 50% Prop. Inc - not on marital list
 - Contra

MAO = AM + 70% - 2014 AS

AM 129,900
 70% 90,930

 - 15,900
 75,030

ASILEY Pmt 76,000

76,000 - SPO's Pmt
 3% - COMISS
 3% - SURVIVAL

67,200 / 100%
 → 500.86+

1.78% extra
 1% title Res.
 1% Affairs Ault A.I.T.D.

ALL INCLUSIVE must Dees

9.98%
 7,432.⁸⁰
 + 15,900
 23,332.⁸⁰

Remove from I.R.A.
 1st - 67,200
 2nd - 23,332.⁸⁰

 93,532.⁸⁰

resnote

Residential 1 Page Detail Report

As of: 04/11/2018 10:44

Warning! Not all available Data may be visible on this report. To view all available information use the All Fields Detail report.



Confidential: Only for distribution to MLS Participants/Subscribers.

Address **2610 N HOUSTON Rd**
Addr2/Unit #

Beck
transfers
TS, 200 - Cash



Coop Brk Comp **3**
Listing Type **Excl Right to Sell**
MLS Entry **No**
Limited Svcs **No**
IDX Include **Y**
Realtor.Com **Yes**
Auction **No**
REO/Lndr Own **No**
Relo/Corp Own **No**
Pot. Short Sale **No** Bank App.
1031 Exch

List Price **\$135,000** List # **201812746**
List Date **3/7/2018** Status **Active**
Zone **RES** Dupl Lstg **No** Bump Clause Y/N
#Blks N/S **N26** #Blk E/W **W40**
Acres MOL **2.28**

Sub-Type **MH w/land**
Town **Spokane** Zip **99224** WA County **Spokane**
Area/Grid No **A430/093** Parcel # **25101.9054** Sec Twp Rng
Subdiv NW Map Pg#

Legal **SEE EXHIBIT A 4 PARCELS 25101.9054 25101.0706 25101.0707 25101.0406**
Schools: Elem Jr Sr Sch District **Spokane Dist 81** Yr Built **1974**
Lot Infor: Apx Size Sqft **99,317** Apx Dimen X Lot View Outbldgs **Shop, Stge Shd, Guest House** Yr Rem
Wtrfront Prop Body Wtr Name Frontage
Home Design **Rancher** Site Imprv **Septic Sys, Pvt Wtr** Taxes **1031** Spec Tax Des
Const Style **Mfg Home** Roof **Flat** Exterior **Metal**
New Constr **No** Builder Name Apx Beg Date / Apx Fin Date /

Bsmt	BR	Baths	FP	Fam Rm	# Rms	Apx SF	Bsmt apx%	Master BR	X				
1st Lvl	BR	3	Baths	FP	Fam Rm	# Rms	Apx SF 1,176	Living Rm	X				
2nd Lvl	BR	Baths	FP	Fam Rm	# Rms	Apx SF		Dining Rm	X				
3rd Lvl	BR	Baths	FP	Fam Rm	# Rms	Apx SF	# Stories	Family Rm	x				
Total	BR	3	BTH	1	FP	0	Fam Rm	0	Rooms	Tot Apx SF	Assd Sq Ft 1,176	Shop Size	x

Access **Paved, Gravel** Features
Amenities Heat **Elec** *Extr 1st*
Spec Feat Mstr Br
Fam Rm Din Rm
Kitchen Bsmt **Crawl**
Garage: Car Sz **0** None Carport Sz Stove
Lot Inf **Level, Oversized, Irreg** Poss Frplc
Terms **Cash** Pwr Co Wtr Co Clsg Agt **Fatco/Julie**

Condo/PUD	Mo Assmt	Pays:	Width	Lgth	L&I Insp	Title Elim	Ln/Hm Pkg
Manuf Homes Info: Sp #	Mo Lot rent	Make	Foundation				
Serial #	Mfg Size	Park feat					

2.28 ACRES Borders Government Way and Houston rd Property has two dwellings 1974 single wide 3 bedrooms, 1959 2 bedroom stick build, Additional out buildings for storage. Each unit has septic, well is said to be good, Could be a opportunity to build new or ?? Please do not disturb tenants Must contact listing agent to show. The condition requires cash to purchase. 4 seperate parcel numbers

