

1925 W Pacific 4-Plex Renovation

Special Valuation Application Packet

October 21, 2026

CONTENTS

Section 1 — Summary of Rehabilitation Expenses

Section 2 — Affidavit of Cost

Section 3 — Before and after photos

Section 4 — Breakdown of expenses and receipts

1925 West Pacific 4-Plex

Special Valuation Application Packet

To our Spokane Historic Preservation partners,

The rehabilitation of the 1925 West Pacific 4-Plex in the historic Brownes Addition neighborhood was undertaken following a catastrophic fire in July 2021. The fire caused extensive damage to the historic 1907 building, destroying much of the interior and exterior. The extent of the damage required substantial demolition, reconstruction, and replacement of building systems and finishes throughout the property.

The project was approached with the goal of restoring the building as a residential property while retaining and recreating the architectural details that contribute to its historic character. The project was completed in July 2026, putting into use four beautifully renovated rental units within the historic Brownes Addition neighborhood.

Thank you for reviewing and considering this project.

Sincerely,

Heather and Greg Brandt

Owners, 1925 West Pacific 4-Plex

Brandt.heather@gmail.com / 509-701-8244



Application and Certification of Special Valuation on Improvements to Historic Property

Chapter 84.26 RCW

File With Assessor by October 1

File No: 10240887

I. Application

County: Spokane

Property Owner: Heather & Greg Brandt Parcel No./Account No: 25241.1803

Mailing Address: 1915 S Lincoln Street Spokane WA 99203

E-Mail Address: brandt.heather@gmail.com Phone Number: 509-701-8244

Legal Description: BROWNES ADD L5 B21

Property Address (Location): 1925 W Pacific Ave Spokane WA 99201

Describe Rehabilitation: Full exterior restoration including siding, windows, and roof. Full restoration inside including all new electrical, plumbing, and fire sprinkler system.

Property is on: (check appropriate box) ☒ National Historic Register ☒ Local Register of Historic Places

Building Permit No: B2301611BLDC Date: 10/13/23 Jurisdiction: Spokane

County/City

Rehabilitation Started: 9/1/24 Date Completed: 9/30/26

Actual Cost of Rehabilitation: \$ 900,603

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

RECEIVED

SEP 09 2026

SPOKANE COUNTY
ASSESSORS OFFICE

Signature(s) of All Owner(s):

Heather Brandt
Greg Brandt

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: \$ 183,500

Date: 9/9/2026

Assessor/Deputy

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715.

Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.

REV 64 0035e (w) (2/9/12)

Section 1: Summary of Rehabilitation Expenses

The expense summary accompanying this application covers expenditures incurred during the Special Valuation expense period of September 2024 through September 2026. The overall rehabilitation project extended beyond this two-year period; therefore, the expense summary presented for this application reflects only expenditures incurred during the applicable period, while the description of the rehabilitation encompasses the complete restoration and reconstruction undertaken following the fire.

Uptic Studios provided architectural and related professional services for the rehabilitation. Their work included preparation of the initial architectural drawings and plans, coordination with electrical and mechanical engineering, geotechnical assessment of the property, and coordination with the City of Spokane throughout the rehabilitation process. The plans addressed bringing the building into compliance with applicable current building and life-safety codes while retaining the historic character of the property.

In 2023, prior to reconstruction, the architectural plans for the rehabilitation were presented to the Spokane City/County Historic Landmarks Commission to ensure that key historical elements of the property were being maintained as part of the rehabilitation. The Commission approved the plans and provided a Certificate of Appropriateness.

Mauer Construction, general contractor, performed the principal demolition, reconstruction, and rehabilitation work on the property. This work included rebuilding of the building's exterior and interior throughout all four residential units and the basement.

The rehabilitation included complete replacement of the building's major systems, including electrical, plumbing, mechanical/HVAC, and fire alarm and sprinkler systems. These systems were replaced as part of the effort to restore the building and bring it into compliance with current code requirements.

The exterior rehabilitation included new siding, windows, and roofing. Particular attention was paid to matching the character of the front elevation of the home. Damaged windows in the front were replaced with wood windows designed to replicate the appearance of the original windows. The front porch was reconstructed to retain the look of the original porch, including replicated columns and railings.

The project was completed in July 2026, returning the property to use as a four-unit residential building within the vibrant, historic Brownes Addition neighborhood.

