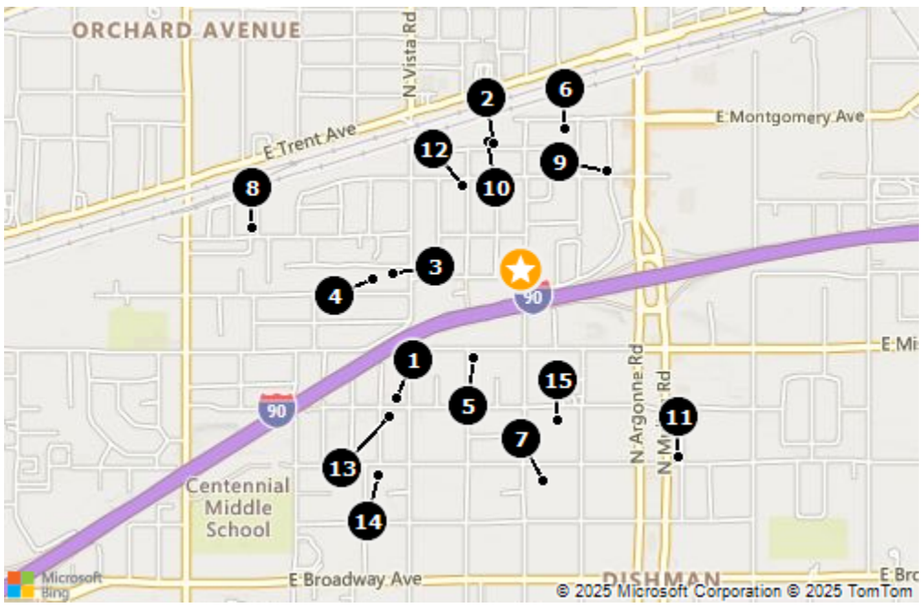
ICE SiteX Report

OrderID: 94398958

SiteX Property Information Report



Subject Property Location

8621 E NORA AVE, SPOKANE VALLEY, WA 99212-2430

County:	**SPOKANE WA**	Census Tract:	530630117.012017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	45074.0501	Thomas Bros Pg-Grid:	

Valuation

Value:	**$329,000**	FSD:	5
Value Range:	$312,550 - $345,450	Confidence Score:	95

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0148
Assd Land Value:	$70,000	Market Land Value:	$70,000	Tax Year:	2024
Assd Improvement:	$238,700	Market Improvment Value:	$238,700	Total Taxable Value:	$3,186
Total Assessed Value:	$308,700	Total Assessor Market Value:	$308,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 1 Sec/Twnship/Range: SEC 07 TWN 25N RNG 44E
Abbreviated Description: VISTA GARDENS 5 L1 B1

Property Characteristics

Lot Size:	10,090 SF	Bedrooms:	3	Pool:	
Building Area:	2119 SF	Baths:	1	Fireplace:	Yes
Year Built:	1961	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Other
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	N
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/22/2024	Sales Price:	N/A
Document #:	7385757 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/23/2022	Sales Price:	$279,000
Document #:	7260277 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/20/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1 Block: 1 Subdivision: VISTA GARDENS NO 5 Map Ref: VOL 5 PG 26
City/Muni/Twp: SPOKANE VALLEY

Prior Transfer

Recording Date:	12/20/2022	Sales Price:	$279,000
Document #:	202217308 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 1 Sec/Twnship/Range: SEC 07 TWN 25N RNG 44E
Abbreviated Description: VISTA GARDENS 5 L1 B1

ICE SiteX Report

OrderID: 94398958

Prior Transfer

Recording Date:	12/06/2021	Sales Price:	N/A
Document #:	7157639 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/16/2021		
Document Type:	Affidavit of Death of Joint Tenant		

Legal Description:
Lot: 1 Block: C Subdivision: VISTA GARDENS 5 Map Ref: VOL 5 PG 26

Prior Transfer

Recording Date:	12/06/2021	Sales Price:	N/A
Document #:	7157638 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/06/2021		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 1 Block: 1 Subdivision: VISTA BARLES 5 Map Ref: VOL 5 PG 26

Mortgage Record

Recording Date:	01/29/2016	Loan Amount:	N/A
Document #:	6468845 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1 Block: 1 Subdivision: VISTA GARDENS #5

Prior Transfer

Recording Date:	01/25/2016	Sales Price:	N/A
Document #:	6467547 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/14/2016		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 1 Block: 1 Subdivision: VISTA GARDENS #5 Map Ref: MB5 PG26

Area Sales Analysis

Total Area Sales	$5,332,549	Median # of Bedrooms	3
Median Lot Size	11,190 SF	Median # of Baths	1
Median Living Area	2,372 SF	Median Year Built	1955
Price Range - 2 Yrs	$263,000 to $459,000	Age Range	1 years to 76 years
Median Value	$375,000	Median Age	70 years

