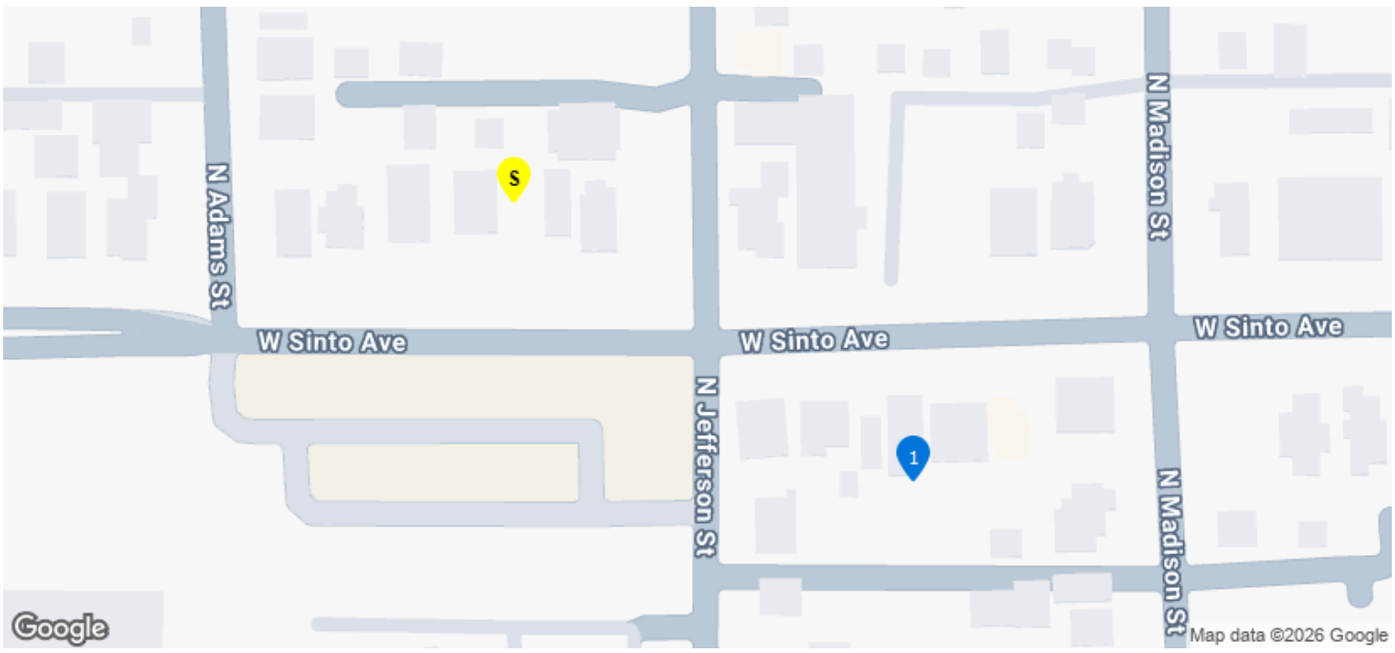
ICE SiteX Report

OrderID: 98745746

SiteX Property Information Report



Subject Property Location

1214 W SINTO AVE, SPOKANE, WA 99201-2636

County:	**SPOKANE WA**	Census Tract:	0020.00
Property Use:	Multi-Family Dwellings (Generic, any combination 2+)	Zoning:	
Parcel Number:	35182.2212	Thomas Bros Pg-Grid:	

Valuation

Value:	**$364,000**	FSD:	11	Common Confidence Score:	60
Value Range:	$323,960 - $404,040	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	0010
Assd Land Value:	$75,000	Market Land Value:	$75,000	Tax Year:	2025
Assd Improvement:	$244,500	Market Improvment Value:	$244,500	Total Taxable Value:	$3,173
Total Assessed Value:	$319,500	Total Assessor Market Value:	$319,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 6 Sec/Twnship/Range: SEC 18 TWN 25N RNG 43E
Abbreviated Description: BINGAMANS ADD ALL OF L10&W1/2 OF L11 B6