AFFIDAVIT
ATTESTING ACTUAL REHABILITATION COSTS
FOR SPECIAL VALUATION

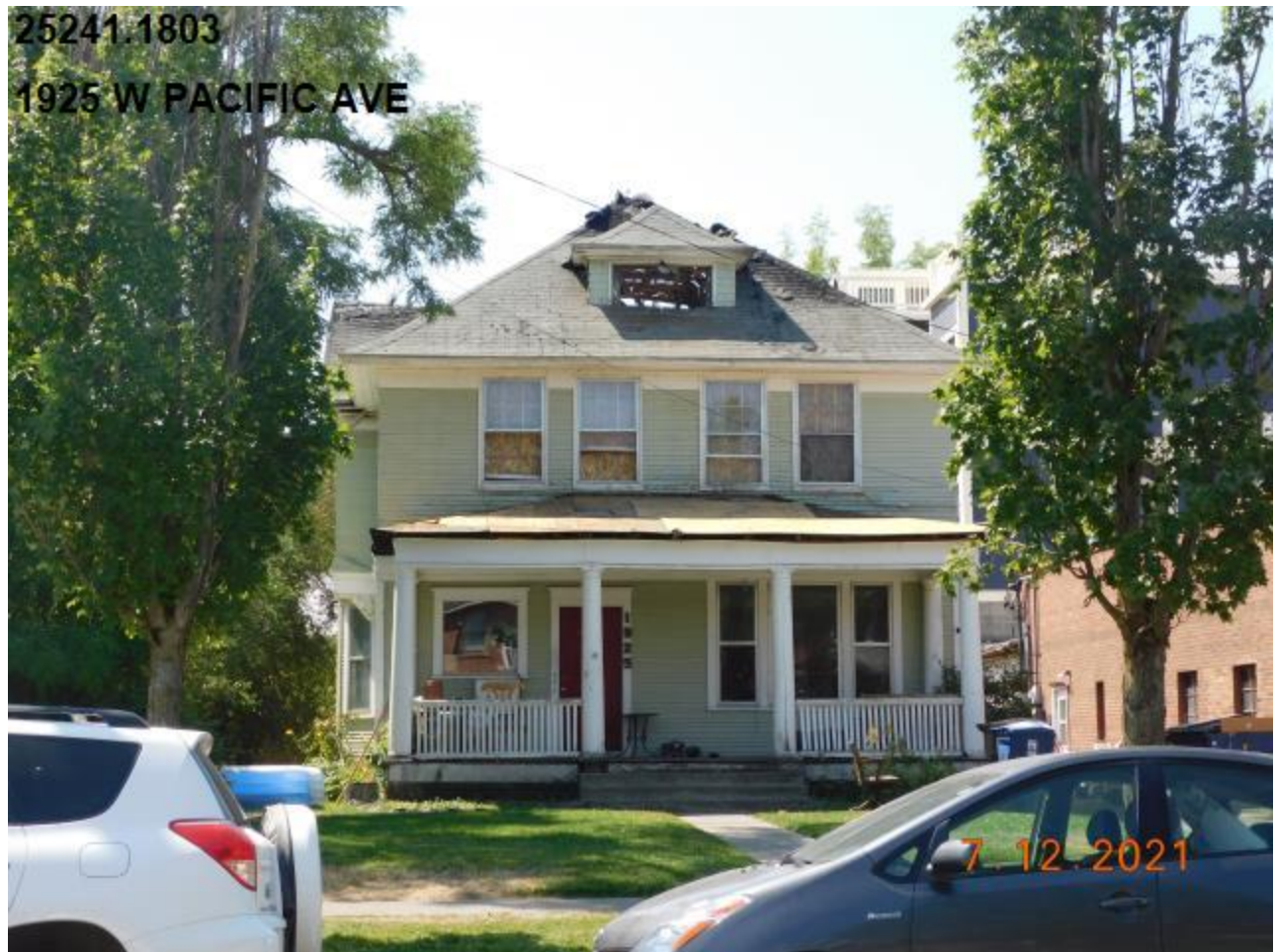
My Commission expires: 11-10-26

Section 3: Before and After Photos



25241.1803

1925 W PACIFIC AVE

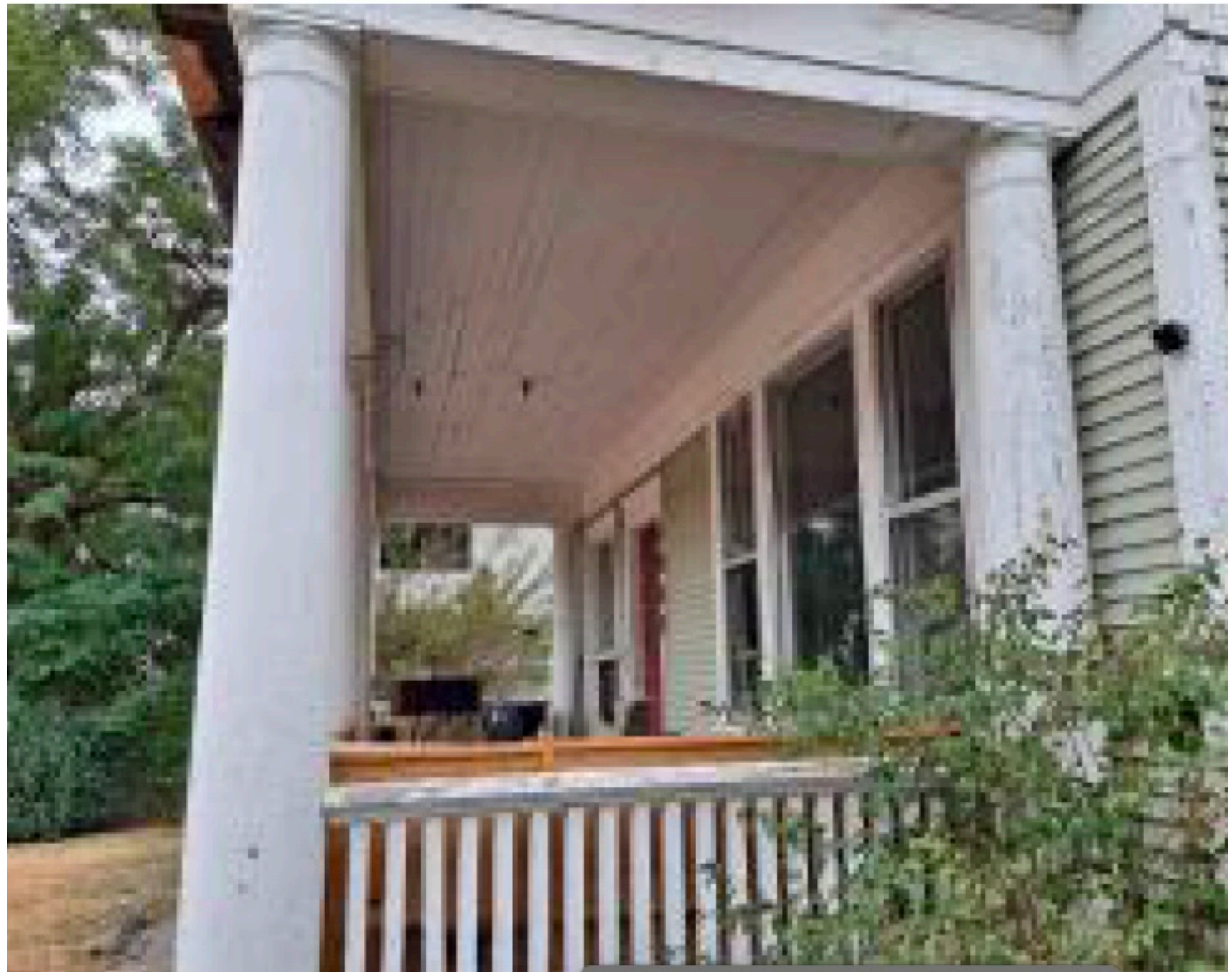
























Section 4: Breakdown of Expenses and Receipts

Overview of expenses

Expense Category	Amount
Mauer Construction — Construction / Rehabilitation	\$885,339.42
Uptic Studios — Architectural Services	\$7,991.50
Utilities	\$6,068.79
Property Insurance	\$4,772.92
Property Taxes	\$4,633.05
Legal Work	\$829.00
Total expenditures during expense period	\$909,634.68

Section 4: Supporting Receipts

Date of Payment	Amount	Payee		Category	Notes & noneligible items removed from total invoice
9/6/24	\$ 406.50	Uptic - Architect	ACH QB1D3MJ	Architect	
9/18/24	\$ 105.26	City of Spokane	Automated ACH	utilities	
9/26/24	\$ 11.37	Avista Utilities	Automated ACH	utilities	
10/16/24	\$ 135,231.93	Mauer Construction	check #1343 & #1027	Construction	Total invoice less landscaping & Fence \$1,392.37
10/18/24	\$ 337.50	Uptic - Architect	ACH QB91NEA1	Architect	
10/18/24	\$ 105.26	City of Spokane	Automated ACH	utilities	
10/29/24	\$ 12.39	Avista Utilities	Automated ACH	utilities	
11/20/24	\$ 105.26	City of Spokane	Automated ACH	utilities	
11/27/24	\$ 15.30	Avista Utilities	Automated ACH	utilities	
12/3/24	\$ 1,944.00	Uptic - Architect	ACH KBZ1545J	Architect	
12/15/24	\$ 1,170.68	Farmers Insurance	Automated ACH	Property Insurance	
12/18/24	\$ 105.26	City of Spokane	Automated ACH	utilities	
12/19/24	\$ 105,947.57	Mauer Construction	check #1028	Construction	
1/10/25	\$ 1,003.50	Uptic - Architect	check #1030	Architect	
1/10/25	\$ 72,363.88	Mauer Construction	check #1029	Construction	
1/17/25	\$ 105.26	City of Spokane	Automated ACH	utilities	
1/30/25	\$ 15.45	Avista Utilities	Automated ACH	utilities	
2/19/25	\$ 110.05	City of Spokane	Automated ACH	utilities	
3/4/25	\$ 10.64	Avista Utilities	Automated ACH	utilities	
3/20/25	\$ 111.65	City of Spokane	Automated ACH	utilities	
3/26/25	\$ 2,300.07	Treasurer of Spokane County	EFT #858212	Property taxes	
4/2/25	\$ 10.64	Avista Utilities	Automated ACH	utilities	
4/17/25	\$ 111.65	City of Spokane	Automated ACH	utilities	
5/1/25	\$ 10.64	Avista Utilities	Automated ACH	utilities	
5/15/25	\$ 1,170.68	Farmers Insurance	ACH #004285428300	Property Insurance	
5/21/25	\$ 111.65	City of Spokane	Automated ACH	utilities	
5/30/25	\$ 10.64	Avista Utilities	Automated ACH	utilities	
6/20/25	\$ 111.65	City of Spokane	Automated ACH	utilities	
7/1/25	\$ 10.64	Avista Utilities	Automated ACH	utilities	
7/18/25	\$ 111.65	City of Spokane	Automated ACH	utilities	
7/31/25	\$ 10.64	Avista Utilities	Automated ACH	utilities	
8/20/25	\$ 111.65	City of Spokane	Automated ACH	utilities	
8/28/25	\$ 14.84	Avista Utilities	Automated ACH	utilities	
9/9/25	\$ 100.00	Uptic - Architect	ACH RB121NM	Architect	
9/18/25	\$ 111.65	City of Spokane	Automated ACH	utilities	
9/19/25	\$ 1,200.00	Uptic - Architect	ACH SBG1L8Z9	Architect	
9/30/25	\$ 17.67	Avista Utilities	Automated ACH	utilities	
10/20/25	\$ 111.65	City of Spokane	Automated ACH	utilities	
10/29/25	\$ 20.78	Avista Utilities	Automated ACH	utilities	
11/13/25	\$ 109,319.90	Mauer Construction	check #1349	Construction	
11/19/25	\$ 108.28	City of Spokane	Automated ACH	utilities	
12/2/25	\$ 235.49	Avista Utilities	Automated ACH	utilities	
12/15/25	\$ 1,215.78	Farmers Insurance	ACH #004671482142	Property Insurance	
12/17/25	\$ 164.16	City of Spokane	Automated ACH	utilities	
12/28/25	\$ 2,650.00	Uptic - Architect	ACH QB31EZ8T	Architect	
12/28/25	\$ 350.00	Uptic - Architect	ACH GB51DZ8T	Architect	
12/29/25	\$ 264,219.86	Mauer Construction	Check #1300 & check #1031	Construction	Total invoice less sidewalks \$4,680.39
12/31/25	\$ 484.12	Avista Utilities	Automated ACH	utilities	
1/15/26	\$ 139.56	City of Spokane	Automated ACH	utilities	
2/2/26	\$ 369.19	Avista Utilities	Automated ACH	utilities	
2/9/26	\$ 1,166.49	Treasurer of Spokane County	EFT #256158	Property taxes	
2/18/26	\$ 144.74	City of Spokane	Automated ACH	utilities	
3/4/26	\$ 500.13	Avista Utilities	Automated ACH	utilities	
3/13/26	\$ 128,256.28	Mauer Construction	check #3001	Construction	Total invoice less patio paversb \$1,200.10
3/20/26	\$ 147.11	City of Spokane	Automated ACH	utilities	
4/3/26	\$ 370.38	Avista Utilities	Automated ACH	utilities	
4/17/26	\$ 147.11	City of Spokane	Automated ACH	utilities	
5/4/26	\$ 272.93	Avista Utilities	Automated ACH	utilities	
5/15/26	\$ 1,215.78	Farmers Insurance	ACH #004958366574	Property Insurance	
5/20/26	\$ 147.11	City of Spokane	Automated ACH	utilities	
6/2/26	\$ 192.51	Avista Utilities	Automated ACH	utilities	
6/3/26	\$ 70,000.00	Mauer Construction	check #2954695	Construction	Note only part of invoice paid. Does not include landscaping
6/2/26	\$ 829.00	Stamper Rubens, PS	ACH DBJ1TMN7	legal work	
6/18/26	\$ 147.11	City of Spokane	Automated ACH	utilities	
7/2/26	\$ 148.24	Avista Utilities	Automated ACH	utilities	
7/20/26	\$ 132.73	City of Spokane	Automated ACH	utilities	
7/31/26	\$ 120.37	Avista Utilities	Automated ACH	utilities	
8/19/26	\$ 276.43	City of Spokane	Automated ACH	utilities	
8/31/26	\$ 119.90	Avista Utilities	Automated ACH	utilities	
9/9/26	\$ 1,166.49	Treasurer of Spokane County	Check #1305	Property taxes	
	\$ 909,634.68				



