WA LITIGATION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY
a corporation, herein called the Company

Guarantee No.: G-6328-000027461 **Liability:** $ 152,700.00 **Fee:** $ 760.00

Order No.: 25-40728-VTE **Dated:** August 4, 2025

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE.

GUARANTEES

herein called the Assured, against loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the date stated below,

1. The title to the herein described land was vested in the vestee named, subject to the matters shown as Exceptions herein, which Exceptions are not necessarily shown in the order of priority;

All subject, however, to the exclusions from coverage, the limits of liability and the other provisions of the Conditions and Stipulations hereto annexed and made a part of the Guarantee.

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.

Countersigned by:

Authorized Countersignature

Vista Title and Escrow, LLC
Company Name

201 W. North River Drive
Suite 205
Spokane, WA 99201
City, State

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

GUARANTEE CONDITIONS AND STIPULATIONS

1. **Definition of Terms** – The following terms when used in this Guarantee mean:
   (a) "land": the land described, specifically or by reference, in this Guarantee and improvements affixed thereto which by law constitute real property;
   (b) "public records": those records which impart constructive notice of matters relating to said land;
   (c) "date": the effective date;
   (d) "the Assured": the party or parties named as the Assured in this Guarantee, or in a supplemental writing executed by the Company;
   (e) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
2. **Exclusions from Coverage of this Guarantee** – The Company assumes no liability for loss or damage by reason of the following:
   (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   (b) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
   (c) Title to any property beyond the lines of the land expressly described in the description set forth in this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
   (d) Defects, liens, encumbrances, adverse claims against the title as guaranteed or other matters (1) created, suffered, assumed or agreed to by one or more of the Assured; or (2) resulting in no loss to the Assured.
3. **Prosecution of Actions** –
   (a) The Company shall have the right, at its own cost, to institute and prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish or confirm the matters herein guaranteed; and the Company may take any appropriate action under the terms of this Guarantee whether or not it shall be liable hereunder and shall not thereby concede liability or waive any provision thereof.
   (b) In all cases where the Company does so institute and prosecute any action or proceeding, the Assured shall permit the Company to use, at its option, the name of the Assured for such purpose. Whenever requested by the Company, the Assured shall give the Company all reasonable aid in prosecuting such action or proceeding, and the Company shall reimburse the Assured for any expense so incurred.
4. **Notice of Loss - Limitation of Action** – A statement in writing of any loss or damage for which it is claimed the Company is liable under this Guarantee shall be furnished to the Company within sixty days after such loss or damage shall have been determined, and no right of action shall accrue to the Assured under this Guarantee until thirty days after such statement shall have been furnished, and no recovery shall be had by the Assured under this Guarantee unless action shall be commenced thereon within two years after expiration of said thirty day period. Failure to furnish such statement of loss or damage or to commence such action within the time hereinbefore specified, shall be a conclusive bar against maintenance by the Assured of any action under this Guarantee.
5. **Options to Pay, Settle or Compromise Claims** – The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage, the Company shall have the option to purchase the indebtedness secured by said mortgage. Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of the indebtedness shall transfer and assign said indebtedness and the mortgage to the Company upon payment of the purchase price.
6. **Limitation of Liability** – **Payment of Loss** –
   (a) The liability of the Company under this Guarantee shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall such liability exceed the amount of liability stated on the face page thereof.
   (b) The Company will pay all costs imposed upon the Assured in litigation carried on by the Company for the Assured, and all costs and attorneys' fees in litigation carried on by the Assured with the written authorization of the Company.
   (c) No claim for damages shall arise or be maintainable under this Guarantee (1) if the Company after having received notice of an alleged defect, lien or encumbrance not shown as an Exception or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Assured in settling any claim or suit without written consent of the Company.
   (d) All payments under this Guarantee, except for attorneys' fees as provided for in paragraph 6(b) hereof, shall reduce the amount of the liability hereunder pro tanto, and no payment shall be made without producing this Guarantee for endorsement of such payment unless the guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
   (e) When liability has been definitely fixed in accordance with the conditions of this Guarantee, the loss or damage shall be payable within thirty days thereafter.
7. **Subrogation Upon Payment or Settlement** – Whenever the Company shall have settled a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured, and it shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to such claim had this Guarantee not been issued. If the payment does not cover the loss of the Assured, the Company shall be subrogated to such rights and remedies in the proportion which said payment bears to the amount of said loss. The Assured if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect such right of subrogation, and shall permit the Company to use the name of the Assured in any transaction or litigation involving such rights or remedies.
8. **Guarantee Entire Contract** – Any action or actions or rights of action that the Assured may have or may bring against the Company arising out of the subject matter hereof must be based on the provisions of this Guarantee.
   No provision or condition to this Guarantee can be waived or changed except by a writing endorsed or attached hereto signed by the President, a Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.
9. **Notices, Where Sent** – All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.
10. **The fee specified on the face of this Guarantee is the total fee for title search and examination and for this Guarantee.**

LITIGATION GUARANTEE

Issued by
STEWART TITLE GUARANTY COMPANY
a corporation, herein called the Company

SCHEDULE A

Prepared by: Vista Title and Escrow LLC, 602386172
Order Number: 25-40728-VTE
Date of Guarantee: August 4, 2025
Amount of Liability: $152,700.00
Total: $829.16

Guarantee No.: 000027461
Premium: $760.00
Sales Tax: $69.16

1. Name of Assured:
   Spokane County Treasurer

2. The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:
   Fee

3. Title to said estate or interest at the date hereof is vested in:
   Ray C. Carrell and Florence Carrell, husband and wife

4. The land referred to in this Guarantee is situated in the State of Washington, County of Spokane and is described as follows:
   See attached Exhibit "A".

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE.

SCHEDULE B

Order Number: 25-40728-VTE Guarantee No.: 000027461

GENERAL EXCEPTIONS FROM COVERAGE

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the record of any taxing authority that levies taxes or assessments on real property or by the Public Records.

3. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

4. Easements, claims of easement or encumbrances which are not shown by the Public Records.

5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Record.

6. (A.) Unpatented mining claims; (B.) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C.) water rights, claims or title to water; whether or not the matters excepted under (A), (B) & (C) are shown in the Public Records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

9. General and Special Taxes and any Assessments. No search has been made thereof.

10. Any unpaid assessments or charges, and liability for further assessments or charges by: the County of Spokane and the City of Deer Park.

11. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact the title department immediately for further review prior to closing.

