

QLS
 #1

PROPERTY REPORT

3108 E 17th Ave, Spokane, WA 99223



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Presented by
Lee Arnold
 REALTOR[®]

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

Keller Williams

1. WHAT IS IT
 WORTH
 157 - 194,000
 2. WHAT DO
 THEY OWE.

Equity
 Den.

open \$62,862

rest \$157,590

3108 E 17th Ave, Spokane, WA 99223



Legend: ★ Subject Property

OFF MARKET

- Sold Date: 11/24/1997
- Public Record

Current Estimated Value

\$192,170

Last RVM® Update: 2/13/2018

RVM® Est. Range: \$165,267 – \$219,073

RVM® Confidence: ★★☆☆☆

↓ RVM® Change - Last 1 Month: -\$5,000

↑ RVM® Change - Last 12 Months: 38.97%

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First American

myFirstAm®

Combined Report

3108 E 17th Ave, Spokane, WA 99223

Wendy Schmitt Co / DEIST SPARK

\$2.50

Property Address:

**3108 E 17th Ave
Spokane, WA 99223**



First American

myFirstAm® Property Profile

3108 E 17th Ave, Spokane, WA 99223

Property Information	
Owner(s): Dawson Edward A	Mailing Address: 1300 W Dean Ave, Spokane, WA 99201
Owner Phone: Unknown	Property Address: 3108 E 17th Ave, Spokane, WA 99223
Vesting Type:	Alt. APN:
County: Spokane	APN: 35272.1410
Map Coord: 13N	Census Tract: 004601
Lot#: 11	Block: 8
Subdivision: Ravenwood Add	Tract:
Legal: Ravenwood Add All L11 &Exc N155ft Of L12 B8	

Property Characteristics			
Use: Sfr	Year Built / Eff. : 1929 / 1929	Sq. Ft. : 916	
Zoning:	Lot Size Ac / Sq Ft: 0.21 / 9150	# of Units: 1	
Bedrooms: 2	Bathrooms: 1	Fireplace: Y	
# Rooms: 5	Quality: Fair	Heating: Forced Air	
Pool:	Air:	Style: Bungalow	
Stories: 1	Improvements:	Parking / #: /	
Gross Area: 1636	Garage Area :	Basement Area: 720	

Sale and Loan Information			
Sale / Rec Date: 03/31/1983	*\$/Sq. Ft.: \$38.76	2nd Mtg.:	
Sale Price: \$35,500	1st Loan:	Prior Sale Amt:	
Doc No.: 0830027022	Loan Type:	Prior Sale Date:	
Doc Type: Deed	Transfer Date: 03/31/1983	Prior Doc No.:	
Seller: Owner Name Unavailable	Lender:	Prior Doc Type:	

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

Tax Information	
Imp Value: \$81,900	Exemption Type:
Land Value: \$29,700	Tax Year / Area: 2017 / 0010
Total Value: \$111,600	Tax Value:
Total Tax Amt: \$1,527.84	Improved: 73%



First American

myFirstAm® Transaction History

3108 E 17th Ave, Spokane, WA 99223

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 : FORECLOSURE

Recording Date: 10/24/2017
Recorded Doc #: 000006651436
Document Type: Notice of Sale **Vesting Type:**

History Record # 2 : FORECLOSURE

Recording Date: 10/20/2015
Recorded Doc #: 000006445543
Document Type: Notice of Sale **Vesting Type:**

History Record # 3 : FINANCE

Mortgage Recording Date: 02/03/2005	Mortgage Transfer Type: Refinance
Mortgage Document #: 5176687	Mortgage Rate Type: Var
Lender: Cls Mortgage Inc	Mortgage Term:
Document Type: Trust Deed/Mortgage	Vesting Type:
Loan Amount: \$60,000	Mortgage Rate:
Borrower 1: Meade Edward A	Borrower 2: Meade Marcia M
Borrower 3:	Borrower 4:

253,000

Continued on next page...

History Record # 4 : FINANCE

Mortgage Recording Date: 05/24/2004	Mortgage Transfer Type: Refinance
Mortgage Document #: 5075478	Mortgage Rate Type: Fix
Lender: Cls Mortgage Inc	Mortgage Term:
Document Type: Trust Deed/Mortgage	Vesting Type:
Loan Amount: \$42,315	Mortgage Rate:
Borrower 1: Dawson Edward A	Borrower 2: Dawson Marcia M
Borrower 3:	Borrower 4:

History Record # 5 : FINANCE

Mortgage Recording Date: 10/23/2002	Mortgage Transfer Type: Refinance
Mortgage Document #: 4790337	Mortgage Rate Type: Fix
Lender: Mullan Trail Enterpriese Llc	Mortgage Term:
Document Type: Trust Deed/Mortgage	Vesting Type:
Loan Amount: \$60,000	Mortgage Rate:
Borrower 1: Dawson Edward A	Borrower 2: Dawson Marcia M
Borrower 3:	Borrower 4:

History Record # 6 : FINANCE

Mortgage Recording Date: 03/24/1998	Mortgage Transfer Type: Refinance
Mortgage Document #: 00000013	Mortgage Rate Type: Fix
Lender: Washington Trust Bank	Mortgage Term:
Document Type: Trust Deed/Mortgage	Vesting Type:
Loan Amount: \$133,000	Mortgage Rate:
Borrower 1: Dawson Edward	Borrower 2:
Borrower 3:	Borrower 4:

Continued on next page...

History Record # 7 : SALE/TRANSFER

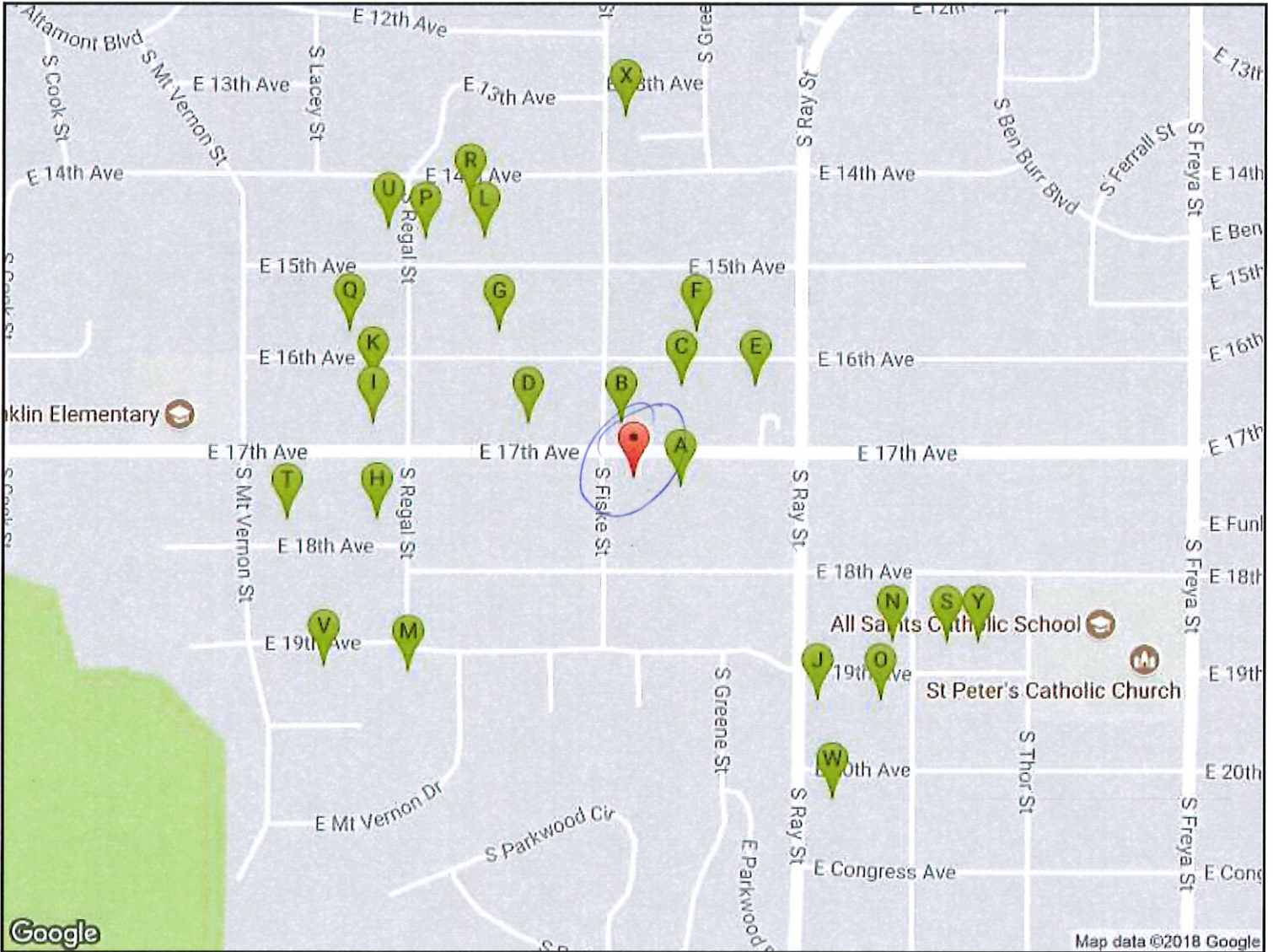
Buyer:	Dawson,Edward A	Seller:	Owner Name Unavailable
Transaction Date:		Sale Price:	\$35,500
Recording Date:	03/31/1983	Sale Price Type:	
Recorded Doc #:	0830027022	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	



First American

myFirstAm® Comparable Sales

3108 E 17th Ave, Spokane, WA 99223



Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
35272.1410	3108 E 17th Ave, Spokane, WA 99223	\$35,500	1929	2	1	1036		

Comparable Sales

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
35272.1410	3108 E 17th Ave, Spokane, WA 99223	\$35,500	1929	2	1	1036		