pd 10/16/24

MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
Spokane WA, 99201
509-456-7646
Fax 509-456-7639
mauerinc.com

*** INVOICE ***

BILL TO:

Greg Brandt
1925 W. Pacific Ave.
Spokane, WA 99201

Last Billing June 25, 2024

DATE September 12, 2024

INVOICE NO. 14536

PROJECT: #2914 - 1925 W. Pacific Ave., Spokane, WA 99201
Prog. Billing #8 - Renovation

TERMS: DUE UPON RECEIPT

Invoice Description:	Budget	Costs To Date	Previous Billed	Balance This Billing
General Conditions	45,293.89	17,217.57	9,523.87	7,693.70
Permits/Design/Plans/Prints	9,000.00	8,357.40	8,193.50	163.90
Asbestos Testing/Abatement	2,500.00	1,340.90	1,340.90	0.00
Clean Up/Dump/Demo T/M	115,271.75	110,763.90	95,684.56	15,079.34
Concrete/Saw Cutting	0.00	13,023.55	13,023.55	0.00
Basement Concrete	4,560.00			0.00
Basement Door Cutting	1,305.00			0.00
Structural	70,000.00	39,540.81	1,009.78	38,531.03
General Construction	25,000.00	3,200.76	1,682.93	1,517.83
Framing T/M	74,800.00	63,055.58	63,055.58	0.00
Electrical Main Panel	10,314.00	13,735.92	3,659.31	10,076.61
Electrical Lighting And Controls	15,440.00			0.00
Plumbing	0.00	2,472.50	2,472.50	0.00
Showers/Toilets/Faucets/Frost Free/Heaters Installed	34,800.00			0.00
Insulation (No Roof)	27,000.00			0.00
Drywall/Mud/Tape/Interior Paint/Exterior Paint	78,200.00			0.00
Flooring/Tile	30,000.00			0.00
Millwork	32,000.00	5,220.30	5,220.30	0.00
Siding	63,600.00			0.00
Windows	35,000.00	25,346.17	25,346.17	0.00
Doors And Hardware	11,000.00	7,799.76	7,799.76	0.00
Roof And Sheathing	25,687.00	12,843.50		12,843.50
Trusses	15,000.00			0.00
Excavating For Retaining Wall	6,000.00	13,701.48	9,349.96	4,351.52
Retaining Walls/Stairs/Backfill/Handrails	25,000.00	21,090.00		21,090.00
Sidewalks	6,000.00			0.00
Patio Pavers	1,000.00			0.00
Drain	500.00			0.00
Appliances	20,000.00			0.00
ROW Pavement/Concrete Removal For New Water/Sewer	41,000.00			0.00
City Hook Up Of New 2" Water	3,000.00			0.00

Framing Front Porch T/M	14,000.00			0.00
6 Wall Heaters/T-Stats/Exhaust Fans/Ducting/Labor	87,200.00			0.00
New Fire Sprinkler System	21,700.00			0.00
Earthwork		882.16		882.16
Landscaping (By Client)		278.05		278.05
Fence - (By Client)		257.85	257.85	0.00
Intermountain Materials Testing		1,440.90		1,440.90
SUBTOTAL	951,171.64	361,569.06	247,620.52	113,948.54
ADD: 10% PROFIT	95,117.16	36,156.91	24,762.05	11,394.85
PRE-TAX SUBTOTAL	1,046,288.80	397,725.97	272,382.57	125,343.39
WA. SALES TAX CODE 3210 - 3.0%	94,165.99	35,795.34	24,514.43	11,280.91
TOTALS	\$ 1,140,454.80	\$ 433,521.30	\$ 296,897.00	\$ 136,624.30

Total Invoice Amount Due

\$ 136,624.30

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!

Invoice 21.124-003

[Download PDF](#)

Status

Due

Due date

Jul 30, 2024

Total

\$1,944.00

[Login to pay](#)

[Checkout as guest](#)



architecture + design
upticstudios.com

Project 21.124

P3- 1925 West Pacific

Bill from

Uptic Studios, Inc

402 E Sprague
Spokane, WA 99202
United States

Bill to

Greg & Heather Brandt

Greg & Heather Brandt
PO Box 990
Spokane, WA 99210

Issue date

Jun 30, 2024

Terms

Net 30

Due date

Jul 30, 2024

Services through

Jun 1, 2024 - Jun 30, 2024

Invoice number

21.124-003

Note

PLACE Landscape Invoice -

Invoice Total

\$1,944.00

Uptic Studios, Inc Fixed Fee Services

PHASE	PLANNED	PREVIOUSLY BILLED (\$)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT (\$)
Design Development	\$0.00	\$0.00	100%	100%	\$0.00
Construction Documentation	\$0.00	\$0.00	100%	100%	\$0.00
Total for Fixed Fee Services	\$0.00	\$0.00	100%	100%	\$0.00

P.O. Box 1923 West Pacific

Uptic Studios, Inc

Invoice # 21124-008

Uptic Studios, Inc Hourly Services

Construction Administration

ROLE	PREVIOUSLY BILLED (\$)	CURRENTLY BILLED (\$)	HOURLY RATE	CURRENT DUE
Project Manager II	\$2,025.00	0 hrs	\$225.00	\$0.00
Total for Construction Administration	\$1,350.00			\$0.00

Total for Hourly Services \$1,350.00 \$0.00

Consultant Services

CONSULTANTS	PLANNED	PREVIOUSLY BILLED (\$)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT DUE
Landscape Architect	\$0.00	\$135.00	100%	100%	\$1,944.00
Structural Engineer	\$6,325.00	\$69.00	1%	1%	\$0.00
Total for Consultant Services	\$6,325.00	\$204.00	3%	34%	\$1,944.00

Invoice Total \$1,944.00

303 E. Sprague Ave. Spokane, WA 99202 | admin@upticstudios.com | 509.850.3498



Your payment receipt

Billing Account: #D252482298

Confirmation: #004017065948

Receipt Date: **12/15/2024**

Description: Automatic Payment Bank Account

Amount: \$1170.68

Payment Status: Completed

Submitted By: System

Payment Method: Bank Account



pd 12/19/24

MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
Spokane WA, 99201
509-456-7646
Fax 509-456-7639
mauerinc.com

** INVOICE **

BILL TO:

Greg & Heather Brandt
1925 W. Pacific Ave.
Spokane, WA 99201

Last Billing **September 12, 2024**

DATE **November 27, 2024**

INVOICE NO. **14596**

PROJECT: #2914 - 1925 W. Pacific Ave., Spokane, WA 99201
Prog. Billing #9 - Renovation

