

RICH KING REAL ESTATE

WEST VALLEY LIVING



Washington #4 Lowest Mortgage Refinance Rates Nationally

Over the past year mortgage interest rates have dropped more than 1 percentage point, creating a rush to refinance. Homeowners in some states are having even better luck than others at refinancing their mortgage and locking in a lower monthly payment—which can mean tremendous savings.

Overall, about 75% of mortgage re-fi applications are approved nationally.

Home value appreciation and credit scores matter most when it comes to refinance approvals, researchers note. They analyzed more than 10 million mortgage refinance approvals by state and compared those rates to home-price appreciation and average credit scores.

Overall, Utah homeowners had the highest approval rate at 82%, followed by applicants in North Dakota, South Dakota, and Washington (at 79.3%).

Some homeowners are bypassing refinancing altogether. But they may be passing up some big savings. For example: A borrower who had a \$300,000 loan in November 2018 at a 4.75% mortgage rate could save about \$200 per month on their payment and more than \$50,000 on lifetime interest by refinancing at 3.75%.

The availability of a lower interest rate is only one of the conditions needed to refinance a mortgage. Borrowers often need to have some equity in their home, especially if they want to take cash out, and a solid credit score. Fortunately, increases in home prices since 2012, combined with paying down loan balances, typically means considerable equity in homes.

Call me today for a complimentary home valuation.

This is a very good time to learn what your property is worth because of opportunities that come with low interest rates. Refinancing can lower your monthly payment. A home equity line of credit (HELOC) can help you make home improvements, pay for college tuition, a wedding, bill, etc. For the latest insights about the local real estate market, please feel free to contact me directly.



Rich King

RICH KING REAL ESTATE

509-703-8187

rich@richkingrealestate.com

www.RichKingRealEstate.com





DESIGN AVOIDANCE

Five Interior Design Disasters to Avoid

Beauty is in the eye of the beholder, and that saying rings true for how one chooses to decorate one's home. Therefore, one person's love of leopard print could be another person's decorating disaster. If you are looking to sell your home this year, change up or avoid these top five no-nos.

Wall-to-Wall Carpeting

Having wall-to-wall carpet is the number one no-no for today's interior design. According to Jonathan Scott of the famed "Property Brothers" HGTV show, no one is looking to buy a house with carpet—which can hold many of life's unsavory side effects like dirt, stains, hair, and other things we don't even want to think about.

Mirrored Walls

In theory, this decorating idea should make a small space appear larger. However, according to Scott, the effect can actually make your room look like an '80s dance hall. Let the dance hall die and opt for full-length mirrors instead.

Clutter

When it comes to decorating to sell, less is almost always more. Be particularly picky about the foyer since this provides the initial impression of the interior. Keep shoes, winterwear, bags, and other daily-use items organized and out of sight. Rearrange or remove furniture and décor throughout the home to make each room appear as spacious and inviting as possible.

Loud Wallpaper

Although wallpaper can add that pop of color that a room desperately needs, a loud or dizzying pattern can turn off buyers. If you want to add appealing hues, stick with paint.



White on White

Although beautiful, the color white is not realistic when it comes to life's mishaps. Realtor.com recommends that homeowners gravitate toward rich shades such as rust browns, black, and forest green.

Find typical costs, expected value, recovered project costs, and more for 20 common remodeling projects in the full 52-page report, **2019 Remodeling Impact Report**.

To receive your *free* copy, email me at contact@richkingrealestate.com.

Millwood Argonne Bridge Memorial Erected, Local Fallen Heroes Honored on Veterans Day

Thanks to so many people who make up a vital part of the Millwood community—including the Daughters and Sons of the American Revolution, Millwood History Enthusiasts, Project Chair Rae Anna Victor, the City of Millwood, Inland Empire Paper Company, over a dozen financial contributors, and so many more—a new WWI Memorial was installed and dedicated on the corner of Argonne Rd and Empire Ave in Millwood on Veterans Day at the 11th hour of the 11th day of the 11th month to commemorate the end of the first World War and to pay homage to the more than 200 local boys who made the ultimate sacrifice for our freedom as Americans and for others around the world.