Comparable Sales

A.	35272.1407	3124 E 17th AVE , Spokane, WA 99223	\$235,000	1929	2	1	1471	02/16/2018	0.03 mi
B.	35272.1112	3103 E 17th AVE , Spokane, WA 99223	\$165,000	1940	2	1	998	10/30/2017	0.04 mi
C.	35272.1108	3124 E 16th AVE , Spokane, WA 99223	\$129,300	1962	2	1	879	01/11/2017	0.07 mi
D.	35272.1220	3007 E 17th AVE , Spokane, WA 99223	\$174,900	1915	3	2	1128	08/14/2017	0.08 mi
E.	35272.1103	3148 E 16th AVE , Spokane, WA 99223	\$159,000	1930	3	1	1036	12/06/2016	0.10 mi
F.	35272.0816	3129 E 16th AVE , Spokane, WA 99223	\$201,267	1925	3	2	960	12/29/2017	0.11 mi
G.	35272.0715	2927 E 16th AVE , Spokane, WA 99223	\$145,000	1949	2	1	952	11/23/2016	0.13 mi
H.	35281.0425	2815 E 18th AVE , Spokane, WA 99223	\$215,000	1927	2	1	933	10/03/2017	0.16 mi
I.	35281.0153	2815 E 17th AVE , Spokane, WA 99223	\$25,000	1931	3	1	848	06/12/2017	0.17 mi
J.	35272.2606	3204 E 19th AVE , Spokane, WA 99223	\$144,500	1950	3	1	960	05/30/2017	0.18 mi
K.	35281.0137	2816 E 16th AVE , Spokane, WA 99223	\$212,500	1914	2	1	1354	10/23/2017	0.18 mi
L.	35272.0614	2923 E 15th AVE , Spokane, WA 99223	\$130,000	1912	2	1	768	06/28/2017	0.18 mi
M.	35272.2106	2824 E 19th AVE , Spokane, WA 99223	\$182,500	1946	3	2	1540	01/03/2017	0.18 mi
N.	35272.1710	3227 E 19th AVE , Spokane, WA 99223	\$208,600	1970	2	1	1464	01/11/2017	0.19 mi
O.	35272.2602	3224 E 19th AVE , Spokane, WA 99223	\$150,000	1950	2	1	960	06/23/2017	0.21 mi
P.	35272.0610	2903 E 15th AVE , Spokane, WA 99223	\$215,000	1948	3	2	1228	06/15/2017	0.21 mi
Q.	35281.0133	2805 E 16th AVE , Spokane, WA 99223	\$245,000	1928	3	2	1012	07/26/2017	0.21 mi
R.	35272.0606	2920 E 14th AVE , Spokane, WA 99202	\$152,500	1946	2	1	750	01/03/2017	0.21 mi
S.	35272.1608	3307 E 19th AVE , Spokane, WA 99223	\$132,650	1950	3	1	781	12/23/2016	0.22 mi
T.	35281.0419	2711 E 18th AVE , Spokane, WA 99223	\$215,000	1940	2	2	963	06/21/2017	0.22 mi
U.	35281.0156	1416 S Regal ST , Spokane, WA 99223	\$165,000	1946	3	1	1220	10/31/2017	0.23 mi
V.	35281.0518	2726 E 19th AVE , Spokane, WA 99223	\$205,000	1947	2	1	1304	11/29/2016	0.23 mi

Comparable Sales

3108 E 17th Ave, Spokane, WA 99223

02/28/2018

Page 2 (of 4)

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Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
35272.1410	3108 E 17th Ave, Spokane, WA 99223	\$35,500	1929	2	1	1036		

Comparable Sales

W.	35272.3105	3208 E 20th AVE , Spokane, WA 99223	\$135,000	1949	3	2	768	12/06/2016	0.23 mi
X.	35223.3205	1309 S Fiske ST , Spokane, WA 99202	\$175,000	1939	3	1	900	12/29/2016	0.23 mi
Y.	35272.1610	3319 E 19th AVE , Spokane, WA 99223	\$190,000	1950	3	1	960	10/20/2017	0.24 mi

Comparable Statistics			
	<u>Average :</u>	<u>Low :</u>	<u>High :</u>
Sale Price:	\$172,309	\$25,000	\$245,000
Loan Amount:	\$161,297	\$100,000	\$232,750
Bedrooms:	3	2	3
Bathrooms:	1	1	2
Sq. Ft.:	1045	750	1540
Sale \$ / Sq. Ft.*:	\$165	\$33	\$159

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

Parcel Information



Parcel Number: 35272.1410
Site Address: 3108 E 17TH AVE

WEBPADAL Data As Of: 2/28/2018

Parcel Image



Owner Name: DAWSON, EDWARD A
Address: 1300 W DEAN AVE, SPOKANE, WA, 99201-2015

Taxpayer Name: DAWSON, EDWARD A
Address: 1300 W DEAN AVE, SPOKANE, WA, 99201-2015

Site Address

Parcel Type	Site Address	City	Land Size	Size Desc.	Description	Tax Year	Tax Code Area	Status
R	3108 E 17TH AVE	SPOKANE	9150	Square Feet	Household, single family	2018	0010	Active

Assessor Description

RAVENWOOD ADD ALL L11 & EXC N155FT OF L12 B8

Appraisal

Parcel Class	Appraiser	Neighborhood Code	Neighborhood Name	Neighborhood Desc	Appraiser Name	Appraiser Phone
11 Single Unit	122	413540	RVNWD	CITY-RAVENWOOD OTHERS	Megan	477-5934

Assessed Value

Tax Year	Land	Dwelling/Structure	Current Use Land	Taxable	Personal Prop.	Total Value
2018	29,700	91,000	0	120,700	0	120,700
2017	29,700	81,900	0	111,600	0	111,600
2016	29,700	71,000	0	100,700	0	100,700
2015	29,700	68,500	0	98,200	0	98,200
2014	29,700	66,900	0	96,600	0	96,600
2013	29,700	66,900	0	96,600	0	96,600

Characteristics

Dwelling/Structure	Year Built	Gross Living Area Size	Type	House Type	Roof Material	Heat	Cool	Bedroom	Half Bath	Full Bath
Dwelling	1929	1,036	NA SF	11 Vintage Bungalow	Comp sh medium	Forced hot air-gas	None	2	0	1

Residential Sq Ft Breakdown

	Sq Ft	Extension
Basement	720	R01
1st Floor	916	R01

Features / Structure

Main Floor Size

Size Type

Features / Structure	Main Floor Size	Size Type
DWELL - Open Frame Porch	32	SF

Land Number	Soil ID	Acreeage	Sq Ft	Frontage	Depth	Lot(s)
1	RIRR	0.21	9,150	0	0	1

Sales**Property Taxes**

Taxes are due April 30th and October 31st

Tax Year	Charge Type	Annual Charges	Remaining Charges Owning
2018	A/V Property Tax	1,675.40	1,675.40
2018	Soil Conservation Principal CNSV1	5.02	5.02
2018	Weed Control Principal WCWEED1	1.80	1.80
	Total Taxes for 2018	1,682.22	1,682.22
2017	A/V Property Tax	1,521.02	0.00
2017	Soil Conservation Principal CNSV1	5.02	0.00
2017	Weed Control Principal WCWEED1	1.80	0.00
	Total Taxes for 2017	1,527.84	0.00
2016	A/V Property Tax	1,402.74	0.00
2016	Soil Conservation Principal CNSV1	5.02	0.00
2016	Weed Control Principal WCWEED1	1.80	0.00
	Total Taxes for 2016	1,409.56	0.00
2015	A/V Property Tax	1,398.08	0.00
2015	Soil Conservation Principal CNSV1	5.02	0.00
2015	Weed Control Principal WCWEED1	1.80	0.00
	Total Taxes for 2015	1,404.90	0.00

Tax Receipts

Tax Year	Receipt Number	Receipt Date	Receipt Amount
2017	7323552	10/27/2017	763.92
2017	7113612	04/20/2017	763.92
2016	7003141	10/31/2016	704.78
2016	6793456	04/28/2016	704.78
2015	6622786	10/28/2015	702.45
2015	6420616	04/24/2015	702.45

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Trustee Corp
 #2

PROPERTY REPORT

2603 E Nebraska Ave, Spokane, WA 99208



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Presented by
Lee Arnold
 REALTOR[®]

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

Drive By

152,900 - 167,644

185,000

179,500

29,400

100,050

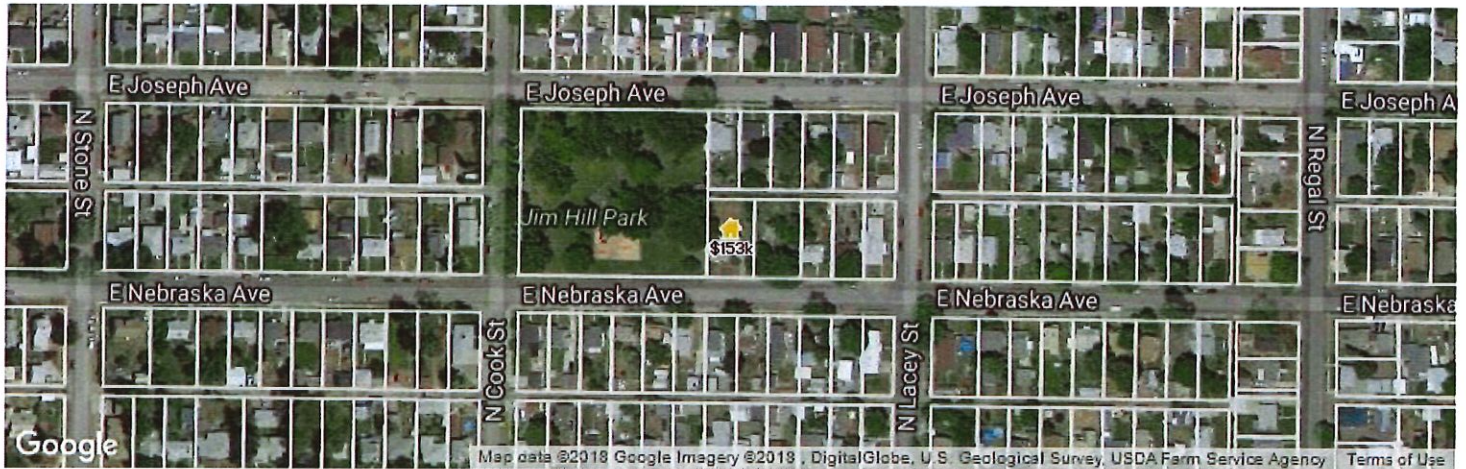
189,900

179,900

open #94,980

288 \$167,644

2603 E Nebraska Ave, Spokane, WA 99208



Legend: ★ Subject Property

OFF MARKET
• Sold Date: 11/15/2006
• Public Record

Current Estimated Value

\$152,810

Last RVM® Update: 2/13/2018

RVM® Est. Range: \$137,529 – \$168,091

RVM® Confidence: ★★★★★

↓ RVM® Change - Last 1 Month: -\$7,050

↑ RVM® Change - Last 12 Months: 11.87%

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First American

myFirstAm® Combined Report

2603 E Nebraska Ave, Spokane, WA 99208

Property Address:

**2603 E Nebraska Ave
Spokane, WA 99208**

Combined Report

2603 E Nebraska Ave, Spokane, WA 99208

02/28/2018

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First American

myFirstAm® Property Profile

2603 E Nebraska Ave, Spokane, WA 99208

Property Information			
Owner(s):	Navarro Sherry / Navarro Kathryn Kathryn	Mailing Address:	2603 E Nebraska Ave, Spokane, WA 99208
Owner Phone:	Unknown	Property Address:	2603 E Nebraska Ave, Spokane, WA 99208
Vesting Type:		Alt. APN:	
County:	Spokane	APN:	36331.2208
Map Coord:	121	Census Tract:	000200
Lot#:	19	Block:	57
Subdivision:	Hillyard Add 03	Tract:	
Legal:	Hillyard 3rd All L19; W1/2 L20 B57		

Property Characteristics			
Use:	Sfr	Year Built / Eff. :	1952 / 1952
Zoning:		Sq. Ft. :	1178
Bedrooms:	3	Lot Size Ac / Sq Ft:	0.215 / 9375
# Rooms:	7	# of Units:	1
Pool:		Bathrooms:	2
Stories:	1	Fireplace:	Y
Gross Area:	2678	Quality:	Fair
		Heating:	Baseboard Oil
		Air:	
		Style:	Ranch
		Improvements:	
		Parking / #:	Garage / 1
		Garage Area :	322
		Basement Area:	1178

Sale and Loan Information			
Sale / Rec Date:	10/25/2006 / 10/31/2006	*\$/Sq. Ft.:	\$112.90
Sale Price:	\$133,000	2nd Mtg.:	\$26,600
Doc No.:	5454977	1st Loan:	\$106,400
Doc Type:	Warranty Deed	Loan Type:	Conventional
Seller:	Cabbage, Joseph A & Sarah B	Prior Sale Amt:	\$75,000
		Prior Sale Date:	04/23/1998
		Transfer Date:	10/31/2006
		Prior Doc No.:	0004213497
		Lender:	Countrywide Home Loans Inc
		Prior Doc Type:	

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

Tax Information	
Imp Value:	\$93,500
Land Value:	\$31,250
Total Value:	\$124,750
Total Tax Amt:	\$1,707.05
Exemption Type:	
Tax Year / Area:	2017 / 0010
Tax Value:	
Improved:	75%



First American

myFirstAm® Transaction History

2603 E Nebraska Ave, Spokane, WA 99208

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History Record # 1 : FORECLOSURE

Recording Date: 10/23/2017
Recorded Doc #: 000006651140
Document Type: Notice of Sale **Vesting Type:**

History Record # 2 : FORECLOSURE

Recording Date: 10/23/2017
Recorded Doc #: 000006651140
Document Type: Notice of Sale **Vesting Type:**

History Record # 3 : SALE/TRANSFER

Buyer: Cabbage, Joseph A & Sarah B **Seller:** Rask, Josephine A
Transaction Date: 10/23/2006 **Sale Price:**
Recording Date: 11/15/2006 **Sale Price Type:**
Recorded Doc #: 5461073 **Title Company:** Adept Escrow
Document Type: Deed Transfer **Vesting Type:** Husband & Wife

History Record # 4 : SALE/TRANSFER

Buyer: Navarro, Sherry **Seller:** Cabbage, Joseph A & Sarah B
Transaction Date: 10/25/2006 **Sale Price:** \$133,000
Recording Date: 10/31/2006 **Sale Price Type:** Confirmed
Recorded Doc #: 5454977 **Title Company:** First American Title
Document Type: Deed Transfer **Vesting Type:** Separate

Continued on next page...

FINANCE			
Mortgage Recording Date:	10/31/2006	Mortgage Transfer Type:	Resale
Mortgage Document #:	<u>5454979</u>	Mortgage Rate Type:	Var
Lender:	Countrywide Home Loans Inc	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	Separate
Loan Amount:	\$106,400	Mortgage Rate:	
Borrower 1:	Navarro Sherry	Borrower 2:	
Borrower 3:		Borrower 4:	

FINANCE			
Mortgage Recording Date:	10/31/2006	Mortgage Transfer Type:	
Mortgage Document #:	<u>5454980</u>	Mortgage Rate Type:	Fixed
Lender:	Countrywide Home Loans Inc	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	Separate
Loan Amount:	\$26,600	Mortgage Rate:	
Borrower 1:	Navarro Sherry	Borrower 2:	
Borrower 3:		Borrower 4:	

History Record # 5 : SALE/TRANSFER			
Buyer:	Navarro,Sherry	Seller:	Navarro,Ernesto Jr
Transaction Date:	10/30/2006	Sale Price:	
Recording Date:	10/31/2006	Sale Price Type:	
Recorded Doc #:	5454978	Title Company:	First American Title
Document Type:	Deed Transfer	Vesting Type:	Separate

History Record # 6 : SALE/TRANSFER			
Buyer:	Cubbage,Joseph A & Sarah B	Seller:	Rask,Josephine A
Transaction Date:	06/23/2003	Sale Price:	\$8
Recording Date:	06/24/2003	Sale Price Type:	
Recorded Doc #:	4915423	Title Company:	Pacific North West Title
Document Type:	Deed Transfer	Vesting Type:	

Continued on next page...

FINANCE

Mortgage Recording Date: 06/24/2003	Mortgage Transfer Type: Resale
Mortgage Document #: 4915423	Mortgage Rate Type: Fix
Lender: Rask, Josephine A	Mortgage Term:
Document Type: Trust Deed/Mortgage	Vesting Type:
Loan Amount: \$85,000	Mortgage Rate:
Borrower 1: Cabbage Joseph A	Borrower 2: Cabbage Sarah B
Borrower 3:	Borrower 4:

History Record # 7 : SALE/TRANSFER

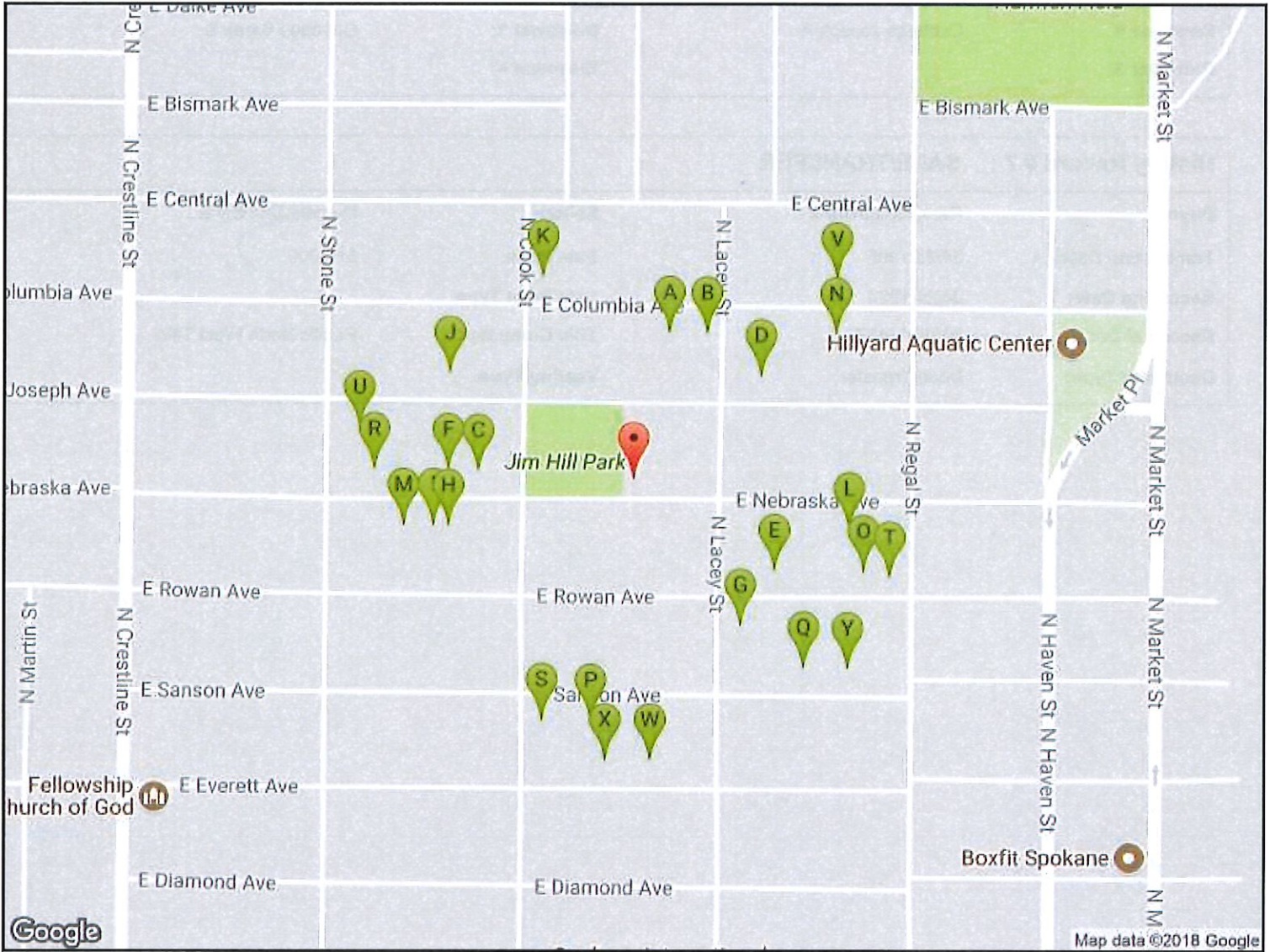
Buyer: Rask, Josephine A	Seller: Demers, Dorothy E
Transaction Date: 04/23/1998	Sale Price: \$75,000
Recording Date: 04/24/1998	Sale Price Type:
Recorded Doc #: 0004213497	Title Company: Pacific North West Title
Document Type: Deed Transfer	Vesting Type:



First American

myFirstAm® Comparable Sales

2603 E Nebraska Ave, Spokane, WA 99208



Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
36331.2208	2603 E Nebraska Ave, Spokane, WA 99208	\$133,000	1952	3	2	1649		

