



PROPERTY REPORT

# 3311 W Rockwell Ave, Spokane, WA 99205



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Presented by  
**Lee Arnold**  
REALTOR®

Mobile: (801) 574-4020 | Fax: (509) 458-4001  
Keller Williams

*As 224,900  
Answer*

*Open 136,788  
List 201,796*

1988, 1989, 1990  
1991, 1992, 1993



# 3311 W Rockwell Ave, Spokane, WA 99205



Legend: ★ Subject Property

**OFF MARKET**

- Sold Date: 11/2/2004
- Public Record

## Current Estimated Value

# \$204,150

Last RVM® Update: 1/16/2018

RVM® Est. Range: \$181,694 – \$226,606

RVM® Confidence: ★★★★★☆

↑ RVM® Change - Last 1 Month: \$12,100

↑ RVM® Change - Last 12 Months: 22.74%

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*





*First American*

*my*FirstAm® Combined Report

3311 W Rockwell Ave, Spokane, WA 99205

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Property Address:

**3311 W Rockwell Ave  
Spokane, WA 99205**





First American

myFirstAm® Property Profile

3311 W Rockwell Ave, Spokane, WA 99205

Property Information			
Owner(s):	Worob Steven M	Mailing Address:	Po Box 10538, Spokane, WA 99209
Owner Phone:	Unknown	Property Address:	3311 W Rockwell Ave, Spokane, WA 99205
Vesting Type:	Single Man	Alt. APN:	
County:	Spokane	APN:	25021.2402
Map Coord:	8J	Census Tract:	001000
Lot#:	2	Block:	14
Subdivision:	Webster	Tract:	
Legal:	Webster W1/2 L2 Exc E2' 3"; All L3 B14 & N1/2 Of Vac Alley S Of & Adj		

Property Characteristics					
Use:	Sfr	Year Built / Eff. :	1953 / 1953	Sq. Ft. :	1087
Zoning:		Lot Size Ac / Sq Ft:	0.214 / 9306	# of Units:	1
Bedrooms:	3	Bathrooms:	2	Fireplace:	Y
# Rooms:	6	Quality:	Average	Heating:	Forced Air
Pool:		Air:	Y	Style:	Ranch
Stories:	1	Improvements:		Parking / #:	Garage / 1
Gross Area:	2174	Garage Area :	315	Basement Area:	1087

Sale and Loan Information					
Sale / Rec Date:	10/22/2004 / 11/02/2004	*\$/Sq. Ft.:	\$126.13	2nd Mtg.:	\$27,420
Sale Price:	\$137,100	1st Loan:	\$109,680	Prior Sale Amt:	\$110,000
Doc No.:	5142132	Loan Type:	Conventional	Prior Sale Date:	10/27/2001
Doc Type:	Warranty Deed	Transfer Date:	11/02/2004	Prior Doc No.:	4647110
Seller:	Snow, Carolyn L	Lender:	Response Mortgage Services	Prior Doc Type:	Deed

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

Tax Information			
Imp Value:	\$139,600	Exemption Type:	
Land Value:	\$25,000	Tax Year / Area:	2017 / 0010
Total Value:	\$164,600	Tax Value:	
Total Tax Amt:	\$2,250.18	Improved:	85%



**First American**

**myFirstAm® Transaction History**

**3311 W Rockwell Ave, Spokane, WA 99205**

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](#) .

<b>History Record # 1 : FORECLOSURE</b>	
Recording Date:	09/26/2017
Recorded Doc #:	000006643355
Document Type:	Notice of Sale
Vesting Type:	

<b>History Record # 2 : FORECLOSURE</b>	
Recording Date:	11/10/2014
Recorded Doc #:	000006347184
Document Type:	Lis Pendens
Vesting Type:	

<b>History Record # 3 : FINANCE</b>			
Mortgage Recording Date:	02/14/2011	Mortgage Transfer Type:	Refinance
Mortgage Document #:	5978935	Mortgage Rate Type:	Fix
Lender:	Wells Fargo Bank	Mortgage Term:	
Document Type:	Trust Deed/Mortgage	Vesting Type:	Single Man
Loan Amount:	\$140,500	Mortgage Rate:	
Borrower 1:	Worob Steven M	Borrower 2:	
Borrower 3:		Borrower 4:	

<b>History Record # 4 : SALE/TRANSFER</b>			
Buyer:	Worob, Steven M	Seller:	Garrison-Davis, Setira L
Transaction Date:	09/11/2007	Sale Price:	
Recording Date:	09/28/2007	Sale Price Type:	
Recorded Doc #:	5593902	Title Company:	Spokane County Title
Document Type:	Deed Transfer	Vesting Type:	Single Man

Continued on next page...

