

ValuePoint® 4 Report

For Property Located At:

3805 W CROWN AVE SPOKANE, WA 99205-6121

Owner Name: **SHOGREN JUSTIN P / SHOGREN HELMI M**

Valuation Result

Estimated Value:	\$149,000
Estimated Value Range:	\$131,000 - \$175,000
Value As Of:	04/08/2010
Processed Date:	04/08/2010
Score:	68
Forecast Standard Deviation:	20
Comment:	VP4 Valuation Successful

Last Market Sale Information:

Sale Price:	\$115,000
Recording/Sale Date:	10/30/2001 / 10/22/2001
Sale Type:	
Seller Name:	DOBIAS TRUST
1 st Mtg Amount:	\$113,223
1 st Mtg Type:	CONVENTIONAL
2 nd Mtg Amount:	

Prior Sale Information:

Prior Sale Price:	\$46,000
Prior Recording/Sale Date:	06/15/1978 / 06/15/1978
Prior Sale Type:	FULL
Prior Seller Name:	
Prior 1 st Mtg Amount:	
Prior 1 st Mtg Type:	

Location Information:

County:	SPOKANE, WA	APN:	26353-0526
Census Tract:	0009.00	Township Name:	
Absentee Owner :	N		

Property Information:

Living Area:	894	Land Use:	SFR
Total Rooms:	7	Lot Area:	7200
Bedrooms:	4	Year Built / Eff:	1972 / 1972
Bath(F/H):	2 /	Air Conditioning:	WINDOW
Pool:		Fireplace:	1
# of Stories:	1	Parking:	

Tax Information:

Assessed Value:	\$162,300	Assessed Year:	2009
Land Value:	\$30,000	Improvement Value:	\$132,300

Area Market Sales

For Property Located At

3805 W CROWN AVE SPOKANE, WA 99205-6121

Comp#: 1				Distance From Subject: 0.04 (miles)
Address:	3814 QUEEN AVE SPOKANE WA 99205			
Owner Name:	TALARICO JEFFREY M			Total Living Area: 847.0
Seller Name:	DELLINGER CHARLES E & CHERIE L			Total Rooms: 6
APN:	26353-0510	Land Use:	SFR	Bedrooms: 3
County:	SPOKANE, WA	Parking:	1	Bath(F/H): 1 /
Sale Price:	\$161,500	Prior Sale Price:	\$55,000	Year Built: 1910
Sale Date:	03/09/2010	Prior Sale Date:	01/13/1997	Air Conditioning:
1 st Mortgage Amount:	\$129,200	Lot Area:	8625.0	Fireplace: 1
Total Assessed Value:	\$119,300	Number of Stories:	1	Pool:
Comp#: 2				Distance From Subject: 0.09 (miles)
Address:	5240 ALAMEDA BLVD SPOKANE WA 99205			
Owner Name:	TORBETT MICHAEL J & SHELLY A			Total Living Area: 1355.0
Seller Name:	DANIEL JAMES C & ORA M			Total Rooms: 6
APN:	26353-0813	Land Use:	SFR	Bedrooms: 3
County:	SPOKANE, WA	Parking:	2	Bath(F/H): 1 /
Sale Price:	\$154,500	Prior Sale Price:	\$64,000	Year Built: 1957
Sale Date:	02/05/2010	Prior Sale Date:	03/30/1989	Air Conditioning:
1 st Mortgage Amount:	\$157,821	Lot Area:	9020.0	Fireplace: 1
Total Assessed Value:	\$170,300	Number of Stories:	1	Pool:
Comp#: 3				Distance From Subject: 0.15 (miles)
Address:	5411 DRISCOLL BLVD SPOKANE WA 99205			
Owner Name:	MILLS JENNIFER A			Total Living Area: 936.0
Seller Name:	LAYMAN JOHN C			Total Rooms: 6
APN:	26353-0215	Land Use:	SFR	Bedrooms: 3
County:	SPOKANE, WA	Parking:	2	Bath(F/H): 2 /
Sale Price:	\$150,000	Prior Sale Price:	\$40,000	Year Built: 1968
Sale Date:	09/10/2009	Prior Sale Date:	02/27/1979	Air Conditioning:
1 st Mortgage Amount:	\$147,283	Lot Area:	12187.0	Fireplace: 1
Total Assessed Value:	\$152,700	Number of Stories:	1	Pool:
Comp#: 4				Distance From Subject: 0.12 (miles)
Address:	5007 ALAMEDA BLVD SPOKANE WA 99205			
Owner Name:	GARDELL GARY & KIMBERLY			Total Living Area: 906.0
Seller Name:	COYLE MIKE R & EDYTHE H			Total Rooms: 8
APN:	26353-2213	Land Use:	SFR	Bedrooms: 4
County:	SPOKANE, WA	Parking:	3	Bath(F/H): 2 /
Sale Price:	\$169,900	Prior Sale Price:	\$53,000	Year Built: 1970
Sale Date:	08/24/2009	Prior Sale Date:	09/07/1988	Air Conditioning:
1 st Mortgage Amount:	\$135,900	Lot Area:	10679.0	Fireplace:
Total Assessed Value:	\$154,400	Number of Stories:	1	Pool:
Comp#: 5				Distance From Subject: 0.10 (miles)
Address:	5323 DRISCOLL BLVD SPOKANE WA 99205			
Owner Name:	COLVER ROY D & PATRICIA A			Total Living Area: 1136.0
Seller Name:	GUNNISON BRUCE L & TARA D			Total Rooms: 7
APN:	26353-0804	Land Use:	SFR	Bedrooms: 4
County:	SPOKANE, WA	Parking:	2	Bath(F/H): 1 /
Sale Price:	\$144,900	Prior Sale Price:	\$79,000	Year Built: 1916
Sale Date:	08/03/2009	Prior Sale Date:	01/31/2003	Air Conditioning:
1 st Mortgage Amount:	\$142,274	Lot Area:	8287.0	Fireplace:
Total Assessed Value:	\$151,600	Number of Stories:	1	Pool:

* (If you see the * in the front of the address, this property has transferred ownership more than once within two years from the valuation date.)