TERMS: **DUE UPON RECEIPT**

Invoice Description:	Budget 11/27/2024	Costs To Date	Previous Billed	Balance This Billing
General Conditions	47,761.54	21,425.35	17,217.57	4,207.78
Permits/Design/Plans/Prints	9,000.00	8,522.40	8,357.40	165.00
Asbestos Testing/Abatement	2,500.00	1,340.90	1,340.90	0.00
Clean Up/Dump/Demo T/M	115,271.75	114,758.92	110,763.90	3,995.02
Concrete/Saw Cutting	0.00	13,023.55	13,023.55	0.00
Basement Concrete	4,560.00			0.00
Basement Door Cutting	1,305.00			0.00
Structural	70,000.00	69,734.14	39,540.81	30,193.33
General Construction	25,000.00	6,528.24	3,200.76	3,327.48
Framing T/M	74,800.00	89,456.96	63,055.58	26,401.33
Electrical Main Panel <i>over</i>	10,314.00	13,735.92	13,735.92	0.00
Electrical Lighting And Controls	15,440.00			0.00
Plumbing	0.00	2,472.50	2,472.50	0.00
Showers/Toilets/Faucets/Frost Free/Heaters Installed	39,000.00			0.00
Insulation (No Roof)	27,000.00			0.00
Drywall/Mud/Tape/Interior Paint/Exterior Paint	80,240.00	393.69		393.69
Flooring/Tile	30,000.00			0.00
Millwork	32,000.00	5,220.30	5,220.30	0.00
Siding	63,600.00	4,868.42		4,868.42
Windows	35,000.00	31,020.96	25,346.17	5,674.79
Doors And Hardware	11,000.00	7,799.76	7,799.76	0.00
Roof And Sheathing	25,000.00	13,388.92	12,843.50	545.42
Finishes	15,000.00			0.00

Excavating For Retaining Wall	6,000.00	13,701.48	13,701.48	0.00
Retaining Walls/Stairs/Backfill/Handrails	25,000.00	25,890.00	21,090.00	4,800.00
Sidewalks	6,000.00			0.00
Patio Pavers	1,000.00			0.00
Drain	500.00			0.00
Appliances	20,000.00			0.00
ROW Pavement/Concrete Removal For New Water/Sewer	41,000.00			0.00
City Hook Up Of New 2" Water	3,000.00			0.00
Framing Front Porch T/M	14,000.00			0.00
6 Wall Heaters/T-Stats/Exhaust Fans/Ducting/Labor	93,000.00			0.00
New Fire Sprinkler System	21,700.00			0.00
Earthwork		882.16	882.16	0.00
Drain Rock		278.05	278.05	0.00
Landscaping	38,000.00			0.00
Fence - (By Client)		2,545.42	257.85	2,287.57
Intermountain Materials Testing		2,944.30	1,440.90	1,503.40
SUBTOTAL	1,002,992.29	449,932.34	361,569.06	88,363.28
ADD: 10% PROFIT	100,299.23	44,993.23	36,156.91	8,836.38
PRE-TAX SUBTOTAL	1,103,291.52	494,925.57	397,725.97	97,199.61
WA. SALES TAX CODE 3210 - 9.0%	99,296.24	44,543.30	35,795.34	8,747.96
TOTALS	\$1,202,587.76	\$ 539,468.87	\$ 433,521.31	\$ 105,947.57

Total Invoice Amount Due

\$ 105,947.57

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!



architecture + design
upticstudios.com

Project 21.124

P3- 1925 West Pacific

Bill from

Uptic Studios, Inc

402 E Sprague
Spokane, WA 99202
United States

Bill to

Greg & Heather Brandt

Greg & Heather Brandt
PO Box 990
Spokane, WA 99210

Issue date

Dec 31, 2024

Terms

Net 30

Due date

Jan 30, 2025

Services through

Oct 1, 2024 - Dec 31, 2024

Invoice number

21.124-007

Note

CA Items:

- Sketch and revise corbel and framing details
- TD&H Engineering bill for coordinating framing changes

Invoice Total

\$1,003.50

Pay now

Uptic Studios, Inc Fixed Fee Services

PHASE	PLANNED	PREVIOUSLY BILLED (\$)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT DUE
Design Development	\$0.00	\$0.00	100%	100%	\$0.00
Construction Documentation	\$0.00	\$0.00	100%	100%	\$0.00
Total for Fixed Fee Services	\$0.00	\$0.00	100%	100%	\$0.00

Uptic Studios, Inc Hourly Services

Construction Administration

ROLE	PREVIOUSLY BILLED (\$)	CURRENT INVOICE	HOURLY RATE	CURRENT DUE
Project Manager II	\$2,025.00	4 hrs	\$225.00	\$900.00
Total for Construction Administration	\$2,025.00			\$900.00
Total for Hourly Services	\$2,025.00			\$900.00

Consultant Services

CONSULTANTS	PLANNED	PREVIOUSLY BILLED (\$)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT DUE
Landscape Architect	\$0.00	\$2,079.00	100%	100%	\$0.00
Structural Engineer	\$6,325.00	\$69.00	1%	3%	\$103.50
Total for Consultant Services	\$6,325.00	\$2,148.00	34%	36%	\$103.50

Invoice Total**\$1,003.50**

402 E Sprague Ave Spokane, WA 99202 | admin@upticstudios.com | 509.850.3698

Pay invoice online ☒



MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
Spokane WA, 99201
509-456-7848
Fax 509-456-7839
mauerinc.com

*** INVOICE ***

BILL TO:

Greg & Heather Brandt
1925 W. Pacific Ave.
Spokane, WA 99201

Last Billing **November 27, 2024**

DATE **December 31, 2024**

INVOICE NO. **14837**

PROJECT: #2914 - 1925 W. Pacific Ave., Spokane, WA 99201
Prog. Billing #10 - Renovation

TERMS: **DUE UPON RECEIPT**

*pci 1/10/28
#1029*

Invoice Description:	Budget 1/15/2025	Costs To Date	Cost To Complete	Previous Billed	Balance This Billing
General Conditions	52,171.21	24,299.33	27,871.88	21,425.35	2,873.98
Permits/Design/Plans/Prints	9,000.00	8,522.40	477.60	8,522.40	0.00
Asbestos Testing/Abatement	1,340.90	1,340.90	0.00	1,340.90	0.00
Clean Up/Dump/Demo T/M	127,271.75	115,819.33	11,452.42	114,758.92	1,060.41
Concrete/Saw Cutting	18,888.55	13,023.55	5,865.00	13,023.55	0.00
Structural	70,000.00	69,734.14	265.86	69,734.14	0.00
General Construction	25,000.00	6,528.24	18,471.76	6,528.24	0.00
Framing T/M	109,800.00	96,368.68	13,431.32	74,456.96	21,911.72
Temporary Electrical Service	3,421.92	3,421.92	0.00	3,421.92	0.00
Electrical Main Panel	10,314.00	10,314.00	0.00	10,314.00	0.00
Electrical Lighting And Controls	15,440.00		15,440.00		0.00
Plumbing/Shower/Toilets/Faucets/Frost Free/Heaters Installed	39,000.00	23,150.00	15,850.00	2,472.50	20,677.50
Insulation (No Roof)	27,000.00		27,000.00		0.00
Drywall/Mud/Tape/Interior Paint/Exterior Paint	80,240.00	393.69	79,846.31	393.69	0.00
Flooring/Tile	30,000.00		30,000.00		0.00
Millwork	32,000.00	5,220.30	26,779.70	5,220.30	0.00
Siding	63,600.00	4,977.20	58,622.80	4,868.42	108.78
Windows	35,000.00	31,898.60	3,101.40	31,020.96	877.64
Doors And Hardware	11,000.00	7,799.76	3,200.24	7,799.76	0.00
Roof And Sheathing	27,000.00	26,232.42	767.58	13,388.92	12,843.50
Trusses	15,000.00	15,000.00	0.00	15,000.00	0.00
Excavating For Retaining Wall	6,000.00	6,000.00	0.00	6,000.00	0.00
Excavating For Basement Access	7,701.48	7,701.48	0.00	7,701.48	0.00
Retaining Walls/Stairs/Backfill/Basement Entry Handrails	26,000.00	25,890.00	110.00	25,890.00	0.00
Sidewalks	6,000.00		6,000.00		0.00
Patio Pavers	1,000.00		1,000.00		0.00
Appliances	20,000.00		20,000.00		0.00
ROW Pavement/Concrete Removal For New Water/Sewer	41,000.00		41,000.00		0.00
City Hook Up Of New 2" Water	3,000.00		3,000.00		0.00
Framing Front Porch T/M	14,000.00		14,000.00		0.00
6 Wall Heaters/T-Stats/Exhaust Fans/Ducting/Labor	93,000.00		93,000.00		0.00
New Fire Sprinkler System	21,700.00		21,700.00		0.00
Fence Repair	2,545.42	2,545.42	0.00	2,545.42	0.00
Repair Porch Handrail	8,000.00		8,000.00		0.00
Landscaping	39,160.21	1,160.21	38,000.00	1,160.21	0.00

Intermountain Materials Testing	4,000.00	2,944.30	1,055.70	2,944.30	0.00
SUBTOTAL	1,095,595.44	510,285.87	585,309.57	449,932.34	60,353.53
ADD: 10% PROFIT	109,559.54	51,028.59	58,530.96	44,993.23	6,035.35
PRE-TAX SUBTOTAL	1,205,154.98	561,314.46	643,840.53	494,925.57	66,388.88
WA. SALES TAX CODE 3210 - 9.0%	108,463.95	50,518.30	57,945.65	44,543.30	5,975.00
TOTALS	\$1,313,618.93	\$ 611,832.76	\$ 701,786.18	\$ 539,468.87	\$ 72,363.88

Total Invoice Amount Due

\$ 72,363.88

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!

