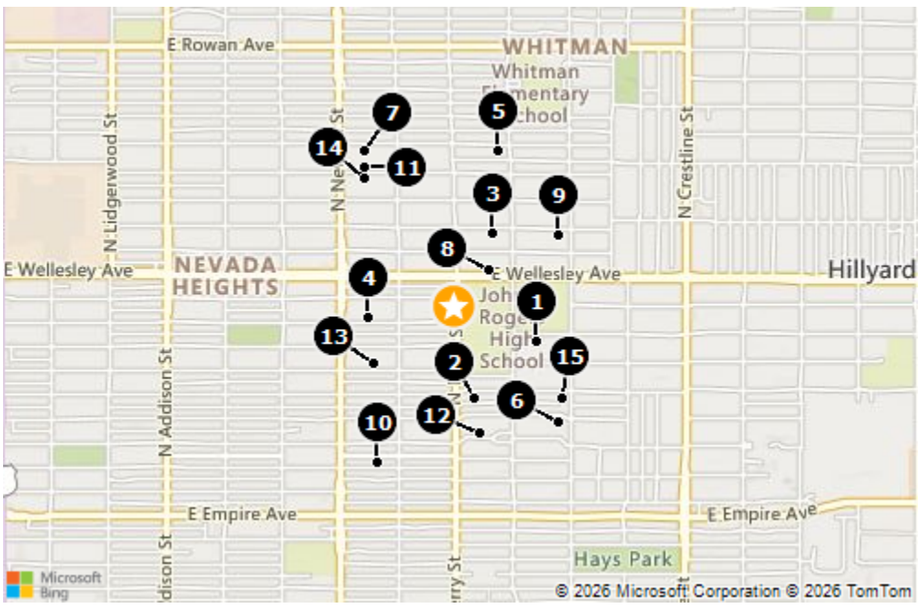
ICE SiteX Report

OrderID: 98366485

SiteX Property Information Report



Subject Property Location

1328 E HOFFMAN AVE, SPOKANE, WA 99207-3235

County:	**SPOKANE WA**	Census Tract:	530630015.005004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	35051.0801	Thomas Bros Pg-Grid:	

Valuation

Value:	**$281,000**	FSD:	16	Common Confidence Score:	45
Value Range:	$236,040 - $325,960	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	0010
Assd Land Value:	$70,000	Market Land Value:	$70,000	Tax Year:	2025
Assd Improvement:	$221,000	Market Improvment Value:	$221,000	Total Taxable Value:	$2,891
Total Assessed Value:	$291,000	Total Assessor Market Value:	$291,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 16 Sec/Twnship/Range: SEC 05 TWN 25N RNG 43E
Abbreviated Description: LIDGERWOOD PK L1 B16

Property Characteristics

Lot Size:	5,100 SF	Bedrooms:	2	Pool:	
Building Area:	1896 SF	Baths:	1	Fireplace:	Yes
Year Built:	1953	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Metal
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	2	A/C:	N
Style:	Ranch	Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/27/2026	Sales Price:	$107,211
Document #:	7484704 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/12/2023	Sales Price:	$107,211
Document #:	7263010 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/24/2021	Sales Price:	N/A
Document #:	7051439 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/27/2018	Sales Price:	$107,211
Document #:	6737420 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	01/21/2015	Loan Amount:	N/A
Document #:	6366665 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	09/01/2044	Type Finance:	

Legal Description:
Lot: 1 Block: 16 Subdivision: LIDGERWOOD PARK
City/Muni/Twp: SPOKANE

Prior Transfer

Recording Date:	11/24/2014	Sales Price:	$107,211
Document #:	6350388 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/27/2011	Loan Amount:	N/A
Document #:	5995944 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2021	Type Finance:	

Legal Description:
Lot: 1 Block: 16 Subdivision: LIDGERWOOD PARK
City/Muni/Twp: SPOKANE

Prior Transfer

Recording Date:	04/27/2011	Sales Price:	$110,280
Document #:	5995942 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/19/2011		
Document Type:			

Legal Description:
Lot: 1 Block: 16 Subdivision: LIDGERWOOD PARK Map Ref: MB A PG124
City/Muni/Twp: SPOKANE

Prior Transfer

Recording Date:	04/19/2011	Sales Price:	$110,000
Document #:	201103780 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 16 Sec/Twnship/Range: SEC 05 TWN 25N RNG 43E
Abbreviated Description: LIDGERWOOD PK L1 B16

Prior Transfer

Recording Date:	01/07/2010	Sales Price:	$64,000
Document #:	5865615 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	12/30/2009		
Document Type:			