**FINANCE**

<b>Mortgage Recording Date:</b>	09/28/2007	<b>Mortgage Transfer Type:</b>	Refinance
<b>Mortgage Document #:</b>	5593903	<b>Mortgage Rate Type:</b>	Fix
<b>Lender:</b>	Inland Northwest Bank	<b>Mortgage Term:</b>	
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	Single Man
<b>Loan Amount:</b>	\$143,200	<b>Mortgage Rate:</b>	
<b>Borrower 1:</b>	Worob Steven M	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

**FINANCE**

<b>Mortgage Recording Date:</b>	09/28/2007	<b>Mortgage Transfer Type:</b>	
<b>Mortgage Document #:</b>	5593904	<b>Mortgage Rate Type:</b>	Fixed
<b>Lender:</b>	Inland Northwest Bank	<b>Mortgage Term:</b>	
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	Single Man
<b>Loan Amount:</b>	\$15,000	<b>Mortgage Rate:</b>	
<b>Borrower 1:</b>	Worob Steven M	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

**History Record # 5 : SALE/TRANSFER**

<b>Buyer:</b>	Worob,Steven M	<b>Seller:</b>	Snow,Carolyn L
<b>Transaction Date:</b>	10/22/2004	<b>Sale Price:</b>	\$137,100
<b>Recording Date:</b>	11/02/2004	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	5142132	<b>Title Company:</b>	Pacific North West Title
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	Single Man

**FINANCE**

<b>Mortgage Recording Date:</b>	11/02/2004	<b>Mortgage Transfer Type:</b>	Resale
<b>Mortgage Document #:</b>	5142133	<b>Mortgage Rate Type:</b>	Fix
<b>Lender:</b>	Response Mortgage Services Inc	<b>Mortgage Term:</b>	
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	Single Man
<b>Loan Amount:</b>	\$109,680	<b>Mortgage Rate:</b>	
<b>Borrower 1:</b>	Worob Steven M	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

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**FINANCE**

<b>Mortgage Recording Date:</b> 11/02/2004	<b>Mortgage Transfer Type:</b>
<b>Mortgage Document #:</b> 5142134	<b>Mortgage Rate Type:</b> Fixed
<b>Lender:</b> Us Bank Na Nd	<b>Mortgage Term:</b>
<b>Document Type:</b> Trust Deed/Mortgage	<b>Vesting Type:</b> Single Man
<b>Loan Amount:</b> \$27,420	<b>Mortgage Rate:</b>
<b>Borrower 1:</b> Worob Steven M	<b>Borrower 2:</b>
<b>Borrower 3:</b>	<b>Borrower 4:</b>

**History Record # 6 : SALE/TRANSFER**

<b>Buyer:</b> Langbehn,Jason D & Jill M	<b>Seller:</b> Richardson,Velma I
<b>Transaction Date:</b> 10/27/2001	<b>Sale Price:</b> \$110,000
<b>Recording Date:</b> 10/29/2001	<b>Sale Price Type:</b>
<b>Recorded Doc #:</b> 4647110	<b>Title Company:</b> Pacific North West Title
<b>Document Type:</b> Deed Transfer	<b>Vesting Type:</b>

**FINANCE**

<b>Mortgage Recording Date:</b> 10/29/2001	<b>Mortgage Transfer Type:</b> Resale
<b>Mortgage Document #:</b> 4647111	<b>Mortgage Rate Type:</b> Fix
<b>Lender:</b> Washington Mutual Fsb	<b>Mortgage Term:</b>
<b>Document Type:</b> Trust Deed/Mortgage	<b>Vesting Type:</b>
<b>Loan Amount:</b> \$100,000	<b>Mortgage Rate:</b>
<b>Borrower 1:</b> Langbehn Jason D	<b>Borrower 2:</b> Langbehn Jill M
<b>Borrower 3:</b>	<b>Borrower 4:</b>