Comparable Sales

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
36331.2208	2603 E Nebraska Ave, Spokane, WA 99208	\$133,000	1952	3	2	1649		

Comparable Sales

A.	36331.1703	2618 E Columbia AVE , Spokane, WA 99208	\$150,000	1950	4	2	1246	10/31/2017	0.09 mi
B.	36331.1701	2628 E Columbia AVE , Spokane, WA 99208	\$131,500	1953	2	1	720	09/11/2017	0.10 mi
C.	36331.2119	2417 E Nebraska AVE , Spokane, WA 99208	\$68,000	1956	2	1	864	03/02/2017	0.10 mi
D.	36331.1615	2709 E Joseph AVE , Spokane, WA 99208	\$123,700	1916	2	1	731	06/20/2017	0.10 mi
E.	36331.2416	2717 E Rowan AVE , Spokane, WA 99217	\$124,000	1908	3	2	1482	10/20/2017	0.11 mi
F.	36331.2117	2407 E Nebraska AVE , Spokane, WA 99208	\$130,000	1953	4	2	886	02/08/2017	0.12 mi
G.	36334.0113	2704 E Rowan AVE , Spokane, WA 99217	\$102,300	1908	4	1	1626	11/29/2017	0.12 mi
H.	36331.2605	2408 E Nebraska AVE , Spokane, WA 99208	\$175,000	1954	3	1	934	06/19/2017	0.12 mi
I.	36331.2606	2402 E Nebraska AVE , Spokane, WA 99208	\$155,000	1953	2	2	720	07/31/2017	0.13 mi
J.	36331.1818	2407 E Joseph AVE , Spokane, WA 99208	\$119,900	1911	2	1	810	10/27/2017	0.13 mi
K.	36331.1412	5804 N Cook ST , Spokane, WA 99208	\$115,955	1947	3	2	838	08/15/2017	0.14 mi
L.	36331.2406	2814 E Nebraska AVE , Spokane, WA 99208	\$75,000	1908	3	2	1841	11/21/2016	0.14 mi
M.	36331.2608	2324 E Nebraska AVE , Spokane, WA 99208	\$130,000	1948	2	1	748	12/15/2016	0.15 mi
N.	36331.1607	2808 E Columbia AVE , Spokane, WA 99208	\$145,500	1947	2	2	780	09/07/2017	0.15 mi
O.	36331.2422	2817 E Rowan AVE , Spokane, WA 99217	\$117,000	1904	4	1	1525	04/20/2017	0.16 mi
P.	36334.0707	2520 E Sanson AVE , Spokane, WA 99217	\$108,900	1912	3	1	1170	11/01/2017	0.16 mi
Q.	36334.0118	2727 E Sanson AVE , Spokane, WA 99217	\$128,000	1906	3	2	1407	12/09/2016	0.16 mi
R.	36331.2113	2311 E Nebraska AVE , Spokane, WA 99208	\$155,000	1947	2	1	744	11/23/2016	0.17 mi
S.	36334.0710	2508 E Sanson AVE , Spokane, WA 99217	\$70,000	1910	3	1	1271	05/11/2017	0.17 mi
T.	36331.2401	5507 N Regal ST , Spokane, WA 99208	\$82,000	1911	2	1	864	03/07/2017	0.18 mi
U.	36331.2109	2308 E Joseph AVE , Spokane, WA 99208	\$130,882	1910	2	1	560	12/12/2017	0.18 mi
V.	36331.1517	2809 E Columbia AVE , Spokane, WA 99208	\$157,058	1950	3	2	860	12/15/2017	0.18 mi

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
36331.2208	2603 E Nebraska Ave, Spokane, WA 99208	\$133,000	1952	3	2	1649		

Comparable Sales

W.	36334.0718	2609 E Everett AVE , Spokane, WA 99217	\$135,500	1912	2	1	972	04/27/2017	0.18 mi
X.	36334.0715	2525 E Everett AVE , Spokane, WA 99217	\$190,000	1948	3	2	1556	11/14/2017	0.18 mi
Y.	36334.0121	2811 E Sanson AVE , Spokane, WA 99217	\$99,000	1909	3	1	1068	09/25/2017	0.18 mi

Comparable Statistics			
	<u>Average :</u>	<u>Low :</u>	<u>High :</u>
Sale Price:	\$124,768	\$68,000	\$190,000
Loan Amount:	\$122,782	\$80,514	\$186,558
Bedrooms:	3	2	4
Bathrooms:	1	1	2
Sq. Ft.:	1049	560	1841
Sale \$ / Sq. Ft.*:	\$119	\$121	\$103

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

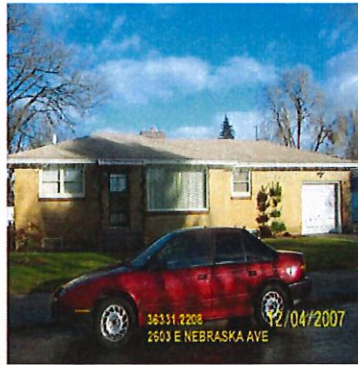
Parcel Information



Parcel Number: 36331.2208
Site Address: 2603 E NEBRASKA AVE

WEBPADAL Data As Of: 2/28/2018

Parcel Image



Owner Name: NAVARRO, SHERRY / NAVARRO, KATHRYN
Address: 2305 E MISSION AVE, SPOKANE, WA, 99202-3616

Taxpayer Name: NAVARRO, SHERRY / NAVARRO, KATHRYN
Address: 2603 E NEBRASKA, SPOKANE, WA, 99207-

Site Address

Parcel Type	Site Address	City	Land Size	Size Desc.	Description	Tax Year	Tax Code Area	Status
R	2603 E NEBRASKA AVE	SPOKANE	9375	Square Feet	Household, single family	2018	0010	Active

Assessor Description

HILLYARD 3RD ALL L19; W1/2 L20 B57

Appraisal

Parcel Class	Appraiser	Neighborhood Code	Neighborhood Name	Neighborhood Desc	Appraiser Name	Appraiser Phone
11 Single Unit	133	113612	SYLVN	CITY-SYLVAN HOME-SO FRA	Jeanna	477-5930

Assessed Value

Tax Year	Land	Dwelling/Structure	Current Use Land	Taxable	Personal Prop.	Total Value
2018	31,250	106,600	0	137,850	0	137,850
2017	31,250	93,500	0	124,750	0	124,750
2016	31,250	90,700	0	121,950	0	121,950
2015	31,250	84,900	0	116,150	0	116,150
2014	41,250	64,900	0	106,150	0	106,150
2013	41,250	67,100	0	108,350	0	108,350

Characteristics

Dwelling/Structure	Year Built	Gross Living Area Size	Type	House Type	Roof Material	Heat	Cool Bedroom	Half Bath	Full Bath
Dwelling	1952	1,649	NA SF	47 Ranch 1000-1499	Comp sh medium	Electric baseboard	None 3	1	1
Attached Garage	0	NA	322 SF					0	0

Residential Sq Ft Breakdown

	Sq Ft	Extension
Basement	1,178	R01
1st Floor	1,178	R01

Features / Structure	Main Floor Size	Size Type
DWELL - Concrete Patio	425	SF
DWELL - Upper Conventional Canopy	425	SF

Land Number	Soil ID	Acreage	Sq Ft	Frontage	Depth	Lot(s)
1	R1SL	0.22	9,375	75	125	1

Sales

Sale Date	Sale Price	Sale Instrument	Excise Number	parcel
10/29/2006	133,000.00	Statutory Warranty Deed	200620863	36331.2208
10/29/2006	0.00	Quit Claim Deed	200620864	36331.2208
06/23/2003	85,000.00	Real Estate Contract	200311035	36331.2208

Property Taxes

Taxes are due April 30th and October 31st

Tax Year	Charge Type	Annual Charges	Remaining Charges Owning
2018	A/V Property Tax	1,913.44	1,913.44
2018	Soil Conservation Principal CNSV1	5.02	5.02
2018	Weed Control Principal WCWEED1	1.80	1.80
	Total Taxes for 2018	1,920.26	1,920.26
2017	A/V Property Tax	1,700.23	0.00
2017	Soil Conservation Principal CNSV1	5.02	0.00
2017	Weed Control Principal WCWEED1	1.80	0.00
	Total Taxes for 2017	1,707.05	0.00
2016	A/V Property Tax	1,698.76	0.00
2016	Soil Conservation Principal CNSV1	5.02	0.00
2016	Weed Control Principal WCWEED1	1.80	0.00
	Total Taxes for 2016	1,705.58	0.00
2015	A/V Property Tax	1,653.65	0.00
2015	Soil Conservation Principal CNSV1	5.02	0.00
2015	Weed Control Principal WCWEED1	1.80	0.00
	Total Taxes for 2015	1,660.47	0.00

Tax Receipts

Tax Year	Receipt Number	Receipt Date	Receipt Amount
2017	7336114	10/27/2017	853.53
2017	7126088	04/20/2017	853.52
2016	6974685	10/31/2016	852.79
2016	6705604	04/05/2016	852.79
2015	6603223	10/28/2015	830.24
2015	6452264	04/24/2015	830.23

Disclaimer

We are pleased to give you online access to the Assessor's Office and Treasurer's Office property tax and valuation information. While we make every effort to produce and publish the most current and accurate information possible, portions of this information may not be current or correct. Neither Spokane County, the Assessor, nor the Treasurer makes any warranty, express or implied, with regard to the accuracy, reliability, or timeliness of information in this system, and shall not be held liable for losses caused by using this information. Any person or entity that relies on any information obtained from this system, does so at his or her own risk. Please feel free to contact us about any error you discover or to give comments and suggestions. Call the Assessor's Office at (509) 477-3698 or the Treasurer's Office at (509) 477-4713.



First American

myFirstAm® Combined Report

7314 E 5th Ave, Spokane Valley, WA 99212

Property Address:

7314 E 5th Ave
Spokane Valley, WA 99212

172,800.



