

**Spokane County**  
WASHINGTON

TOM KONIS  
SPOKANE COUNTY ASSESSOR

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Spokane City/County Historical Preservation Office

Attn: Megan Duval/Logan Camporeale  
808 W Spokane Falls Blvd  
Spokane, WA 99201-3333

CC: Sneva Properties, LLC

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

Monday, April 7, 2025

RE: Application for Special valuation as Historic Property

Enclosed please find the application received March 31, 2025, from:

**Sneva Properties, LLC**

For the property at:

827 W Second Avenue  
Spokane, WA 99201  
County Parcel ID: 35192.2316

I would like to take this opportunity to advise the property owner that this application, if approved, will see first tax benefits in 2027. Specifically, applications received by October 30, 2025, will be:

- Reviewed by the Historical Preservation Office in calendar year 2025.
- Once approved the exemption is placed on the 2026 assessment roll for
- 2027 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: 10230306

**I. Application**

County: Spokane

Property Owner: SNEVA PROPERTIES, LLC Parcel No./Account No: 35192.2316

Mailing Address: 827 W. 2<sup>nd</sup> Ave

Legal Description: RAILROAD ADD ALL LT 1 & S67' OF W25' OF LT 2 BLK 35

Property Address (Location): 827 W. 2<sup>nd</sup> Avenue, Spokane Washington

Describe Rehabilitation: Commercial Tenant improvements and façade/entry improvements, roof and new mechanical systems

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

Building Permit No: B2302373BLDC    Date: 01/26/2023    Jurisdiction: Spokane  
County/City

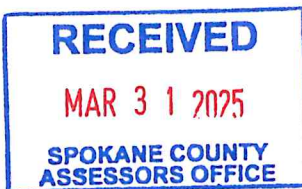
Rehabilitation Started: 05/23/2023    Date Completed: 03/04/2025

Actual Cost of Rehabilitation: \$ 645,782.41

**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):  
[Signature]  
[Signature]  
Sneva Properties, LLC

**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: \$ 204,700

Date: 4/7/2025    [Signature]  
Assessor/Deputy

# SPECIAL VALUATION DOCUMENTATION

## **Ahrens & Ahrens Automobile Dealership (SNEVA)**

827 W. 2<sup>nd</sup> Avenue  
SPOKANE, WASHINGTON 99201

Submitted 3/31/2025

Property Owner  
Sneva Properties, LLC  
827 West 2<sup>nd</sup> Ave  
SPOKANE, WA 99201  
35192.2316  
509-217-5508

## Work narrative

### Work completed between May 2023 and March 31st 2022

12/08/2023

B2321530ELEC

Limited Energy ePermit

Sneva Building

Add data cabling for offices and workrooms. Add security camera system

827 W 2ND AVE, SPOKANE WA 00000 United States

12/07/2024

Final

12/08/2023

B2321516MECH

Mechanical Permit

Sneva TI HVAC

RTU, VRF system with 4 indoor units, DOAS unit, gas for RTU Late Am requested.

827 W 2ND AVE, SPOKANE WA 00000 United States

12/07/2024

Final

10/30/2023

B2319295ELEC

Electrical ePermit - Remodels

RenCorp TI

Upgrade service to 400 Amp and provide all power and lighting for RenCorp TI AM inspection

827 W 2ND AVE, SPOKANE WA 00000 United States

10/29/2024

Final

10/26/2023

B2319129PLMB

Plumbing Permit

Plumbing Permit - Sneva Building (Ty Bos) 10-26-2023

Plumbing Permit - Sneva Building (Ty Bos) 10-26-2023: 2 wc 2 lavs 1 sink 1 df 2 fd 1 mop sink

827 W 2ND AVE, SPOKANE WA 00000 United States

10/25/2024

Final

01/26/2023

B2301373BLDC

This work includes the following scope of work:

Selective demolition  
Design and permitting  
New commercial storefronts to create internal offices  
Entry improvements  
Lobby improvements  
Office construction  
Electrical service update  
Electrical distribution and lighting  
HVAC system update and distribution  
Restroom(s) X2  
Kitchen and case work (excluding appliances)  
Carpet and interior painting

Construction Costs Summary

Construction expenses:	\$562,085
Construction period interest:	\$37,797
Developer fee:	\$30,000
Construction period operating expenses	\$15,899