**First American**

**myFirstAm® Comparable Sales**

3311 W Rockwell Ave, Spokane, WA 99205



**Subject Property**

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
25021.2402	3311 W Rockwell Ave, Spokane, WA 99205	\$137,100	1953	3	2	2174		

**Comparable Sales**



## Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
25021.2402	3311 W Rockwell Ave, Spokane, WA 99205	\$137,100	1953	3	2	2174		

## Comparable Sales

A.	25021.2401	3305 W Rockwell AVE , Spokane, WA 99205	\$186,000	1954	4	2	1468	06/19/2017	0.01 mi
B.	25021.1709	3312 W Rockwell AVE , Spokane, WA 99205	\$235,000	1953	4	2	1248	08/28/2017	0.04 mi
C.	25021.3412	3228 W Rockwell AVE , Spokane, WA 99205	\$200,000	1950	3	2	1083	09/11/2017	0.05 mi
D.	25021.3513	3214 W Lacrosse AVE , Spokane, WA 99205	\$140,000	1940	2	2	672	12/09/2016	0.07 mi
E.	25021.3406	3203 W Longfellow AVE , Spokane, WA 99205	\$131,500	1911	2	1	896	12/21/2016	0.10 mi
F.	25021.1620	3402 W Longfellow AVE , Spokane, WA 99205	\$181,000	1950	3	2	1564	11/22/2017	0.11 mi
G.	25021.1619	3404 W Longfellow AVE , Spokane, WA 99205	\$147,500	1952	3	1	832	03/09/2017	0.11 mi
H.	25021.3817	3208 W Walton AVE , Spokane, WA 99205	\$195,103	1953	3	2	962	11/18/2016	0.12 mi
I.	25021.1604	3317 W Heroy AVE , Spokane, WA 99205	\$141,800	1910	2	2	1120	08/01/2017	0.13 mi
J.	25021.1606	3327 W Heroy AVE , Spokane, WA 99205	\$120,000	1910	2	1	676	10/30/2017	0.13 mi
K.	25021.3102	3407 W Walton AVE , Spokane, WA 99205	\$187,000	1956	3	2	1040	07/17/2017	0.14 mi
L.	25021.0718	3124 W Longfellow AVE , Spokane, WA 99205	\$118,000	1912	3	1	924	10/18/2016	0.14 mi
M.	25021.1909	3510 W Rockwell AVE , Spokane, WA 99205	\$179,500	1952	2	1	1046	11/14/2017	0.14 mi
N.	25021.0704	3203 W Heroy AVE , Spokane, WA 99205	\$150,500	1952	2	1	816	09/19/2017	0.15 mi
O.	25021.3207	3328 W Garland AVE , Spokane, WA 99205	\$145,000	1942	2	1	651	06/15/2017	0.15 mi
P.	25021.3822	3112 W Walton AVE , Spokane, WA 99205	\$164,047	1951	3	2	960	09/28/2017	0.15 mi
Q.	25021.3912	3224 W Garland AVE , Spokane, WA 99205	\$180,000	1910	4	2	1580	01/16/2018	0.16 mi
R.	25021.0703	4327 N Driscoll BLVD , Spokane, WA 99205	\$154,900	1953	3	2	1320	02/15/2017	0.16 mi
S.	25021.1613	4320 N G ST , Spokane, WA 99205	\$190,100	1954	4	2	1071	03/09/2017	0.16 mi
T.	25021.0610	3224 W Heroy AVE , Spokane, WA 99205	\$157,000	1952	2	1	972	09/22/2017	0.17 mi
U.	25021.3607	4110 N C ST , Spokane, WA 99205	\$165,000	1925	2	1	1468	02/22/2017	0.17 mi
V.	25021.1318	3408 W Heroy AVE , Spokane, WA 99205	\$115,000	1951	4	1	816	12/23/2016	0.17 mi



