

Spokane County

WASHINGTON

TOM KONIS
SPOKANE COUNTY ASSESSOR

Spokane City/County Historical Preservation Office
Attn: Megan Duval/Logan Camporeale
808 W Spokane Falls Blvd
Spokane, WA 99201-3333

CC: David Kirske Jr

Jim Hawvermale, Levy Specialist
(509) 477-5903 jhawvermale@spokanecounty.org

Thursday, September 19, 2024

RE: Application for Special valuation as Historic Property

Enclosed please find the application received September 17, 2024, from:

David Kirske Jr

For the property at:

2921 North West Oval Street
Spokane, WA 99205
County Parcel ID: 35072.1402

I would like to take this opportunity to advise the property owner that this application, if approved, will see first tax benefits in 2026. Specifically, applications received by October 30, 2024, will be:

- Reviewed by the Historical Preservation Office in calendar year 2024.
- Once approved the exemption is placed on the 2025 assessment roll for
- 2026 property tax collection.

**Application and Certification of Special Valuation
on Improvements to Historic Property**

Chapter 84.26 RCW

File With Assessor by October 1

File No: 10227776

I. Application

County: Spokane

Property Owner: David Kirske Jr

Parcel No./Account No: 35072.1402

Mailing Address: 314 w park pl spokane wa 99205

E-Mail Address: dkirske@me.com

Phone Number: 206-403-0894

Legal Description: CORBIN PARK ADD; S45FT OF LT 2 BLK 5

Property Address (Location): 2921 n west oval st spokane wa 99205

Describe Rehabilitation: Complete rewire, forced air install, new roof, floor refinish, new kitchen, new bathrooms and new plumbing

Property is on: (check appropriate box)

☐ National Historic Register

☒ Local Register of Historic Places

Building Permit No: B2316715BLDR

Date: 09/18/2023

Jurisdiction: Spokane

County/City

Rehabilitation Started: May 1, 2023

Date Completed: May 9th, 2024

Actual Cost of Rehabilitation: \$ 180,000

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.

Signature(s) of All Owner(s):



David Kirske

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:

\$ 281,300

Date:

9/13/2024

James W. [Signature]
Assessor/Deputy

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

Hold for Affidavit

Narrative

I purchased 2921 n west oval May 2023. The exterior scope of work included landscaping, paint and a new roof. The interior included a complete demo of the kitchen and bathrooms along with a full rewire and service change, plumbing, removal of radiant heat, and ducting the house with forced air - Furnace and AC. The basement has a 2,000-3,000 pound boiler that had been wrapped in asbestos (Octopus boiler) that was removed professionally early on in the renovation. The mechanicals of the home are now all modern including a high efficiency furnace, tankless water heater, AC, and a nest thermostat. Also have Lutron smart switches throughout to customize lighting.

All floors were completely refinished which turned out great, and we were able to salvage the stair treads as well, which originally were caked with carpet adhesive.

Many walls had old wallpaper peeling, cracks in the plaster, or missing plaster which required essentially close to resurfacing all walls throughout the house to achieve a smoother wall finish. All trim was sanded throughout the house and prepped before painting.

The only reformatting of the layout was the removal of the wall between the kitchen and dining room, along with the removal of a secondary staircase that ran into the basement. The back staircase is now the only access to the basement, and we used the space to run the supply and return line for the HVAC system from the basement into the attic, along with running new wiring into the attic to replace the existing nob and tune.

This was my first complete renovation of a property, so there candidly was some lost money within hiring of contractors. A lot of the work did need to be redone unfortunately once or twice to to get to an acceptable standard, example being drywall. In the end, the property did appraise for \$600,000 during the refinance which made it a success in the end.

The design ideas for the kitchen and bathrooms was to create a cohesive color scheme throughout, while changing some of the materials used like floor tile or subway tile. With the rewire, came new lighting throughout so the kitchen, dining room and main hallways have flush can lighting, sconces in the living room, and staggered pendant lighting over the staircase which turned out great. A lot of the styling ideas came from a builder I know who uses reclaimed wood from torn down properties in Seattle, to build new construction.