TOTAL \$645,872

Removed \$685 for ineligible costs

**Final Total: \$645,097.41**

# General Ledger

Property: Sneva Properties, LLC  
Detail 03/03/20 - 03/03/25 (cash basis)

Date	Type	Reference	Description	Debit
RenCorp Realty TI (Other Asset)				
05/23/23	INV	5256	RenCorp Building Services, LLC: application - May	35,857.96
06/28/23	INV	4378	RenCorp Building Services, LLC: window deposit/ remainder	18,471.27
06/28/23	INV	4378	RenCorp Building Services, LLC: electrician: cameras	1,528.73
10/04/23	INV	6067	RenCorp Building Services, LLC	9,000.00
10/04/23	INV	6067	RenCorp Building Services, LLC	1,610.48
11/02/23	INV	6214	RenCorp Building Services, LLC	5,230.05
11/07/23	INV	6214	RenCorp Building Services, LLC: roofing sub	58,961.00
11/14/23	INV	6214	RenCorp Building Services, LLC: doors, utility connections, c	35,000.00
12/13/23	INV	6382	RenCorp Building Services, LLC: application 6	127,586.57
01/10/24	INV	6589	RenCorp Building Services, LLC	11,123.83
01/18/24	INV	6589	RenCorp Building Services, LLC: 6589	65,000.00
02/12/24	INV	6756	RenCorp Building Services, LLC: Draw 8	33,320.38
03/20/24	INV	7023	RenCorp Building Services, LLC	7,061.49
03/26/24	INV	7023	RenCorp Building Services, LLC: draw #9	71,000.00
04/17/24	INV	6067	RenCorp Building Services, LLC	20,500.00
05/08/24	INV	7269	RenCorp Building Services, LLC	11,138.18
05/13/24	INV	7269	RenCorp Building Services, LLC: 7269	38,000.00
03/03/25	Inv	9402	RenCorp Building Services	9,329.14
03/04/25	inv	9401	RenCorp Building Services	2,366.87
				562,085.95
Capitalized Interest (Other Asset)				
12/31/23				16,355.00
12/31/24				21,442.00
<b>Capitalized Interest</b>				<b>37,797.00</b>
Project Management (Other Asset)				
02/05/25	CHKITM	1254	Developer fee	30,000.00
<b>Project Management</b>				<b>30,000.00</b>

Property: Sneva Properties, LLC  
03/05/23 - 06/30/24 (cash basis)

**EXPENSE**

Water/Sewer/ Garbage	1,311
Maint. General	648
Maint. Grounds	233
Fire Supression	174
Insurance	5,651
Legal /Accounting	250
Snow/Ice Removal	452
Property Taxes	7,181