Comparable Sales Data

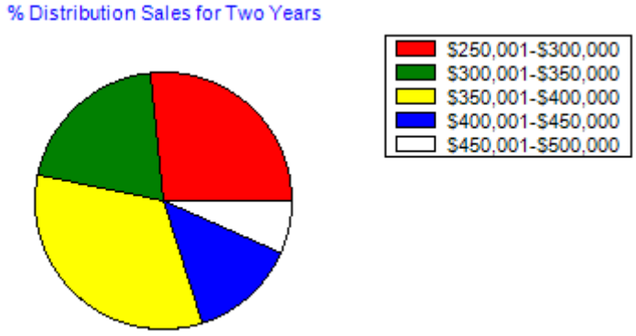
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.39Mi.	**8211 E SINTO AVE** **SPOKANE VALLEY, WA 99212-2608**	04/14/2025	$336,000	$119	2819	3/3/1	1953	13,223 SF	
		APN: 45182.0113 Document #: 7409807 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential Legal: Lot: 13 Block: 1 Subdivision: WEST VALLEY ADDITION NO 4 MapRef: MB 2 PG 14 Abbreviated Description: Lot:13 Block:1 Subdivision:WEST VALLEY ADDITION NO 4 Map Ref:MB 2 PG 14City/Muni/Twp:SPOKANE VALLEY City/Muni/Twp: SPOKANE VALLEY								
2	.29Mi.	**8521 E MANSFIELD AVE** **SPOKANE VALLEY, WA 99212-2320**	03/31/2025	$376,000	$145	2580	5/4/3	1956	10,566 SF	
		APN: 45074.0225 Document #: 7407119 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential Legal: Lot: 9 Block: 1 Subdivision: VISTA GARDENS NO 4 MapRef: VOL 4 PG 37 Abbreviated Description: Lot:9 Block:1 Subdivision:VISTA GARDENS NO 4 Map Ref:VOL 4 PG 37City/Muni/Twp:SPOKANE VALLEY City/Muni/Twp: SPOKANE VALLEY								
3	.29Mi.	**8210 E BALDWIN AVE** **SPOKANE VALLEY, WA 99212-2404**	03/31/2025	$380,000	$178	2127	7/4/2	1970	11,072 SF	
		APN: 45073.1510 Document #: 7407282 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential Legal: Subdivision: SANTA ROSA PARK Tract No: 15 MapRef: VOL B PG 78 Abbreviated Description: Subdivision:SANTA ROSA PARK Map Ref:VOL B PG 78Abbreviated Description:POR OF TRACT15 City/Muni/Twp:SPOKANE VALLEY City/Muni/Twp: SPOKANE VALLEY								
4	.32Mi.	**8119 E NORA AVE** **SPOKANE VALLEY, WA 99212-2519**	02/27/2025	$459,000	$133	3440	8/3/2	1965	11,190 SF	
		APN: 45073.1121 Document #: 7401458 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential Legal: Subdivision: SANTA ROSA ARL Tract No: 10 MapRef: VOL B PG 78 Abbreviated Description: Subdivision:SANTA ROSA ARL Map Ref:VOL B PG 78Abbreviated Description:PORTION OF E3/5 OF TRACT105 City/Muni/Twp:SPOKANE VALLEY City/Muni/Twp: SPOKANE VALLEY								
5	.22Mi.	**8502 E MISSION AVE** **SPOKANE VALLEY, WA 99212-2529**	02/26/2025	$288,700	$375	768	4/2/1	1952	9,198 SF	
		APN: 45181.0512 Document #: 7401282 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: HUTCHINSONS ADDITION MapRef: VOL A PG 4 Abbreviated Description: Block:3 Subdivision:HUTCHINSONS ADDITION Map Ref:VOL A PG 4Abbreviated Description:WEST 60 FT OF N 2 OF LOT 5 City/Muni/Twp:SPOKANE VALLEY City/Muni/Twp: SPOKANE VALLEY								
6	.32Mi.	**8812 E MONTGOMERY AVE** **SPOKANE VALLEY, WA 99212-2373**	02/14/2025	$300,000	$152	1964	3/3/1	1976	10,246 SF	
		APN: 45074.2102 Document #: 7399366 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: COCHRANES SUBDIVISION MapRef: VOL 9 PG 84 Abbreviated Description: Lot:2 Block:1 Subdivision:COCHRANES SUBDIVISION Map Ref:VOL 9 PG 84City/Muni/Twp:SPOKANE City/Muni/Twp: SPOKANE								
7	.46Mi.	**8714 E BOONE AVE** **SPOKANE VALLEY, WA 99212-2620**	02/12/2025	$334,950	$108	3084	3/3/1	1954	28,942 SF	
		APN: 45181.1105 Document #: 7398823 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential Legal: Lot: 4 Block: 10 Subdivision: HUTCHINSONS ADDITION MapRef: VOL Q PG 4 Abbreviated Description: Block:10 Subdivision:HUTCHINSONS ADDITION Map Ref:VOL Q PG 4Abbreviated Description:WEST 93 FT OF LOT 4 City/Muni/Twp:SPOKANE VALLEY City/Muni/Twp: SPOKANE VALLEY								
8	.22Mi.	**2011 N SIPPLE RD**	01/29/2025	$414,900	$275	1504	5/3/2	2024	5,611 SF	