Property Characteristics

Lot Size:	10,650 SF	Bedrooms:	5	Pool:	
Building Area:	2832 SF	Baths:	2	Fireplace:	Yes
Year Built:	1902	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Shingle (Not Wood)
Number of Units:		Garage Type:	Detached Garage	Heating:	Forced air unit
Number of Stories:	2+B	Number of Cars:	2	A/C:	Window/Unit
Style:		Basement:	Basement (not specified)	Roof Cover:	Composition Shingle
		Foundation:	Stone	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/20/2026	Sales Price:	N/A
Document #:	7483159 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	02/06/2023	Sales Price:	$220,400
Document #:	7266580 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	01/26/2023	Loan Amount:	N/A
Document #:	7265113 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	01/23/2023		
TD Due Date:	02/01/2053	Type Finance:	

Legal Description:
Lot: MP Block: 6 Subdivision: BINGAMANS ADDITION Map Ref: VOL A PG 27
Abbreviated Description: WEST 2 OF LOT 11
City/Muni/Twp: SPOKANE

ICE SiteX Report

OrderID: 98745746

Prior Transfer

Recording Date:	01/26/2023	Sales Price:	$345,000
Document #:	7265112 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/23/2023		
Document Type:	Deed		

Legal Description:
Lot: MP Block: 6 Subdivision: BINGAMANS ADDITION Map Ref: VOL A PG 27
Abbreviated Description: WEST 2 OF LOT 11
City/Muni/Twp: SPOKANE

Prior Transfer

Recording Date:	01/23/2023	Sales Price:	$345,000
Document #:	202300776 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 6 Sec/Twnship/Range: SEC 18 TWN 25N RNG 43E
Abbreviated Description: BINGAMANS ADD ALL OF L10&W1/2 OF L11 B6

Prior Transfer

Recording Date:	12/30/2021	Sales Price:	N/A
Document #:	7166890 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	11/19/2021	Loan Amount:	N/A
Document #:	7152224 BK-PG -	Loan Type:	Conventional
Contract Date:	11/18/2021		
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: MP Block: 6 Subdivision: BINGAMANS ADDITION Map Ref: VOL A PG 27
Abbreviated Description: WEST 2 OF LOT 11
City/Muni/Twp: SPOKANE

Prior Transfer

Recording Date:	11/19/2021	Sales Price:	$275,500
Document #:	7152223 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	11/18/2021		
Document Type:	Deed		

Legal Description:
Lot: MP Block: 6 Subdivision: BINGAMANS ADDITION Map Ref: VOL A PG 27
Abbreviated Description: WEST 2 OF LOT 11
City/Muni/Twp: SPOKANE

Mortgage Record

Recording Date:	07/24/2019	Loan Amount:	N/A
Document #:	6825350 BK-PG -	Loan Type:	Conventional
Contract Date:	06/16/2019		
TD Due Date:	07/01/2049	Type Finance:	

Legal Description:
Block: 6 Subdivision: BINGHAMS ADDITION Map Ref: 0
Abbreviated Description: WEST 2 OF LOT 11
City/Muni/Twp: SPOKANE

Mortgage Record

Recording Date:	07/12/2018	Loan Amount:	N/A
Document #:	6724224 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	06/16/2018		
TD Due Date:	07/01/2048	Type Finance:	

Legal Description:
Block: 6 Subdivision: BINGAMANS ADDITION Map Ref: 0
City/Muni/Twp: SPOKANE

Prior Transfer

Recording Date:	06/27/2018	Sales Price:	N/A
Document #:	6719988 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/18/2018	Loan Amount:	N/A
Document #:	6717287 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	06/14/2018		
TD Due Date:	07/01/2048	Type Finance:	

Legal Description:
Lot: MP Block: 6 Subdivision: BINGAMANS ADDITION Map Ref: VOL A PG27
Abbreviated Description: W2 LOT11
City/Muni/Twp: SPOKANE

Mortgage Record

Recording Date:	06/18/2018	Loan Amount:	N/A
Document #:	6717286 BK-PG -	Loan Type:	Conventional
Contract Date:	06/16/2018		
TD Due Date:	07/01/2048	Type Finance:	

Legal Description:
Block: 6 Subdivision: BINGAMANS ADDITION Map Ref: 0
Abbreviated Description: W2 LOT 11
City/Muni/Twp: SPOKANE

ICE SiteX Report

OrderID: 98745746

Prior Transfer

Recording Date:	06/18/2018	Sales Price:	$180,000
Document #:	6717285 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/14/2018		
Document Type:	Deed		