**Subject Property**

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
25021.2402	3311 W Rockwell Ave, Spokane, WA 99205	\$137,100	1953	3	2	2174		

**Comparable Sales**

W.	25021.1502	3507 W Heroy AVE , Spokane, WA 99205	\$159,000	1910	2	2	932	08/07/2017	0.18 mi
X.	25021.3310	4228 N Driscoll BLVD , Spokane, WA 99205	\$172,500	1952	2	1	920	08/31/2017	0.19 mi
Y.	25021.2002	3607 W Longfellow AVE , Spokane, WA 99205	\$180,900	1951	3	1	1134	08/31/2017	0.22 mi

<b>Comparable Statistics</b>			
	<u>Average :</u>	<u>Low :</u>	<u>High :</u>
<b>Sale Price:</b>	\$163,854	\$115,000	\$235,000
<b>Loan Amount:</b>	\$149,838	\$110,000	\$190,000
<b>Bedrooms:</b>	3	2	4
<b>Bathrooms:</b>	2	1	2
<b>Sq. Ft.:</b>	1047	651	1580
<b>Sale \$ / Sq. Ft.*:</b>	\$156	\$177	\$149

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





Parcel Number: 25021.2402  
 Site Address: 3311 W ROCKWELL AVE  
 Printer Friendly (SummaryPrint.aspx)

WEBPADAL Data As Of: 1/31/2018  
 SCOUT Map (<http://cp.spokanecounty.org/SCOUT/Map/?PID=25021.2402>)  
 Collapse All

**Owner/Taxpayer**

[\(Default.aspx?PID=25021.2402\)](#)

**Owner**

Owner Name: WORO, STEVEN M  
 Address: PO BOX 10538, SPOKANE, WA, 99209

**Taxpayer**

Taxpayer Name: WORO, STEVEN M  
 Address: PO BOX 10538, SPOKANE, WA, 99209-0538

**Photos**

<http://cp.spokanecounty.org/SCOUT/Map/?PID=25021.2402>



**Assessed Value**

Tax Year	Land	Dwelling/Structure	Current Use Land	Taxable	Personal Prop.	Total Value
2018	25,000	150,100	0	175,100	0	175,100
2017	25,000	139,600	0	164,600	0	164,600
2016	25,000	131,200	0	156,200	0	156,200
2015	25,000	127,000	0	152,000	0	152,000
2014	25,000	127,000	0	152,000	0	152,000
2013	25,000	127,000	0	152,000	0	152,000

**Site Address**

Parcel Type	Site Address	City	Land Size	Size Desc.	Description	Tax Year	Tax Code Area	Status
R	3311 W ROCKWELL AVE	SPOKANE	9306	Square Feet	511 Household, single family	2017	0010 ( <a href="http://cp.spokanecounty.org/Assessor/TCA/TaxCodeAreaByYear.aspx?TCA=0010">http://cp.spokanecounty.org/Assessor/TCA/TaxCodeAreaByYear.aspx?TCA=0010</a> )	Active

WEBSTER W1/2 L2 EXC E2' 3"; ALL L3 B14 & N1/2 OF VAC ALLEY SOF & ADJ

**Appraisal**

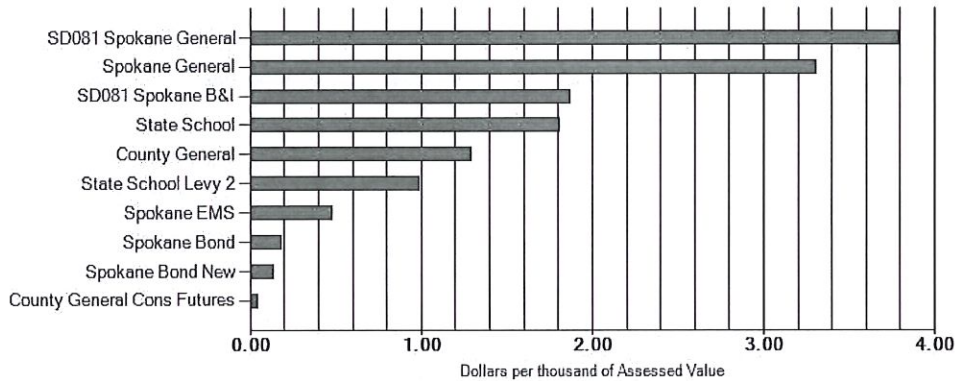
<http://cp.spokanecounty.org/Assessor/ContactAssessors/Default.aspx?parcel=25021.2402>