**TOTAL**

**EXPENSE** **15,899**

645,782.41

Removed \$685 for ineligible costs

**Final Total: \$645,097.41**

# PHOTOS BEFORE







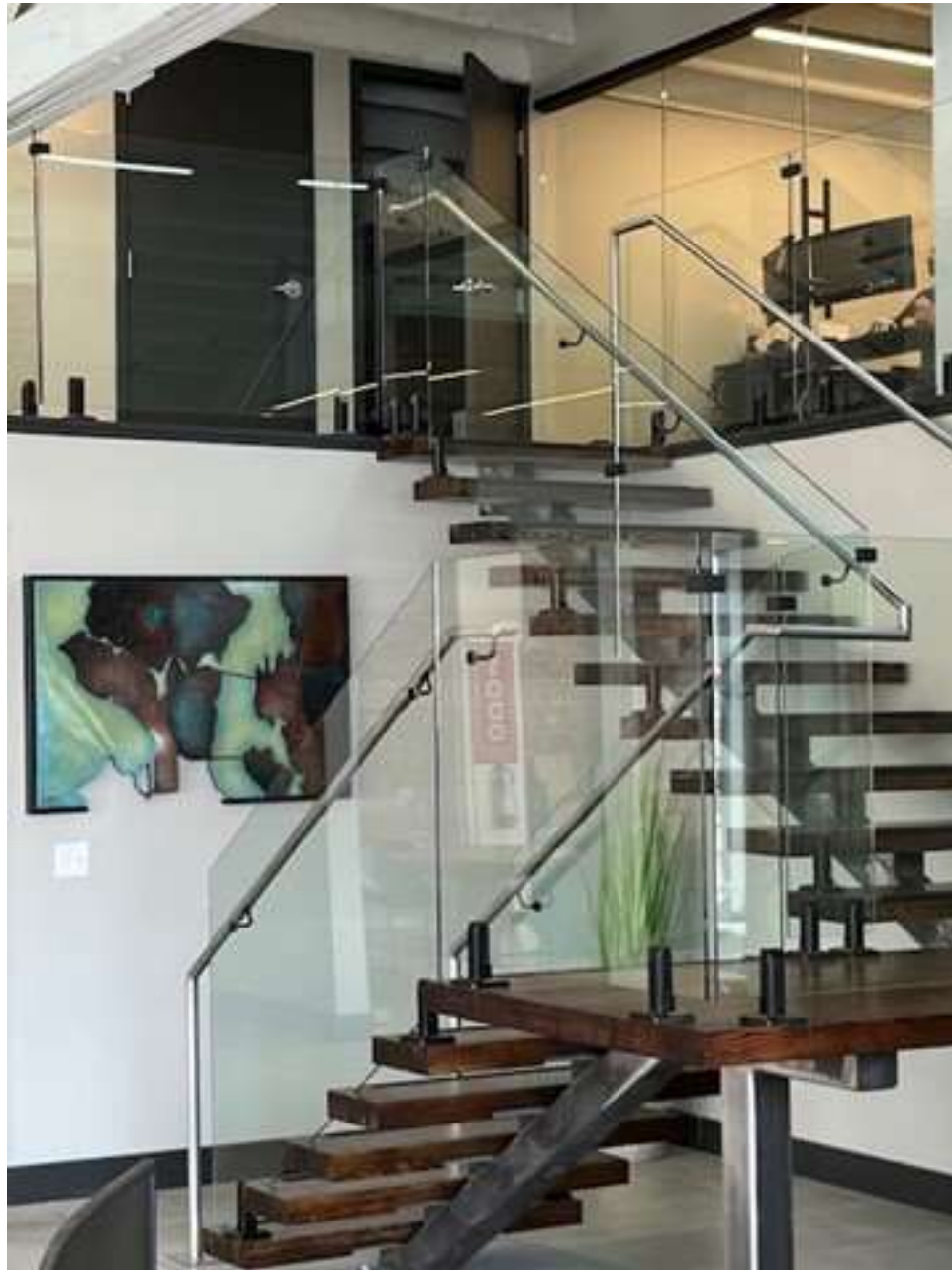




# After Photos









# General Ledger

Property: Sneva Properties, LLC  
Detail 03/03/20 - 03/03/25 (cash basis)

Date	Type	Reference	Description	Debit
<b>RenCorp Realty TI (Other Asset)</b>				
05/23/23	INV	5256	RenCorp Building Services, LLC: application - May	35,857.96 ✓
06/28/23	INV	6067 ✓ <del>4378</del>	RenCorp Building Services, LLC: window deposit/ remainder	18,471.27 ✓
06/28/23	INV	4378	RenCorp Building Services, LLC: electrician: cameras	1,528.77 ✓
10/04/23	INV	6067 ✓	RenCorp Building Services, LLC	9,000.00 ✓
10/04/23	INV	6067	RenCorp Building Services, LLC	1,610.46 ✓
11/02/23	INV	6214	RenCorp Building Services, LLC	5,230.05 ✓
11/07/23	INV	6214	RenCorp Building Services, LLC: roofing sub	58,961.00 ✓
11/14/23	INV	6214	RenCorp Building Services, LLC: doors, utility connections, c	35,000.00 ✓
12/13/23	INV	6382	RenCorp Building Services, LLC: application 6	127,586.57 ✓
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01/18/24	INV	6589	RenCorp Building Services, LLC: 6589	65,000.00 ✓
02/12/24	INV	6756	RenCorp Building Services, LLC: Draw 8	33,320.36 ✓
03/20/24	INV	7023	RenCorp Building Services, LLC	7,061.45 ✓
03/26/24	INV	7023	RenCorp Building Services, LLC: draw #9	71,000.00 ✓
04/17/24	INV	6067	RenCorp Building Services, LLC	20,500.00 ✓
05/08/24	INV	7269	RenCorp Building Services, LLC	11,138.16 ✓
05/13/24	INV	7269	RenCorp Building Services, LLC: 7269	38,000.00 ✓
03/03/25	Inv	9402	RenCorp Building Services	5,329.14 ✓
03/04/25	inv	9401	RenCorp Building Services	2,366.87 ✓
				562,085.95
<b>Capitalized Interest (Other Asset)</b>				
12/31/23				16,355.00
12/31/24				21,442.00
<b>Capitalized Interest</b>				37,797.00
<b>Project Management (Other Asset)</b>				
02/05/25	CHKITM	1254	Developer fee	30,000.00
<b>Project Management</b>				30,000.00

Property: Sneva Properties, LLC  
03/05/23 - 06/30/24 (cash basis)

Thanks in advance for any back-up documentation you can provide.