Legal Description:
Lot: MP Block: 6 Subdivision: BINGAMANS ADDITION Map Ref: VOL A PG27
Abbreviated Description: W2 LOT11
City/Muni/Twp: SPOKANE

Prior Transfer

Recording Date:	06/02/2008	Sales Price:	N/A
Document #:	5681738 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	06/02/2008	Sales Price:	N/A
Document #:	5681732 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/25/2008	Loan Amount:	N/A
Document #:	5668108 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	04/11/2008		
TD Due Date:	05/01/2038	Type Finance:	

Legal Description:
Block: 6 Subdivision: BINGAMANS ADDITION Map Ref: 0
Abbreviated Description: W2 LOT11
City/Muni/Twp: SPOKANE

Mortgage Record

Recording Date:	05/16/2006	Loan Amount:	N/A
Document #:	5380152 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	04/29/2006		
TD Due Date:	05/04/2036	Type Finance:	Fixed Rate

Legal Description:
Block: 6 Subdivision: BINGAMANS ADDITION Map Ref: 0
Abbreviated Description: W2 LOT11

Mortgage Record

Recording Date:	09/29/2004	Loan Amount:	N/A
Document #:	5128844 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	09/28/2004		
TD Due Date:	10/01/2034	Type Finance:	

Legal Description:
Lot: MP Block: 6 Subdivision: BINGAMANS ADDITION Map Ref: MB A PG27
Abbreviated Description: W2 LOT11
City/Muni/Twp: SPOKANE

Prior Transfer

Recording Date:	09/29/2004	Sales Price:	$85,000
Document #:	5128843 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/28/2004		
Document Type:	Deed		

Legal Description:
Lot: MP Block: 6 Subdivision: BINGAMANS ADDITION Map Ref: MB A PG27
Abbreviated Description: W2 LOT11
City/Muni/Twp: SPOKANE

Mortgage Record

Recording Date:	06/06/2003	Loan Amount:	N/A
Document #:	4905746 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	06/03/2003		
TD Due Date:	07/01/2033	Type Finance:	

Legal Description:
Lot: MP Block: 6 Subdivision: BINGAMANS ADDITION Map Ref: MB A PG27
Abbreviated Description: WEST2 LOT11
City/Muni/Twp: SPOKANE

Prior Transfer

Recording Date:	06/06/2003	Sales Price:	$75,000
Document #:	4905745 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/03/2003		
Document Type:	Deed		

Legal Description:
Lot: MP Block: 6 Subdivision: BINGAMANS ADDITION Map Ref: MB A PG27
Abbreviated Description: WEST2 LOT11
City/Muni/Twp: SPOKANE

Prior Transfer

Recording Date:	04/21/1999	Sales Price:	$65,000
Document #:	4358351 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	04/13/1999		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98745746

Legal Description:
Lot: MP Block: 6 Subdivision: BINGAMANS ADDITION Map Ref: MB A PG27
Abbreviated Description: WEST2 LOT11 BLK6
City/Muni/Twp: SPOKANE

Mortgage Record

Recording Date:	04/21/1999	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/13/1999		
TD Due Date:	05/01/2029	Type Finance:	ADJ

Legal Description:
Lot: MP Block: 6 Subdivision: BINGAMANS ADDITION Map Ref: MB A PG27
Abbreviated Description: WEST2 LOT11 BLK6
City/Muni/Twp: SPOKANE