Parcel Class	Appraiser	Neighborhood Code	Neighborhood Name	Neighborhood Desc	Appraiser Name	Appraiser Phone

Parcel Class	Appraiser	Neighborhood Code	Neighborhood Name	Neighborhood Desc	Appraiser Name	Appraiser Phone
511 Household, single family	132 ( <a href="http://cp.spokanecounty.org/Assessor/ContactAssessors/Default.aspx?parcel=25021.2402">http://cp.spokanecounty.org/Assessor/ContactAssessors/Default.aspx?parcel=25021.2402</a> )	312526	SHAD3	CITY - SHADLE AREA	Nathan	477-5906

**Levy**

Levy Name	Levy Rate 2016	Levy Rate 2017	Levy Type	Tax ID
County General	1.4260	1.3670	Non-Voted	0010
County General Cons Futures	0.0453	0.0438	Non-Voted	0010
SD081 Spokane B&I	1.9626	1.9523	Voted	0010
SD081 Spokane General	4.0098	3.9637	Voted	0010
Spokane Bond	0.2220	0.1958	Voted	0010
Spokane Bond New	0.1480	0.1421	Voted	0010
Spokane EMS	0.4922	0.5000	Non-Voted	0010
Spokane General	3.5243	3.4642	Non-Voted	0010
State School	2.0997	2.0002	Non-Voted	0010
<b>Totals:</b>	<b>13.93</b>	<b>13.63</b>		



**Characteristics**

<http://cp.spokanecounty.org/Assessor/ContactAssessors/Default.aspx?parcel=25021.2402>

Dwelling/ Structure	Year Built	Year Remodeled	Size	Type	House Type	Roof Material	Heat	Cool	Bedroom	Half Bath	Full Bath
Residential Detached Garage	1953	0	315	SF						0	0
Dwelling	1953	0	2,174	SF	31 Brick Ranch 1000-1499	Comp sh medium	Forced hot air-gas	Central air	3	0	2

Residential Sq Ft Breakdown	Sq Ft	Extension
Basement	1,087	R01
1st Floor	1,087	R01

Features / Structure	Main Floor Size	Size Type
DWELL - Basic allowance	1	
DWELL - Concrete Patio	315	SF
DWELL - Fireplace	1	IT
DWELL - Sprinkler system	0	SF
DWELL - Upper Conventional Canopy	315	SF

Land Number	Soil ID	Acreage	Sq Ft	Frontage	Depth	Lot(s)
1	R1SL	0.21	9,306	73	128	1

## Sales

Sale Date	Sale Price	Sale Instrument	Excise Number	parcel
09/11/2007	0.00	Quit Claim Deed	200716370 (ImageExcise.aspx?ExciseNumber=200716370&Parcel=25021.2402)	25021.2402
10/22/2004	137,100.00	Statutory Warranty Deed	200420465 (ImageExcise.aspx?ExciseNumber=200420465&Parcel=25021.2402)	25021.2402
09/25/2003	124,000.00	Statutory Warranty Deed	200318301 (ImageExcise.aspx?ExciseNumber=200318301&Parcel=25021.2402)	25021.2402
11/12/2001	0.00	Statutory Warranty Deed	200117471 (ImageExcise.aspx?ExciseNumber=200117471&Parcel=25021.2402)	25021.2402

Property Taxes [I \(http://www.spokanecounty.org/Treasurer/\)](http://www.spokanecounty.org/Treasurer/)  (Notices.aspx) [\\$\(https://www.invoicecloud.com/Spokanecounty\)](https://www.invoicecloud.com/Spokanecounty)