Legal Description:
Lot: 1 Block: 16 Subdivision: LIDGERWOOD PARK ADDITION Map Ref: MB A PG124
City/Muni/Twp: SPOKANE

Prior Transfer

Recording Date:	12/30/2009	Sales Price:	$64,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/30/2009	Sales Price:	$66,000
Document #:	5847791 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/28/2009		
Document Type:			

Legal Description:
Lot: 1 Block: 16 Subdivision: LIDGERWOOD PARK ADDITION Map Ref: MB A PG124
City/Muni/Twp: SPOKANE

Prior Transfer

Recording Date:	07/01/2009	Sales Price:	N/A
Document #:	5809382 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/20/2006	Sales Price:	N/A
Document #:	5450524 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	10/05/2006		
Document Type:			

Legal Description:
Lot: 1 Block: 16 Subdivision: LIDGERWOOD PARK ADDITION Map Ref: MB A PG124
City/Muni/Twp: SPOKANE

Prior Transfer

Recording Date:	06/29/2006	Sales Price:	N/A
Document #:	5400063 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	06/29/2006		
Document Type:			

Legal Description:
Lot: 1 Block: 16 Subdivision: LIDGERWOOD PARK ADDITION Map Ref: MB A PG124
City/Muni/Twp: SPOKANE