From: Spokane County, WA no-reply@invoicecloud.net
Subject: Spokane County, WA Invoice#
2025-1-25241.1803-03122025023338 Notification
Date: Mar 16, 2025 at 5:26:58 AM
To: BRANDT.HEATHER@gmail.com



You have a new invoice from the Treasurer of
Spokane County, WA!

[View Invoice or Pay Now](#)

[Want to be reminded later? Click here](#)

Dear PACIFIC GOAT LLC

Account Information

A new invoice is now available to view online.
This email is for your installment due
4/30/2025.

Spokane County, WA Treasurer's office has a
convenient online billing and payment system for
you to access and pay your Property Taxes.

Simply click on the **View Invoice or Pay
Now** button to get started. You can review and
print your invoice, pay electronically or schedule
the date your invoice will be paid.

Annual Statements are linked to your parcel
using the online payment portal and our Spokane
County Treasurer website for Property
Information - SCOUT. Statements on SCOUT
are located on the Notices tab.

If you wish to pay the full year tax, please go
to [Pay or View Bills | Spokane County, WA](#).

You may also access your invoice via our
Customer Portal at [https://
www.invoicecloud.com/spokanecounty](https://www.invoicecloud.com/spokanecounty).

If you have any questions regarding your
account, please email us at
treasurer@spokanecounty.org. Be sure to
include your first name, last name, and account
number.

Account Number: 25241.1803
Invoice Number: 2025-1-25241.1803-03122025023338
Invoice Due Date: 4/30/2025
Balance Due: \$1,150.04



Phone: (509) 477-4713

Email: treasurer@spokanecounty.org

Billing Information

Heather Brandt

1915 S LINCOLN ST

SPOKANE, WA 99203

brandt.heather@gmail.com

Transaction Detail

EFT (Check)

XXXXXX8955

3/26/2025 5:07:55 PM

PAYMENT PROCESSED 858212

Invoices

Type	Account #	Invoice #	Amount
Real Estate Taxes	25241.1803	2025-1-25241.1803-03122025023338	\$1,150.04
Real Estate Taxes	25241.1803	2025-2-25241.1803-03122025023338	\$1,150.03
SUBTOTAL			\$2,300.07
SERVICE FEE			\$0.45
GRAND TOTAL			\$2,300.52



Your payment receipt

Billing Account: #D252482298

Confirmation: #004285428300

Receipt Date: **05/15/2025**

Description: Automatic Payment Bank Account

Amount: \$1170.68

Payment Status: Completed

Submitted By: System

Payment Method: Bank Account

Invoice 21.124-009

Download PDF

Status

Due

Due date

Sep 30, 2025

Total

\$1,200.00

Log in to pay

Checkout as guest



Bill from
Uptic Studios, Inc

402 E Sprague
Spokane, WA 99202
United States

Bill to
Greg & Heather Brandt

Greg & Heather Brandt
PO Box 990
Spokane, WA 99210

Project **21.124**
P3 - 1928 West Pacific

Services through
Aug 31, 2025 - Aug 31, 2025

Note

CA Items:
- Coordination with GC
- RFI 1

Invoice #	Terms	Issue date	Due date	Invoice Total
21.124-009	Net 30	Aug 31, 2025	Sep 30, 2025	\$1,200.00

Fixed Fee Services

PHASE	BUDGET	PREVIOUSLY BILLED (\$)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT DUE
Design Development	\$0.00	\$0.00	100%	100%	\$0.00
Construction Documentation	\$0.00	\$0.00	100%	100%	\$0.00
Fixed Fee Services Total	\$0.00	\$0.00	100%	100%	\$0.00

Hourly Services

Construction Administration

ROLE	PREVIOUSLY BILLED (\$)	HOURS	HOURLY RATE	CURRENT DUE
Project Manager II	\$2,925.00	0 hrs	\$225.00	\$0.00
Designer II	\$1,000.00	6 hrs	\$200.00	\$1,200.00
Total for Construction Administration	\$3,925.00			\$1,200.00

Hourly Services Total	PREVIOUSLY BILLED (\$)	CURRENT DUE
	\$3,925.00	\$1,200.00

pd online
SBG/L829
\$1,200
9/19/25

Consultant Services

CONSULTANTS	BUDGET	PREVIOUSLY BILLED (\$)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT DUE
Landscape Architect	\$6.00	\$2,079.00	100%	100%	\$0.00
Structural Engineer	\$6,325.00	\$172.50	3%	3%	\$0.00
Consultant Services Total	\$6,331.00	\$2,251.50	100%	36%	\$0.00

Invoice Total \$1,200.00

402 E Sprague Ave Spokane, WA 99202 | admin@uplcastudios.com | 509.880.3698

Pay invoice online ☒



MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
Spokane WA, 99201
509-456-7648
Fax 509-456-7639
mauerinc.com

** INVOICE **

BILL TO:

Greg & Heather Brandt
1925 W. Pacific Ave.
Spokane, WA 99201

Last Billing August 11, 2025

DATE September 26, 2025

INVOICE NO. 14868

PROJECT: #2914 - 1925 W. Pacific Ave., Spokane, WA 99201
Prog. Billing #12 - Renovation

TERMS: DUE UPON RECEIPT

Handwritten: #1349
11/13/25

Invoice Description:	Budget 10/24/2025	Costs To Date	Cost To Complete	Previous Billed	Balance This Billing
General Conditions	55,147.15	35,946.18	19,200.97	31,608.45	4,337.73
Permits/Design/Plans/Prints	27,422.66	27,422.66	0.00	46,878.66	-19,456.00
Asbestos Testing/Abatement	1,340.90	1,340.90	0.00	1,340.90	0.00
Clean Up/Dump/Demo T/M	137,000.00	130,613.10	6,386.90	118,079.53	12,533.57
Concrete/Saw Cutting	18,888.55	16,923.55	1,965.00	16,923.55	0.00
Structural	70,000.00	69,734.14	265.86	69,734.14	0.00
General Construction	36,000.00	30,410.46	5,589.54	25,000.00	5,410.46
Interior Trim	10,000.00		10,000.00		0.00
Framing T/M	128,000.00	121,617.01	6,382.99	109,707.57	11,909.44
* Temporary Electrical Service	3,421.92	3,421.92	0.00	3,421.92	0.00
Electrical Main Panel	10,314.00	10,314.00	0.00	8,902.91	1,411.09
Electrical Lighting And Controls	15,440.00	15,440.00	0.00	15,440.00	0.00
Heaters & Wiring	60,246.00	29,909.14	30,336.86	10,000.00	19,909.14
Plumbing/Shower/Toilets/Faucets/Frost Free/Heaters Installed	37,000.00	35,477.90	1,522.10	35,346.74	131.16
Insulation (No Roof)	25,000.00	2,678.43	22,321.57	2,571.33	107.10
Drywall/Mud/Tape	40,000.00	11,429.47	28,570.53	2,768.43	8,661.04
Interior/Exterior Paint	40,000.00		40,000.00		0.00
Densglass	8,811.16	8,811.16	0.00	131.16	8,680.00
Flooring/Tile	31,000.00				
Millwork	28,000.00	12,814.31	15,185.69	6,090.23	6,724.08
Siding	70,000.00	6,981.42	63,018.58	6,588.42	392.00
Windows	35,000.00	34,840.96	159.04	31,898.60	2,942.36
Doors And Hardware	11,000.00	7,799.76	3,200.24	7,799.76	0.00
Roof And Sheathing	27,000.00	26,232.42	767.58	26,232.42	0.00
Trusses	15,000.00	15,000.00	0.00	15,000.00	0.00
Excavating For Retaining Wall	6,000.00	6,000.00	0.00	6,000.00	0.00
Excavating For Basement Access	7,701.48	7,701.48	0.00	7,701.48	0.00
Retaining Walls/Stairs/Backfill/Basement Entry Handrails	26,000.00	25,890.00	110.00	25,890.00	0.00
Sidewalks	6,000.00		6,000.00		0.00
Patio Pavers	1,000.00		1,000.00		0.00
Appliances	2,000.00		2,000.00		0.00
ROW Pavement/Concrete Removal For New Water/Sewer	51,000.00		51,000.00		0.00
City Hook Up Of New 2" Water/6" Sewer- (See Permits)	0.00		0.00		0.00
Framing Front Porch T/M	14,000.00	8,715.88	5,284.12	3,715.88	5,000.00
Exhaust Fans/Ducting/Labor	26,500.00	20,612.73	5,887.27		20,612.73
New Fire Sprinkler System	21,700.00	18,665.75	3,034.25	18,665.75	0.00
Monitored Fire Alarm Panel	10,000.00		10,000.00		0.00