Area Sales Analysis

Total Area Sales	$334,900	Median # of Bedrooms	3
Median Lot Size	7,100 SF	Median # of Baths	2
Median Living Area	1,920 SF	Median Year Built	1904
Price Range - 2 Yrs	$334,900 to $334,900	Age Range	122 years to 122 years
Median Value	$334,900	Median Age	122 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**1027 W MAXWELL AVE** **SPOKANE, WA 99201-2603**	07/02/2026	$330,000	$107	3072	10/4/3	1906	7,100 SF	
		APN: 35182.2404 Document #: 7499241 Document Type: Warranty Deed Price Code: A Land Use: Triplex (3 units, any combination) Legal: Lot: 4 Block: 8 Subdivision: BINGMANS ADDITION MapRef: VOL A PG 27 Abbreviated Description: Lot:4 Block:8 Subdivision:BINGMANS ADDITION Map Ref:VOL A PG 27City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
2	.14Mi.	**1208 W SPOFFORD AVE** **SPOKANE, WA 99205-4477**	07/27/2026	$362,312	$184	1973	2/2/1	1997	6,000 SF	
		APN: 35073.4408 Document #: 7504469 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 9 Subdivision: MOUNTAIN VIEW ADD MapRef: VOL A PG 36 Abbreviated Description: Lot:8 Block:9 Subdivision:MOUNTAIN VIEW ADD Map Ref:VOL A PG 36City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
3	.18Mi.	**1220 N MADISON ST** **SPOKANE, WA 99201-2610**	09/08/2026	$130,312	$96	1356	4/2/1	1905	3,080 SF	
		APN: 35182.3206 Document #: 7513947 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5&6 Block: 16 Subdivision: BINGAMANS ADDITION MapRef: VOL A PG 27 Abbreviated Description: Lot:5&6 Block:16 Subdivision:BINGAMANS ADDITION Map Ref:VOL A PG 27Abbreviated Description:NORTH35FT LOT5&W38FT LOT6 City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
4	.19Mi.	**1511 N WALNUT ST** **SPOKANE, WA 99201-2735**	09/28/2026	$98,582	$58	1710	4/4/2	1950	6,000 SF	
		APN: 25131.3908 Document #: 7518035 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Block: 126 Subdivision: LIDGERWOOD PARK ADDITION MapRef: VOL A PG 124 Abbreviated Description: Lot:8 Block:126 Subdivision:LIDGERWOOD PARK ADDITION Map Ref:VOL A PG 124City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
5	.22Mi.	**907 W MAXWELL AVE** **SPOKANE, WA 99201-2516**	10/05/2026	$275,312	$153	1800	5/3/1	1906	3,700 SF	
		APN: 35182.0602 Document #: 7519531 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1&2 Block: 28 Subdivision: STRATTONS ADDITION MapRef: VOL A PG 24 Abbreviated Description: Lot:1&2 Block:28 Subdivision:STRATTONS ADDITION Map Ref:VOL A PG 24Abbreviated Description:EAST37FTW72FT LOT1 City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
6	.23Mi.	**911 W SPOFFORD AVE** **SPOKANE, WA 99205-4557**	06/18/2026	$200,000	$69	2886	7/3/2	1907	6,000 SF	
		APN: 35073.3803 Document #: 7496365 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Lot: 4 Block: 3 Subdivision: MOUNTAIN VIEW ADDITION MapRef: VOL A PG 36 Abbreviated Description: Lot:4 Block:3 Subdivision:MOUNTAIN VIEW ADDITION Map Ref:VOL A PG 36City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
7	.24Mi.	**1123 W NORA AVE** **SPOKANE, WA 99205-4463**	10/09/2026	$394,312	$199	1977	5/3/2	1905	3,000 SF	
		APN: 35073.5402 Document #: 7520684 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Block: 19 Subdivision: MOUNTAIN VIEW ADDITION MapRef: VOL A PG 36 Abbreviated Description: Block:19 Subdivision:MOUNTAIN VIEW ADDITION Map Ref:VOL A PG 36Abbreviated Description:EAST2 LOT1 City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
8	.26Mi.	**1509 N MAPLE ST** **SPOKANE, WA 99201-2712**	09/30/2026	$197,312	$216	914	4/2/1	1907	2,800 SF	
		APN: 25131.3808 Document #: 7518547 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7&8 Block: 38 Subdivision: CHAMBERLIN ADDITION MapRef: VOL A PG 11 Abbreviated Description: Lot:7&8 Block:38 Subdivision:CHAMBERLIN ADDITION Map Ref:VOL A PG 11City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
9	.26Mi.	**1218 W NORA AVE** **SPOKANE, WA 99205-4464**	09/04/2026	$300,312	$87	3444	3/2/1	1908	6,000 SF	
		APN: 35073.5810 Document #: 7513527 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 23 Subdivision: MOUNTAIN VIEW ADDITION MapRef: MB A PG 36 Abbreviated Description: Lot:10 Block:23 Subdivision:MOUNTAIN VIEW ADDITION Map Ref:MB A PG 36City/Muni/Twp:SPOKANE FALLS City/Muni/Twp: SPOKANE FALLS								
10	.26Mi.	**1428 N LINCOLN ST** **SPOKANE, WA 99201-2510**	07/09/2026	$305,312	$104	2925	4/4/2	1906	7,100 SF	
		APN: 35182.0712 Document #: 7500858 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98745746