The Argonne Bridge was originally built and then dedicated on November 11, 1920 with the plaque at the bottom of the memorial above. It was named after the Battle of Argonne Forest in September 1918, one of the bloodiest battles during WWI. But that plaque and others had been misplaced during the bridge's reconstruction many years later. Thankfully, that original bronze plaque was recovered recently and is now embedded at the base of the memorial as it should be. And the names of our fallen local heroes are honorably inscribed on the front of the memorial for as long as it stands.

The Millwood History Enthusiasts meets Wednesdays from 1:00-2:30 PM at the Corner Door Café located at 3301 N Argonne Rd.

How's the West Valley Market?

September and October were the #2 and #3 most productive months in 2019 and both sellers and buyers continue to be active going into the end of the year. Below is a list of all homes that have sold in the West Valley community over the past 12 months (total of 272).

December 2018 (22)

6023 N Alpine Fir Ln	\$299,900
5201 N Argonne Ln	\$199,000
5303 N Argonne Ln	\$230,000
7510 E Baldwin Ave	\$220,000
7610 E Baldwin Ave	\$215,000
6935 E Carlisle Ave	\$235,000
8603 E Courtland Ave	\$135,000
3123 N Edgerton Rd	\$195,000
4918 N Elton Ln	\$321,000
5017 N Emerald Ln	\$340,000
9125 E Fraser Ct	\$401,396
3004 N Girard Rd	\$210,000
9720 E Hoffman Rd	\$262,883
8311 E Jackson Ave	\$212,500
9202 E Nora Ave	\$208,000
10911 E Rockwell Ave	\$275,000
7702 E Sapphire Ln	\$418,539
5417 N Timber Rim Dr	\$410,000
10119 E Walton Ct	\$290,000
8724 E Wellesley Ave	\$258,000
8522 E Woodland Park Dr	\$569,500
8620 E York Ave	\$227,000

January 2019 (13)

8416 E Black Oak Ln	\$517,000
2511 N Dick Rd	\$208,000
3707 N Edgerton Rd	\$131,000
4220 N Farr Rd	\$284,900
5908 E Knox Ave	\$68,000
9107 E LaCrosse Ln	\$232,000
2011 N Laura Rd	\$192,500
7714 E Sapphire Ln	\$356,206
7720 E Sapphire Ln	\$399,000
7512 E Upriver Dr	\$1,200,000
2010 N Vista Rd	\$229,900
7902 E Woodland Park Dr	\$300,000
7810 E Woodland Ridge Ln	\$370,000

February 2019 (14)

1621 N Center Rd	\$245,000
4806 N Emerald Ln	\$337,441
8703 E Frederick Ave	\$146,285
8304 E Lacrosse Ave	\$330,000
9118 E Lacrosse Ave	\$254,000
5305 N Millview Dr	\$379,950
8605 E Nora Ave	\$219,000
2818 N Park Rd	\$272,500
2822 N Park Rd	\$275,000
5510 N Rockview Ln	\$303,000
3214 N Sipple Rd	\$245,050
7814 E Timber Ridge Ln	\$328,500
8233 E Upriver Dr	\$306,000
9222 E Wabash Rd	\$383,900

March 2019 (22)

4605 N Argonne Rd	\$150,000
2109 N Bessie Rd	\$206,000
8314 E Black Oak Ln	\$450,000
8424 E Bridgeport Ave	\$305,000
8501 E Bull Pine Ln	\$329,000
3711 N Center Rd	\$165,000
3317 N Ella Rd	\$145,900
4915 N Emerald Ln	\$382,994