Payments: I've included two larger ticket payments for the roof and HVAC work. A big learning experience, but as you can see a lot of the work was paid in small increments either via check or zelle to the contractor. Majority of materials were supplied by myself and ALL permits were pulled through Spokane County (all are final now, and closed). From here, screenshots of payments from bank statements will be the easiest to provide.

Before photos: <https://www.redfin.com/WA/Spokane/2921-N-West-Oval-St-99205/home/117897095>

I've included "in progress" and after photos.

Spreadsheet of Expenses

Price/Expense	Cost	
Roof	\$23,000.00	
HVAC/DEMO/water heater	\$19,750.00	
Boiler Removal 6/17/2023	\$5,250.21	Check #121 Affordable Asbesdos
Exterior Paint	\$8,250.00	
Drywall w/ Chris	\$4,000.00	
Egbert Construction 6/5/2023	\$1,950.00	Check #116
Asbedos survey	\$474.15	
Electrical	\$14,380.00	Check #122 / \$8,500 deposit
Mobile dumps	\$429.00	
Egbert Construction	\$3,825.00	Check #124
Home Depot (Bathroom tile, faucet, vanity)	\$2,116.03	
Wayne demo 7/13/2023	\$500.00	
Egbert Construction 7/14/2023	\$2,400.00	Check #127
Home Depot - tub, door, toilets	\$1,287.78	
Dump Removal	\$1,228.61	Check #176
Electrical permit	\$175.00	
Plumbing parts	\$1,463.12	Check #128 (\$4,889)
Egbert Construction 8/11/2023	\$3,425.88	
Egbert Construction 9/4/2023	\$4,208.00	Check 131
Electrical Payment	\$4,390	Check #132
Mobile dumps 9/8/2023	\$299	
Permit - building	\$553.50	
Egbert Construction	\$4,877.51	Check #134

Electrical	\$4,390	Check #132
Egbert Construction 10/13/2023	\$4,866	Check #178
Egbert Construction Oct 27th	\$4,050.00	Check #179
Egbert Construction Nov 3rd	\$2,618	Check #182
Stellar Painting 11/12/2024	\$4,550	Check #135 / \$500
Cabinets	\$3,336.70	Home Depot 11/29/2024
Drywall/wall prep 12/2/2023	\$2,913	Check #184 / \$600 deposit #187 / \$600 #186 / \$600 Check #197 \$1,500
Egbert Construction 12/6	\$3,085	Check #185
Egbert Construction	\$3,270.68	Check #190
Lopez Painting	\$14,088	Check #191 \$500 Check #193 \$1,588 Check #195 \$2000 / Check #198 \$1,500 check #199 \$6,500 Check #200 \$2,000
Carpentry work (felipe's painter)	\$950	
Floor	\$12,070	Check #136 \$4,500 Check #137 3,000
Egbert Construction 1/5/2024	\$2,920	Check #194
Egbert Construction 2/5/2024	\$7,875	Check #138
Counter tops	\$1,390.84	Home Depot
Amazon 2.11 - lights, sink, faucets	\$559.19	
F Vital Painting LLC / Wall Finishing	\$5,888.07	zelle \$1,000, \$500, \$228.32, \$500, \$896.75 - Payments to Maria Maldonado (wife) \$2,497.97, \$1797.79, \$1,633.79. \$633.79
F Vital Painting LLC / Wall Finishing	\$3,000	zelle

Kitchen Tile	\$733.05	Home Depot 2/13/2024
Egbert Construction 2/29/24	\$4,823.00	Check #144
Fischer Custom Tile	\$3,602.00	web payment
Egbert Construction 3/30/24	\$2,327.00	Zelle Transactions
Gutters 4/3/2024	\$1,450.00	Venmo
Paint front door and porch 5/6/24	\$1,600.00	Lopex Painting / Venmo
Carpet + Install	\$2,300.00	
Egbert Construction	\$6,843.00	Zelle Transactions
12 Months Insurance	\$3,370.00	
	\$217,100.90	