Legal: Lot: 12 Block: 23 Subdivision: STRATTONS ADDITION MapRef: VOL A PG 24 Abbreviated Description: Lot:12 Block:23 Subdivision:STRATTONS ADDITION Map Ref:VOL A PG 24City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE

11	.26Mi.	**1712 N WALNUT ST** **SPOKANE, WA 99205-4358**	05/13/2026	$115,000	$118	978	4/2/1	1923	2,000 SF

APN: 25124.5808 Document #: 7488728
Document Type: Warranty Deed Price Code:
Land Use: Bungalow (Residential)
Legal: Lot: 7 Block: 7 Subdivision: COLERS BOULEVARD ADDITION MapRef: VOL C PG 91 Abbreviated Description: Subdivision:COLERS BOULEVARD ADDITION Map Ref:VOL C PG 91Abbreviated Description:LOT: NORTH 40 FT OF LOT 7 City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE

12	.28Mi.	**1815 N ADAMS ST** **SPOKANE, WA 99205-4302**	08/20/2026	$105,312	$127	828	1/1/1	1902	1,637 SF

APN: 35073.5706 Document #: 7509776
Document Type: Warranty Deed Price Code: A
Land Use: Bungalow (Residential)
Legal: Lot: 5 Block: 22 Subdivision: MOUNTAIN VIEW ADD MapRef: VOL A PG 36 Abbreviated Description: Lot:5 Block:22 Subdivision:MOUNTAIN VIEW ADD Map Ref:VOL A PG 36City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE

13	.3Mi.	**1315 W INDIANA AVE** **SPOKANE, WA 99205-4319**	05/20/2026	$249,000	$172	1444	4/2/1	1902	4,800 SF

APN: 35073.5702 Document #: 7490289
Document Type: Warranty Deed Price Code: A
Land Use: Bungalow (Residential)
Legal: Lot: 2 Block: 22 Subdivision: MOUNTAIN VIEW ADDITION MapRef: VOL A PG 36 Abbreviated Description: Lot:2 Block:22 Subdivision:MOUNTAIN VIEW ADDITION Map Ref:VOL A PG 36City/Muni/Twp:SOOKANE City/Muni/Twp: SOOKANE

14	.33Mi.	**1529 W NORA AVE** **SPOKANE, WA 99205-4274**	06/23/2026	$244,900	$200	1224	5/3/1	1928	3,750 SF

APN: 25124.5906 Document #: 7497090
Document Type: Warranty Deed Price Code: A
Land Use: Bungalow (Residential)
Legal: Lot: 6 Block: 8 Subdivision: COLERS BOULEVARD ADDITION MapRef: VOL C PG 91 Abbreviated Description: Block:8 Subdivision:COLERS BOULEVARD ADDITION Map Ref:VOL C PG 91Abbreviated Description:LOT: NORTH 75 FT OF LOT 6 City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE

15	.39Mi.	**1218 W SHANNON AVE** **SPOKANE, WA 99205-4471**	09/25/2026	$225,312	$127	1776	2/2/1	1906	6,000 SF

APN: 35073.0910 Document #: 7517689
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 9 Subdivision: MOORES ADDITION MapRef: VOL A PG 159 Abbreviated Description: Lot:10 Block:9 Subdivision:MOORES ADDITION Map Ref:VOL A PG 159City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE

16	.4Mi.	**1326 N WALL ST** **SPOKANE, WA 99201-2533**	09/15/2026	$340,312	$177	1920	4/2/1	1906	2,331 SF

APN: 35181.3113 Document #: 7515452
Document Type: Warranty Deed Price Code:
Land Use: Bungalow (Residential)
Legal: Lot: 22 Block: 6 Subdivision: CROWDERS ADDITION MapRef: VOL D PG 65 Abbreviated Description: Lot:22 Block:6 Subdivision:CROWDERS ADDITION Map Ref:VOL D PG 65City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE

17	.41Mi.	**1211 W NORTHWEST BLVD** **SPOKANE, WA 99205-4469**	09/25/2026	$355,312	$71	4993	//	1937	9,869 SF

APN: 35073.0905 Document #: 7517662
Document Type: Warranty Deed Price Code:
Land Use: Office Bldg (General)
Legal: Lot: 3-6 Block: 9 Subdivision: MOORES ADDITION TO SPOKANE FALLS MapRef: VOL A PG 159 Abbreviated Description: Block:9 Subdivision:MOORES ADDITION TO SPOKANE FALLS Map Ref:VOL A PG 159Abbreviated Description:PORTION LOTS3-6 City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE

18	.41Mi.	**714 W AUGUSTA AVE** **SPOKANE, WA 99205-4619**	06/30/2026	$249,000	$187	1330	6/4/1	1897	3,000 SF

APN: 35073.5013 Document #: 7498668
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Block: 15 Subdivision: MOUNTAIN VIEW ADDITION MapRef: VOL A PG 36 Abbreviated Description: Block:15 Subdivision:MOUNTAIN VIEW ADDITION Map Ref:VOL A PG 36Abbreviated Description:LOT: WEST 2 OF LOT 10 City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE

19	.43Mi.	**1023 W KNOX AVE** **SPOKANE, WA 99205-4404**	07/24/2026	$765,280	$414	1848	8/4/4	2011	6,000 SF

APN: 35073.1115 Document #: 7504458
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 2 Block: 11 Subdivision: MOORES ADDITION MapRef: VOL A PG 159 Abbreviated Description: Lot:2 Block:11 Subdivision:MOORES ADDITION Map Ref:VOL A PG 159City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE

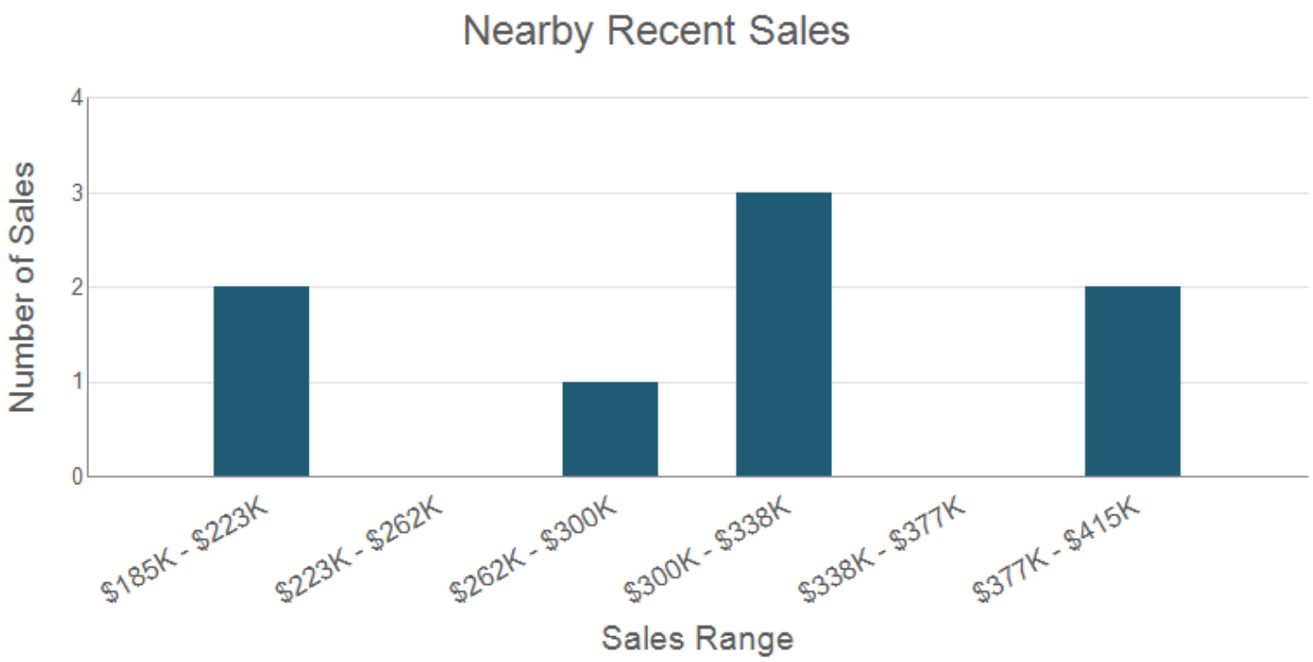
20	.45Mi.	**1208 W KNOX AVE** **SPOKANE, WA 99205-4452**	06/24/2026	$225,000	$225	1000	5/3/1	1904	6,000 SF