CONTACT AGENT TO SHOW 509-216-5326 CHRIS MCCOY

Agt
Rmks
Directions *703 E
corner
Set up into red street
for sign*

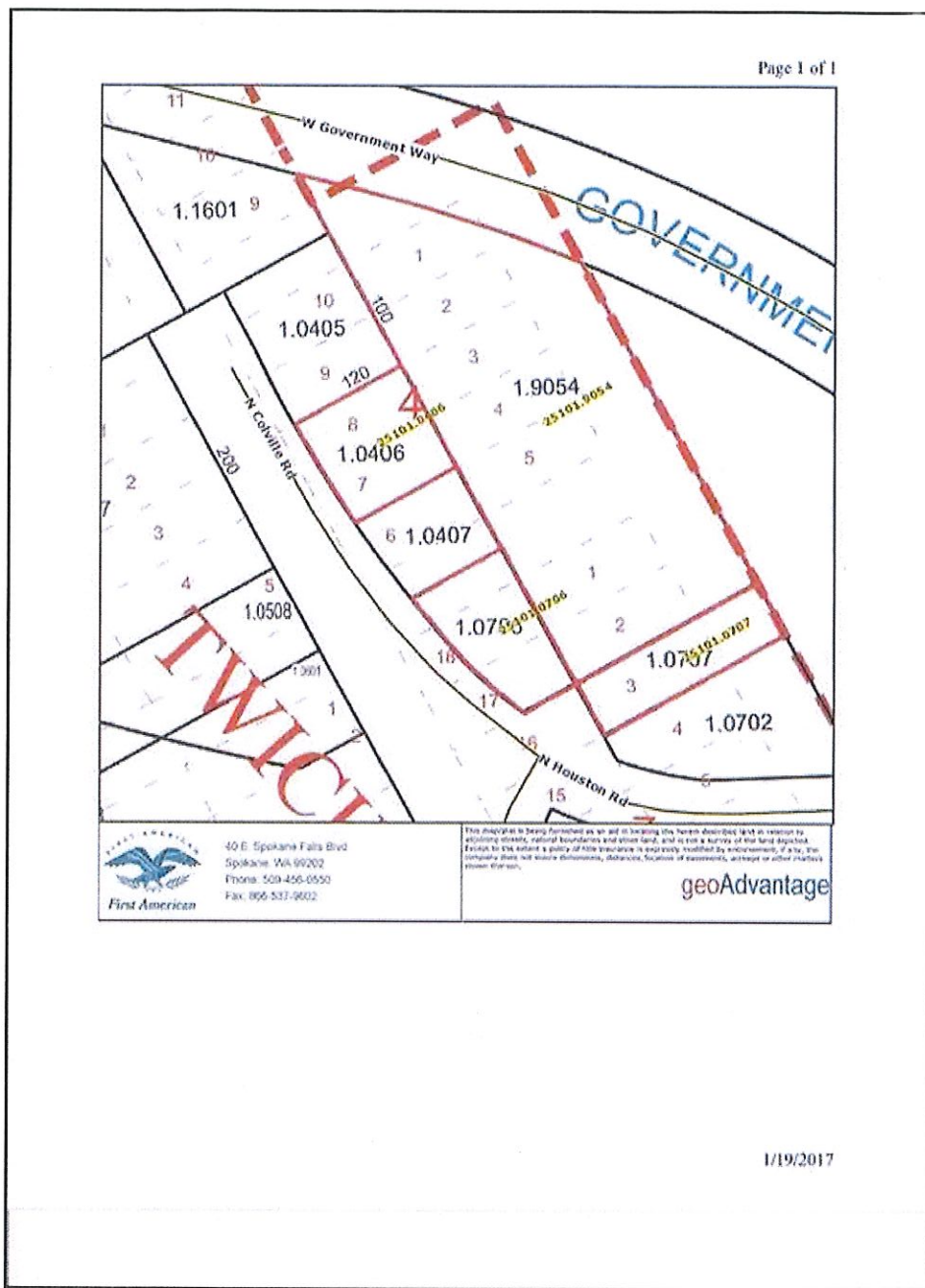
*10,000 down - 20,000 1st
if 3rd etc*

Excludes
Contact name **Chris McCoy** 509-216-5326 Virtual Tour
Showing Info **Caution CLA, CLA Appt**
Occupant **Tenant** 2nd Contact
List Agent **Chris McCoy - Phone: 509-216-5326** Lic. # **44982** mccoychris@yahoo.com
List Office **Kelly Right Real Estate of Spokane - Office: 509-489-7000** Lic. # **18107** Fax: **509-340-3514**
2nd List Agt Listing Office 1 - E-Mail **paperwork@kellyright.com**
Sale Agent Sale Ofc

Days on Mrkt **35** Original LP **\$135,000** How sold Sale Price
Input Date **3/7/2018** Off Mkt Date Last Status Chg **3/14/2018** Pending Date Closed Date

Information deemed reliable but not guaranteed.