12. Pending action in Spokane County:
    Superior Court Cause No.: 25-2-01607-32
    Being an action for: Tax Lien Foreclosure
    Plaintiff: Spokane County, a Political Subdivision of the State of Washington
    Defendant: Defender Homes Airway Heights, LLC
    Attorney for Plaintiff: Lawrence Haskell
    Telephone No.: 509-477-5764

13. A Lis Pendens of said action was recorded on July 1, 2025 under Recording No. 7425520.

14. Notice and the terms and conditions thereof:
    Recorded: June 26, 2025
    Recording No.: 7424579 in the official records

15. Restrictions, easements, dedications and delineated matters, but deleting any covenant, conditions, or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the

extent such covenants, conditions or restrictions violate 42 USC 3604 (C), contained on the face of the Plat of Peter Sapro's Riverside Addition in the official records as recorded in Volume "A" of Plats, Page(s) 206, and any amendments thereto.

End of Special Exception

INFORMATIONAL NOTES

1. The legal description contained herein has been derived from information submitted with the application and as available from the record title. Said description should be carefully reviewed to assure it meets the intentions of the parties to this transaction.

2. Any maps, plats or surveys attached to this commitment are provided solely for informational purposes and to assist in locating the property with reference to streets and other parcels. While it is believed to be correct, Vista Title and Escrow, LLC assumes no liability for any loss occurring by reason of reliance thereon.

3. This office conforms to the Federal Privacy Laws. Please see attached Privacy Policy Notice.

4. Abbreviated Legal Description: Lot 10 in Block 34 of Peter Sapro's Riverside Addition

5. Recording fees charged by the county will be billed as follows: Deeds of Trust are $304.50 for the first page and $1.00 for each page thereafter. Deeds are $303.50 for the first page and $1.00 for each page thereafter.

6. In the last 36 months the following documents that affect title to the herein described property have been recorded: NONE

   The Vestee(s) herein acquired title by Deed recorded March 3, 1971, under Recording No. 536170C in the official records .

   The record discloses no conveyances of the property herein described since said deed.

7. Said necessary parties (other than those having a claim or interest by reason of matters shown in Exceptions) to be made defendants in said action to be brought by the plaintiff, are as follows:

   R.C. Carrell
   30622 N Austin Road
   Deer Park, WA 99006

8. The name of a newspaper of general circulation for the publication of a notice of sale:
   The Spokesman Review
   Spokane Valley News Herald
   Cheney Free Press

EXHIBIT A

Order Number: 25-40728-VTE Guarantee No.: 000027461

PROPERTY DESCRIPTION:

Lot 10 in Block 34 of Peter Sapro's Riverside Addition, according to the plat thereof recorded in Volume "A" of Plats, Page(s) 206, records of Spokane County, Washington.

Situate in the City of Spokane, County of Spokane, State of Washington.

Statutory Warranty Deed

PUGET SOUND TITLE INSURANCE COMPANY

OFF. VOL. 84 PAGE 117

FILED OR RECORDED
REQUEST OF Grantee
MAR 3 8 59 AM 1971
VERNON OHLAND, AUDITOR
SPOKANE COUNTY, WASH.
DEPUTY

536170C

Req 3117 E Jackson
99207 2.00

Mail to

Send Tax Statement to

Form 467- 1-REV

Statutory Warranty Deed

THE GRANTOR GEORGE D. and LOUISE M. ROLLINS, husband and wife, 5907 No. Wall, Spokane, Wash., and NEWTON H. and HAZEL HIGHBARGER, husband and wife, ~~8929 N. Nevada~~ 4811 N Martin, Spokane, Wash. PRD

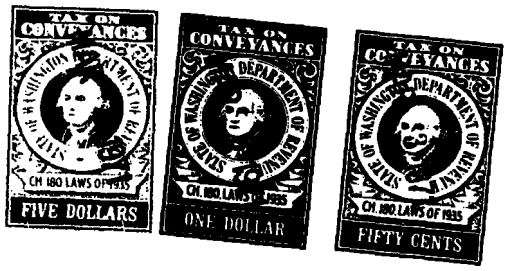
for and in consideration of OTHER VALUABLE CONSIDERATIONS AND TEN ($10.00) DOLLARS

in hand paid, conveys and warrants to RAY C. CARRELL and FLORENCE CARRELL, husband and wife, 3117 E. Jackson, Spokane, Wash.

the following described real estate, situated in the County of Spokane, State of Washington:

(Lot Ten (10) of Block Thirty-four (34) of PETER SAPRO'S RIVERSIDE)
(ADDITION to the town of Spokane Falls (Now Spokane) per map thereof)
(recorded in Book "A" of Plats, page 206, in the office of the County)
(Auditor of said County.)

SUBJECT TO: Provisions common to plat.



1% Excise Tax on Real Estate
Sale, Amt Pd $ 62.50
Date 6-5-57 No. 75710
Joe A. Stewart Co. Treas.
By