**Megan Duvall**  
Historic Preservation Officer  
City/County of Spokane  
808 W. Spokane Falls Boulevard  
Spokane, WA 99201-3329  
509.625.6543 Office Cell Phone: 509.435.8260  
mduvall@spokanecity.org | www.historicspokane.org

RenCorp Building Services, LLC

827 W 2nd Ave  
Spokane, WA 99201

# Invoice

Date	Invoice #
5/23/2023	5256

<b>Bill To</b>
Sneva Properties, LLC 827 W 2nd Ave Spokane, WA 99201

<b>Project</b>
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Sneva RenCorp TI
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Item	Description	Qty	Rate	Amount
01 11 30 Engineering Fees	Engineering	1	700.00	700.00T
01 11 50 Blueprints & Copying	Blueprints	1	164.30	164.30T
01 11 31 Professional Consultan	Professional Consultants	1	3,937.50	3,937.50T
01 31 10 Project Manager	Project Management	1	1,296.43	1,296.43T
01 31 21 Asst. Super./Foreman	Superintendent	1	18.51	18.51T
01 31 41 Safety Meetings	Safety Meetings	1	99.92	99.92T
01 41 26 Permit Requirements	Permits	1	2,947.40	2,947.40T
01 51 13 Temporary Electricity	Temp Power	1	1,503.32	1,503.32T
01 51 30 Portable Toilet	Portable Toilet rental	1	519.80	519.80T
01 51 40 Temporary Lighting	Temp Lighting	1	27.35	27.35T
01 54 70 Site Safety Equipment	Safety Equip.	1	112.68	112.68T
20 Temp Dust Protection	Plastic	1	83.88	83.88T
01 74 10 Cleaning	Clean up	1	391.59	391.59T
22 Gutting	Demo: gutting	1	261.16	261.16T
16 Sawcutting	Demo: Sawcutting	1	53.20	53.20T
19 Trash Removal/Hauling	Dump	1	2,358.61	2,358.61T
02 41 13 Selective Site Demo	Demo	1	673.26	673.26T
20 Building Components	Demo building	1	8,478.44	8,478.44T
02 42 10 Building Deconstructio	Demo	1	216.03	216.03T
06 22 10 Millwork/Molding/Trim	Trim	1	30.72	30.72T
08 14 10 Wood Doors	Doors	1	57.98	57.98T
08 52 10 Wood Windows	Windows	1	197.69	197.69T
26 05 10 Select Electrical Demo	Electrical demo	1	1,024.02	1,024.02T
26 05 30 Comm Wiring, Racew...	Electrical	1	653.66	653.66T
28 31 10 Security Det & Alarm	Cameras	1	7,089.76	7,089.76T

<b>Sub Total</b>		\$32,897.21
<b>Sales Tax (9.0%)</b>		\$2,960.75
<b>Payments/Credits</b>		-\$35,857.96 ✓
<b>Balance Due</b>		\$0.00

<b>Phone #</b>	<b>Web Site</b>
509.315.2998	www.rencorprealty.com



RenCorp Building Services, LLC

827 W 2nd Ave  
Spokane, WA 99201

# Invoice

Date	Invoice #
10/4/2023	6067

**PAST DUE**

<b>Bill To</b>
Sneva Properties, LLC 827 W 2nd Ave Spokane, WA 99201

<b>Project</b>
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Sneva RenCorp TI
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Item	Description	Qty	Rate	Amount
01 11 10 Architectural Fees	Architecture		1,005.00	1,005.00T
01 31 30 Insurance	Liability Insurance		3,696.91	3,696.91T
01 31 30 Insurance	Builders Risk		1,848.45	1,848.45T
01 31 13 Project Coordination	B&O Tax		1,088.28	1,088.28T
01 74 10 Cleaning	Cleaning		420.00	420.00T
19 Trash Removal/Hauling	Debris Removal		7,866.00	7,866.00T
20 Building Components	Building Demo		600.00	600.00T
03 05 10 Select Conc Demo	Concrete Demo		7,548.00	7,548.00T
03 81 13 Concrete Sawcutting	Concrete Sawing		1,415.20	1,415.20T
08 36 10 Sectional Overhead Doo	Overhead Doors		20,000.00	20,000.00T