Taxes are due April 30th and October 31st

Tax Year	Charge Type	Annual Charges	Remaining Charges Owing
2017	A/V Property Tax	2,243.36	0.00
2017	Soil Conservation Principal CNSV1	5.02	0.00
2017	Weed Control Principal WCWEED1	1.80	0.00
	<b>Total Taxes for 2017</b>	<b>2,250.18</b>	<b>0.00</b>
2016	A/V Property Tax	2,175.84	0.00
2016	Soil Conservation Principal CNSV1	5.02	0.00
2016	Weed Control Principal WCWEED1	1.80	0.00
	<b>Total Taxes for 2016</b>	<b>2,182.66</b>	<b>0.00</b>
2015	A/V Property Tax	2,164.05	0.00
2015	Soil Conservation Principal CNSV1	5.02	0.00
2015	Weed Control Principal WCWEED1	1.80	0.00
	<b>Total Taxes for 2015</b>	<b>2,170.87</b>	<b>0.00</b>
2014	A/V Property Tax	2,158.25	0.00
2014	Soil Conservation Principal CNSV3	5.00	0.00
	<b>Total Taxes for 2014</b>	<b>2,163.25</b>	<b>0.00</b>

## Tax Receipts

Tax Year	Receipt Number	Receipt Date	Receipt Amount
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Tax Year	Receipt Number	Receipt Date	Receipt Amount
2017	7340401	10/27/2017	1,125.09
2017	7130648	04/20/2017	1,125.09
2016	6977311	10/31/2016	1,091.33
2016	6781783	04/28/2016	1,091.33
2015	6554123	10/23/2015	1,085.44
2015	6373511	04/21/2015	1,085.43
2014	6201101	10/28/2014	1,081.63
2014	6016133	04/17/2014	1,081.62

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**Assessor's Office** (<http://www.spokanecounty.org/Assessor/>)

1116 West Broadway Avenue  
County Courthouse, 1st Floor  
Spokane, WA 99260

**Assessor's Information**

**Owner, Site Address, Appraisal, Levy, Characteristics, Sales**

**Hours:** Monday - Thursday 8:30am - 4:00pm  
Friday 8:30am - 1:00pm  
(excluding holidays)

**Phone (Phone)** (509) 477-3698

**Fax: (Fax)** (509) 477-3697

**Email: (Email)** [Contact the Assessor \(mailto:Assessor@spokanecounty.org\)](mailto:Assessor@spokanecounty.org)

**Treasurer's Office** (<http://www.spokanecounty.org/treasurer/>)

1116 West Broadway Avenue  
County Courthouse, 2nd Floor  
Spokane, WA 99260

**Treasurer's Information**

**Taxpayer, Property Taxes, Receipts, Sales**

**Hours:** Monday - Thursday 8:30am - 4:00pm  
Friday 8:30am - 1:00pm  
(excluding holidays)

**Phone (Phone)** (509) 477-4713

**Fax: (Fax)** (509) 477-3674

**Email: (Email)** [Contact the Treasurer \(mailto:treasurer@spokanecounty.org\)](mailto:treasurer@spokanecounty.org)

~~Good~~ Midland. 4/2.5 - Good school - Regina

asking 96,000 u/c. 2/7/2018

Private Gardin. Bridge - R.V.M. 185,000 - 215,000

? - Good buy?

Approx \$175,000

338 DIANE, CHICAGO Heights, IL 2.5 - 10% → 80% of loan + terms -  
60411

19,200 in cash  
loan amount -  
176,800 -  
30,000 -

215,000  
199,900 - 189,900  
4.5%  
9,000

106,800  
+ 2.5 point - 2,670.  
\$109,470. - add to loan

190,900  
- 128,700  
- 8,700  
53,500

\$68,500

for the seller

Good - 10000 - 10000  
K.V.M. 180000 - 210000

100000  
100000  
100000

100000  
100000  
100000

100000

100000  
100000  
100000  
100000  
100000



Row - 6859 Sentinel Road  
Rockford, IL 60107

- looking to buy - R.E.O. 2.110w - asking price.  
125,961

4 / 2.5 - 2706 - soft

67,620

ANU - 219,900  
x 70%

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153,930  
- 67,620.

M.A.O. 86,310

1987 - 1988  
Annual Report

1987 - 1988  
Annual Report

1987 - 1988

1987 - 1988

1987 - 1988

1987 - 1988

1987 - 1988