ICE SiteX Report

OrderID: 94398958

		SPOKANE VALLEY, WA 99212-2435							
	APN: 45074.2909 Document #: 7396561 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential Legal: Lot: 9 Subdivision: SHORT PLAT SHP-2023-0031 MapRef: DOC 7353550 Abbreviated Description: Lot:9 Subdivision:SHORT PLAT SHP-2023-0031 Map Ref:DOC 7353550City/Muni/Twp:SPOKANE VALLEY City/Muni/Twp: SPOKANE VALLEY								
9	.28Mi.	**2205 N HUTCHINSON RD**	01/13/2025	$300,000	$125	2384	8/4/2	1954	13,260 SF
		SPOKANE VALLEY, WA 99212-2344							
	APN: 45074.0128 Document #: 7393857 Document Type: Special Warranty Deed Price Code: F Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: HENLINES ADDITION MapRef: VOL 3 PG 2 Abbreviated Description: Lot:1 Block:1 Subdivision:HENLINES ADDITION Map Ref:VOL 3 PG 2City/Muni/Twp:SPOKANE VALLEY City/Muni/Twp: SPOKANE VALLEY								
10	.29Mi.	**8515 E MANSFIELD AVE**	01/10/2025	$310,000	$135	2292	9/5/1	1956	10,562 SF
		SPOKANE VALLEY, WA 99212-2320							
	APN: 45074.0224 Document #: 7393572 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential Legal: Lot: 8 Block: 1 Subdivision: AMENDED FINAL PLAT VISTA GARDENS NO 4 MapRef: MB 4 PG 37 Abbreviated Description: Lot:8 Block:1 Subdivision:AMENDED FINAL PLAT VISTA GARDENS NO 4 Map Ref:MB 4 PG 37City/Muni/Twp:SPOKANE VALLEY City/Muni/Twp: SPOKANE VALLEY								
11	.53Mi.	**9209 E BOONE AVE**	11/27/2024	$384,999	$125	3056	10/5/2	1953	10,000 SF
		SPOKANE VALLEY, WA 99206-4066							
	APN: 45172.0813 Document #: 7386667 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential Legal: Lot: 71 Block: 1 Subdivision: JONES-SHAFFER SUBDIVISION Tract No: 21 MapRef: VOL 2 PG 67 Abbreviated Description: Lot:71 Subdivision:JONES-SHAFFER SUBDIVISION Map Ref:VOL 2 PG 67Abbreviated Description:PART OF TRACT 21								
12	.23Mi.	**8416 E KNOX AVE**	09/03/2024	$263,000	$101	2590	8/3/1	1955	12,632 SF
		SPOKANE VALLEY, WA 99212-2364							
	APN: 45074.9037 Document #: 7370084 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4NW4SE4 S07T25NR44E WM Abbreviated Description: Sec/Twnship/Range:SW4NW4SE4 S07T25NR44E WM City/Muni/Twp:SPOKANE VALLEY City/Muni/Twp: SPOKANE VALLEY								
13	.43Mi.	**8206 E SINTO AVE**	08/23/2024	$410,000	$191	2143	9/3/1	1953	18,825 SF
		SPOKANE VALLEY, WA 99212-2676							
	APN: 45182.0518 Document #: 7368254 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential Legal: Lot: 2 Block: 4 Subdivision: BASCETTAS ADDITION MapRef: VOL 2 PG 2 Abbreviated Description: Lot:2 Block:4 Subdivision:BASCETTAS ADDITION Map Ref:VOL 2 PG 2City/Muni/Twp:SPOKANE VALLEY City/Muni/Twp: SPOKANE VALLEY								
14	.54Mi.	**8124 E BOONE AVE**	08/13/2024	$400,000	$180	2210	9/5/2	1957	11,840 SF
		SPOKANE VALLEY, WA 99212-2649							
	APN: 45182.0705 Document #: 7366306 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: DORNS ADDITION MapRef: VOL 3 PG 50 Abbreviated Description: Lot:4 Block:1 Subdivision:DORNS ADDITION Map Ref:VOL 3 PG 50City/Muni/Twp:SPOKANE VALLEY City/Muni/Twp: SPOKANE VALLEY								
15	.34Mi.	**8804 E SINTO AVE**	07/29/2024	$375,000	$158	2372	5/2/1	1949	17,746 SF
		SPOKANE VALLEY, WA 99212-2585							
	APN: 45181.0306 Document #: 7363268 Document Type: Warranty Deed Price Code: F Land Use: Single Family Residential Legal: Lot: 2&3 Block: 7 Subdivision: EAST 2 OF LOT 3 & W 625 FT OF LOT 2 MapRef: VOL Q PG 4 Abbreviated Description: Lot:2&3 Block:7 Subdivision:EAST 2 OF LOT 3 & W 625 FT OF LOT 2 Map Ref:VOL Q PG 4Abbreviated Description:EAST 2 OF LOT 3 & W 6.25 FT O F LOT 2 City/Muni/Twp:SPOKANE VALLEY City/Muni/Twp: SPOKANE VALLEY								