Listing #201812746



Listing #201812746




 40 E. Spokane Falls Blvd
 Spokane, WA 99202
 Phone: 509-456-0550
 Fax: 509-537-9922

This map/guide is being furnished as an aid in locating the service described and is subject to shifting, errors, omissions and other facts, and is not a warranty of the land depicted. Except to the extent a policy of this insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distance, location of easements, or other matters shown thereon.

geoAdvantage

1/19/2017

Listing #201812746

Spokane County Parcel Information



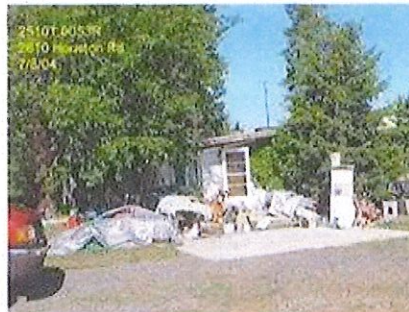
40 E. Spokane Falls Blvd
Spokane, WA 99202
Phone: 509-456-0550
Fax: 888-537-9002

Parcel ID # **25101.9054** Map Grid: 093 Township: 25N Range: 42 Section: 10 Quarter: NE

Property Address: 2610 N Houston Rd
Spokane, WA 99224

Owner Information

Name: Ruble, Darlene
Mail Address: 517 E Nebraska Ave
Spokane, WA 99208-1231
Taxpayer Name: Ruble, Darlene
Taxpayer Address: 517 E Nebraska
Ave WA 99208-1231



Assessor Information

Property Identification #: 25101.9054
Parcel Description: 11 - Single Unit
Property Size: 1.71 Acres (74,543 Sq. Ft.)
Lot Width: 0 Lot Depth: 0
Census Tract: 013700
Census Block: 1046
Tax Code Area: 0760
Levy Rate: 9.88554742

Legal Description

10-25-42; LTS 1 THRU 5 BLK 4 AND LTS 1 & 2 BLK 7 OF VAC PTW OF TWICKENHAM WEST ADD & VAC TWICKENHAM RD & VAC PALMER ST & VAC HARRER RD ALL LYG WITHIN & ADJ TO FROM NLY LN OF LT 3 BLK 7 TO SLY R/W OF GOVT WAY (SENIOR EXEMPTION PARCEL EXEMPTION ON MOBILE AND 1.74 AC REMAINING HOUSE & OUTBUILDINGS TAXABLE)

Assessments

Taxes

Tax Year	Improvement Value	Land Value	Total Value	2016 Taxes: \$1,031.72
2017	\$77,600	\$27,620	\$105,220	
2016	\$72,300	\$27,620	\$99,920	
2015	\$69,600	\$27,620	\$97,220	
2014	\$67,400	\$27,670	\$95,070	

Dwelling Description Identifier: R03

Sq. Ft.: 1176 House Type: 93 Single Wide - Pre Hud Stories: 1,0 Attic: None Basement: None
Bedrooms: 3 Bathrooms: 1 Half Bath: 0 Roof Type: Gable Roof Mat.: Comp sh medium
Heat: forced hot air Cool: None % Complete: 100
Basement: None Crawl: Full Foundation: Year Built: 1974 Quality: Low

Dwelling Description Identifier: R04

Sq. Ft.: 704 House Type: 40 Small Sq Ft Rancher 0 bsmt Stories: 1 Attic: None Basement: None
Bedrooms: 2 Bathrooms: 1 Half Bath: 0 Roof Type: Gable Roof Mat.: Comp sh medium
Heat: Other Cool: None % Complete: 100

1/19/2017



First American

myFirstAm® Combined Report

2610 N Houston Rd, Spokane, WA 99224

Property Address:

**2610 N Houston Rd
Spokane, WA 99224**

very ~~not~~ motivated seller.