Photographs

Before/During















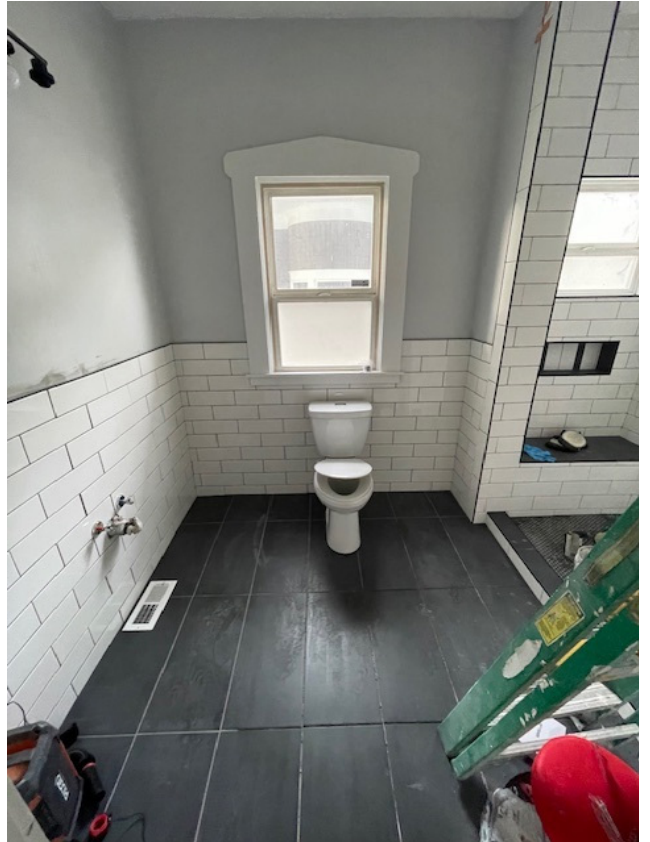






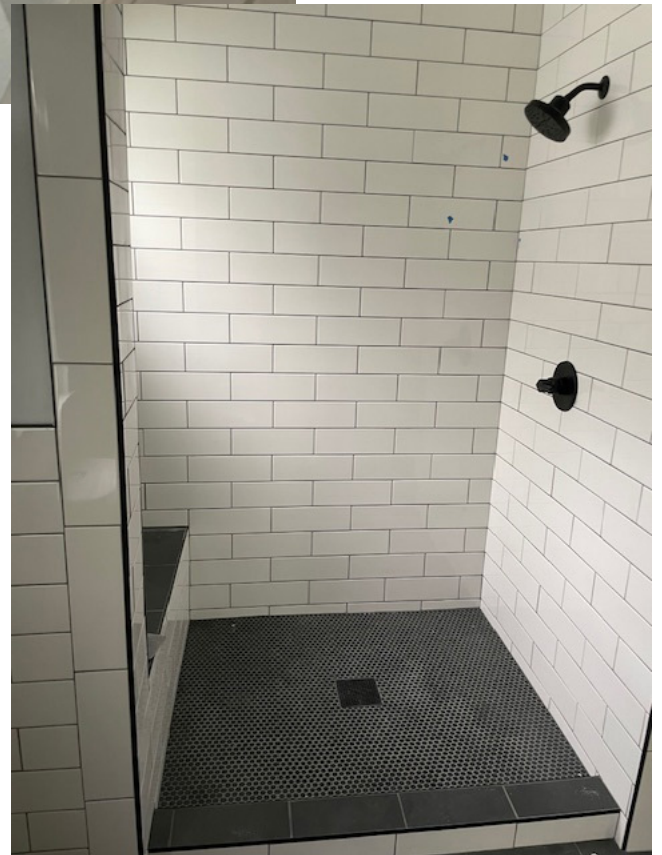






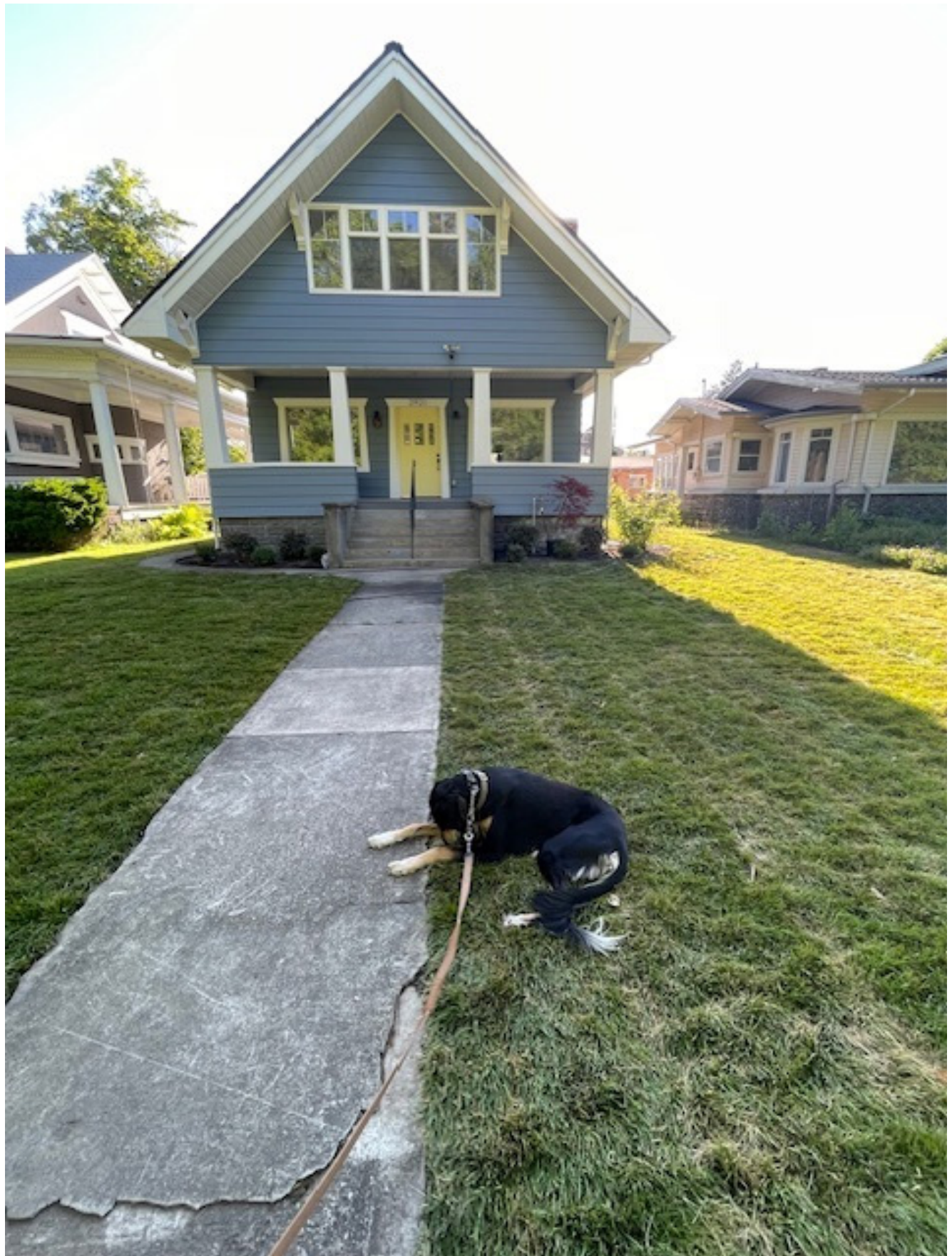
After Photos











Backup Paperwork/Payments

Transaction info

Description	Transaction date	Transaction time	Type
Check #144	2/20/2024	5:02 p.m.	Check