First American

myFirstAm® Property Profile

7314 E 5th Ave, Spokane Valley, WA 99212

Property Information			
Owner(s):	Harrison Crystal	Mailing Address:	Po Box 959, Westmoreland, TN 37186
Owner Phone:	Unknown	Property Address:	7314 E 5th Ave, Spokane Valley, WA 99212
Vesting Type:		Alt. APN:	
County:	Spokane	APN:	35241.3620
Map Coord:	15M	Census Tract:	012300
Lot#:	3, 5	Block:	4
Subdivision:		Tract:	
Legal:	Empire Hts 2nd Lts 3-4&5 Blk 4		

Property Characteristics					
Use:	Sfr	Year Built / Eff. :	1908 / 1908	Sq. Ft. :	752
Zoning:		Lot Size Ac / Sq Ft:	0.262 / 11430	# of Units:	1
Bedrooms:	1	Bathrooms:	1	Fireplace:	
# Rooms:	3	Quality:	Fair	Heating:	Forced Air
Pool:		Air:		Style:	Bungalow
Stories:	1	Improvements:		Parking / #:	Garage / 2
Gross Area:	1178	Garage Area :	512	Basement Area:	426

Sale and Loan Information					
Sale / Rec Date:	/ 07/12/1984	*/Sq. Ft.:	\$35.24	2nd Mtg.:	
Sale Price:	\$26,500	1st Loan:		Prior Sale Amt:	
Doc No.:	0840029332	Loan Type:		Prior Sale Date:	
Doc Type:	Deed	Transfer Date:	07/12/1984	Prior Doc No.:	
Seller:	Owner Name Unavailable	Lender:		Prior Doc Type:	

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

Tax Information			
Imp Value:	\$62,700	Exemption Type:	
Land Value:	\$34,290	Tax Year / Area:	2017 / 0140
Total Value:	\$96,990	Tax Value:	
Total Tax Amt:	\$1,434.42	Improved:	65%



First American

myFirstAm® Transaction History

7314 E 5th Ave, Spokane Valley, WA 99212

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 : FORECLOSURE

Recording Date:	12/08/2016		
Recorded Doc #:	000006561054		
Document Type:	Lis Pendens	Vesting Type:	

History Record # 2 : FINANCE

Mortgage Recording Date:	05/21/1999	Mortgage Transfer Type:	Refinance
Mortgage Document #:	0004370242	Mortgage Rate Type:	Fix
Lender:	Seafirst Bank	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	
Loan Amount:	\$54,100	Mortgage Rate:	
Borrower 1:	Harrison Aaron D	Borrower 2:	Harrison Crystal D
Borrower 3:		Borrower 4:	

History Record # 3 : FINANCE

Mortgage Recording Date:	06/18/1997	Mortgage Transfer Type:	Refinance
Mortgage Document #:	0004112894	Mortgage Rate Type:	Fix
Lender:	Bank Of America	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	
Loan Amount:	\$40,000	Mortgage Rate:	
Borrower 1:	Harrison Crystal	Borrower 2:	
Borrower 3:		Borrower 4:	

Continued on next page...

History Record # 4 : SALE/TRANSFER

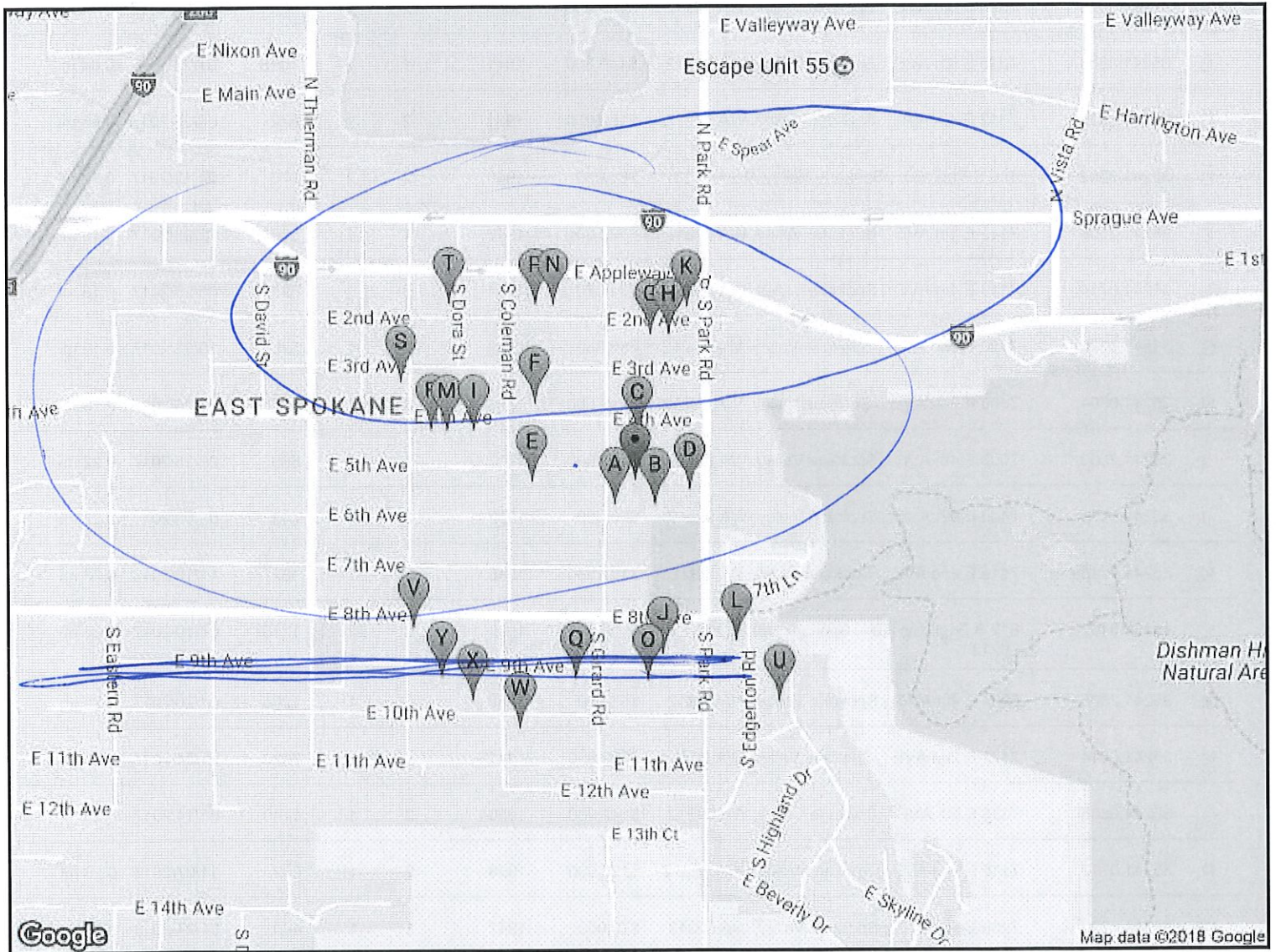
Buyer:	Harrison,Crystal	Seller:	Owner Name Unavailable
Transaction Date:		Sale Price:	\$26,500
Recording Date:	07/12/1984	Sale Price Type:	
Recorded Doc #:	0840029332	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	



First American

myFirstAm® **Comparable Sales**

7314 E 5th Ave, Spokane Valley, WA 99212



Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
35241.3620	7314 E 5th Ave, Spokane Valley, WA 99212	\$26,500	1908	1	1	752		

Comparable Sales

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
35241.3620	7314 E 5th Ave, Spokane Valley, WA 99212	\$26,500	1908	1	1	752		

Comparable Sales

A.	35241.3613	7303 E 6th AVE , Spokane Valley, WA 99212	\$129,000	1946	2	1	884	05/04/2017	0.04 mi
B.	35241.3605	7325 E 6th AVE , Spokane Valley, WA 99212	\$149,500	1941	1	1	1008	07/28/2017	0.04 mi
C.	35241.3322	7312 E 4th AVE , Spokane Valley, WA 99212	\$155,000	1931	2	1	672	06/23/2017	0.06 mi
D.	35241.3602	510 S Park RD , Spokane Valley, WA 99212	\$61,950	1946	2	2	876	04/12/2017	0.07 mi
E.	35241.3506	7112 E 5th AVE , Spokane Valley, WA 99212	\$82,500	1947	1	1	600	02/28/2017	0.13 mi
F.	35241.0714	7113 E 4th AVE , Spokane Valley, WA 99212	\$92,070	1934	2	1	698	05/26/2017	0.16 mi
G.	35241.0520	7320 E 2nd AVE , Spokane Valley, WA 99212	\$56,360	1939	2	1	578	10/03/2017	0.19 mi
H.	35241.0504	7406 E 2nd AVE , Spokane Valley, WA 99212	\$116,500	1950	2	1	1040	07/25/2017	0.19 mi
I.	35241.2503	7008 E 4th AVE , Spokane Valley, WA 99212	\$126,000	1937	1	1	860	09/25/2017	0.22 mi
J.	35244.0115	7403 E 9th AVE , Spokane Valley, WA 99212	\$65,000	1952	2	1	748	03/03/2017	0.22 mi
K.	35241.0416	7415 E 2nd AVE , Spokane Valley, WA 99212	\$162,500	1946	2	1	932	11/16/2016	0.23 mi
L.	45193.0102	812 S Edgerton RD , Spokane Valley, WA 99212	\$190,000	1968	2	2	1218	06/19/2017	0.24 mi
M.	35241.2505	6924 E 4th AVE , Spokane Valley, WA 99212	\$53,000	1950	2	1	1265	04/20/2017	0.25 mi
N.	35241.0314	7121 E 2nd AVE , Spokane Valley, WA 99212	\$109,950	1941	1	1	762	11/21/2017	0.25 mi
O.	35244.0805	7326 E 9th AVE , Spokane Valley, WA 99212	\$142,000	1950	2	1	1140	08/14/2017	0.25 mi
P.	35241.0312	7115 E 2nd AVE , Spokane Valley, WA 99212	\$120,000	1939	2	1	532	11/07/2017	0.26 mi
Q.	35244.0703	7208 E 9th AVE , Spokane Valley, WA 99212	\$79,000	1947	1	1	440	01/24/2018	0.26 mi
R.	35241.2506	6910 E 4th AVE , Spokane Valley, WA 99212	\$122,000	1939	2	1	816	08/03/2017	0.27 mi
S.	35241.2201	302 S Bradley RD , Spokane Valley, WA 99212	\$120,600	1941	2	1	1004	09/28/2017	0.33 mi
T.	35241.1508	6919 E 2nd AVE , Spokane Valley, WA 99212	\$122,000	1947	2	2	1064	04/13/2017	0.33 mi
U.	45193.0205	910 S Center DR , Spokane Valley, WA 99212	\$191,400	1970	2	2	1008	06/13/2017	0.33 mi