3903 N Farr Rd	\$254,900
9117 E Fraser Ct	\$333,900
3020 N Girard Rd	\$214,000
9417 E Grace Ave	\$386,000
9607 E Heroy Ct	\$299,500
9813 E Hoffman Ct	\$272,000
8019 E Knox Ave	\$172,000
7818 E Liberty Ave	\$225,000
3019 N Marguerite Rd	\$138,000
2821 N Park Rd	\$276,000
5533 N Radium Ln	\$425,900
8902 E States Ln	\$317,500
9304 E Wellesley Ave	\$311,500
7930 E Woodland Park Dr	\$293,000

April 2019 (18)

7522 E Baldwin Ave	\$186,000
3207 N Bessie Rd	\$133,000
5102 N Boeing Rd	\$304,500
2015 N Edgerton Rd	\$200,000
2512 N Elizabeth Rd	\$159,500
4814 N Emerald Ln	\$351,791
7924 E Fairview Ave	\$165,000
3309 N Fowler Rd	\$263,000
8504 E Grace Ave	\$248,000
7605 E Hodin Dr	\$770,000
9707 E Hoffman Ct	\$239,900
9806 E Hoffman Ct	\$279,900
7315 E Marietta Ave	\$215,000
3105 N Park Rd	\$150,900
8922 E Parkside Ln	\$299,900
11520 E Rivercrest	\$295,000
8905 E Vista Park Dr	\$305,000
8908 E Woodside Ln	\$489,900

May 2019 (23)

5201 N Argonne Ln, #5	\$194,000
5825 N Argonne Rd	\$470,000
2003 N Bessie Rd	\$232,500
3209 N Bessie Rd	\$165,000
8804 E Blue Fox Ln	\$418,000
4104 N Maringo Dr	\$298,000
6807 E Montgomery Ave	\$240,000
2314 N Park Rd	\$243,500
7314 E Utah Ave	\$212,000
11021 E Upriver Dr	\$275,000
1719 N Vista Rd	\$180,000
1918 N Vista Rd	\$186,000
8622 E Woodland Park Dr	\$595,000

June 2019 (27)

5004 N Argonne Rd	\$240,000
5301 N Argonne Ln, #301	\$278,000
8205 E Baldwin Ave	\$242,500
2018 N Bessie Rd	\$195,000
2719 N Bessie Rd	\$225,000
8304 E Bridgeport Ave	\$280,500
8515 E Buckeye Ave	\$264,900
8616 E Bull Pine Ln	\$245,000
2151 N Ella Rd	\$220,000
3705 N Ely Rd	\$214,000
2008 N Farr Rd	\$269,000
2016 N Farr Rd	\$269,000
9412 E Heroy Ct	\$277,200

7706 E Garnet Ln	\$335,686
4104 E Maringo Dr	\$298,000
3216 N Park Rd	\$269,900
3305 N Park Rd	\$226,000
11830 E Rivercrest Dr	\$305,000
7706 E Sapphire Ln	\$383,496
7920 E South Riverway Ave	\$380,000
5730 N Thierman Rd	\$680,000
8208 E Upriver Dr	\$237,000
11021 E Upriver Dr	\$275,000
4021 N Willow Rd	\$128,500
3014 N Woodruff Rd	\$228,000

July 2019 (35)

8027 E Augusta Ave	\$248,000
2709 N Bessie Rd	\$220,000
2610 N Bradley Rd	\$200,000
1820 N Center Ln	\$250,000
2511 N Center Rd	\$257,000
2723 N Coleman Rd	\$240,000
6906 E Columbia Dr	\$379,900
7004 E Columbia Dr	\$454,000
7306 E Columbia Dr	\$392,000
8119 E Columbia Dr	\$300,000
3507 N Edgerton Rd	\$238,000
3323 N Elton Rd	\$221,000
7013 E Fairmont Ln	\$377,000
7119 E Fairview Ave	\$140,000
2014 N Farr Rd	\$269,000
9512 E Heroy Ct	\$260,000
4512 N Hutchinson Ln	\$291,000
7901 E Knox Ave	\$210,000
3013 N Marguerite Rd	\$254,900
6812 E Montgomery Ave	\$230,000
2310 N Park Rd	\$167,000
5123 N Penn Ave	\$390,000
12007 E Portland Ave	\$320,000
5509 N Radium Ln	\$458,000
5535 N Radium Ln	\$441,357
5112 N Riblet View Ln	\$303,000
2109 N Sargent Rd	\$250,622
8016 E Somerset Ct	\$307,000
8920 E Sunview Ln	\$395,000
8015 E Upriver Dr	\$208,000
9001 E Upriver Dr	\$249,900
8808 E Wellesley Ave	\$349,000
5110 N Willow Rd	\$408,314
3003 N Woodruff Rd	\$195,000
9014 E Woodside Ln	\$409,990