Merchant Info

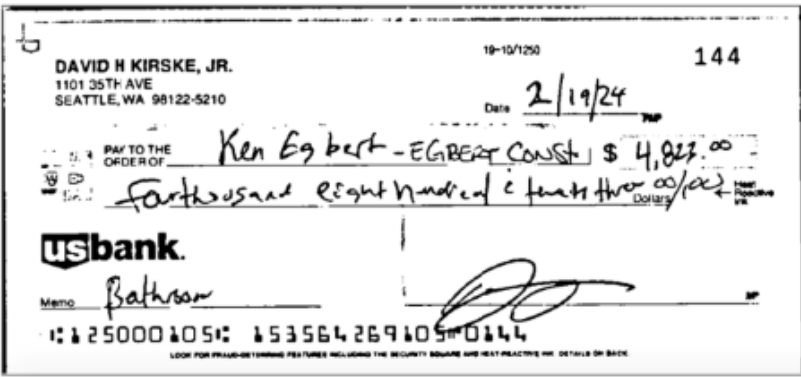
Merchant Category

Check 

 <https://www.usbank.com/index.html>

View back

Print



2/02/2024  Check \$2,037.20 \$9,232.56

Completed 2/02/2024

Transaction info

Description	Transaction date	Transaction time	Type
Check	2/02/2024	8:44 p.m.	Check

Merchant Info

Merchant Category

Check 

 <https://www.usbank.com/index.html>

6/07/2023

Check #116

\$1,950.00

\$2,184.96

Completed 6/07/2023

Transaction info

Description

Check #116

Type

Check

View back

Print

DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE, WA 98122-5210

18-10/1250

116

Date

6/5/23

PAY TO THE ORDER OF

Ken Egbert

\$1,950


one thousand nine hundred & fifty

Dollars

usbank

Memo

Delmo



⑆125000105⑆ 153564269105⑈0116

6/22/2023

Check #121

\$5,525.00

\$3,984.28

Completed 6/22/2023

Transaction info

Description

Check #121

Type

Check

View back

Print

DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE, WA 98122-5210

18-10/1250

121

Date

6/17/23

PAY TO THE ORDER OF

Brandon + Sarah

\$5,525.4

Five thousand five hundred & twenty five

Dollars

usbank

Memo

Boiler removal



⑆125000105⑆ 153564269105⑈0121

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK

7/03/2023

Check #124

\$3,825.00

\$19,356.51

Completed 7/03/2023

Transaction info

Description

Type

Check #124

Check

View back

Print

DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE WA 98122-5210

19-10/1250

124

Date

6/30/23

PAY TO THE ORDER OF

Ken Egbert

\$3,825

three thousand eight hundred & twenty five

00/00

usbank.

Memo

Oval Reno



1 25000 105 1 53564 269 105 001 24

8/14/2023

Check #129

\$4,889.00

-\$543.83

Completed 8/14/2023

Transaction info

Description

Type

Check #129

Check

View back

Print

DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE WA 98122-5210

19-10/1250

129

Date

8/14/23

PAY TO THE ORDER OF

Ken Egbert


\$4,889

four thousand eight hundred & eighty nine

00/00

usbank.

Memo



1 25000 105 1 53564 269 105 001 29

7/17/2023

Check #127

\$2,400.00

\$10,995.09

Completed 7/17/2023

Transaction info

Description

Type

Check #127

Check

View back

Print

DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE, WA 98122-5210

19-10/1250

127

Date 7/14/23

PAY TO THE ORDER OF Ken Egbert \$ 2,400

two thousand four hundred Dollars

usbank.

Memo oval

⑆25000105⑆ 153564269105⑈0127

9/05/2023

Check #131

\$4,208.00

\$1,120.59

Completed 9/05/2023

Transaction info

Description

Type

Check #131

Check

View back

Print

DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE, WA 98122-5210

19-10/1250

131

Date 9/4/23

PAY TO THE ORDER OF Ken Egbert \$ 4,208

Four thousand two hundred & eight Dollars

usbank.

Memo wk 12/13

⑆25000105⑆ 153564269105⑈0131

9/26/2023

Check #134

\$4,877.51

-\$4,440.63

Completed 9/26/2023

Transaction info

Description

Type

Check #134

Check

View back

Print

DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE, WA 98122-5210

19-10/1250

134 ✓

Date

9/22/23

PAY TO THE ORDER OF

Ken egbert

\$ 4077.51

Four thousand eight hundred and thirty seven and 51/100

Dollars

usbank.