Dated this 31st day of May, 19

Hazel O. Highbarger
Louise M. Rollins

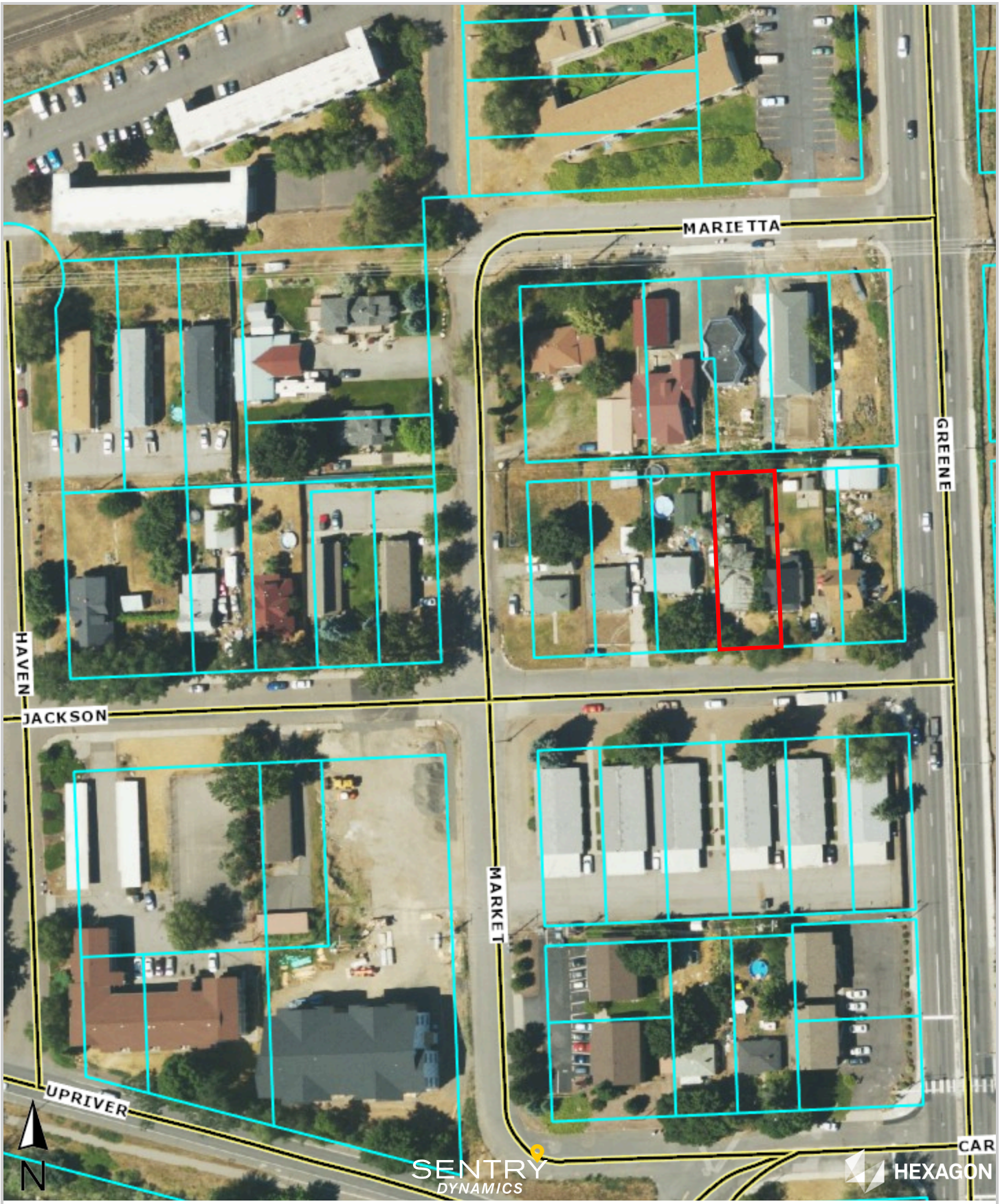
Newton H. Highbarger (SEAL)
George D. Rollins (SEAL)

STATE OF WASHINGTON,
County of Spokane } ss.

On this day personally appeared before me GEORGE D. PRD and LOUISE M. ROLLINS, husband and wife, and NEWTON H. and HAZEL HIGHBARGER, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31st day of May, 19 56

Paul R. Sen
Notary Public in and for the State of Washington, residing at Spokane



VISTA
TITLE & ESCROW

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

GREENE ST
RALPH ST
MARIETTA AVE
JACKSON AVE
RIVER DR
HAVEN ST
Cumming's Sub-Division of Lots 4-5-6, Block 28
Donohoe's Sub of Blocks 22 & 29
2.2806
2.2805
2.2804
2.2803
2.2802
2.2801
2.2602
2.2205
2.2206
2.2207
2.5106
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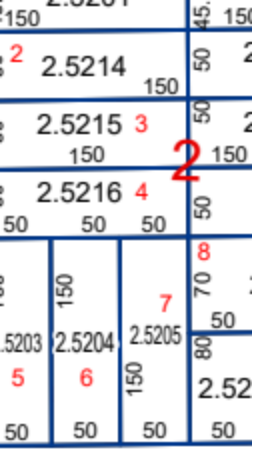
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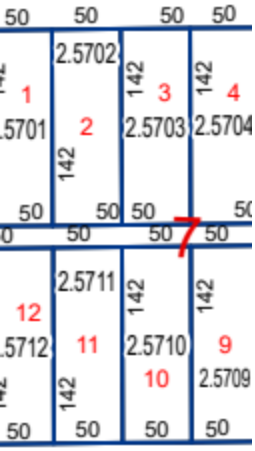
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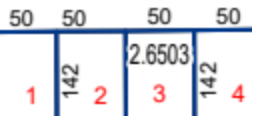
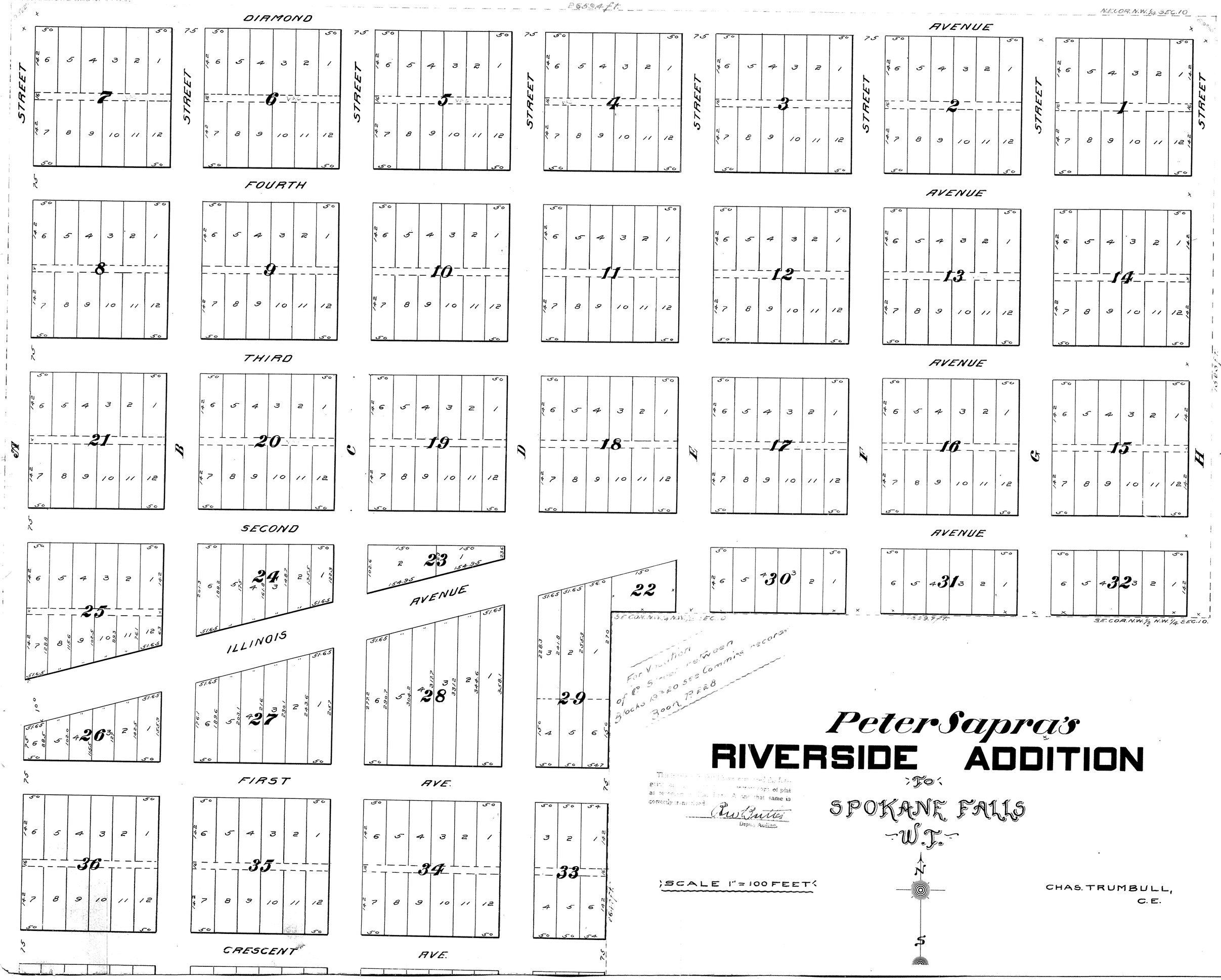