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Area Sales Analysis

Total Area Sales	$4,085,262	Median # of Bedrooms	2
Median Lot Size	5,150 SF	Median # of Baths	1
Median Living Area	1,525 SF	Median Year Built	1948
Price Range - 2 Yrs	$140,000 to $399,950	Age Range	59 years to 117 years
Median Value	$285,000	Median Age	78 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**1624 E HEROY AVE** **SPOKANE, WA 99207-4306**	08/18/2026	$210,312	$125	1676	6/2/1	1955	6,750 SF	
		APN: 35042.0508 Document #: 7509393 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 8 Block: 5 Subdivision: CANNONDALE ADDITION MapRef: VOL B PG 65 Abbreviated Description: Lot:8 Block:5 Subdivision:CANNONDALE ADDITION Map Ref:VOL B PG 65City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
2	.21Mi.	**1418 E RICH AVE** **SPOKANE, WA 99207-4362**	07/16/2026	$316,000	$204	1548	7/2/2	1946	5,029 SF	
		APN: 35042.1209 Document #: 7502316 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: LLOYD PARK ADDITION MapRef: VOL O PG 27 Abbreviated Description: Lot:9 Block:2 Subdivision:LLOYD PARK ADDITION Map Ref:VOL O PG 27City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
3	.18Mi.	**1508 E WABASH AVE** **SPOKANE, WA 99207-4247**	06/25/2026	$210,000	$291	720	4/2/1	1949	5,150 SF	
		APN: 36333.3904 Document #: 7497511 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 5 Block: 27 Subdivision: SECOND ADDITION TO LIDGERWOOD PARK MapRef: VOL I PG 15 Abbreviated Description: Lot:5 Block:27 Subdivision:SECOND ADDITION TO LIDGERWOOD PARK Map Ref:VOL I PG 15City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
4	.18Mi.	**1027 E PRINCETON AVE** **SPOKANE, WA 99207-3140**	06/17/2026	$295,000	$267	1104	4/2/1	1943	5,100 SF	
		APN: 35051.0718 Document #: 7496070 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 18 Block: 15 Subdivision: LIDGERWOOD PARK ADDITION MapRef: VOL A PG 124 Abbreviated Description: Lot:18 Block:15 Subdivision:LIDGERWOOD PARK ADDITION Map Ref:VOL A PG 124City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
5	.35Mi.	**1524 E CROWN AVE** **SPOKANE, WA 99207-4011**	06/12/2026	$399,950	$156	2556	7/4/1	1967	15,034 SF	Yes
		APN: 36333.2709 Document #: 7495057 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 2&3 Block: 15 Subdivision: SECOND ADDITION TO LIDGERWOOD PARK MapRef: VOL 1 PG 15 Abbreviated Description: Lot:2&3 Block:15 Subdivision:SECOND ADDITION TO LIDGERWOOD PARK Map Ref:VOL 1 PG 15City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
6	.34Mi.	**1648 E ROCKWELL AVE** **SPOKANE, WA 99207-4448**	05/29/2026	$295,000	$145	2026	5/3/1	1947	4,977 SF	
		APN: 35042.1403 Document #: 7492272 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Subdivision: LLOYD PARK ADDITION MapRef: VOL O PG 27 Abbreviated Description: Lot:3 Block:4 Subdivision:LLOYD PARK ADDITION Map Ref:VOL O PG 27City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
7	.39Mi.	**1026 E CROWN AVE** **SPOKANE, WA 99207-3311**	05/28/2026	$293,500	$250	1170	2/2/1	1952	9,000 SF	
		APN: 36324.1008 Document #: 7491725 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 9&10 Block: 10 Subdivision: EAST KENWOD MapRef: VOL F PG 23 Abbreviated Description: Lot:9&10 Block:10 Subdivision:EAST KENWOD Map Ref:VOL F PG 23Abbreviated Description:LOT: WEST 2 OF LOT 9 City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
8	.11Mi.	**1503 E WELLESLEY AVE** **SPOKANE, WA 99207-4260**	05/15/2026	$140,000	$56	2475	5/3/1	1909	5,150 SF	
		APN: 36333.4018 Document #: 7489361 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 19 Block: 28 Subdivision: SECOND ADDITION TO LIDGERWOOD PARK MapRef: VOL I PG 15 Abbreviated Description: Lot:19 Block:28 Subdivision:SECOND ADDITION TO LIDGERWOOD PARK Map Ref:VOL I PG 15City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
9	.28Mi.	**1648 E WABASH AVE** **SPOKANE, WA 99207-4249**	05/04/2026	$290,000	$188	1536	7/3/1	1950	5,150 SF	
		APN: 36333.3803 Document #: 7486537 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 3 Block: 26 Subdivision: SECOND ADDITION TO LIDGERWOOD PARK MapRef: VOL I PG 15 Abbreviated Description: Lot:3 Block:26 Subdivision:SECOND ADDITION TO LIDGERWOOD PARK Map Ref:VOL I PG 15City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
10	.38Mi.	**1107 E WALTON AVE** **SPOKANE, WA 99207-3072**	04/27/2026	$285,000	$165	1724	5/2/1	1948	5,100 SF	
		APN: 35051.3120 Document #: 7484759 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 0 Block: 63 Subdivision: LIDGERWOOD PARK ADDITION MapRef: VOL A PG 124&125 Abbreviated Description: Lot:0 Block:63 Subdivision:LIDGERWOOD PARK ADDITION Map Ref:VOL A PG 124&125City/Muni/Twp:SPOKANE FALLS City/Muni/Twp: SPOKANE FALLS								
11	.36Mi.	**1023 E QUEEN AVE** **SPOKANE, WA 99207-3365**	04/24/2026	$300,000	$202	1480	4/3/2	1927	5,600 SF	
		APN: 36324.1015 Document #: 7484604 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: FIRST ADDITION TO LIDGERWOOD PARK ADDITION MapRef: VOL F PG 11 Abbreviated Description: Lot:8 Block:2 Subdivision:FIRST ADDITION TO LIDGERWOOD PARK ADDITION Map Ref:VOL F PG 11City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
12	.28Mi.	**1423 E LACROSSE AVE** **SPOKANE, WA 99207-4411**	04/21/2026	$272,500	$178	1525	4/2/1	1950	5,468 SF	
		APN: 35042.1316 Document #: 7483733 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 17&18 Block: 3 Subdivision: LIOYD PARK ADDITION MapRef: VOL O PG 27 Abbreviated Description: Lot:17&18 Block:3 Subdivision:LIOYD PARK ADDITION Map Ref:VOL O PG 27Abbreviated Description:LOT: WEST 5 FT OF LOT 18								
13	.22Mi.	**1103 E LONGFELLOW AVE**	04/16/2026	$265,000	$178	1488	5/2/1	1931	5,100 SF	