Memo 15/16/17

AP

⑆ 25000 1051 ⑆ 53564 269 ⑆ 05110 134

Transaction info

Description

Transaction date

Transaction time

Type

Check #135


11/13/2023


10:23 p.m.

Check

Merchant Info

Merchant Category

Check 

 <https://www.usbank.com/index.html>

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Print

DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE, WA 98122-5210

19-10/1250

135

Date

Nov 11, 2023

PAY TO THE ORDER OF

Stellar Painting

\$ 500

Five hundred dollars

Dollars

usbank.

Memo painting-progress payment

AP

⑆ 25000 1051 ⑆ 53564 269 ⑆ 05110 135

Description	Transaction date	Transaction time	Type
Check #136	1/26/2024	5:46 p.m.	Check

Merchant Info

Merchant Category

Check 

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DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE, WA 98122-5210

19-10/1250

136

Date

1/26/24

PM

PAY TO THE ORDER OF

Lopez Paints LLC

\$ 4,500


Four thousand five hundred

Dollars

← Heat Sensitive Ink

usbank.

Sanding Floors




MP

1 25000 105 1 53564 269 105 0136

LOCK FOR TRASH DESTROYING FEATURES HELD IN THE SECURITY SOLE AND HEAT REACTIVE INK. DETAILS ON BACK

▼

1/30/2024



Check #137

\$3,000.00

\$1,909.67


Completed 1/30/2024


Transaction info

Description	Transaction date	Transaction time	Type
Check #137	1/30/2024	5:46 p.m.	Check

Merchant Info


Merchant Category

Check 

 <https://www.usbank.com/index.html>

▼

2/05/2024



Check #138

\$7,875.00

\$5,810.45


Completed 2/05/2024


Transaction info

Description	Transaction date	Transaction time	Type
Check #138	2/05/2024	5:10 p.m.	Check

Merchant Info


Merchant Category

Check 

 <https://www.usbank.com/index.html>

▼

2/20/2024



Check #145

\$3,000.00

\$7,736.57


Completed 2/20/2024


Transaction info

Description	Transaction date	Transaction time	Type
Check #145	2/20/2024	6:06 p.m.	Check

Merchant Info

Merchant Category

Check 

 <https://www.usbank.com/index.html>

7/21/2023

Check #176

\$1,228.61

\$9,646.48

Completed 7/21/2023

Transaction info

Description

Type

Check #176

Check

View back

Print

DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE, WA 98122-5210

19-10/1250

176

Date

7/21/23

MP

PAY TO THE ORDER OF

Nahshon Anderson

\$ 1,228.61

one thousand two hundred & twenty eight & 61/100

Dollars

Heat reactive ink

usbank.

Memo

MP

⑆ 25000 ⑆ 05⑆ ⑆ 53564 269 ⑆ 05⑆ ⑆ 0176

LOOK FOR FRAUD DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT REACTIVE INK. DETAILS ON BACK.

10/13/2023

Check #178

\$4,866.00

-\$2,094.14

Completed 10/13/2023

Transaction info

Description

Type

Check #178

Check



10/27/2023



Check #179

\$4,050.00

\$4,991.99

Completed 10/27/2023

Transaction info

Description	Transaction date	Transaction time	Type
Check #179	10/27/2023	10:25 p.m.	Check

Merchant Info

Merchant Category

Check <https://www.usbank.com/index.html>

11/03/2023



Check #181

\$5,000.00

\$10,367.65

Completed 11/03/2023

Transaction info

Description	Transaction date	Transaction time	Type
Check #181	11/03/2023	7:47 p.m.	Check

Merchant Info

Merchant Category

Check <https://www.usbank.com/index.html>

Transaction info

Description	Transaction date	Transaction time	Type
Check #184	12/04/2023	10:17 p.m.	Check

Merchant Info

Merchant Category

Check 

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DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE, WA 98122-5210

2601 664517 18-10/1250

Date 12/2/2023

PAY TO THE ORDER OF Amy: All Drywall \$ 600

Six hundred

usbank.