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
35241.3620	7314 E 5th Ave, Spokane Valley, WA 99212	\$26,500	1908	1	1	752		

Comparable Sales

V.	35244.0308	6904 E 8th AVE , Spokane Valley, WA 99212	\$108,000	1953	2	1	832	07/18/2017	0.34 mi
W.	35244.1037	7108 E 10th AVE , Spokane Valley, WA 99212	\$129,000	1948	1	1	735	07/19/2017	0.34 mi
X.	35244.0618	7005 E 10th AVE , Spokane Valley, WA 99212	\$134,000	1946	1	1	726	07/19/2017	0.34 mi
Y.	35244.0606	6916 E 9th AVE , Spokane Valley, WA 99212	\$134,000	1965	2	1	770	04/21/2017	0.35 mi

Comparable Statistics			
	<u>Average :</u>	<u>Low :</u>	<u>High :</u>
Sale Price:	\$118,053	\$53,000	\$191,400
Loan Amount:	\$110,156	\$13,290	\$184,300
Bedrooms:	2	1	2
Bathrooms:	1	1	2
Sq. Ft.:	848	440	1265
Sale \$ / Sq. Ft.*:	\$139	\$120	\$151

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



First American

myFirstAm® Combined Report

3016 W 17th Ave, Spokane, WA 99224

Property Address:

3016 W 17th Ave
Spokane, WA 99224

Drive B4

Pay amount
R10

149,900

104,930
Net

9,600

24,000
80,932

95,332

84,603

Combined Report

3016 W 17th Ave, Spokane, WA 99224

02/28/2018

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First American

myFirstAm® Property Profile

3016 W 17th Ave, Spokane, WA 99224

Property Information			
Owner(s):	Russ Brent E	Mailing Address:	3016 W 17th Ave, Spokane, WA 99224
Owner Phone:	Unknown	Property Address:	3016 W 17th Ave, Spokane, WA 99224
Vesting Type:		Alt. APN:	
County:	Spokane	APN:	25261.1422
Map Coord:	8N	Census Tract:	013600
Lot#:	1, 18	Block:	2
Subdivision:	City View Add	Tract:	
Legal:	City View Add E30' Of Lt 1 & E30' Of Lt 17 & W35' Of Lt 18 Blk 2		

Property Characteristics					
Use:	Sfr	Year Built / Eff. :	1949 / 1949	Sq. Ft. :	960
Zoning:		Lot Size Ac / Sq Ft:	0.2512 / 10943	# of Units:	1
Bedrooms:	3	Bathrooms:	1	Fireplace:	
# Rooms:	6	Quality:	Average	Heating:	Forced Air
Pool:		Air:	Y	Style:	Ranch
Stories:	1	Improvements:		Parking / #:	Garage / 2
Gross Area:	960	Garage Area :	400	Basement Area:	

Sale and Loan Information					
Sale / Rec Date:	06/20/2007 / 06/28/2007	*\$/Sq. Ft.:	\$156.25	2nd Mtg.:	\$30,000
Sale Price:	\$150,000	1st Loan:	\$120,000	Prior Sale Amt:	\$93,000
Doc No.:	5555752	Loan Type:	Conventional	Prior Sale Date:	08/06/2003
Doc Type:	Warranty Deed	Transfer Date:	06/28/2007	Prior Doc No.:	4941208
Seller:	Gondos, Wayne M & Mary C	Lender:	Bank Of America	Prior Doc Type:	Deed

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

Tax Information			
Imp Value:	\$84,400	Exemption Type:	
Land Value:	\$37,500	Tax Year / Area:	2017 / 0010
Total Value:	\$121,900	Tax Value:	
Total Tax Amt:	\$1,668.21	Improved:	69%



First American

myFirstAm® Transaction History

3016 W 17th Ave, Spokane, WA 99224

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 : FORECLOSURE

Recording Date:	12/20/2016	Vesting Type:	
Recorded Doc #:	000006564381		
Document Type:	Lis Pendens		

History Record # 2 : SALE/TRANSFER

Buyer:	Russ Brent E	Seller:	Moldenhauer Brent E
Transaction Date:	04/11/2013	Sale Price:	
Recording Date:	04/11/2013	Sale Price Type:	
Recorded Doc #:	000006197238	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	

History Record # 3 : SALE/TRANSFER

Buyer:	Moldenhauer,Brent E	Seller:	Gondos,Wayne M & Mary C
Transaction Date:	06/20/2007	Sale Price:	\$150,000
Recording Date:	06/28/2007	Sale Price Type:	Confirmed
Recorded Doc #:	5555752	Title Company:	Pacific North West Title
Document Type:	Deed Transfer	Vesting Type:	Single Man

Continued on next page...

120,000

FINANCE	
Mortgage Recording Date:	06/28/2007
Mortgage Document #:	5555753
Lender:	Bank Of America
Document Type	Trust Deed/Mortgage
Loan Amount:	\$120,000
Borrower 1:	Moldenhauer Brent E
Borrower 3:	
Mortgage Transfer Type:	Resale
Mortgage Rate Type:	Fix
Mortgage Term:	
Vesting Type:	Single Man
Mortgage Rate:	
Borrower 2:	
Borrower 4:	

FINANCE	
Mortgage Recording Date:	06/28/2007
Mortgage Document #:	5555754
Lender:	Bank Of America
Document Type	Trust Deed/Mortgage
Loan Amount:	\$30,000
Borrower 1:	Moldenhauer Brent E
Borrower 3:	
Mortgage Transfer Type:	
Mortgage Rate Type:	Fixed
Mortgage Term:	
Vesting Type:	Single Man
Mortgage Rate:	
Borrower 2:	
Borrower 4:	

History Record # 4 : SALE/TRANSFER	
Buyer:	Gondos, Christopher W
Transaction Date:	08/06/2003
Recording Date:	08/07/2003
Recorded Doc #:	4941208
Document Type:	Deed Transfer
Seller:	Green, Alvin E & Erin T
Sale Price:	\$93,000
Sale Price Type:	
Title Company:	Spokane County Title
Vesting Type:	

FINANCE	
Mortgage Recording Date:	08/07/2003
Mortgage Document #:	4941209
Lender:	Cherry Creek Mortgage Co Inc
Document Type	Trust Deed/Mortgage
Loan Amount:	\$92,176
Borrower 1:	Gondos Christopher W
Borrower 3:	
Mortgage Transfer Type:	Resale
Mortgage Rate Type:	Fix
Mortgage Term:	
Vesting Type:	
Mortgage Rate:	
Borrower 2:	
Borrower 4:	

Continued on next page...

History Record # 5 : SALE/TRANSFER

Buyer:	Green, Alvin E & Erin T	Seller:	Federal National Mortgage Assn
Transaction Date:	09/29/1997	Sale Price:	\$76,750
Recording Date:	09/30/1997	Sale Price Type:	
Recorded Doc #:	0004146536	Title Company:	First American Title
Document Type:	Deed Transfer	Vesting Type:	

History Record # 6 : SALE/TRANSFER

Buyer:	Federal National Mortgage Assn	Seller:	Principal Residential Mtg
Transaction Date:	08/06/1997	Sale Price:	
Recording Date:	08/07/1997	Sale Price Type:	
Recorded Doc #:	0004128951	Title Company:	Pioneer National Title
Document Type:	Deed Transfer	Vesting Type:	

History Record # 7 : SALE/TRANSFER

Buyer:	Principal Residential Mtg	Seller:	Poteat, Mark A & Karen A
Transaction Date:	07/05/1997	Sale Price:	\$56,250
Recording Date:	07/07/1997	Sale Price Type:	
Recorded Doc #:	0004118659	Title Company:	Pioneer National Title
Document Type:	Deed Transfer	Vesting Type:	

History Record # 8 : FINANCE

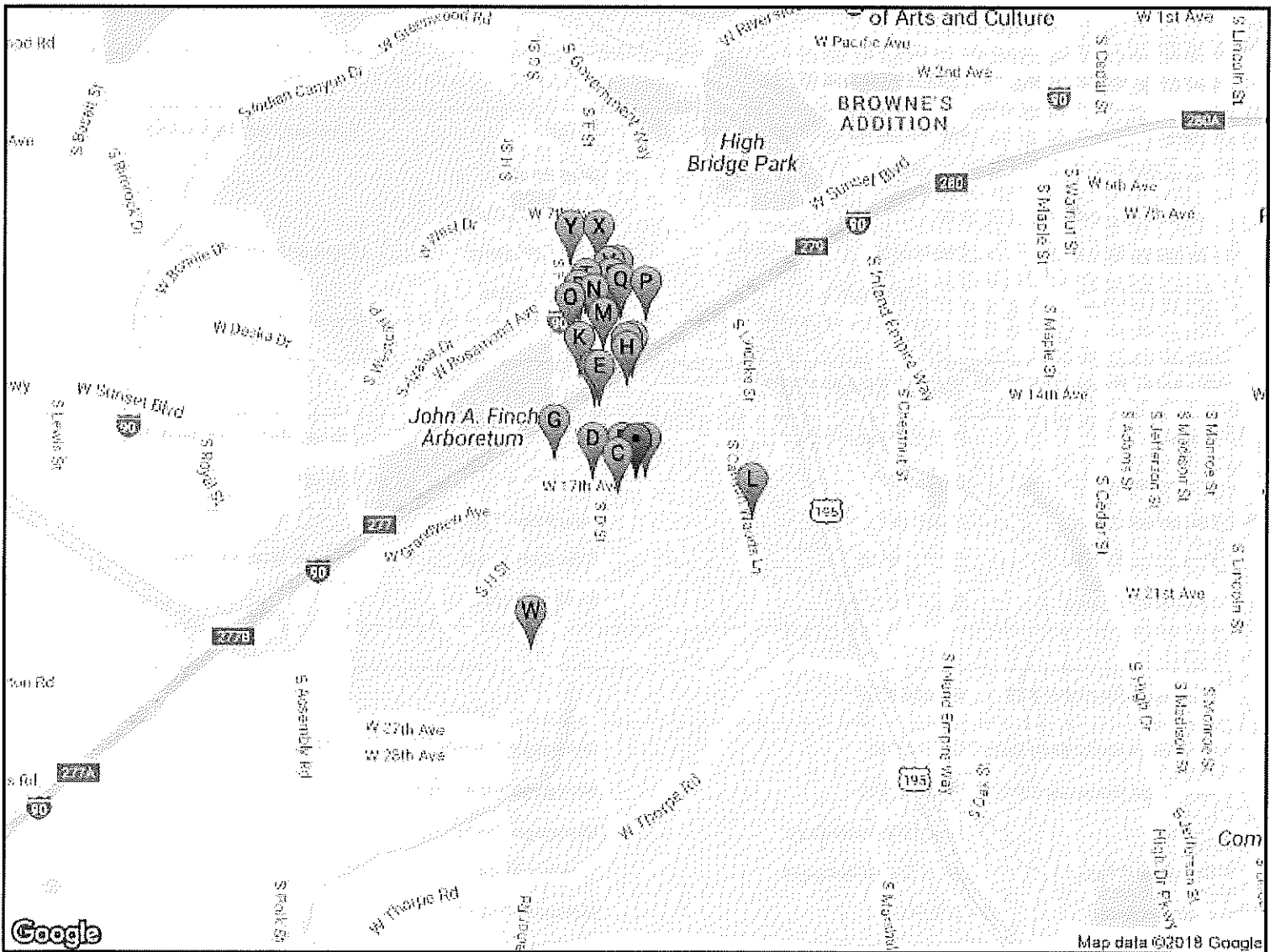
Mortgage Recording Date:	06/27/1995	Mortgage Transfer Type:	Refinance
Mortgage Document #:	0000000230	Mortgage Rate Type:	Fix
Lender:	Union Financial Corp	Mortgage Term:	
Document Type:	Trust Deed/Mortgage	Vesting Type:	
Loan Amount:	\$15,000	Mortgage Rate:	
Borrower 1:	Poteat Karen A	Borrower 2:	Poteat Mark A
Borrower 3:		Borrower 4:	