August 2019 (24)

8633 E Bull Pine Ln	\$259,900
6905 E Carlisle Ave	\$381,000
7509 E Columbia Dr	\$460,000
4210 N Dartmouth Ln	\$306,000
8117 E Elde Dr	\$425,000
7009 E Fairmont Ln	\$380,000
4003 N Farr Rd	\$310,000
8711 E Frederick Ave	\$257,000
9614 E Heroy Ct	\$300,000
9515 E Heroy Ct	\$295,000
9517 E Hoffman Ln	\$303,000
9817 E Hoffman Ln	\$345,000
2021 N Marguerite Rd	\$225,000

5215 N Mulvaney Ct	\$395,500
2314 N Park Rd	\$255,000
7725 E Princeton Ave	\$315,000
5406 N Shane Ct	\$435,000
5423 N Sipple Ct	\$410,000
8011 E Sommerset Ct	\$300,000
9010 E E Sunview Ln	\$430,000
4907 N Vista View Cir	\$525,000
9129 E Wabash Rd	\$382,500
9010 E Woodside Ln	\$379,990
7707 E Woodview Ct	\$410,000

September 2019 (28)

5205 N Argonne Ln, #7	\$219,000
7908 E August Ave	\$245,000
8522 E Blue Fox Ln	\$415,000
8724 E Blue Fox Ln	\$390,000
4904 N Boeing Rd	\$304,500
2805 N Bowman Rd	\$200,000
2523 N Coleman Rd	\$235,000
4217 N Dartmouth Ln	\$259,900
3617 N Edgerton Rd	\$199,950
10625 E Empire Ave	\$235,000
3305 N Fowler Rd	\$285,000
3206 N Fowler Rd	\$357,000
7610 E Garnet Ln	\$355,000
9813 E Hoffman Ct	\$310,000
2828 N Laura Rd	\$286,500
8422 E Liberty Ave	\$180,000
4208 N Locust Rd	\$257,700
6824 E Montgomery Ave	\$247,200
8614 E Parkside Ln	\$358,500
7909 E Princeton Ave	\$293,650
7915 E Princeton Ave	\$275,000
2923 N Stout Rd	\$280,000
3505 N Vista Rd	\$257,500
8622 E Whitman Ave	\$350,000
9808 E Whitman Ct	\$285,000
8722 E Woodside Ln	\$440,000
8920 E Woodside Ln	\$415,000
8612 E York Ave	\$220,000

October 2019 (29)

7118 E Carlisle Ave	\$300,000
6105 N Crestmont Ln	\$399,990
4206 N Dartmouth Ln	\$266,000
4309 N Dartmouth Ln	\$249,790
2419 N Dick Rd	\$239,461
2922 N Dorra Rd	\$216,000
2012 N Elton Rd	\$207,000
7312 E Euclid Ave	\$320,000
7914 E Euclid Ave	\$111,125
8103 E Euclid Ave	\$190,000
8709 E Frederick Ave	\$271,000
7810 E Glass St	\$215,000
4602 N Hutchinson Ln	\$275,000
6926 E Marietta Ave	\$165,000
7114 E Marietta Ave	\$240,000
8010 E Maringo Dr	\$1,200,000
5522 N Radium Ln	\$537,364
11704 E Rivercrest Dr	\$297,000
3316 N Sipple Rd	\$298,000
8219 E Sommerset Dr	\$315,000
2920 N Stout Rd	\$176,000