Memo drywall

⑆ 25000 ⑆ 05⑆ ⑆ 53564 269 ⑆ 05⑆ ⑆ 0184

Description	Transaction date	Transaction time	Type
Check #185	12/06/2023	4:11 a.m.	Check

Merchant Info

Merchant Category

Check 

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DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE, WA 98122-5210

18-10/1250

Date 12/3/2023

PAY TO THE ORDER OF Ken Egbert \$ 3,084.50

Three thousand eighty four

usbank.

Memo WK 24/25

⑆ 25000 ⑆ 05⑆ ⑆ 53564 269 ⑆ 05⑆ ⑆ 0185

Transaction info

Description	Transaction date	Transaction time	Type
Check #186	12/15/2023	10:27 p.m.	Check

Merchant Info

Merchant Category

Check 

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18-10/1250 186

DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE, WA 98122-5210

Date 12/15/23 MP

PAY TO THE ORDER OF Norm Rockstrom \$ 600

Six hundred dollars Dollars Heat Reactive Ink

usbank.

Transaction info

Description	Transaction date	Transaction time	Type
Check #187	12/05/2023	10:24 p.m.	Check

Merchant Info

Merchant Category

Check 

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18-10/1250 187


DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE, WA 98122-5210

Date 12/6/23 MP

PAY TO THE ORDER OF Any: All drywall \$ 600

Six hundred dollars Dollars Heat Reactive Ink

usbank.

Memo drywall  MP

⑆ 25000 1051 153564 26910510187 ⑆

LOOK FOR FRAUD-DEFENDING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT REACTIVE INK. DETAILS ON BACK.

Description	Transaction date	Transaction time	Type
Check #190	12/19/2023	5:06 p.m.	Check

Merchant Info

Merchant Category

Check 

 <https://www.usbank.com/index.html>

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DAVID H KIRSKE, JR. 1101 35TH AVE SEATTLE, WA 98122-5210		19-10/1250	190
Date		12/16/23	
PAY TO THE ORDER OF		Ken Egbert	\$ 3,270.68
Three thousand two hundred & seventy		Dollars	
USbank.			
Memo		216/27	
⑆ 25000105⑆ 15356426910510140			

Description	Transaction date	Transaction time	Type
Check #193	1/05/2024	6:44 p.m.	Check

Merchant Info

Merchant Category

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DAVID H KIRSKE, JR. 1101 35TH AVE SEATTLE, WA 98122-5210		19-10/1250	193
Date		1/4/2024	
PAY TO THE ORDER OF		Lopez paint	\$ 1,538
One thousand five hundred & thirty eight		Dollars	
USbank.			
Memo		paint	
⑆ 25000105⑆ 15356426910510193			

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

Transaction info

Description	Transaction date	Transaction time	Type
Check #194	1/06/2024	10:30 p.m.	Check

Merchant Info

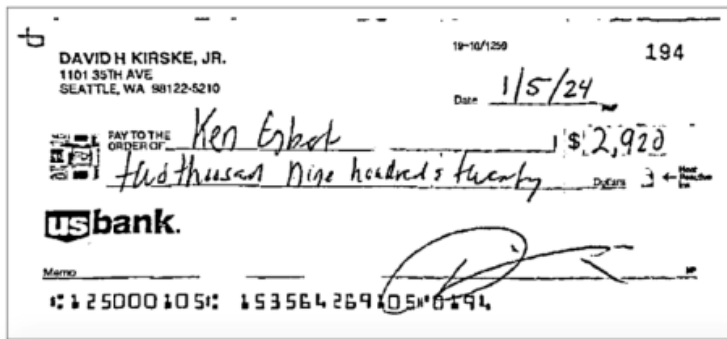
Merchant Category

Check 

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DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE, WA 98122-5210

19-10/1250 194

Date 1/5/24

PAY TO THE ORDER OF Ken Eckert \$ 2,920

Two thousand nine hundred & twenty Dollars

usbank.