First American

myFirstAm® Comparable Sales

3016 W 17th Ave, Spokane, WA 99224



Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
25261.1422	3016 W 17th Ave, Spokane, WA 99224	\$150,000	1949	3	1	960		

Comparable Sales

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
25261.1422	3016 W 17th Ave, Spokane, WA 99224	\$150,000	1949	3	1	960		

Comparable Sales

A.	25261.1417	3009 W Grandview AVE , Spokane, WA 99224	\$180,000	1986	4	2	1586	08/08/2017	0.02 mi
B.	25261.1412	3104 W 17th AVE , Spokane, WA 99224	\$135,000	1949	3	1	992	06/23/2017	0.03 mi
C.	25261.1508	3109 W 17th AVE , Spokane, WA 99224	\$135,000	1949	2	1	816	10/04/2017	0.06 mi
D.	25261.2425	3212 W 17th AVE , Spokane, WA 99224	\$160,000	1979	3	2	1491	12/09/2016	0.11 mi
E.	25261.3604	3209 W South Loop AVE , Spokane, WA 99224	\$130,300	1942	3	1	1050	10/20/2017	0.20 mi
F.	25261.3603	3215 W South Loop AVE , Spokane, WA 99224	\$161,000	1992	2	2	1531	09/22/2017	0.21 mi
G.	25261.2310	3334 W Grandview AVE , Spokane, WA 99224	\$265,000	2015	3	2	1272	10/13/2017	0.21 mi
H.	25261.3505	3115 W 14th AVE , Spokane, WA 99224	\$143,000	1984	3	1	1322	02/09/2017	0.23 mi
I.	25234.3706	3112 W 14th AVE , Spokane, WA 99224	\$99,900	1942	2	1	720	08/03/2017	0.25 mi
J.	25234.3705	3005 W South Loop AVE , Spokane, WA 99224	\$110,000	1942	2	1	720	11/22/2017	0.26 mi
K.	25234.3602	3245 W North Loop AVE , Spokane, WA 99224	\$95,000	1942	2	1	720	12/22/2016	0.29 mi
L.	25252.5217	1815 S Canyon Woods LN , Spokane, WA 99224	\$335,000	2014	2	2	1516	06/05/2017	0.31 mi
M.	25234.5903	1302 S D ST , Spokane, WA 99224	\$115,000	1942	3	1	840	06/08/2017	0.33 mi
N.	25234.6201	3118 W 12Th AVE , Spokane, WA 99224	\$181,500	1942	4	2	1440	08/01/2017	0.39 mi
O.	25234.6309	3314 W Woodland BLVD , Spokane, WA 99224	\$124,000	1942	2	1	720	04/28/2017	0.39 mi
P.	25234.3227	3104 W Trinity PL , Spokane, WA 99224	\$123,500	1942	2	1	720	05/24/2017	0.40 mi
Q.	25234.6207	3106 W 12Th AVE , Spokane, WA 99224	\$114,900	1942	2	1	720	04/14/2017	0.40 mi
R.	25234.6311	3230 W Trinity CIR , Spokane, WA 99224	\$115,500	1942	2	1	1080	10/30/2017	0.41 mi
S.	25234.6214	3137 W Trinity PL , Spokane, WA 99224	\$159,900	1942	3	1	1438	05/26/2017	0.42 mi
T.	25234.3205	3220 W Trinity CIR , Spokane, WA 99224	\$122,000	1942	2	1	720	05/18/2017	0.43 mi

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
25261.1422	3016 W 17th Ave, Spokane, WA 99224	\$150,000	1949	3	1	960		

Comparable Sales

U.	25234.3213	3128 W Trinity PL , Spokane, WA 99224	\$128,000	1942	2	1	720	04/20/2017	0.45 mi
V.	25234.3211	3138 W Trinity PL , Spokane, WA 99224	\$113,000	1942	2	1	720	06/09/2017	0.45 mi
W.	25264.5305	2328 S Katy CT , Spokane, WA 99224	\$267,950	2006	3	2	1579	02/14/2018	0.52 mi
X.	25234.1703	3217 W 9th AVE , Spokane, WA 99224	\$234,800	1948	3	2	1345	03/24/2017	0.54 mi
Y.	25234.1604	3317 W 9th AVE , Spokane, WA 99224	\$178,500	1950	3	2	1107	09/18/2017	0.56 mi

Comparable Statistics			
	<u>Average :</u>	<u>Low :</u>	<u>High :</u>
Sale Price:	\$157,110	\$95,000	\$335,000
Loan Amount:	\$142,296	\$71,250	\$313,500
Bedrooms:	3	2	4
Bathrooms:	1	1	2
Sq. Ft.:	1075	720	1586
Sale \$ / Sq. Ft.*:	\$146	\$132	\$211

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

①

Auction

PROPERTY REPORT

2110 N Bessie Rd, Spokane Valley, WA 99212



Google

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Presented by
Lee Arnold
 REALTOR[®]

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

Keller Williams

0 \$123,998
 2 \$160,679
 Lien \$474⁰⁰

135,300

270,000
 154,000
 22,000
 134,000



①

subset

OPERATIONS
S. S. S. S.
" " " " " "



First American

*my*FirstAm® Combined Report

2110 N Bessie Rd, Spokane Valley, WA 99212

Property Address:

**2110 N Bessie Rd
Spokane Valley, WA 99212**

Combined Report

2110 N Bessie Rd, Spokane Valley, WA 99212

02/21/2018

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First American

myFirstAm® Property Profile

2110 N Bessie Rd, Spokane Valley, WA 99212

Property Information			
Owner(s):	Matthews Gregory C	Mailing Address:	10703 N Sundance Dr, Spokane, WA 99208
Owner Phone:	Unknown	Property Address:	2110 N Bessie Rd, Spokane Valley, WA 99212
Vesting Type:	Unmarried Man	Alt. APN:	
County:	Spokane	APN:	45074.0316
Map Coord:	16K	Census Tract:	011701
Lot#:	2	Block:	2
Subdivision:	West Vly Add 02	Tract:	
Legal:	West Valley 2 L2 B2		

Property Characteristics					
Use:	Sfr	Year Built / Eff. :	1950 / 1950	Sq. Ft. :	830
Zoning:		Lot Size Ac / Sq Ft:	0.253 / 11016	# of Units:	1
Bedrooms:	3	Bathrooms:	1	Fireplace:	
# Rooms:	6	Quality:	Fair	Heating:	Forced Air
Pool:		Air:		Style:	Ranch
Stories:	1	Improvements:		Parking / #:	Garage / 1
Gross Area:	1660	Garage Area :	375	Basement Area:	830

Sale and Loan Information					
Sale / Rec Date:	09/25/2006 / 09/28/2006	*\$/Sq. Ft.:	\$153.49	2nd Mtg.:	
Sale Price:	\$127,400	1st Loan:	\$127,400	Prior Sale Amt:	\$60,000
Doc No.:	5440902	Loan Type:	Conventional	Prior Sale Date:	04/14/2003
Doc Type:	Warranty Deed	Transfer Date:	09/28/2006	Prior Doc No.:	4877410
Seller:	Irwin,Morgan A	Lender:	Progressive Lending Llc	Prior Doc Type:	Deed

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

Tax Information			
Imp Value:	\$79,300	Exemption Type:	
Land Value:	\$32,000	Tax Year / Area:	2017 / 0148
Total Value:	\$111,300	Tax Value:	
Total Tax Amt:	\$1,752.33	Improved:	71%



First American

myFirstAm® Transaction History

2110 N Bessie Rd, Spokane Valley, WA 99212

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 : FORECLOSURE	
Recording Date:	10/16/2017
Recorded Doc #:	000006649295
Document Type:	Notice of Sale
Vesting Type:	

History Record # 2 : FINANCE			
Mortgage Recording Date:	02/25/2010	Mortgage Transfer Type:	Refinance
Mortgage Document #:	5879375	Mortgage Rate Type:	Fix
Lender:	Ally Bank Corp	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	Unmarried Man
Loan Amount:	\$126,500	Mortgage Rate:	
Borrower 1:	Matthews Gregory C	Borrower 2:	
Borrower 3:		Borrower 4:	

History Record # 3 : SALE/TRANSFER			
Buyer:	Matthews, Gregory C	Seller:	Irwin, Morgan A
Transaction Date:	09/25/2006	Sale Price:	\$127,400
Recording Date:	09/28/2006	Sale Price Type:	Confirmed
Recorded Doc #:	5440902	Title Company:	Pacific North West Title
Document Type:	Deed Transfer	Vesting Type:	Unmarried Man

Continued on next page...