First American

myFirstAm® Property Profile

2610 N Houston Rd, Spokane, WA 99224

Property Information			
Owner(s):	Ruble Darlene	Mailing Address:	517 E Nebraska Ave, Spokane, WA 99208
Owner Phone:	Unknown	Property Address:	2610 N Houston Rd, Spokane, WA 99224
Vesting Type:		Alt. APN:	
County:	Spokane	APN:	25101.9054
Map Coord:		Census Tract:	013700
Lot#:	1, 3	Block:	4,7,7
Subdivision:		Tract:	
Legal:	10-25-42; Lts 1 Thru 5 Blk 4 And Lts 1 & 2 Blk 7 Of Vac Ptn Of Twickenham West Add & Vac Twickenham Rd & Vac Palmer St & Vac Harper Rd All Lyg Within & Adj To From Nly Ln Of Lt 3 Blk 7 To Sly R/W Of Govt Way (Senior Exemption Parcel Exemption On Mobile And 1.74 Ac Remaining House & Outbuildings Taxable)		

Property Characteristics					
Use:	Mobile Home	Year Built / Eff. :	1974 / 1974	Sq. Ft. :	1176
Zoning:		Lot Size Ac / Sq Ft:	1.711 / 74543	# of Units:	
Bedrooms:	3	Bathrooms:	1	Fireplace:	Y
# Rooms:	7	Quality:	Low	Heating:	Forced Air
Pool:		Air:		Style:	Ranch
Stories:	1	Improvements:		Parking / #:	/
Gross Area:	3760	Garage Area :		Basement Area:	

Sale and Loan Information		
Sale / Rec Date:	*\$/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information			
Imp Value:	\$77,600	Exemption Type:	
Land Value:	\$27,620	Tax Year / Area:	2018 / 0760
Total Value:	\$105,220	Tax Value:	
Total Tax Amt:	\$1,150.84	Improved:	74%



First American

myFirstAm® Transaction History

2610 N Houston Rd, Spokane, WA 99224

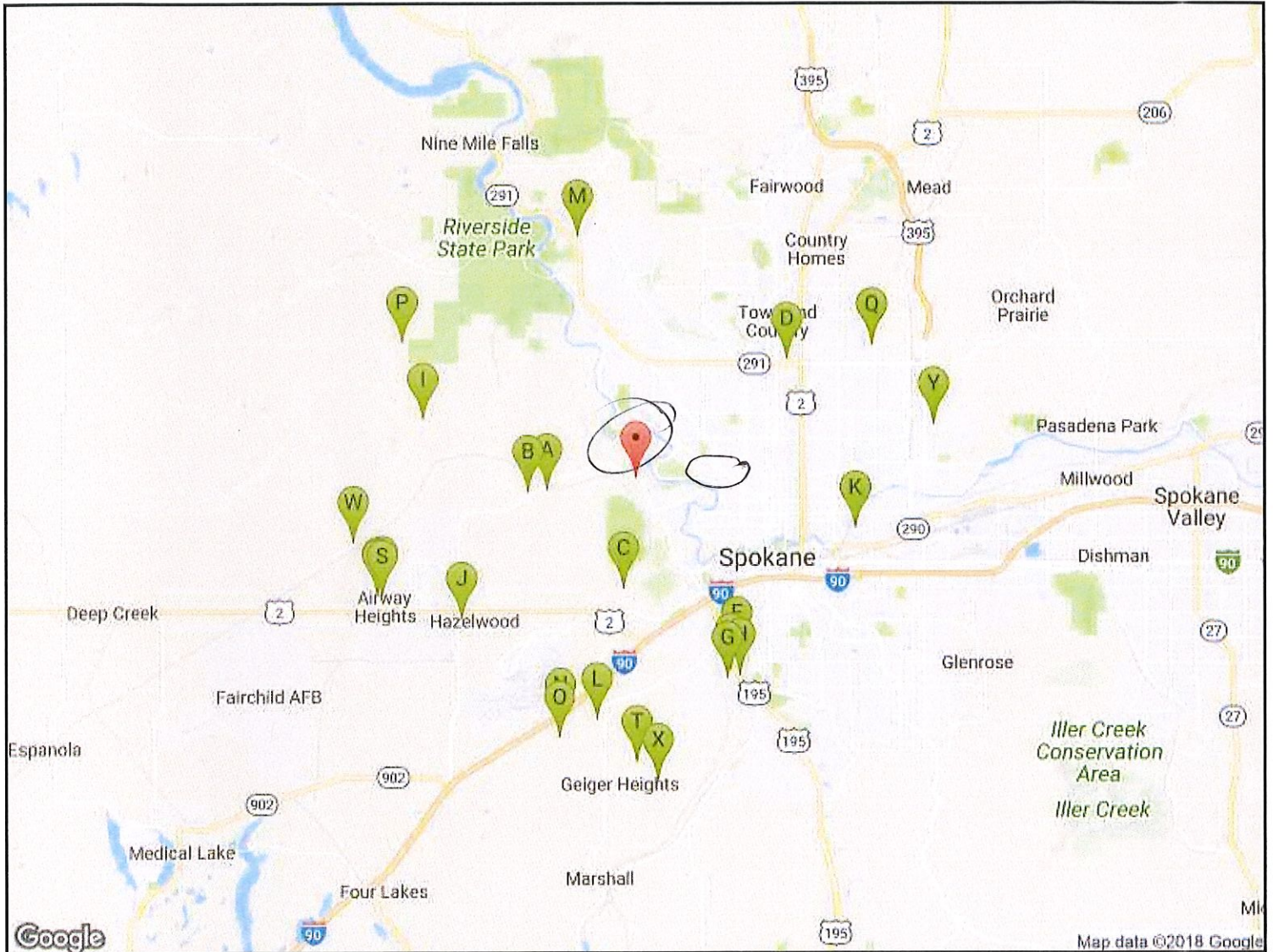
There has not been any reported Transaction History records that have occurred on this property since 01/03/1995. For assistance, please contact your local Sales Representative or Customer Service Department.