Memo Paint

⑆ 25000 105⑆ 153564269105⑆ 0194

Description	Transaction date	Transaction time	Type
Check #195	1/08/2024	5:43 p.m.	Check

Merchant Info

Merchant Category

Check 

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DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE, WA 98122-5210

19-10/1250 195

Date 1/6/24

PAY TO THE ORDER OF Lopez Paintings \$ 2,000

Two thousand Dollars

usbank.

Memo Paint

⑆ 25000 105⑆ 153564269105⑆ 0195

LOOK FOR FRAUD-DETERMINING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK

Transaction info

Description	Transaction date	Transaction time	Type
Check #197	1/10/2024	10:20 p.m.	Check

Merchant Info

Merchant Category

Check 



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DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE, WA 98122-5210

664597 19-10/1250 197

Date 1/10/24

PAY TO THE ORDER OF Amy's All Drywall \$ 1,500

One thousand five hundred Dollars

usbank.

Memo Drywall

250001051 5356426910510197

LOOK FOR FRAUD DETERRING FEATURES INCLUDING THE SECURITY MARK AND HEAT-REACTIVE INK. DETAILS ON BACK.

Transaction info

Description	Transaction date	Transaction time	Type
Check #198	1/11/2024	9:42 p.m.	Check

Merchant Info

Merchant Category

Check 



<https://www.usbank.com/index.html>

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DAVID H KIRSKE, JR.
1101 35TH AVE
SEATTLE, WA 98122-5210

19-10/1250 198

Date 1/11/24

PAY TO THE ORDER OF Lopez Paintings \$ 1,500

One thousand five hundred Dollars

usbank.

Memo Paint

250001051 5356426910510198

LOOK FOR FRAUD DETERRING FEATURES INCLUDING THE SECURITY MARK AND HEAT-REACTIVE INK. DETAILS ON BACK.

Description	Transaction date	Transaction time	Type
Check #199	1/16/2024	5:43 p.m.	Check

Merchant Info


Merchant Category

Check 

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DAVID H KIRSKE, JR. 1101 35TH AVE SEATTLE, WA 98122-5210		19-10/1250	199
Date <u>1/15/23</u>			
PAY TO THE ORDER OF <u>Lopez painting LLC</u>		\$ <u>6,500</u>	
<u>Six thousand five hundred</u>		Dollars	
usbank.			
Memo <u>paint</u>			
⑆ 25000 105⑆ 15356426910510149			
LOOK FOR FRAUD DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT REACTIVE INK. DETAILS ON BACK			

Description	Transaction date	Transaction time	Type
Check #200	1/16/2024	5:43 p.m.	Check

Merchant Info


Merchant Category

Check 

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DAVID H KIRSKE, JR. 1101 35TH AVE SEATTLE, WA 98122-5210		19-10/1250	200
Date <u>1/16/23</u>			
PAY TO THE ORDER OF <u>Lopez painting</u>		\$ <u>2,000</u>	
<u>two thousand</u>		Dollars	
usbank.			
Memo <u>Floors</u>			
⑆ 25000 105⑆ 15356426910510200			
LOOK FOR FRAUD DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT REACTIVE INK. DETAILS ON BACK			

▼

3/18/2024



Fischer Custom

\$3,602.00

\$2,983.00

Completed 3/18/2024

Transaction info

Description

Transaction date

Transaction time

Type

Web Authorized
Pmt Fischer
Custom T


3/18/2024

5:00 a.m.

Payment

Merchant Info

Merchant Category

Transfer 

	Egbert Construction Group Llc	Sent on June 21, 2024	-\$2,077.00 >
	Maria Maldorado	Sent on June 18, 2024	-\$1,000.00 >
	Maria Maldorado	Sent on June 17, 2024	-\$300.00 >
	Maria Maldorado	Sent on June 12, 2024	-\$800.00 >
	Egbert Construction Group Llc	Sent on May 22, 2024	-\$3,500.00 >
	Egbert Construction Group Llc	Sent on April 22, 2024	-\$1,266.00 >
	Ron Burger	Sent on April 16, 2024	-\$2,665.25 >

	Egbert Construction Group Llc	Sent on March 31, 2024	-\$2,327.00 >
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