FINANCE

Mortgage Recording Date:	09/28/2006	Mortgage Transfer Type:	Resale
Mortgage Document #:	5440903	Mortgage Rate Type:	Fix
Lender:	Progressive Lending Llc	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	Unmarried Man
Loan Amount:	\$127,400	Mortgage Rate:	
Borrower 1:	Matthews Gregory C	Borrower 2:	
Borrower 3:		Borrower 4:	

History Record # 4 : FINANCE

Mortgage Recording Date:	08/05/2004	Mortgage Transfer Type:	Refinance
Mortgage Document #:	5108037	Mortgage Rate Type:	Var
Lender:	Centex Home Equity Corp	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	Separate
Loan Amount:	\$76,900	Mortgage Rate:	
Borrower 1:	Irwin Morgan A	Borrower 2:	
Borrower 3:		Borrower 4:	

History Record # 5 : SALE/TRANSFER

Buyer:	Irwin,Morgan A	Seller:	Baycroft,Cleo G
Transaction Date:	04/14/2003	Sale Price:	\$60,000
Recording Date:	04/15/2003	Sale Price Type:	
Recorded Doc #:	4877410	Title Company:	Transnation Title Insurance
Document Type:	Deed Transfer	Vesting Type:	

FINANCE

Mortgage Recording Date:	04/15/2003	Mortgage Transfer Type:	Resale
Mortgage Document #:	4877411	Mortgage Rate Type:	Fix
Lender:	Cri Mortgage Network Inc	Mortgage Term:	
Document Type	Trust Deed/Mortgage	Vesting Type:	
Loan Amount:	\$60,000	Mortgage Rate:	
Borrower 1:	Irwin Morgan A	Borrower 2:	
Borrower 3:		Borrower 4:	

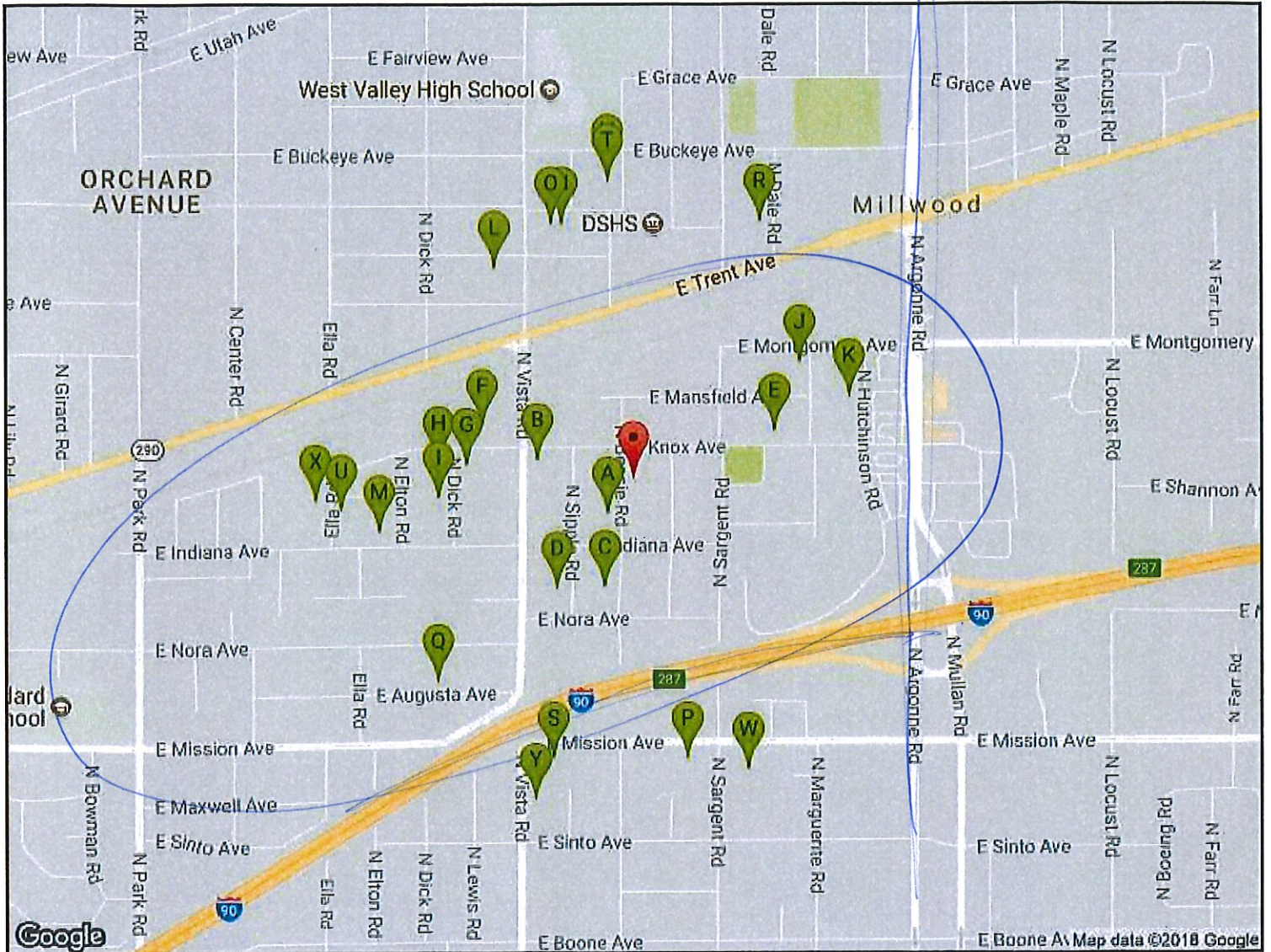
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First American

myFirstAm® Comparable Sales

2110 N Bessie Rd, Spokane Valley, WA 99212



Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
45074.0316	2110 N Bessie Rd, Spokane Valley, WA 99212	\$127,400	1950	3	1	1130		

Comparable Sales

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
45074.0316	2110 N Bessie Rd, Spokane Valley, WA 99212	\$127,400	1950	3	1	1130		

Comparable Sales

A.	45074.0330	2017 N Bessie RD , Spokane Valley, WA 99212	\$198,104	1951	3	2	831	01/09/2018	0.06 mi
B.	45074.9042	2122 N Vista RD , Spokane Valley, WA 99212	\$22,000	1949	3	1	871	05/15/2017	0.13 mi
C.	45074.1903	1905 N Bessie RD , Spokane Valley, WA 99212	\$175,000	1971	3	1	1312	06/01/2017	0.14 mi
D.	45074.2004	1905 N Sipple RD , Spokane Valley, WA 99212	\$157,500	1971	3	2	1324	06/20/2017	0.17 mi
E.	45074.9024	8801 E Knox AVE , Spokane Valley, WA 99212	\$127,973	1932	3	2	1392	12/18/2017	0.19 mi
F.	45073.0108	8209 E Knox AVE , Spokane Valley, WA 99212	\$64,500	1950	2	1	820	08/04/2017	0.21 mi
G.	45073.0114	8202 E Knox AVE , Spokane Valley, WA 99212	\$200,000	1949	3	1	1304	07/05/2017	0.22 mi
H.	45073.0124	2121 N Dick RD , Spokane Valley, WA 99212	\$140,000	1950	3	1	1024	09/29/2017	0.25 mi
I.	45073.0126	2103 N Dick RD , Spokane Valley, WA 99212	\$205,000	1950	2	1	1084	03/23/2017	0.25 mi
J.	45074.2103	8820 E Montgomery AVE , Spokane Valley, WA 99212	\$213,000	1976	3	2	1042	11/23/2016	0.26 mi
K.	45074.0122	2303 N Hutchinson RD , Spokane Valley, WA 99212	\$180,000	1959	3	2	1206	10/27/2016	0.29 mi
L.	45072.6403	8208 E Jackson AVE , Spokane Valley, WA 99212	\$180,000	1993	2	1	864	05/15/2017	0.32 mi
M.	45073.0165	8001 E Indiana AVE #24, Spokane Valley, WA 99212	\$169,000	1953	2	1	904	10/24/2017	0.34 mi
N.	45071.2104	8320 E Marietta AVE , Spokane, WA 99212	\$220,000	1953	3	2	1386	08/11/2017	0.34 mi
O.	45071.2105	8314 E Marietta AVE , Spokane, WA 99212	\$220,000	1955	4	1	1204	03/17/2017	0.34 mi
P.	45181.0537	8610 E Mission AVE , Spokane Valley, WA 99212	\$100,000	1946	2	1	968	04/07/2017	0.36 mi
Q.	45073.1441	8027 E Augusta AVE , Spokane Valley, WA 99212	\$201,000	1969	4	1	960	06/08/2017	0.36 mi
R.	45071.1806	2611 N Dale RD , Spokane, WA 99212	\$100,000	1938	2	1	770	05/31/2017	0.36 mi
S.	45181.0631	8316 E Mission AVE , Spokane Valley, WA	\$182,000	1976	2	1	720	01/31/2018	0.37 mi

Subject Property

APN	Property Address	Sale Price	Year Built	Beds	Baths	Sq. Ft.	Rec. Date	Dist. from Subj.
45074.0316	2110 N Bessie Rd, Spokane Valley, WA 99212	\$127,400	1950	3	1	1130		

Comparable Sales

99212								
T.	45071.2303	2709 N Bessie RD , Spokane, WA 99212	\$149,900	1946	4	1	828	04/12/2017 0.38 mi
U.	45073.0161	7908 E Shannon AVE , Spokane Valley, WA 99212	\$130,000	1953	2	1	768	12/12/2016 0.38 mi
V.	45071.2302	2713 N Bessie RD , Spokane, WA 99212	\$197,777	1946	3	1	876	01/12/2018 0.39 mi
W.	45181.0204	8712 E Mission AVE , Spokane Valley, WA 99212	\$235,000	1952	4	2	1214	03/15/2017 0.39 mi
X.	45073.0148	2101 N Ella RD , Spokane Valley, WA 99212	\$168,562	1953	2	1	768	12/28/2017 0.41 mi
Y.	45181.0635	1424 N Vista RD , Spokane Valley, WA 99212	\$180,000	1977	3	2	1004	09/18/2017 0.42 mi

Comparable Statistics			
	<u>Average :</u>	<u>Low :</u>	<u>High :</u>
Sale Price:	\$164,653	\$22,000	\$235,000
Loan Amount:	\$164,311	\$80,000	\$216,015
Bedrooms:	3	2	4
Bathrooms:	1	1	2
Sq. Ft.:	1018	720	1392
Sale \$ / Sq. Ft.*:	\$162	\$31	\$169

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