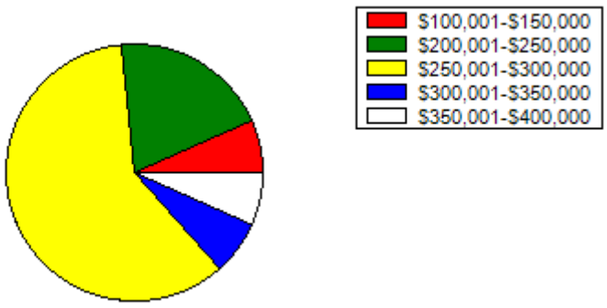
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		SPOKANE, WA 99207-3128								
		APN: 35051.1518 Document #: 7482622								
		Document Type: Price Code: F								
		Land Use: Single Family Residential								
		Legal: Lot: 19 Block: 31 Subdivision: LIDGER PARK ADDITION TO SPOKANE FALLS MapRef: VOL A PG 124 Abbreviated Description: Lot:19 Block:31 Subdivision:LIDGER PARK ADDITION TO SPOKANE FALLS Map Ref:VOL A PG 124City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
14	.33Mi.	**1024 E QUEEN AVE**	04/10/2026	$243,000	$359	676	5/2/1	1948	5,950 SF	
		SPOKANE, WA 99207-3364								
		APN: 36324.1108 Document #: 7481540								
		Document Type: Price Code: F								
		Land Use: Single Family Residential								
		Legal: Lot: 8 Block: 3 Subdivision: LIDGERWOOD PARK FIRST ADDITION MapRef: VOL F PG 11 Abbreviated Description: Lot:8 Block:3 Subdivision:LIDGERWOOD PARK FIRST ADDITION Map Ref:VOL F PG 11City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
15	.31Mi.	**1654 E RICH AVE**	04/02/2026	$270,000	$182	1476	4/1/1	1946	6,000 SF	
		SPOKANE, WA 99207-4366								
		APN: 35042.0001 Document #: 7479881								
		Document Type: Price Code: F								
		Land Use: Single Family Residential								
		Legal: Sec/Twnship/Range: SW4NW4 S04T25NR43E WM Abbreviated Description: Sec/Twnship/Range:SW4NW4 S04T25NR43E WM City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**1328 E HOFFMAN AVE**	**04/19/2011**	$291,000	$291,000	1,896	7/2/1	1953	5,100 SF	
.01Mi.	**1324 E HOFFMAN AVE**	**08/20/2015**	$266,200	$266,200	1,690	6/3/1	1953	5,100 SF	
.02Mi.	**1318 E HOFFMAN AVE**	**11/10/2015**	$258,700	$258,700	1,416	6/3/2	1949	5,100 SF	
.02Mi.	**1329 E PRINCETON AVE**	**04/18/2019**	$302,300	$302,300	1,890	6/3/1	1953	5,100 SF	
.02Mi.	**1325 E PRINCETON AVE**	**08/25/2020**	$345,800	$345,800	1,882	6/4/2	1953	5,100 SF	
.03Mi.	**1312 E HOFFMAN AVE**	**07/05/2019**	$239,800	$239,800	1,344	4/2/1	1949	5,100 SF	
.03Mi.	**1317 E PRINCETON AVE**	**04/24/2019**	$269,800	$269,800	1,344	5/3/1	1949	5,100 SF	
.03Mi.	**1327 E HOFFMAN AVE**	**10/06/2020**	$248,300	$248,300	1,344	5/3/1	1947	4,471 SF	
.03Mi.	**1323 E HOFFMAN AVE**	**11/12/2021**	$209,200	$209,200	1,152	3/1/1	1947	4,480 SF	
.04Mi.	**1317 E HOFFMAN AVE**	**10/29/2013**	$267,500	$267,500	1,411	6/3/1	1947	4,489 SF	
.04Mi.	**1311 E PRINCETON AVE**		$266,600	$266,600	1,670	5/2/1	1949	5,100 SF	
.04Mi.	**1308 E HOFFMAN AVE**		$246,000	$246,000	1,412	5/2/1	1949	5,100 SF	
.04Mi.	**1311 E HOFFMAN AVE**	**07/29/2022**	$172,200	$172,200	1,248	5/2/1	1946	4,498 SF	
.04Mi.	**1307 E PRINCETON AVE**	**11/28/2017**	$230,100	$230,100	804	4/2/1	1949	5,100 SF	
.05Mi.	**1304 E HOFFMAN AVE**	**04/01/2019**	$189,900	$189,900	660	4/2/1	1949	5,100 SF	
.05Mi.	**1307 E HOFFMAN AVE**	**06/13/2022**	$235,100	$235,100	1,411	4/2/1	1946	4,507 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	34.9 years old	Households:	13,630
Median Household Income:	$54,311	Households w/Family:	52%
Household Income Per Capita:	$28,282	Households w/Family Married:	33%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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0.66Mi. **Longfellow Elementary School** Number of Students: 417 Student-Teacher Ratio: 11.77		B+	Public	PK - 5
0.87Mi. **Spokane Garry Middle School** Number of Students: 410 Student-Teacher Ratio: 13.87		D+	Public	6 - 8
0.19Mi. **Rogers High School** Number of Students: 1,498 Student-Teacher Ratio: 16.71		D	Public	9 - 12

Flood Report

The Subject Property of **1328 E HOFFMAN AVE, SPOKANE, WA 99207-3235** 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	145%	NOTABLY HIGHER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	140%	NOTABLY HIGHER
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	108%	SIMILAR
MURDER	132%	NOTABLY HIGHER
OVERALL	132%	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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.
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