APN: 35073.2006 Document #: 7497355
Document Type: Warranty Deed Price Code: A
Land Use: Bungalow (Residential)
Legal: Lot: 8 Block: 20 Subdivision: MOORES ADDITION MapRef: VOL A PG 159 Abbreviated Description: Lot:8 Block:20 Subdivision:MOORES ADDITION Map Ref:VOL A PG 159City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE

ICE SiteX Report

OrderID: 98745746

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1214 W SINTO AVE**	**01/23/2023**	$319,500	$319,500	2,832	10/5/2	1902	10,650 SF	
.04Mi.	**1418 N ADAMS ST**	**04/25/2005**	$200,700	$200,700	2,784	6/2/1	1907	2,600 SF	
.07Mi.	**1117 W SINTO AVE**	**09/16/2022**	$285,600	$285,600	1,920	7/3/2	1904	7,100 SF	
.22Mi.	**1322 W AUGUSTA AVE**	**10/14/2021**	$348,800	$348,800	3,108	5/4/2	1907	4,824 SF	
.23Mi.	**1303 W NORA AVE**	**02/18/2003**	$322,200	$322,200	2,528	5/3/1	1895	6,000 SF	
.26Mi.	**1019 W NORA AVE**		$272,600	$272,600	3,099	3/2/2	1907	6,000 SF	
.26Mi.	**1422 W GARDNER AVE**	**01/06/2022**	$248,500	$248,500	1,322	7/5/2	1902	4,800 SF	
.27Mi.	**1421 W NORA AVE**	**04/22/2010**	$299,500	$299,500	1,870	9/4/2	1905	6,000 SF	
.29Mi.	**1611 W SPOFFORD AVE**	**03/15/2010**	$288,100	$288,100	2,068	9/3/2	1901	3,736 SF	
.33Mi.	**1512 W NORA AVE**	**05/10/2018**	$294,000	$294,000	2,054	7/3/2	1904	6,000 SF	
.34Mi.	**908 W NORA AVE**	**11/18/2005**	$348,650	$348,650	3,636	8/4/2	1908	6,000 SF	
.39Mi.	**811 N ADAMS ST**	**11/22/2021**	$603,940	$603,940	1,017			26,545 SF	
.39Mi.	**2011 N JEFFERSON ST**	**04/03/2023**	$273,500	$273,500	1,981	9/4/2	1905	3,930 SF	
.5Mi.	**904 W KNOX AVE**	**01/25/2010**	$582,900	$582,900	2,124	5/3/2	1904	6,000 SF	
.51Mi.	**1621 W KNOX AVE**	**05/07/2010**	$261,100	$261,100	2,184	8/3/2	1905	6,000 SF	
.51Mi.	**1627 W KNOX AVE**	**03/15/2019**	$258,320	$258,320	2,284	8/4/2	1905	4,320 SF	

Rent vs. Own

Households Occupied by Renters:	64%	Households Occupied by Owners:	27%

Demographics & Income

Median Age:	41.2 years old	Households:	8,527
Median Household Income:	$41,875	Households w/Family:	26%
Household Income Per Capita:	$35,876	Households w/Family Married:	18%
Most Common Education Level:	High School Graduate	Households w/Family Children:	9%

School District

School District Zone:	Spokane Public Schools	Students:	28,853
Number of Schools:	68	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.94Mi.	**Holmes Elementary School** Number of Students: 378 Student-Teacher Ratio: 12.44	D	Public	PK - 5
2.00Mi.	**Glover Middle School** Number of Students: 537 Student-Teacher Ratio: 16.17	D-	Public	6 - 8

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0.51Mi.	**North Central High School**	B-	Public	9 - 12

Number of Students: 1,647
Student-Teacher Ratio: 18.48
Advanced Placement: Yes

Flood Report

The Subject Property of **1214 W SINTO AVE, SPOKANE, WA 99201-2636** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	175%	NOTABLY HIGHER
BURGLARY	156%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	168%	NOTABLY HIGHER
FORCIBLE ROBBERY	140%	NOTABLY HIGHER
AGGRAVATED ASSAULT	174%	NOTABLY HIGHER
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	170%	NOTABLY HIGHER
OVERALL	177%	NOTABLY HIGHER

Disaster Alerts

6/16/2026 - Upriver Fire 8/1/2026 - Autumn Lane Fire 8/1/2026 - Fairview Fire 8/1/2026 - Old Trails Fire 8/1/2026 - Wildfires

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