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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	\$162,500	Confidence	70
Highest Reasonable	\$185,000	Forecast Standard Deviation	14
Lowest Reasonable	\$140,000		

**This property is a SFR
Success - Valuation successful**

Reported Property Information

Sale Date	10/22/2001	APN	263530526
Sale Price	\$115,000	Census Tract	9
Sale Code		Year Built	1972
Loan Amount	\$113,223	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	N
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 - 3814 W QUEEN AVE, SPOKANE WA 99205 (Radius: 0.04 mile)

Sale Date	03/09/2010	APN	263530510	Assessed	\$119,300
Sale Price	\$161,500	Owner	TALARICO JEFFREY M	A/C	N
Loan Amount	\$129,200	Year Built	1910	Pool	N
Prior Sale Date	01/13/1997	Rooms	6 / 3 / 1.0	Fireplace	1

Prior Sale Price	\$55,000	Living Area (sf)	847	Parking	1
-	-	Lot Area (sf)	8,625	Stories	1

Sale 2 - 5411 N DRISCOLL BLVD, SPOKANE WA 99205 (Radius: 0.15 mile)

Sale Date	09/10/2009	APN	263530215	Assessed	\$152,700
Sale Price	\$150,000	Owner	MILLS JENNIFER A	A/C	N
Loan Amount	\$147,283	Year Built	1968	Pool	N
Prior Sale Date	02/27/1979	Rooms	6 / 3 / 2.0	Fireplace	1
Prior Sale Price	\$40,000	Living Area (sf)	936	Parking	2
-	-	Lot Area (sf)	12,187	Stories	1

Sale 3 - 4911 N ALAMEDA BLVD, SPOKANE WA 99205 (Radius: 0.14 mile)

Sale Date	08/25/2009	APN	263532207	Assessed	\$121,200
Sale Price	\$124,000	Owner	GLEASON JAMES C JR	A/C	N
Loan Amount	\$121,754	Year Built	1950	Pool	N
Prior Sale Date	03/30/1998	Rooms	6 / 2 / 1.0	Fireplace	1
Prior Sale Price	\$73,500	Living Area (sf)	855	Parking	1
-	-	Lot Area (sf)	6,039	Stories	1

Sale 4 - 5007 N ALAMEDA BLVD, SPOKANE WA 99205 (Radius: 0.12 mile)

Sale Date	08/24/2009	APN	263532213	Assessed	\$154,400
Sale Price	\$169,900	Owner	GARDELL GARY A & KIMBERLY A	A/C	N
Loan Amount	\$135,900	Year Built	1970	Pool	N
Prior Sale Date	09/07/1988	Rooms	8 / 4 / 2.0	Fireplace	
Prior Sale Price	\$53,000	Living Area (sf)	906	Parking	3
-	-	Lot Area (sf)	10,679	Stories	1

Sale 5 - 5335 N DRISCOLL BLVD, SPOKANE WA 99205 (Radius: 0.11 mile)

Sale Date	02/27/2009	APN	263530802	Assessed	\$83,900
Sale Price	\$110,000	Owner	DARK DARIN M	A/C	N
Loan Amount		Year Built	1950	Pool	N
Prior Sale Date	10/14/2004	Rooms	4 / 2 / 1.0	Fireplace	
Prior Sale Price	\$79,500	Living Area (sf)	917	Parking	2

-	-	Lot Area (sf)	5,000	Stories	1
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Sale 6 - 5228 N DRISCOLL BLVD, SPOKANE WA 99205 (Radius: 0.15 mile)

Sale Date	01/09/2009	APN	263530711	Assessed	\$136,100
Sale Price	\$155,000	Owner	LAYNE HAROLD E JR & MARTHA J	A/C	Y
Loan Amount	\$158,300	Year Built	1953	Pool	N
Prior Sale Date		Rooms	5 / 3 / 1.0	Fireplace	1
Prior Sale Price		Living Area (sf)	960	Parking	2
-	-	Lot Area (sf)	8,940	Stories	1

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