8732 E Sugar Pine Ln	\$310,000
9006 E Sunview Ln	\$430,000
11019 E Upriver Dr	\$394,950
5716 N Vista Park Dr	\$409,990
6104 N Vista Park Dr	\$312,500
5127 N Yale Ct	\$305,000
8027 E Woodland Park Dr	\$254,325
3226 N Woodruff Rd	\$285,000
5127 N Yale Ct	\$305,000

November 2019 (17)

5201 N Argonne Ln, #1	\$210,000
7814 E Augusta Ave	\$211,000
8609 E Bull Pine Ln	\$269,900
3505 N Center Rd	\$315,000
10010 E Empire Ave	\$245,000
7823 E Columbia Dr	\$349,900
8005 E Columbia Dr	\$350,000
7811 E Glass Ave	\$181,950
7910 E Grace Ave	\$245,000
4611 N Locust Ct	\$295,000
8814 E Maringo Dr	\$1,030,000
9712 E Maringo Dr	\$280,000
8418 E Sandeewood Ln	\$450,000
5404 N Shane Ct	\$375,000
5718 N Vista Park Dr	\$409,990
4109 N Willow Rd	\$290,000
7621 E Woodview Ct	\$420,000





Rich King

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509-703-8187

rich@richkingrealestate.com

www.RichKingRealEstate.com



Each Office is Independently Owned and Operated.

RICH KING REAL ESTATE

5204 N Northwood Dr

Spokane, WA 99212

WestValley
SCHOOL DISTRICT #363

BALLOT MEASURE
NOVEMBER 5TH, 2019

SUPPLEMENTAL EDUCATIONAL PROGRAMS & OPERATIONS LEVY

Levies fund:

- Supplemental Educational Programs and Operations Levy pays for maintaining and enhancing programs, services, and staff for students for two years (2020, 2021).
- Supplemental Educational Programs and Operations Levy supports current educational programs and activities.
- Changes to the Washington State funding formula increase the levy rate from \$3.50 to \$3.10 per \$1,000 assessed value.
- Supplemental Educational Programs and Operations Levy passage would result in a \$1.10 lower tax rate compared to the historical average of \$4.67.

10 YEAR LEVY HISTORY

teachers, tech, STEM
security, safety, nurses,
& extra-curricular activities

The projected tax rate is \$3.57 per \$1,000 assessed value which is \$1.10 per \$1,000 LESS than the historical average.

PLEASE VOTE ON OR BEFORE NOVEMBER 5TH

West Valley Residents Once Again Pull Through

The **Supplemental Educational Programs & Operations Levy** that was put before the voting residents of West Valley last month once again demonstrated our community's stalwart commitment to providing our children with a first-rate education. The levy is paid through property taxes and is for ongoing school operations, not for building projects. "I want to take this opportunity to thank you for the support of West Valley students," said Dr. Gene Sementi, Superintendent and West Valley resident. "Passing the supplemental levy will ensure the continuation of quality programs and services for the children who attend our schools." Incidentally, the West Valley School District was only one of two school districts in the entire state in November to pass an operations levy.

Thank You So Very Much!

I also want to thank so many people for their generous support and encouragement to me and my real estate business—especially those in my own Northwood neighborhood. They know from my door-knocking, personalized property data research analyses, newsletters, post cards, open houses, and Listing/Sold signs in yards that I have made knowing the real estate market in our community my top priority. And that gives them confidence to hire me to help them sell or buy a home. As a result, I just had my biggest year ever having closed 37 transaction sides worth just under \$12M in volume, which has also made me the #1 producer in Northwood in 2018 & 2019. I can't thank you enough for entrusting me to manage your real estate transactions. From my wife Mary-Pat and me, Merry Christmas and cheers to a great 2020!