2.6503

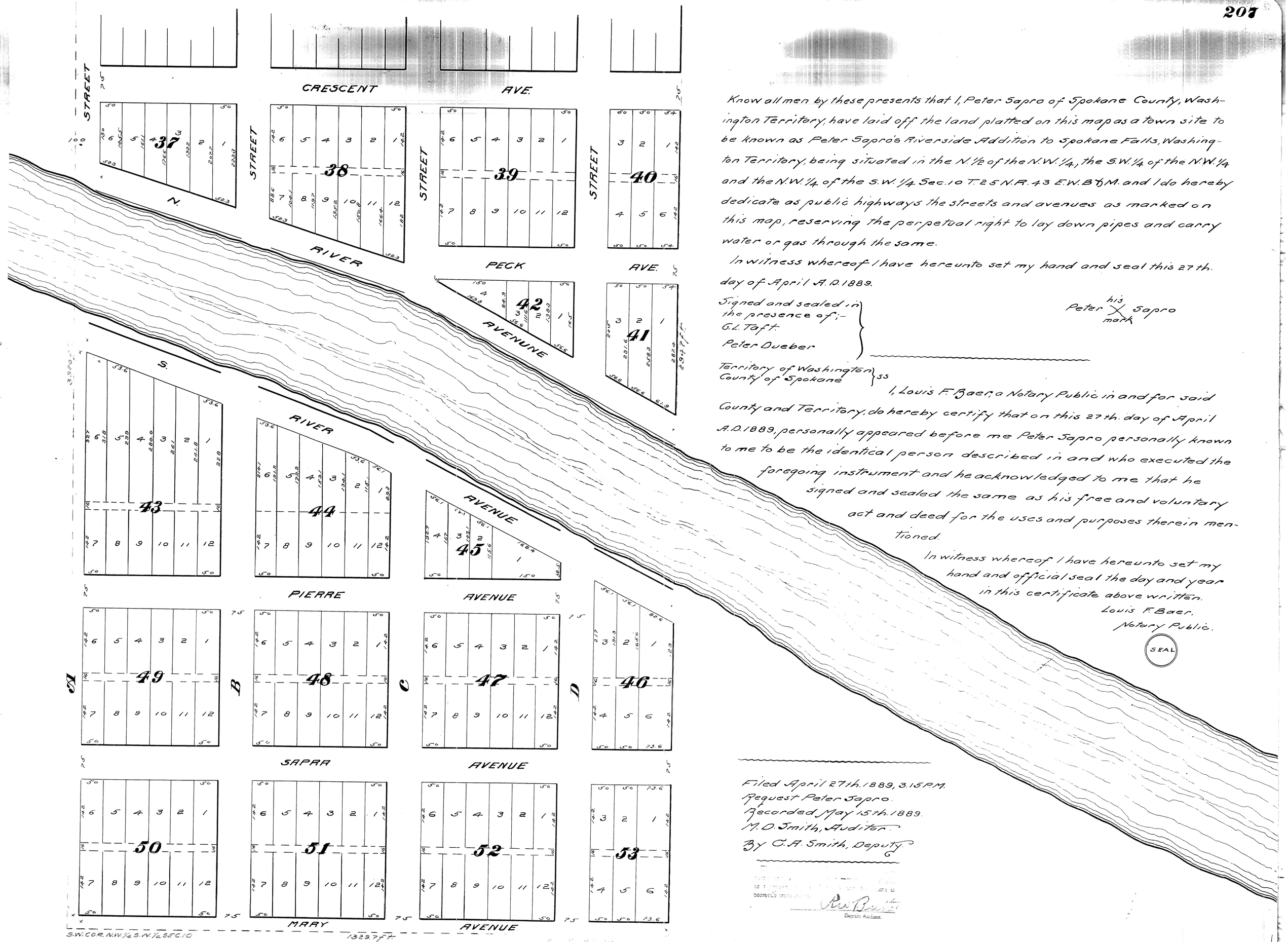
206

N.W. COR. SEC. 10 T. 25 N. R. 43 E.

2659.4 ft.

N.E. COR. N.W. 1/4 SEC. 10





Know all men by these presents that I, Peter Sapro of Spokane County, Washington Territory, have laid off the land platted on this map as a town site to be known as Peter Sapro's Riverside Addition to Spokane Falls, Washington Territory, being situated in the N. 1/2 of the N.W. 1/4, the S.W. 1/4 of the N.W. 1/4 and the N.W. 1/4 of the S.W. 1/4 Sec. 10 T. 25 N.R. 43 E.W.B.&M. and I do hereby dedicate as public highways the streets and avenues as marked on this map, reserving the perpetual right to lay down pipes and carry water or gas through the same.

In witness whereof I have hereunto set my hand and seal this 27th. day of April A.D. 1889.

