

HPA

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Value As Of: **04/08/2010**

**3805 W CROWN AVE
SPOKANE, WA 99205**

Owner: **SHOGREN JUSTIN P & HELMI M** County: **SPOKANE, WA**

Value	\$170,000	Confidence	53
Highest Reasonable	\$186,000	Forecast Standard Deviation	17
Lowest Reasonable	\$154,000		

**This property is a SFR
Success - Valuation Successful.**

Reported Property Information

Sale Date	10/01/2001	APN	26353-0526
Sale Price	\$115,000	Census Tract	
Sale Code		Year Built	1972
Loan Amount		Living Area (sf)	894
Prior Sale Date		Lot Area (sf)	7,200
Prior Sale Price		Total Rooms	7
Prior Sale Code		Bedrooms	4
Assessed Date	2009	Baths	2.0
Assessor's Value	\$162,300	Stories	1
Assessor's Land Value	\$30,000	A/C	
Assessor's Improvement Value	\$132,300	Pool	

Neighborhood Sales for 3805 W CROWN AVE, SPOKANE, WA 99205

The following properties are recently reported sales found in the immediate vicinity of the subject property. These properties, and others, are believed to be full value transfers or may represent an estimate of sale.

Sale 1 - 5411 DRISCOLL, 99205 (Radius: 0.01 mile)

Sale Date	09/01/2009	APN		Assessed	\$152,700
Sale Price	\$150,000	Owner		A/C	
Loan Amount		Year Built	1968	Pool	

Prior Sale Date	02/01/1979	Rooms	6 / 3 / 2.0	Fireplace	
Prior Sale Price	\$40,000	Living Area (sf)	936	Parking	
-	-	Lot Area (sf)	12,187	Stories	1

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