<b>Sub Total</b>	\$45,487.84
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<b>Phone #</b>	<b>Web Site</b>
509.315.2998	www.rencorprealty.com

<b>Sales Tax (9.0%)</b>	\$4,093.91
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<b>Payments/Credits</b>	-\$47,971.27
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<b>Balance Due</b>	\$1,610.48
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RenCorp Building Services, LLC

827 W 2nd Ave  
Spokane, WA 99201

# Invoice

Date	Invoice #
11/2/2023	6214

**PAST DUE**

<b>Bill To</b>
Sneva Properties, LLC 827 W 2nd Ave Spokane, WA 99201

<b>Project</b>
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Sneva RenCorp TI
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Item	Description	Qty	Rate	Amount
15 Permit Fee	Permit Fees		5,521.00	5,521.00T
07 54 10 TPO Membrane Roofi...	Roofing and accessories		60,959.00	60,959.00T
08 36 10 Sectional Overhead Doo	Sectional doors		20,000.00	20,000.00T
22 42 16 Comm Plumbing Fixt...	Roof drain connection		2,000.00	2,000.00T
31 23 10 Excavation	Dig for electrical		1,500.00	1,500.00T
33 71 10 Elec Utility Connectio	Conduit for Avista		1,020.9633	1,020.96T

<b>Sub Total</b>	\$91,000.96
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<b>Sales Tax (9.0%)</b>	\$8,190.09
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<b>Payments/Credits</b>	-\$93,961.00
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<b>Balance Due</b>	\$5,230.05
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<b>Phone #</b>	<b>Web Site</b>
509.315.2998	www.rencorprealty.com

RenCorp Building Services, LLC

827 W 2nd Ave  
Spokane, WA 99201

# Invoice

Date	Invoice #
12/7/2023	6382

<b>Bill To</b>
Sneva Properties, LLC 827 W 2nd Ave Spokane, WA 99201

<b>Project</b>
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Sneva RenCorp TI
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Item	Description	Qty	Rate	Amount
01 31 10 Project Manager	Supervision; temp utilities; Equipment		5,000.00	5,000.00T
19 Trash Removal/Hauling	Trash removal and hauling		1,000.00	1,000.00T
10 Cast in Place Concrete	Concrete slabs		30,000.00	30,000.00T
50 Masonry Toothing	Tear out openings in basalt wall		264.60	264.60T
06 11 00 Framing	Framing		10,000.00	10,000.00T
08 13 10 Hollow Metal Doors	Doors and frames		15,000.00	15,000.00T
22 13 10 Facility Sewer Distrib	Plumbing rough-in		12,000.00	12,000.00T
26 05 30 Comm Wiring, Racew...	Electrical panels and rough-in		20,000.00	20,000.00T
27 15 10 Data Cabling	Data cabling		1,600.00	1,600.00T
28 23 50 Video Surveillance	Security cameras		7,000.00	7,000.00T
31 23 10 Excavation	Plumbing and power trenches		2,429.65	2,429.65T
32 06 10 Sidewalk, Drive, Patio	Slab repairs for utilities		4,262.40	4,262.40T
33 71 10 Elec Utility Connectio	Power and water		8,495.25	8,495.25T

<b>Sub Total</b>	\$117,051.90
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<b>Sales Tax (9.0%)</b>	\$10,534.67
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<b>Payments/Credits</b>	-\$127,586.57
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<b>Balance Due</b>	\$0.00
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<b>Phone #</b>	<b>Web Site</b>
509.315.2998	www.rencorprealty.com

RenCorp Building Services, LLC

827 W 2nd Ave  
Spokane, WA 99201

# Invoice

Date	Invoice #
2/6/2024	6756

Bill To
Sneva Properties, LLC 827 W 2nd Ave Spokane, WA 99201

Project
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Sneva RenCorp TI
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Item	Description	Qty	Rate	Amount
01 31 13 Project Coordination	General Requirements: Permits, Supervision; Liability, Builders Risk		2,000.00	2,000.00T
09 21 10 Drywall Assemblies	Finishes: GWB; Painting; Tile		25,569.16	25,569.16T
26 05 30 Comm Wiring, Racew...	Electrical: Power and lighting revisions		3,000.00	3,000.00T