First American

myFirstAm® Comparable Sales

2610 N Houston Rd, Spokane, WA 99224



Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
25101.9054	2610 N Houston Rd, Spokane, WA 99224		1974	3	1	3760		

Comparable Sales

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
25101.9054	2610 N Houston Rd, Spokane, WA 99224		1974	3	1	3760		

Comparable Sales

A.	25084.9079	8021 W Trails RD , Spokane, WA 99224	\$200,000	1994	3	1	1456	07/10/2017	1.84 mi
B.	25083.9055	2210 N Old Trails RD , Spokane, WA 99224	\$45,000	1974	4	1	1536	09/20/2017	2.21 mi
C.	25225.0512	728 S Basalt ST , Spokane, WA 99224	\$230,000	1996	3	2	1652	01/06/2017	2.24 mi
D.	36304.2825	6412 N Washington ST , Spokane, WA 99208	\$77,000	1968	3	1	672	04/13/2017	3.89 mi
E.	25254.1506	1729 W 26th AVE , Spokane, WA 99224	\$45,000	1972		1	720	08/17/2017	4.08 mi
F.	25361.6001	3200 S Spring Creek LN , Spokane, WA 99224	\$3,077,000	2003	3	1	975	12/21/2016	4.32 mi
G.	25362.0017	3455 S Marshall RD , Spokane, WA 99224	\$184,999	2002	3	2	1736	05/03/2017	4.44 mi
H.	25361.0045	3303 S Inland Empire WAY , Spokane, WA 99224	\$140,000	2007	3	2	1188	05/16/2017	4.48 mi
I.	15012.9035	4711 N Lyons RD , Spokane, WA 99224	\$190,000	1985	3	2	1232	09/22/2017	4.50 mi
J.	25302.0130	1605 S Hayford RD , Spokane, WA 99224	\$335,000	1984		2	924	11/09/2017	4.55 mi
K.	35162.3316	1019 N Helena ST , Spokane, WA 99202	\$150,000	1999	4	2	1512	12/15/2016	4.59 mi
L.	24041.0106	6306 W 48th AVE , Spokane, WA 99224	\$100,000	1982	2	1	980	09/13/2017	4.91 mi
M.	99.003086	6914 W Jimmy CT , Nine Mile Falls, WA 99026	\$200,000	2004	3	2	1963	04/06/2017	5.01 mi
N.	24042.0215	9614 S Thomas Mallen RD , Cheney, WA 99004	\$33,000	1978	3	2	980	03/15/2018	5.21 mi
O.	24042.0252	7412 W 53rd AVE , Spokane, WA 99224	\$209,738	1995	3	2	1454	01/19/2018	5.45 mi
P.	16264.9072	6915 N Garfield RD , Spokane, WA 99224	\$250,000	2004	3	2	1560	12/28/2016	5.48 mi
Q.	36283.0226	2023 E Vanetta AVE , Spokane, WA 99217	\$229,000	2006	3	2	1800	03/20/2017	5.51 mi
R.	15233.1111	13230 W 8th AVE , Airway Heights, WA 99001	\$85,910	1998	3	2	1512	03/10/2017	5.66 mi
S.	15233.1424	903 S Easy ST , Airway Heights, WA 99001	\$80,000	1973	3	2	1440	09/13/2017	5.69 mi
T.	24034.0145	4910 W 61st AVE , Spokane, WA 99224	\$189,900	1996	3	2	1120	11/03/2017	5.72 mi
U.	15233.2201	806 S Ziegler ST , Airway Heights, WA 99001	\$72,240	1993	3	2	1248	09/27/2017	5.76 mi