Repair Porch Handrail & Columns	15,000.00	907.15	14,092.85		907.15
Landscaping	19,160.00	1,420.31	17,739.69	1,160.21	260.10
Fence - (By Client)	0.00	0.00	0.00		0.00
Intermountain Materials Testing	4,000.00	3,069.30	930.70	3,069.30	0.00
Security Fencing	1,650.96	1,382.93	268.03	1,129.06	253.87
Back Decks	2,800.00	2,800.00	0.00	2,434.69	365.31
SUBTOTAL	1,156,090.20	754,869.84	372,220.36	663,777.51	91,092.33
ADD: 10% PROFIT	115,809.02	75,486.98	37,222.04	66,377.75	9,109.23
PRE-TAX SUBTOTAL	1,273,899.22	830,356.82	409,442.40	730,155.26	100,201.56
WA. SALES TAX CODE 3210 - 9.0%	50,518.30	50,518.30	0.00	50,518.30	0.00
Effective 4-1-25 - WA. SALES TAX CODE 3210 - 9.1%	64,845.21	24,482.86	37,259.26	15,364.51	9,118.34
TOTALS	\$1,389,262.73	\$ 905,357.98	\$ 446,701.65	\$ 796,038.07	\$ 109,319.90

Total Invoice Amount Due

\$ 109,319.90

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!



Your payment receipt

Billing Account: #D252482298

Confirmation: #004671482142

Receipt Date: **12/15/2025**

Description: Automatic Payment Bank Account

Amount: \$1215.78

Payment Status: Completed

Submitted By: System

Payment Method: Bank Account



Bill from
Uptic Studios, Inc
402 E Sprague
Spokane, WA 99202
United States

Bill to
Greg & Heather Brandt
Greg & Heather Brandt
PO Box 990
Spokane, WA 99210

Project **21.124**
P3 - 1925 West Pacific

Services through
Sep 1, 2025 - Sep 30, 2025

Note

Construction Administration Items:
- Coordination with GC
- RFI coordination with city

*Pd online
12/28/25*

Invoice #	Terms	Issue date	Due date	Invoice total
21.124-010	Net 30	Sep 30, 2025	Oct 30, 2025	\$350.00

Fixed Fee Services

PHASE	BUDGET	PREVIOUSLY BILLED (\$)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT DUE
Design Development	\$0.00	\$0.00	100%	100%	\$0.00
Construction Documentation	\$0.00	\$0.00	100%	100%	\$0.00
Fixed Fee Services Total	\$0.00	\$0.00	100%	100%	\$0.00

Hourly Services

Construction Administration

ROLE	PREVIOUSLY BILLED (\$)	HOURS	HOURLY RATE	CURRENT DUE
Project Manager II	\$2,925.00	0 hrs	\$225.00	\$0.00

ROLE	PREVIOUSLY BILLED (\$)	HOURS	HOURLY RATE	CURRENT DUE
Designer II	\$1,300.00	1.75 hrs	\$200.00	\$350.00
Total for Construction Administration	\$4,225.00			\$350.00

	PREVIOUSLY BILLED (\$)	CURRENT DUE
Hourly Services total	\$4,225.00	\$350.00

Consultant Services

CONSULTANTS	BUDGET	PREVIOUSLY BILLED (\$)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT DUE
Landscape Architect	\$0.00	\$2,079.00	100%	100%	\$0.00
Structural Engineer	\$6,325.00	\$172.50	3%	3%	\$0.00

Consultant Services Total	BUDGET	PREVIOUSLY BILLED (\$)	PREVIOUSLY BILLED (%)	% COMPLETE	CURRENT DUE
	\$6,325.00	\$2,251.50	36%	36%	\$0.00

Invoice total

\$350.00

402 E Sprague Ave Spokane, WA 99202 | admin@upticstudios.com | 509.850.3698

Pay invoice online ☒



MAUER CONSTRUCTION, INC.
2011 W. Maxwell Ave.
Spokane WA, 99201
509-458-7648
Fax 509-458-7639
mauerinc.com

pd 12/29/25

**** INVOICE ****

BILL TO:

Greg & Heather Brandt
1925 W. Pacific Ave.
Spokane, WA 99201

PROJECT: #2914 - 1925 W. Pacific Ave., Spokane, WA 99201
Prog. Billing #13 - Renovation

Last Billing **September 26, 2025**

DATE **November 18, 2025**

INVOICE NO. **14907**

TERMS: **DUE UPON RECEIPT**

Revised to remove eyebrow extension change

Invoice Description:	Budget 11/18/2025	Costs To Date	Cost To Complete	Previous Billed	Balance This Billing
General Conditions	57,396.42	48,187.37	11,209.05	35,946.18	10,241.19
Permits/Design/Plans/Prints	27,422.66	27,422.66	0.00	27,422.66	0.00
Asbestos Testing/Abatement	1,340.90	1,340.90	0.00	1,340.90	0.00
Clean Up/Dump/Demo T/M	137,000.00	133,765.72	3,234.28	130,613.10	3,152.62
Concrete/Saw Cutting	18,888.55	18,888.55	0.00	16,923.55	1,965.00
Structural	70,000.00	69,958.89	41.11	69,734.14	224.75
General Construction	40,000.00	38,556.77	1,443.23	30,410.46	8,146.31
Interior Trim	10,000.00	0.00	10,000.00		0.00
Framing T/M	150,000.00	145,885.64	3,114.36	121,617.01	25,268.63
Deduct: Eyebrow Roofs		-2,800.00	-2,800.00		-2,800.00
Temporary Electrical Service	3,421.92	3,421.92	0.00	3,421.92	0.00
Electrical Main Panel	10,314.00	10,314.00	0.00	10,314.00	0.00
Electrical Lighting And Controls	15,440.00	15,440.00	0.00	15,440.00	0.00
Heaters & Wiring	60,246.00	34,390.67	25,855.33	29,909.14	4,481.53
Plumbing/Shower/Toilets/Faucets/Frost Free/Heaters Installed	37,000.00	36,153.56	846.44	35,477.90	675.66
Insulation (No Roof)	25,000.00	3,231.00	21,769.00	2,678.43	552.57
Drywall/Mud/Tape	41,000.00	40,635.82	364.18	11,429.47	29,206.35
Interior/Exterior Paint	40,000.00		40,000.00		0.00
Densglass	8,811.16	8,811.16	0.00	6,811.16	0.00
Flooring/Tile	31,000.00	0.00	31,000.00		0.00
Millwork	28,000.00	26,589.35	1,410.65	12,814.31	13,775.04
Siding	75,267.60	75,267.60	0.00	6,981.42	68,286.18
Windows	35,000.00	34,914.81	85.19	34,840.96	73.85
Doors And Hardware	11,000.00	7,799.76	3,200.24	7,799.76	0.00
Roof And Sheathing	27,000.00	27,000.00	0.00	26,232.42	767.58
Trusses	15,000.00	15,000.00	0.00	15,000.00	0.00
Excavating For Retaining Wall	6,000.00	6,000.00	0.00	6,000.00	0.00
Excavating For Basement Access	7,701.48	7,701.48	0.00	7,701.48	0.00
Retaining Walls/Stairs/Backfill/Basement Entry Handrails	26,000.00	25,890.00	110.00	25,890.00	0.00
Sidewalks	6,000.00	3,900.50	2,099.50		3,900.50
Patio Pavers	1,000.00		1,000.00		0.00
Appliances	14,000.00		14,000.00		0.00
ROW Pavement/Concrete Removal For New Water/Sewer	51,000.00	46,977.27	4,022.73		46,977.27
City Hook Up Of New 2" Water/6" Sewer- (See Permits)	0.00		0.00		0.00
Framing Front Porch T/M	14,717.77	14,717.77	0.00	8,715.88	6,001.89
Exhaust Fans/Ducting/Labor	26,500.00	20,612.73	5,887.27	20,612.73	0.00
New Fire Sprinkler System	21,700.00	18,665.75	3,034.25	18,665.75	0.00
Monitored Fire Alarm Panel	10,000.00		10,000.00		0.00
Fence Repair	2,545.42	2,545.42	0.00	2,545.42	0.00