<b>Sub Total</b>		\$30,569.16
<b>Sales Tax (9.0%)</b>		\$2,751.22
<b>Payments/Credits</b>		-\$33,320.38
<b>Balance Due</b>		\$0.00

Phone #	Web Site
509.315.2998	www.rencorprealty.com

RenCorp Building Services, LLC

827 W 2nd Ave  
Spokane, WA 99201

# Invoice

Date	Invoice #
3/20/2024	7023

**PAST DUE**

<b>Bill To</b>
Sneva Properties, LLC 827 W 2nd Ave Spokane, WA 99201

<b>Project</b>
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Sneva RenCorp TI
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Item	Description	Qty	Rate	Amount
01 31 13 Project Coordination	General Requirements: Permits, Supervision, Liability, Builders Risk		1,000.00	1,000.00T
19 Trash Removal/Hauling	Site Work: Trash Removal and Hauling, Cleaning		500.00	500.00T
05 52 10 Handrails & Railings	Metals: Stair System and Rails for Stairs		5,000.00	5,000.00T
08 14 10 Wood Doors	Doors and Hardware: Doors, Hardware, Storefront, Overhead Doors		5,000.00	5,000.00T
09 91 13 Interior Painting	Finishes: GWB, Painting, Tile		3,000.00	3,000.00T
12 32 23 Cabinetry	Furnishings: Cabinetry		4,000.00	4,000.00T
23 01 01 HVAC Design	HVAC: Exhaust Fans, Heating and Cooling		37,076.00	37,076.00T
26 05 30 Comm Wiring, Racew...	Electrical: Power and Lighting Revisions		4,000.00	4,000.00T
27 15 10 Data Cabling	Communications: Data Cabling		540.00	540.00T
01 21 16 Contingencies	Contingency 5%		11,500.05	11,500.05T

<b>Sub Total</b>	\$71,616.05
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<b>Sales Tax (9.0%)</b>	\$6,445.44
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<b>Payments/Credits</b>	-\$71,000.00
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<b>Balance Due</b>	\$7,061.49
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<b>Phone #</b>	<b>Web Site</b>
509.315.2998	www.rencorprealty.com

RenCorp Building Services, LLC

827 W 2nd Ave  
Spokane, WA 99201

# Invoice

Date	Invoice #
5/8/2024	7269

**PAST DUE**

<b>Bill To</b>
Sneva Properties, LLC 827 W 2nd Ave Spokane, WA 99201

<b>Project</b>
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Sneva RenCorp TI
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Item	Description	Qty	Rate	Amount
01 31 10 Project Manager	General requirements		964.64	964.64T
19 Trash Removal/Hauling	Site work: trash removal, cleaning		408.00	408.00T
05 51 10 Metal Stairs	Metals: metal stairs and railings		7,185.39	7,185.39T
08 14 10 Wood Doors	Doors: doors, hardware		5,332.70	5,332.70T
09 91 13 Interior Painting	Finishes: drywall, paint, tile		3,185.96	3,185.96T
10 28 10 Toilet & Bath Accessor	Specialties: bathroom accessories		1,627.60	1,627.60T
11 30 10 Appliances	Equipment: appliances		1,436.00	1,436.00T
12 32 23 Cabinetry	Furnishings: cabinetry		10,418.10	10,418.10T
22 42 16 Comm Plumbing Fixt...	Plumbing: kitchen/bathrooms		6,518.00	6,518.00T
23 31 10 HVAC Ducting	HVAC: exhaust fans, heating/cooling		1,500.00	1,500.00T
26 05 30 Comm Wiring, Racew...	Electrical: power and lighting revisions		3,010.00	3,010.00T
28 31 10 Security Det & Alarm	Electronic safety: smoke detectors, security cameras		970.00	970.00T
01 21 16 Contingencies	Contingencies		2,524.51	2,524.51T
	Subtotal			45,080.90

<b>Sub Total</b>	\$45,080.90
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<b>Sales Tax (9.0%)</b>	\$4,057.28
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<b>Payments/Credits</b>	-\$38,000.00
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<b>Balance Due</b>	\$11,138.18
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<b>Phone #</b>	<b>Web Site</b>
509.315.2998	www.rencorprealty.com

