

SUBJECT IDENTIFICATION					
Property Address:	3805 W CROWN AVE				
City:	SPOKANE	County:	SPOKANE	State:	WA
Zip Code:	99205	Assessor's Parcel No.:	26353-0526	Census Tract:	9.00
Current Owner:	SHOGREN JUSTIN P / HELMI	Owner Occupied:	Yes	Property Type:	SFR

VALUATION RESULTS					
Estimate of Market Value:	\$162,000	Highest Reasonable:	\$192,000	Lowest Reasonable:	\$143,000
Confidence Score:	61	Forecast Standard Deviation:	19		

Success - Valuation successful.

This data set was prepared on 04/08/2010

Fetch File Number: 1270764899567

Value As Of: 04/08/2010

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SALE INFORMATION					
Last Sale Price:	\$115,000	Last Sale Date:	10/22/2001	Last Sale Type:	
Prior Sale Price:		Prior Sale Date:		Prior Sale Type:	

SUBJECT DESCRIPTION					
Site Area:	7,200	Gross Living Area:	894.0	Year Built:	1972
No. of Units:		No. of Stories:	1	No. of Rooms:	7
No. of Bedrooms:	4	No. of Bathrooms:	2.0	No. of Garages:	3

Fireplace:	1	Pool:	N	Air Conditioning:	N
Loan Amount:	\$113,223	Assessed Land Value:	\$30,000	Improvement Value:	\$132,300
Assessment:	\$162,300	Year of Assessment:	2009		

Comparable Sales

Comparable No. 1	Proximity to Subject: 0.04 mile				
Address:	3814 QUEEN, SPOKANE WA 99205				
Current Owner:	TALARICO JEFFREY M			APN:	26353-0510
Sale Price:	\$161,500	Sale Date:	03/09/2010	Year Built:	1910
Prior Sale Price:	\$55,000	Prior Sale Date:	01/13/1997	Loan Amount:	\$129,200
Assessment:	\$119,300	Site Area:	8,625	Gross Living Area:	847
Price/GLA:	\$191	No. of Stories:	1	No. of Rooms:	6
No. of Bedrooms:	3	No. of Bathrooms:	1.0	No. of Garages:	1
Fireplace:	1	Pool:	N	Air Conditioning:	N

Comparable No. 2	Proximity to Subject: 0.42 mile				
Address:	5309 FAIRMOUNT, SPOKANE WA 99205				
Current Owner:	QUINN JENNIFER A			APN:	26354-0422
Sale Price:	\$139,000	Sale Date:	02/24/2010	Year Built:	1950
Prior Sale Price:	\$45,500	Prior Sale Date:	09/22/1986	Loan Amount:	\$136,482
Assessment:	\$145,800	Site Area:	13,012	Gross Living Area:	968
Price/GLA:	\$144	No. of Stories:	1	No. of Rooms:	4
No. of Bedrooms:	2	No. of Bathrooms:	1.0	No. of Garages:	1
Fireplace:	1	Pool:	N	Air Conditioning:	Y

Comparable No. 3	Proximity to Subject: 0.43 mile				
Address:	5704 FOREST, SPOKANE WA 99205				
Current Owner:	WILLIAMS YVONNE L			APN:	26352-3009
Sale Price:	\$150,334	Sale Date:	02/22/2010	Year Built:	1956
Prior Sale Price:	\$89,500	Prior Sale Date:	05/21/1993	Loan Amount:	\$85,334
Assessment:	\$140,800	Site Area:	6,515	Gross Living Area:	966
Price/GLA:	\$156	No. of Stories:	1	No. of Rooms:	7
No. of Bedrooms:	3	No. of Bathrooms:	2.0	No. of Garages:	2
Fireplace:	1	Pool:	N	Air Conditioning:	N

Comparable No. 4	Proximity to Subject: 0.42 mile				
Address:	4616 GUSTAVUS, SPOKANE WA 99205				
Current Owner:	BILLIAU ROBERT J			APN:	25022-1219
Sale Price:	\$152,000	Sale Date:	12/29/2009	Year Built:	1951
Prior Sale Price:	\$58,850	Prior Sale Date:	06/15/1990	Loan Amount:	\$149,246
Assessment:	\$143,100	Site Area:	7,143	Gross Living Area:	1,148
Price/GLA:	\$132	No. of Stories:	1	No. of Rooms:	7
No. of Bedrooms:	4	No. of Bathrooms:	2.0	No. of Garages:	2
Fireplace:	1	Pool:	N	Air Conditioning:	N

Comparable No. 5	Proximity to Subject: 0.31 mile				
Address:	4121 BROAD, SPOKANE WA 99205				
Current Owner:	VICKREY SHANNON M			APN:	26353-2002
Sale Price:	\$146,000	Sale Date:	11/24/2009	Year Built:	1954
Prior Sale Price:	\$106,300	Prior Sale Date:	02/10/2004	Loan Amount:	\$149,139
Assessment:	\$129,100	Site Area:	6,000	Gross Living Area:	777
Price/GLA:	\$188	No. of Stories:	1	No. of Rooms:	7
No. of Bedrooms:	4	No. of Bathrooms:	2.0	No. of Garages:	3
Fireplace:	1	Pool:	N	Air Conditioning:	Y

Comparable No. 6	Proximity to Subject: 0.34 mile				
Address:	4923 GREENWOOD, SPOKANE WA 99205				
Current Owner:	COPELAND JOHN G			APN:	26354-1701
Sale Price:	\$165,000	Sale Date:	11/12/2009	Year Built:	1950
Prior Sale Price:	\$102,000	Prior Sale Date:	08/21/2003	Loan Amount:	\$162,011
Assessment:	\$166,200	Site Area:	9,750	Gross Living Area:	854
Price/GLA:	\$193	No. of Stories:	1	No. of Rooms:	6
No. of Bedrooms:	2	No. of Bathrooms:	1.0	No. of Garages:	3
Fireplace:	1	Pool:	N	Air Conditioning:	N

Disclaimer: This Enhanced Property Valuation is the product of automated valuation technology, public record data, and human decisioning logic combined to provide a logical estimate of the most probable selling price of a residential property. This valuation is not an appraisal. This valuation estimates property value assuming fee simple title ownership and the property condition as average for the neighborhood. This Enhanced Property Valuation is intended for use only for extensions of credit applicable with home equity lending or as a screening tool for collateral risk exception management. Enhanced Property Valuations are not suitable for complex properties. This valuation contains

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