REPAIR POOR RAILING + Columns 15,000 40x15 1,500 2.5 2 907.15

Landscaping	19,160.00	1,420.31	17,739.69	1,420.31	0.00
Fence - (By Client)	0.00	0.00	0.00		0.00
Intermountain Materials Testing	4,000.00	3,069.30	930.70	3,069.30	0.00
Security Fencing	1,650.96	1,430.48	220.48	1,382.93	47.55
Back Decks	2,800.00	2,800.00	0.00	2,800.00	0.00
SUBTOTAL	1,205,324.84	978,934.71	226,390.13	754,869.84	224,064.87
ADD: 10% PROFIT	120,532.48	97,893.47	22,639.01	75,486.98	22,406.49
PRE-TAX SUBTOTAL	1,325,857.32	1,076,828.18	249,029.14	830,356.82	246,471.36
WA. SALES TAX CODE 3210 - 9.0%	50,518.30	50,518.30	0.00	50,518.30	0.00
Effective 4-1-25 - WA. SALES TAX CODE 3210 - 9.1%	69,573.40	48,911.75	22,661.65	24,482.86	22,428.89
TOTALS	\$1,445,949.02	\$ 1,174,258.23	\$ 271,690.80	\$ 905,357.98	\$ 268,900.25

Total Invoice Amount Due

\$ 268,900.25

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!

From: Spokane County, WA no-reply@invoicecloud.net
Subject: Spokane County, WA Invoice#
2026-1-25241.1803-02052026063332 Notification
Date: Feb 7, 2026 at 8:21:44 AM
To: BRANDT.HEATHER@gmail.com



You have a new invoice from the Treasurer of
Spokane County, WA!

[View Invoice or Pay Now](#)

Want to be reminded later? Click here.

Dear PACIFIC GOAT LLC

Account Information

A new invoice is now available to view online.
This email is for your installment due
4/30/2026.

Spokane County, WA Treasurer's office has a
convenient online billing and payment system for
you to access and pay your Property Taxes.

Simply click on the **View Invoice or Pay
Now** button to get started. You can review and
print your invoice, pay electronically or schedule
the date your invoice will be paid.

Annual Statements are linked to your parcel
using the online payment portal and our
Spokane County Treasurer website for Property
Information - [SCOUT](#). Statements on SCOUT
are located on the Notices tab.

If you wish to pay the full year tax, please go
to [Pay or View Bills | Spokane County, WA](#).

You may also access your invoice via our
Customer Portal at [https://
www.invoicecloud.com/spokanecounty](https://www.invoicecloud.com/spokanecounty).

If you have any questions regarding your
account, please email us at
treasurer@spokanecounty.org. Be sure to
include your first name, last name, and account
number.

Account Number:
25241.1803
Invoice Number:
2026-1-25241.1803-02052026063332
Invoice Due Date:
4/30/2026
Balance Due:
\$1,166.49

*pd 2/9/26
online*



Phone: (509) 477-4713

Email: treasurer@spokanecounty.org

Billing Information

Heather Brandt

1915 S LINCOLN ST

SPOKANE, WA 99203

brandt.heather@gmail.com

Transaction Detail

EFT (Check)

XXXXXX8955

2/9/2026 9:55:35 AM

PAYMENT PROCESSED 256158

Invoices

Type	Account #	Invoice #	Amount
Real Estate Taxes	25241.1803	2026-1-25241.1803-02052026063332	\$1,166.49
SUBTOTAL			\$1,166.49
SERVICE FEE			\$0.45
GRAND TOTAL			\$1,166.94



MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
Spokane WA, 99201
509-456-7646
Fax 509-456-7639
mauerinc.com

*** INVOICE ***

BILL TO:

Greg & Heather Brandt
1925 W. Pacific Ave.
Spokane, WA 99201

PROJECT: #2914 - 1925 W. Pacific Ave., Spokane, WA 99201
Prog. Billing #14 - Renovation

Last Billing November 18, 2025

DATE January 26, 2026

INVOICE NO. 14958

TERMS: DUE UPON RECEIPT

Invoice Description:	Budget 1/23/2026	Costs To Date	Cost To Complete	Previous Billed	Balance This Billing
General Conditions	61,363.13	53,704.78	7,658.35	46,187.37	7,517.41
Permits/Design/Plans/Prints	27,422.66	27,422.66	0.00	27,422.66	0.00
Asbestos Testing/Abatement	1,340.90	1,340.90	0.00	1,340.90	0.00
Clean Up/Dump/Demo T/M	150,000.00	146,106.93	3,893.07	133,765.72	12,341.21
Concrete/Saw Cutting	18,898.55	18,898.04	0.51	18,888.55	9.49
Structural	70,000.00	69,958.89	41.11	69,958.89	0.00
General Construction	75,000.00	55,565.78	19,434.22	38,556.77	17,009.01
Interior Trim	20,000.00	0.00	20,000.00	0.00	0.00
Framing T/M	150,000.00	150,000.00	0.00	146,885.64	3,114.36
Deduct: Eyebrow Roofs		-2,800.00	2,800.00	-2,800.00	0.00
Temporary Electrical Service	3,421.92	3,421.92	0.00	3,421.92	0.00
Electrical Main Panel	10,314.00	10,314.00	0.00	10,314.00	0.00
Electrical Lighting And Controls	15,440.00	15,440.00	0.00	15,440.00	0.00
Heaters & Wiring	60,246.00	52,962.75	7,283.25	34,390.67	18,572.08
Plumbing/Showers/Toilets/Faucets/Frost Free/Heaters Installed	37,000.00	36,390.08	609.92	36,153.56	236.52
Insulation (No Roof)	25,303.15	25,303.15	0.00	3,231.00	22,072.15
Drywall/Mud/Tape	50,000.00	49,574.05	425.95	40,635.82	8,938.23
Interior/Exterior Paint	40,000.00	23,162.41	16,837.59	0.00	23,162.41
Densglass	8,811.16	8,811.16	0.00	8,811.16	0.00
Flooring/Tile	31,000.00	11,625.00	19,375.00	0.00	11,625.00
Millwork	28,000.00	28,000.00	0.00	26,589.35	1,410.65
Deduct Micro Cabinets	-1,200.00	-1,200.00	0.00	0.00	-1,200.00
Siding	75,267.60	75,267.60	0.00	75,267.60	0.00
Windows	35,000.00	34,914.81	85.19	34,914.81	0.00
Doors And Hardware	11,000.00	11,000.00	0.00	7,799.76	3,200.24
Roof And Sheathing	27,000.00	27,000.00	0.00	27,000.00	0.00
Trusses	15,000.00	15,000.00	0.00	15,000.00	0.00
Excavating For Retaining Wall	6,000.00	6,000.00	0.00	6,000.00	0.00
Water Mitigation	2,000.00	2,000.00	0.00	0.00	2,000.00
Excavating For Basement Access	7,701.48	7,701.48	0.00	7,701.48	0.00
Retaining Walls/Stairs/Backfill/Basement Entry Handrails	26,000.00	26,000.00	0.00	25,890.00	110.00
Sidewalks	6,000.00	3,900.50	2,099.50	3,900.50	0.00
Patio Pavers	1,000.00	1,000.00	0.00	0.00	1,000.00
Appliances	14,000.00	0.00	14,000.00	0.00	0.00
ROW Pavement/Concrete Removal For New Water/Sewer	51,000.00	51,000.00	0.00	46,977.27	4,022.73
City Hook Up Of New 2" Water/6" Sewer- (See Permits)	0.00	0.00	0.00	0.00	0.00
Framing Front Porch T/M	14,717.77	14,717.77	0.00	14,717.77	0.00
Exhaust Fans/Ducting/Labor	26,500.00	22,345.02	4,154.98	20,612.73	1,732.29
New Fire Sprinkler System	21,700.00	18,665.75	3,034.25	18,665.75	0.00
Monitored Fire Alarm Panel	19,300.00	0.00	19,300.00	0.00	0.00
Fence Repair	2,545.42	2,545.42	0.00	2,545.42	0.00

pd 3/13/26
WA Trust Loc

Landscaping	19,160.00	1,782.31	17,377.69	1,420.31	362.00
Fence - (By Client)	0.00	0.00	0.00	0.00	0.00
Intermountain Mosaics Testing	4,000.00	3,676.46	323.54	3,069.30	607.16
Security Fencing	1,650.96	1,430.48	220.48	1,430.48	0.00
Back Decks	4,721.07	4,721.07	0.00	2,800.00	1,921.07
SUBTOTAL	1,288,625.77	1,127,800.37	160,825.40	978,934.71	148,865.66
ADD: 10% PROFIT	128,862.58	112,780.04	16,082.54	97,893.47	14,886.57
Less: 4% PROFIT CREDIT	-51,545.03	-45,112.01	-6,433.02	0.00	-45,112.01
PRE-TAX SUBTOTAL	1,365,943.32	1,195,468.39	170,474.92	1,076,828.18	118,640.22
WA. SALES TAX CODE 3210 - 9.0%	50,518.30	50,518.30	0.00	50,518.30	0.00
Effective 4-1-25 - WA. SALES TAX CODE 3210 - 9.1%	73,221.23	57,708.01	15,513.22	46,911.75	10,796.26
TOTALS	\$1,489,682.85	\$ 1,303,694.70	\$ 185,988.14	\$1,174,258.23	\$ 129,436.48

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!