RenCorp Building Services, LLC

827 W 2nd Ave  
Spokane, WA 99201

# Invoice

Date	Invoice #
1/10/2024	6589

**PAST DUE**

<b>Bill To</b>
Sneva Properties, LLC 827 W 2nd Ave Spokane, WA 99201

<b>Project</b>
Sneva RenCorp TI

Item	Description	Qty	Rate	Amount
10 Cast in Place Concrete	Concrete slabs		3,935.83	3,935.83T
06 11 00 Framing	Framing		5,202.55	5,202.55T
08 13 10 Hollow Metal Doors	Doors and frames		5,200.00	5,200.00T
09 21 10 Drywall Assemblies	Drywall and metal stud framing		19,000.00	19,000.00T
23 74 10 Packaged RTU HVAC	Curb, ducting and equipment		11,000.00	11,000.00T
26 05 30 Comm Wiring, Racew...	Electrical panels and rough-in		8,500.00	8,500.00T
27 15 10 Data Cabling	Data cabling		500.00	500.00T
28 23 50 Video Surveillance	Security cameras and low voltage cabling		2,500.00	2,500.00T
01 21 16 Contingencies	Move walls		14,000.00	14,000.00T

<b>Sub Total</b>		\$69,838.38
<b>Sales Tax (9.0%)</b>		\$6,285.45
<b>Payments/Credits</b>		-\$65,000.00
<b>Balance Due</b>		\$11,123.83

<b>Phone #</b>	<b>Web Site</b>
509.315.2998	www.rencorprealty.com

RenCorp Building Services, LLC

827 W 2nd Ave  
Spokane, WA 99201

# Invoice

Date	Invoice #
3/3/2025	9402

<b>Bill To</b>
Sneva Properties, LLC 827 W 2nd Ave Spokane, WA 99201

P.O. No.	Terms	Project
	Net 30	Justin Folkins Office

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
01 31 10...	Project management	195.00				195.00	100.00%	100.00%	195.00T
01 56 13...	Dust protection	113.00				113.00	100.00%	100.00%	113.00T
01 74 10...	Cleaning	176.00				176.00	100.00%	100.00%	176.00T
	Subtotal	484.00					100.00%	100.00%	484.00
06 22 10...	Trim	160.16				160.16	100.00%	100.00%	160.16T
	Subtotal	160.16					100.00%	100.00%	160.16
08 41 20...	Glass doors	3,848.00				3,848.00	100.00%	100.00%	3,848.00T
	Subtotal	3,848.00					100.00%	100.00%	3,848.00
09 21 10...	Metal framing/drywall	1,760.00				1,760.00	100.00%	100.00%	1,760.00T
09 91 13...	Painting	307.00				307.00	100.00%	100.00%	307.00T
	Subtotal	2,067.00					100.00%	100.00%	2,067.00
12 51 10...	Desktop	651.00				651.00	100.00%	100.00%	651.00T
	Subtotal	651.00					100.00%	100.00%	651.00
26 05 30...	Electrical	695.00				695.00	100.00%	100.00%	695.00T
26 51 10...	Move light	81.23				81.23	100.00%	100.00%	81.23T
	Subtotal	776.23					100.00%	100.00%	776.23
	Subtotal	7,986.39					100.00%	100.00%	7,986.39
01 21 16...	Contingencies	399.32				399.32	100.00%	100.00%	399.32T
01 31 30...	Liability and risk	133.63				133.63	100.00%	100.00%	133.63T
01 31 40...	B&O	39.50				39.50	100.00%	100.00%	39.50T

<b>Sales Tax (9.0%)</b>	\$770.30
<b>Total</b>	\$9,329.14
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$9,329.14 ✓



RenCorp Building Services, LLC  
 827 W 2nd Ave  
 Spokane, WA 99201

# Invoice

Date	Invoice #
3/3/2025	9401

**PAST DUE**

<b>Bill To</b>
Sneva Properties, LLC 827 W 2nd Ave Spokane, WA 99201

<b>Project</b>
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Sneva Maintenance
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Item	Description	Qty	Rate	Amount
Maintenance General	Ceiling fans	1	1,611.44	1,611.44T
Maintenance Electrical	Electrician: install fans	8	70.00	560.00T

<b>Sub Total</b>		\$2,171.44
<b>Sales Tax (9.0%)</b>		\$195.43
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$2,366.87 ✓

<b>Phone #</b>	<b>Web Site</b>
509.315.2998	www.rencorprealty.com