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
25101.9054	2610 N Houston Rd, Spokane, WA 99224		1974	3	1	3760		

Comparable Sales

V.	15233.2203	824 S Ziegler ST , Airway Heights, WA 99001	\$72,000	1977	3	2	1492	09/25/2017	5.77 mi
W.	15154.9050	14211 W Mirage LN , Spokane, WA 99224	\$225,500	2001	3	2	1344	09/27/2017	5.90 mi
X.	24112.0118	4215 W Hallett RD , Spokane, WA 99224	\$250,000	2001	3	2	1848	10/18/2017	6.10 mi
Y.	35031.1219	3827 E Rich AVE , Spokane, WA 99217	\$50,000	1974	3	1	924	10/27/2017	6.16 mi

Comparable Statistics			
	<u>Average :</u>	<u>Low :</u>	<u>High :</u>
Sale Price:	\$268,851	\$33,000	\$3,077,000
Loan Amount:	\$318,070	\$47,666	\$2,039,050
Bedrooms:	3	2	4
Bathrooms:	2	1	2
Sq. Ft.:	1331	672	1963
Sale \$ / Sq. Ft.*:	\$202	\$49	\$1,567

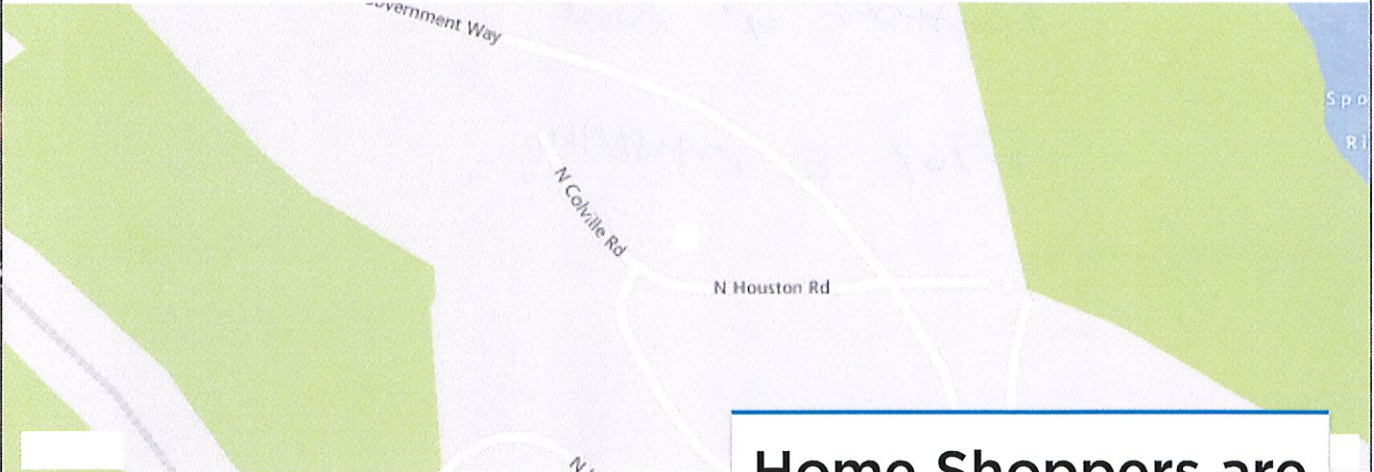
*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Ft.

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2610 N Houston Rd, Spokane, WA 99224

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Est. Refi Payment: \$593/mo



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