Total Invoice Amount Due \$ 129,436.48

Add: Remaining Balance Due - 10-15-25

Invoice #14868 - Handwritten Part Of Check
No. 1349 Did Not Include the \$ 19.90

19.90

Total Amount Due

\$ 129,456.38



Your payment receipt

Billing Account: #D252482298

Confirmation: #004958366574

Receipt Date: **05/15/2026**

Description: Automatic Payment Bank Account

Amount: \$1215.78

Payment Status: Completed

Submitted By: System

Payment Method: Bank Account



MAUER CONSTRUCTION, INC.

2011 W. Maxwell Ave.
Spokane WA, 99201
509-456-7646
Fax 509-456-7639
mauerinc.com

pd 70,000
6/3/26

** INVOICE **

BILL TO:

Greg & Heather Brandt
1925 W. Pacific Ave.
Spokane, WA 99201

PROJECT: #2914 - 1925 W. Pacific Ave., Spokane, WA 99201
Prog. Billing #15 - Renovation

Last Billing January 26, 2026

DATE April 22, 2026

INVOICE NO. 15009

TERMS: DUE UPON RECEIPT

Invoice Description:	Budget 1/23/2026	Costs To Date	Cost To Complete	Previous Billed	Balance This Billing
General Conditions	61,363.13	56,747.22	4,615.91	53,704.78	3,042.44
Permits/Design/Plans/Prints	27,422.66	27,422.66	0.00	27,422.66	0.00
Asbestos Testing/Abatement	1,340.90	1,340.90	0.00	1,340.90	0.00
Clean Up/Dump/Demo T/M	150,000.00	150,000.00	0.00	48,106.93	3,893.07
Concrete/Saw Cutting	18,898.55	18,898.04	0.51	18,898.04	0.00
Structural	70,000.00	70,000.00	0.00	89,958.89	41.11
General Construction	75,000.00	89,000.00	-14,000.00	55,566.78	33,434.22
Discount from Mauer		-14,000.00			
Interior Trim	20,000.00	20,000.00	0.00		20,000.00
Framing T/M	150,000.00	150,000.00	0.00	150,000.00	0.00
Deduct: Eyebrow Roofs		-2,800.00	2,800.00	-2,800.00	0.00
Temporary Electrical Service	3,421.92	3,421.92	0.00	3,421.92	0.00
Electrical Main Panel	10,314.00	10,314.00	0.00	10,314.00	0.00
Electrical Lighting And Controls	15,440.00	15,440.00	0.00	15,440.00	0.00
Heaters & Wiring	60,246.00	60,246.00	0.00	52,962.75	7,283.25
Plumbing/Shower/Toilets/Faucets/Frost Free/Heaters Installed	37,000.00	37,000.00	0.00	36,390.08	609.92
Insulation (No Roof)	25,303.15	25,303.15	0.00	25,303.15	0.00
Drywall/Mud/Tape	50,000.00	50,000.00	0.00	49,574.05	425.95
Interior/Exterior Paint	40,000.00	23,162.41	16,837.59	23,162.41	0.00
Densglass	8,811.16	8,811.16	0.00	8,811.16	0.00
Flooring/Tile	31,000.00	29,122.48	1,877.52	11,625.00	17,497.48
Millwork	28,000.00	28,000.00	0.00	28,000.00	0.00
Deduct Micro Cabinets	-1,200.00	-1,200.00	0.00	-1,200.00	0.00
Siding	75,267.60	75,267.60	0.00	75,267.60	0.00
Windows	35,000.00	34,914.81	85.19	34,914.81	0.00
Doors And Hardware	11,000.00	11,000.00	0.00	11,000.00	0.00
Roof And Sheathing	27,000.00	27,000.00	0.00	27,000.00	0.00
Trusses	15,000.00	15,000.00	0.00	15,000.00	0.00
Excavating For Retaining Wall	6,000.00	6,000.00	0.00	6,000.00	0.00
Water Mitigation	2,000.00	2,000.00	0.00	2,000.00	0.00
Excavating For Basement Access	7,701.48	7,701.48	0.00	7,701.48	0.00
Retaining Walls/Stairs/Backfill/Basement Entry Handrails	26,000.00	26,000.00	0.00	26,000.00	0.00
Sidewalks	12,500.00	3,900.50	8,599.50	3,900.50	0.00
Patio Pavers	1,000.00	1,000.00	0.00	1,000.00	0.00
Appliances (Client paid for)	14,000.00	0.00	14,000.00		0.00
ROW Pavement/Concrete Removal For New Water/Sewer	51,000.00	51,000.00	0.00	51,000.00	0.00
City Hook Up Of New 2" Water/6" Sewer- (See Permits)	0.00		0.00		0.00
Framing Front Porch T/M	14,717.77	14,717.77	0.00	14,717.77	0.00
Exhaust Fans/Ducting/Labor	26,500.00	26,500.00	0.00	22,345.02	4,154.98
New Fire Sprinkler System	21,700.00	21,688.00	12.00	16,665.75	3,022.25
Monitored Fire Alarm Panel	13,700.00	0.00	13,700.00		0.00

THANK YOU. WE APPRECIATE YOUR BUSINESS!!!

\$ 115,622.33

\$ 115,622.33

Mike Volz
Spokane County Treasurer
P.O. Box 199
Spokane, WA 99210-0199

2026 SPOKANE COUNTY PROPERTY OTHER ASSESSMENT CHARGES STATEMENT

Parcel#: 25241.1803 Tax Code: 0010
Property Location: 1925 W PACIFIC AVE
Legal Desc: BROWNES ADD L5 B21

Location: 1116 W. Broadway Ave, First Floor, Spokane, WA
Phone: (509) 477-4713
Hours: Monday-Friday 8:30AM - 4:00PM

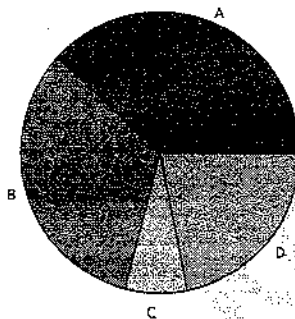
182561***G111**1.002**1/2*****SNGLP
PACIFIC GOAT LLC
1915 S LINCOLN ST
SPOKANE WA 99203

Prior Amount Owning
First Half 2026 Charges
Minimum Amount Due By 04/30/2026
Second Half 2026 Due By 10/31/2026
All Amounts Owning

TAX AND OTHER CHARGES DETAIL

Distribution of your Tax Levy of \$2,318.96
Voter Approved = \$1,071.58 or 46%

Taxable Value
Levy Rate
Regular Tax
Conservation
Weed



Description	Split %	Split \$
A = SCHOOL DIST 081	38.1	883.91
B = CITY OF SPOKANE	32.9	762.73
C = COUNTY	7.2	166.75
D = WA STATE SCHOOL(K-12)	21.8	505.57
Total Taxes:		2,318.96

pd 1305 ✓
9/11/26

ANNUAL STATEMENTS MAILED FOR ALL PARCELS. PLEASE CONTACT YOUR MORTGAGE COMPANY PRIOR TO MAKING A PAYMENT.

Please visit our website www.spokanecounty.gov/treasurer for additional information and payment options.
Interest /Penalty on delinquent tax is calculated to April 30th. If paying before March 31st, call for current amount.

Please fold on perforation BEFORE tearing



2026

RETURN THIS STUB WITH SECOND
HALF PAYMENT

2ND
HALF

Parcel Number: 25241.1803
Make check payable to: **Spokane County Treasurer**

Payment must be hand delivered or postmarked by
October 31, 2026. By law there is no GRACE PERIOD.

If **Minimum Amount Due**
was paid for 1st Half,
2nd Half amount due is

PACIFIC GOAT LLC
1915 S LINCOLN ST
SPOKANE WA 99203

MIKE VOLZ
SPOKANE COUNTY TREASURER
P.O. BOX 199
SPOKANE, WA 99210-0199

25241-1803 000000000000001166492026