Signed and sealed in the presence of:-
G.L. Taft.
Peter Dueber

Peter his X mark Sapro

Territory of Washington
County of Spokane } ss

I, Louis F. Baer, a Notary Public in and for said County and Territory, do hereby certify that on this 27th. day of April A.D. 1889, personally appeared before me Peter Sapro personally known to me to be the identical person described in and who executed the foregoing instrument and he acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and official seal the day and year in this certificate above written.

Louis F. Baer,
Notary Public.

SEAL

Filed April 27th. 1889, 3.15 P.M.
Request Peter Sapro.
Recorded May 15th. 1889.
M. D. Smith, Auditor.
By C. A. Smith, Deputy.

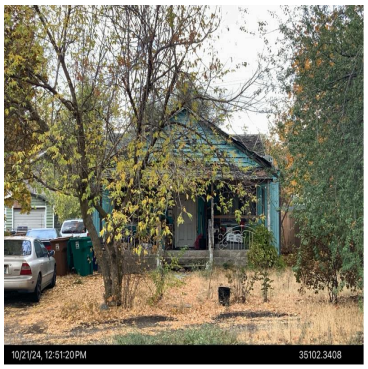
Correct transcript ... Deputy Auditor.

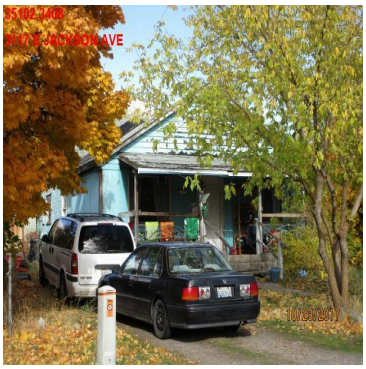
Parcel Information

Parcel Number: 35102.3408
Site Address: 3117 E JACKSON AVE

Data As Of: 8/13/2025

Parcel Image





Owner Name: CARRELL, R C
Address: 30622 N AUSTIN RD, DEER PARK, WA, 99006

Taxpayer Name: ESTATE OF R C CARRELL
Address: 30622 N AUSTIN RD, DEER PARK, WA, 99006

Site Address

Parcel Type	Site Address	City	Land Size	Size Desc.	Description	Tax Year	Tax Code Area	Status
R	3117 E JACKSON AVE	SPOKANE	7500	Square Feet	11 Single Unit	2025	0010	Active

Assessor Description
RIVERSIDE PETER SAPRO L10 B34

Appraisal

Parcel Class	Appraiser	Neighborhood Code	Neighborhood Name	Neighborhood Desc	Appraiser Name	Appraiser Phone
11 Single Unit	**159**	113545	RVRS3		Chris	(509) 477-5944

Under Washington State Law (WAC 458-07-015) The Assessor's office is required to make an exterior observation of all properties at least once every six years.
This property is scheduled for inspection between September 2030 and May of 2031.

Assessed Value

Tax Year	Taxable	Market Total	Land	Dwelling/Structure	Current Use Land	Personal Prop.
2026	178,800	178,800	90,000	88,800	0	0
2025	152,700	152,700	75,000	77,700	0	0
2024	135,800	135,800	75,000	60,800	0	0
2023	132,200	132,200	65,000	67,200	0	0
2022	101,100	101,100	45,000	56,100	0	0

Characteristics

Dwelling/ Structure	Year Built	Gross Living Area	Size	Type	House Type	Roof Material	Heat	Cool	Bedroom*	Half Bath*	Full Bath*
Dwelling	1924	975	NA	SF	11 Vintage Bungalow	Comp sh medium	Electric baseboard	None	2	0	1
Residential Detached Garage	1944	NA	416	SF					0	0	0

*** - Room counts reflect above grade rooms only.**

Residential Sq Ft Breakdown	Sq Ft	Extension
Basement	312	R01
1st Floor	975	R01

Features / Structure	Main Floor Size	Size Type
DWELL - Upper Roof Extension Canopy	132	SF
DWELL - WDDK-R	132	SF

Land Number	Soil ID	Frontage	Depth	Lot(s)
1	R1SL	0	150	1

Sales
Property Taxes

There are special circumstances regarding this parcel. Please call (509) 477-4713 for tax information.

Disclaimer

We are pleased to give you online access to the Assessor's Office and Treasurer's Office property tax and valuation information. While we make every effort to produce and publish the most current and accurate information possible, portions of this information may not be current or correct. Neither Spokane County, the Assessor, nor the Treasurer makes any warranty, express or implied, with regard to the accuracy, reliability, or timeliness of information in this system, and shall not be held liable for losses caused by using this information. Any person or entity that relies on any information obtained from this system, does so at his or her own risk. Please feel free to contact us about any error you discover or to give comments and suggestions. Call the Assessor's Office at (509) 477-3698 or the Treasurer's Office at (509) 477-4713.

RCW 42.56.070 (9) prohibits the release of lists of individuals requested for commercial purposes. The requester expressly represents that no such use of any such list will be made by the user or its transferee(s) or vendee(s). I understand, acknowledge, and accept the statements above, and agree to adhere to the prohibitions listed in RCW 42.56.070 (9).

07/01/2025 08:46:48 AM
Recording Fee $328.50 Page 1 of 26
Lis Pendens SPOKANE COUNTY TREASURER
Spokane County Washington

7425520

RETURN NAME and ADDRESS

SPOKANE COUNTY TREASURER

I/O

Please Type or Print Neatly and Clearly All Information

Document Title(s)

LIS PENDENS

Reference Number(s) of Related Documents

Grantor(s) (Last Name, First Name, Middle Initial)

STANFORD FAMILY TRUST, L F STANFORD, et. al.,

ADDITIONAL ON PAGES 7 - 25

Grantee(s) (Last Name, First Name, Middle Initial)

SPOKANE COUNTY

Legal Description (Abbreviated form is acceptable, i.e. Section/Township/Range/Qtr Section or Lot/Block/Subdivision)

CLEAR LAKE PINES DIVISION #1, CONDOMINIUM: L12 B1 INC 0.4600% UND INT,

ADDITIONAL ON PAGES 7-25

Assessor's Tax Parcel ID Number 04364.0112 ADDITIONAL ON PAGES 7-25

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is $50.