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.

ICE SiteX Report

OrderID: 94398958

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.	**8621 E NORA AVE**	**12/20/2022**	$308,700	$308,700	2,119	7/3/1	1961	10,090 SF	
.01Mi.	**8615 E NORA AVE**	**03/31/2005**	$345,200	$345,200	2,450	5/3/2	1961	9,855 SF	
.03Mi.	**8609 E NORA AVE**	**07/11/2018**	$358,700	$358,700	2,450	6/3/1	1961	9,855 SF	
.04Mi.	**8622 E NORA AVE**	**10/08/2015**	$308,800	$308,800	2,304	3/3/1	1962	9,929 SF	
.04Mi.	**8616 E NORA AVE**	**04/23/2002**	$351,100	$351,100	1,916	7/3/2	1962	9,919 SF	
.04Mi.	**1904 N LAURA RD**	**04/03/2019**	$324,600	$324,600	1,632	6/4/2	1971	14,400 SF	
.04Mi.	**8605 E NORA AVE**	**02/07/2019**	$336,100	$336,100	1,752	5/3/1	1961	9,855 SF	
.04Mi.	**8610 E NORA AVE**		$317,000	$317,000	2,304	5/3/1	1962	9,909 SF	
.05Mi.	**1912 N LAURA RD**		$412,200	$412,200	2,765	5/4/2	1971	14,500 SF	
.05Mi.	**8606 E NORA AVE**	**03/06/2023**	$347,000	$347,000	2,304	8/3/1	1962	9,903 SF	
.06Mi.	**8602 E NORA AVE**		$321,600	$321,600	1,804	4/3/1	1962	9,890 SF	
.07Mi.	**8521 E NORA AVE**		$300,900	$300,900	1,702	5/3/1	1961	10,093 SF	
.07Mi.	**1920 N LAURA RD**	**05/13/2019**	$288,100	$288,100	1,640	5/3/1	1972	14,200 SF	
.07Mi.	**1920 N SARGENT RD**	**04/24/2023**	$348,800	$348,800	2,391	4/3/2	1960	11,250 SF	
.07Mi.	**1905 N LAURA RD**	**05/09/2016**	$355,700	$355,700	1,996	7/4/2	1972	14,600 SF	
.08Mi.	**1911 N LAURA RD**		$365,300	$365,300	1,996	2/2/2	1972	14,600 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	39.7 years old	Households:	8,283
Median Household Income:	$62,280	Households w/Family:	55%
Household Income Per Capita:	$34,212	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	West Valley School District	Students:	3,439
Number of Schools:	12	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.65Mi.	**Millwood Kindergarten Center** Number of Students: 165 Student-Teacher Ratio: 11.64	NA	Public	KG - KG
0.88Mi.	**West Valley Early Learning Center** Number of Students: 67 Student-Teacher Ratio: 23.93	NA	Public	PK - PK
0.69Mi.	**West Valley High School** Number of Students: 899 Student-Teacher Ratio: 21.38 Advanced Placement: Yes	B	Public	9 - 12
0.81Mi.	**Seth Woodward Elementary School** Number of Students: 234 Student-Teacher Ratio: 12.34	B	Public	1 - 5
0.80Mi.	**Centennial Middle School** Number of Students: 607 Student-Teacher Ratio: 16.77	C-	Public	6 - 8

Flood Report

The Subject Property of **8621 E NORA AVE, SPOKANE VALLEY, WA 99212-2430** 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	128%	HIGHER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	99%	SIMILAR
FORCIBLE RAPE	109%	SIMILAR
MURDER	121%	HIGHER
OVERALL	118%	HIGHER

Disaster Alerts

8/18/2023 - Gray Fire 8/18/2023 - Wildfires 8/19/2023 - Oregon Fire

ICE SiteX Report

OrderID: 94398958

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2025 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2025 Intercontinental Exchange, Inc. All Rights Reserved.