Signature of Requesting Party

RETURN TO:
Tami Schierman
Deputy Treasurer
Spokane County Treasurer's Office
1116 W Broadway
Spokane, Washington 99260
(509) 477-2073

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SPOKANE

SPOKANE COUNTY, a Political Subdivision of the State of Washington, Plaintiff, v. (04) STANFORD FAMILY TRUST, L F STANFORD, GARY A GORDON, GARY ALLEN GORDON, NICHOLAS R WOODRUFF/ MISTY D BURRIS, (07) GREG IVANOV / ERINA REUTOV, KEVIN T LOY, BRANDON LEE EDWARD KRAUSS, (13) TVC 1 & 2 LLC, (15) DEFENDER HOMES AIRWAY HEIGHTS LLC, DANIEL T CYRUS, (16) E MILLER ETAL, ROBERT L & GREGORY J THROOP, (24) HAYFORD VILLAGE LLC, MARSHALL PROPERTIES, (250) DONNA TOKIKO RAE, PETER BRIAN & SALLY ANN YORKE, BRENDA J LYNN, M HAGMAN, LEOLA M HAGMAN, (251) BRYCE ALLEN MCFARLAND, BRYCE MCFARLAND, (252) PAMELA J KELLOGG, (26) BUILDERS LTD INC, KAREN NICHOLS, MARTIN & RAMONA ALEJOS, (28) JOEL D & AMY J PETERS, DANIEL DAVIS, ELIZABETH R DAVIS, (32) PETER J PARVIAINEN, (34) SUPERIOR HOLDINGS LLC, SPOKANE CHRISTIAN CHURCH, DEANNA M FRENCH, DAVID A & MARCIA A GOICOECHEA, (350) ED LOUIS HANSMEIER, EDWARD RAYMOND HANSMEIER, M J TERRELL	Case No. 25-2-01607-32 **LIS PENDENS**

SPOKANE COUNTY
PROSECUTING ATTORNEY
1115 West Broadway Avenue
Spokane, Washington 99260
(509) 477-5764

COPY

ETUX, DIANE & RANDALL BARKLEY, DIANE BARKLEY, G L EDWARDS, STEVEN E SWIGER, (351) R C CARRELL, ESTATE OF R C CARRELL, LARRY P URANN, WILBUR AND SON SERVICES LLC, (352) STEVEN M WOOD, ROBERT WATSON, R D MOFFATT, RONALD D MOFFAT, RIVERDAY HOLDINGS LLC, (353) KEVIN CONWAY/ JANET HOBBS-CONWAY, DIANE RICHARDS, REDPOINT REAL ESTATE LLP, SHELLEY E BLOOM, BRIAN F & TAMMY L OWENS, TAMARA LANG OWENS, (360) EDWARD B FELDHUSEN, (361) TAMPIEN ENTERPRISES LLC, (362) LAURIE J WENDLANDT, / MARY L, ERVIN WENDLANDT / L J & M L, (363) RICHELLE A SCHOOLEY, M&T NINETEEN SEVENTY EIGHT LLC, SUHAYUM CHOWDHURY, (37) DAPHNE PICARD, CATHRYN R SPANGLE, CATHRYN R GREEN, (38) JOHN P & VICTORIA L GINTZ, (39) MICHAEL & CARRIE WADDELL, MICHAEL W & TAMMY A BEGGS, (44) E RIDGE LLC, RETTA BARNES-MELLBERG, SCOTT DONAHOE, RETA MELLBERG, (450) JAMES HAWKINS, JIM HAWKINS, M J CARR, LOUISE WHITTEN, TERI L GOODMAN, MIKE & TERI L GOODMAN, (451) SUZANNE S CLARK, ANN WERNER, THANE JORDIN, (452) HELENA ONE LLC, ANN WERNER, CHRIS BAJALCALIEV/ TERENA COLEMAN, THOMAS N & DENISE K THOMPSON, (453) SHANNON CONKLIN, LORARAINE M HIGUCHI, (47) WILLIAM FIRMAGE, GENESIS 12 LLC, (49) DONAVON OKEEFE, (55) PAUL W & JANET L WOOD, PAUL & JANET WOOD, ROBERT H SR & AMY M SHEASBY, K I MITCHELL, ANN WERNER, UNITED COMPANIES LENDING CORP, (56) WILLIAM J MAGHAN III/ DOUGLAS R MAGHAN, ROBIN F RASMUSSEN, ROBERT & SHELLEY ANDERSON, W J DAHL, W JAMES DAHL, KARL C WILSON, THERESA & KENT JR HIGGINS,

SPOKANE COUNTY
PROSECUTING ATTORNEY
1115 West Broadway Avenue
Spokane, Washington 99260
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Defendants.

NOTICE IS HEREBY GIVEN that an action has been instituted in the Superior Court of the State of Washington for Spokane County upon the petition of Spokane County, a political subdivision of the State of Washington, plaintiff, against the defendants whose names are set forth in the attached General "G-25" Certificate of Delinquency, presently on file with the Spokane County Clerk under this cause number, together with the property descriptions, street addresses and parcel numbers of the property concerned; that the object of this action is to foreclose the tax liens of Spokane County for delinquent real and personal property taxes; and that the action affects title to the properties, described in the attached "G-25" certificate of delinquency, situated in Spokane County; and all persons in any manner dealing with the real property subsequent to the filing hereof will take subject to the rights of Spokane County as established in that action.

DATED this 30th day of June 2025.

LAWRENCE HASKELL
Spokane County Prosecuting Attorney

Summer Rife

SUMMER M. RIFE, WSBA #57150
Deputy Prosecuting Attorney
Attorneys for Spokane County

SPOKANE COUNTY
PROSECUTING ATTORNEY
1115 West Broadway Avenue
Spokane, Washington 99260
(509) 477-5764

CAUSE NO. 25-2-01607-32

"G-25"

2025

CERTIFICATE OF DELINQUENCY
(BOOK FORM)

****

ISSUED TO SPOKANE COUNTY
FOR DELINQUENT PROPERTY TAX
OR CERTIFIED AMOUNTS

COPY

"G-25"

CERTIFICATE OF DELINQUENCY

ISSUED TO SPOKANE COUNTY FOR THE YEAR 2025

State of Washington)
ss
County of Spokane)

No. 25-2-01607-32

This is to certify that I have this day, as Deputy Treasurer of Spokane County, issued to said county, this Certificate of Delinquency for the following listed taxes and interest due and delinquent June, 2025, plus additional accrued costs which may exceed $2,000.00 per parcel, situate in Spokane County, state of Washington, and described as follows,

to wit:

which several sums shall bear interest at the rate of twelve (12) percent per annum plus added costs and penalties as required by law. In witness whereof, witness my hand and seal, as Treasurer of said county, in said state, this 30th day of June, 2025.

Christa Rice
Deputy Treasurer of Spokane County
State of Washington

SPOKANE COUNTY

SPOKANE COUNTY

Certificate of Delinquency

June 30, 2025

Case Number 25201607-32

Party		Property Account Information				Amount
Taxpayer	STANFORD FAMILY TRUST	04364.0112				$2,015.25
Owner	STANFORD FAMILY TRUST	Legal:	CLEAR LAKE PINES DIVISION #1, CONDOMINIUM: L12 B1 INC 0.4600% UNDIV INT			
		Situs:	13901 S CLEAR LAKE WAY SPC 112		Personal Prop. Value: $0	
TCA: 1040	Use Code: 14 Hotel/Condo	Size:	Unit of Measure: Square Feet	Land Value: $52,990	Improvement Value: $3,200	
Taxpayer	STANFORD, L F	04364.0113				$1,940.22
Owner	STANFORD FAMILY TRUST	Legal:	CLEAR LAKE PINES DIVISION #1, CONDOMINIUM: L13 B1 INC 0.4175% UNDIV INT			
		Situs:	13901 S CLEAR LAKE WAY SPC 113		Personal Prop. Value: $0	
TCA: 1040	Use Code: 14 Hotel/Condo	Size:	Unit of Measure: Square Feet	Land Value: $52,780	Improvement Value: $0	
Taxpayer	GORDON, GARY ALLEN	04364.0416				$2,110.49
Owner	GORDON, GARY A	Legal:	CLEAR LAKE PINES DIVISION #1, CONDOMINIUM: L16 B4 INC 0.6929% UNDIV INT			
		Situs:	13901 S CLEAR LAKE WAY SPC 416		Personal Prop. Value: $0	
TCA: 1040	Use Code: 14 Hotel/Condo	Size:	Unit of Measure: Square Feet	Land Value: $54,160	Improvement Value: $0	
Taxpayer	WOODRUFF, NICHOLAS R & MISTY D BU	04364.0610				$1,996.54
Owner	WOODRUFF, NICHOLAS R/BURRIS, MIST	Legal:	CLEAR LAKE PINES DIVISION #1, CONDOMINIUM: L10 B6 INC 0.8430% UNDIV INT			
		Situs:	13901 S CLEAR LAKE WAY SPC 610		Personal Prop. Value: $0	
TCA: 1040	Use Code: 14 Hotel/Condo	Size:	Unit of Measure: Square Feet	Land Value: $54,920	Improvement Value: $6,100	
Taxpayer	IVANOV, GREG / REUTOV, ERINA	07312.9012				$1,792.86
Owner	IVANOV, GREG / REUTOV, ERINA	Legal:	31-27-40 NE1/4 OF NE1/4 OF NW1/4			
		Situs:	Unassigned Address		Personal Prop. Value: $0	
TCA: 3000	Use Code: 91 Vacant Land	Size: 10.00	Unit of Measure: Acre(s)	Land Value: $60,000	Improvement Value: $0	
Taxpayer	LOY, KEVIN T	07312.9013				$2,081.10
Owner	LOY, KEVIN T	Legal:	31-27-40 SE1/4 OF NW1/4 OF NW1/4			
		Situs:	Unassigned Address		Personal Prop. Value: $0	
TCA: 3000	Use Code: 91 Vacant Land	Size: 10.57	Unit of Measure: Acre(s)	Land Value: $60,000	Improvement Value: $0	
Taxpayer	KRAUSS, BRANDON LEE EDWARD	07312.9018				$2,080.83
Owner	KRAUSS, BRANDON LEE EDWARD	Legal:	31-27-40 NW1/4 OF SE1/4 OF NW1/4			
		Situs:	Unassigned Address		Personal Prop. Value: $0	
TCA: 3000	Use Code: 91 Vacant Land	Size: 10.00	Unit of Measure: Acre(s)	Land Value: $60,000	Improvement Value: $0	

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SPOKANE COUNTY

SPOKANE COUNTY

Certificate of Delinquency

June 30, 2025

Case Number 25201607-32

Party		Property Account Information				Amount
Taxpayer	TVC 1 & 2 LLC	13133.2913				$1,701.68
Owner	TVC 1 & 2 LLC	**Legal:** ALKI PLAT PHASE 1 LT 13 BLK 1 (AFN# 5917827)				
		Situs: Unassigned Address			**Personal Prop. Value:** $0	
TCA: 0110	**Use Code:** 91 Vacant Land	**Size:** 10981	**Unit of Measure:** Square Feet	**Land Value:** $32,940	**Improvement Value:** $0	
Taxpayer	DEFENDER HOMES AIRWAY HEIGHTS, L	15233.6517				$3,435.11
Owner	DEFENDER HOMES AIRWAY HEIGHTS, L	**Legal:** ASPEN CRAIG ADD: LOT 17 BLK 2 (AFN 5892427)				
		Situs: 1112 S TUSCANY ST			**Personal Prop. Value:** $0	
TCA: 0370	**Use Code:** 91 Vacant Land	**Size:** 13408	**Unit of Measure:** Square Feet	**Land Value:** $80,000	**Improvement Value:** $0	
Taxpayer	DEFENDER HOMES AIRWAY HEIGHTS LL	15233.6616				$3,435.06
Owner	DEFENDER HOMES AIRWAY HEIGHTS LL	**Legal:** ASPEN CRAIG ADD: LOT 16 BLK 3 (AFN 5892427)				
		Situs: 13806 W REDDING DR			**Personal Prop. Value:** $0	
TCA: 0370	**Use Code:** 91 Vacant Land	**Size:** 7007	**Unit of Measure:** Square Feet	**Land Value:** $80,000	**Improvement Value:** $0	
Taxpayer	DEFENDER HOMES AIRWAY HEIGHTS LL	15233.6617				$3,435.06
Owner	DEFENDER HOMES AIRWAY HEIGHTS LL	**Legal:** ASPEN CRAIG ADD: LOT 17 BLK 3 (AFN 5892427)				
		Situs: 13724 W REDDING DR			**Personal Prop. Value:** $0	
TCA: 0370	**Use Code:** 91 Vacant Land	**Size:** 7081	**Unit of Measure:** Square Feet	**Land Value:** $80,000	**Improvement Value:** $0	
Taxpayer	DEFENDER HOMES AIRWAY HEIGHTS LL	15233.6618				$3,435.01
Owner	DEFENDER HOMES AIRWAY HEIGHTS LL	**Legal:** ASPEN CRAIG ADD: LOT 18 BLK 3 (AFN 5892427)				
		Situs: 13714 W REDDING DR			**Personal Prop. Value:** $0	
TCA: 0370	**Use Code:** 91 Vacant Land	**Size:** 6664	**Unit of Measure:** Square Feet	**Land Value:** $80,000	**Improvement Value:** $0	
Taxpayer	DEFENDER HOMES AIRWAY HEIGHTS LL	15233.6619				$3,435.07
Owner	DEFENDER HOMES AIRWAY HEIGHTS LL	**Legal:** ASPEN CRAIG ADD: LOT 19 BLK 3 (AFN 5892427)				
		Situs: 13702 W REDDING DR			**Personal Prop. Value:** $0	
TCA: 0370	**Use Code:** 91 Vacant Land	**Size:** 7222	**Unit of Measure:** Square Feet	**Land Value:** $80,000	**Improvement Value:** $0	
Taxpayer	DEFENDER HOMES AIRWAY HEIGHTS LL	15233.6620				$3,435.07
Owner	DEFENDER HOMES AIRWAY HEIGHTS LL	**Legal:** ASPEN CRAIG ADD: LOT 20 BLK 3 (AFN 5892427)				
		Situs: 13634 W REDDING DR			**Personal Prop. Value:** $0	
TCA: 0370	**Use Code:** 91 Vacant Land	**Size:** 7582	**Unit of Measure:** Square Feet	**Land Value:** $80,000	**Improvement Value:** $0	

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SPOKANE COUNTY

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June 30, 2025

Case Number 25201607-32

Party		Property Account Information				Amount
Taxpayer Owner	DEFENDER HOMES AIRWAY HEIGHTS, L DEFENDER HOMES AIRWAY HEIGHTS, L	15233.6706 **Legal:** ASPEN CRAIG ADD: LOT 6 BLK 4 (AFN 5892427) **Situs:** 13724 W BERGEN DR				$2,496.26
TCA: 0370	**Use Code:** 91 Vacant Land	**Size:** 6001	**Unit of Measure:** Square Feet	**Land Value:** $100	**Personal Prop. Value:** $0 **Improvement Value:** $0	
Taxpayer Owner	CYRUS, DANIEL T CYRUS, DANIEL T	15251.0137 **Legal:** AIRWAY HEIGHTS HAZELWOOD IRR FARMS PL 2 E65FT O F S1/2 OF BLK 31 **Situs:** 11002 W 21ST AVE				$6,471.74
TCA: 0370	**Use Code:** 11 Single Unit	**Size:** 20800.00	**Unit of Measure:** Square Feet	**Land Value:** $33,430	**Personal Prop. Value:** $0 **Improvement Value:** $139,100	
Taxpayer Owner	THROOP, ROBERT L & GREGORY J MILLER ETAL, E	16302.9003 **Legal:** 30 26 41 NE1/4 OF NW1/4 EXC CO RD. **Situs:** Unassigned Address				$2,283.66
TCA: 3120	**Use Code:** 91 Vacant Land	**Size:** 39.13	**Unit of Measure:** Acre(s)	**Land Value:** $52,830	**Personal Prop. Value:** $0 **Improvement Value:** $0	
Taxpayer Owner	HAYFORD VILLAGE LLC HAYFORD VILLAGE, LLC	24073.2123 **Legal:** HAYFORD VILLAGE II CONDOMINIUM UNIT 96 (AFN# 5706296) **Situs:** 10510 W RICHLAND LN UNIT 96				$2,320.94
TCA: 1880	**Use Code:** 14 Hotel/Condo	**Size:** 5280	**Unit of Measure:** Square Feet	**Land Value:** $55,000	**Personal Prop. Value:** $0 **Improvement Value:** $0	
Taxpayer Owner	HAYFORD VILLAGE LLC HAYFORD VILLAGE, LLC	24073.2181 **Legal:** HAYFORD VILLAGE II TRACT F (AFN# 5706296) (SUBSERVIENT COMMON AREA) **Situs:** 0 .UNKNOWN				$956.81
TCA: 1880	**Use Code:** 91 Vacant Land	**Size:** 125850	**Unit of Measure:** Square Feet	**Land Value:** $100	**Personal Prop. Value:** $0 **Improvement Value:** $6,500	
Taxpayer Owner	MARSHALL PROPERTIES MARSHALL PROP	24213.9009 **Legal:** 21 24 42 E1/2 OF NW1/4 OF NE1/4 OF SW1/4 & NE1/4 OF SW1/4 OF NE1/4 OF SW1/4 **Situs:** Unassigned Address				$1,111.25
TCA: 1880	**Use Code:** 91 Vacant Land	**Size:** 326700	**Unit of Measure:** Square Feet	**Land Value:** $98,010	**Personal Prop. Value:** $0 **Improvement Value:** $0	
Taxpayer Owner	MARSHALL PROPERTIES MARSHALL PROP	24213.9011 **Legal:** 21 24 42 SE1/4 OF SW1/4 OF NE1/4 OF SW1/4 **Situs:** Unassigned Address				$443.06
TCA: 1880	**Use Code:** 91 Vacant Land	**Size:** 107910	**Unit of Measure:** Square Feet	**Land Value:** $32,370	**Personal Prop. Value:** $0 **Improvement Value:** $0	

SPOKANE COUNTY

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June 30, 2025

Case Number 25201607-32

Party		Property Account Information				Amount
Taxpayer	MARSHALL PROPERTIES	24213.9018				$2,617.98
Owner	MARSHALL PROP	**Legal:** 21 24 42 E1/2 OF SE1/4 OF SW1/4 EXC CO RD.				
		Situs: Unassigned Address			**Personal Prop. Value:** $0	
TCA: 1880	**Use Code:** 91 Vacant Land	**Size:** 820231	**Unit of Measure:** Square Feet	**Land Value:** $246,070	**Improvement Value:** $0	
Taxpayer	MARSHALL PROPERTIES	24214.9041				$1,484.27
Owner	MARSHALL PROP	**Legal:** 21 24 42 PTN OF SW1/4 OF SE1/4 LYG WLY OF RAILROAD EXC CO RD				
		Situs: Unassigned Address			**Personal Prop. Value:** $0	
TCA: 1880	**Use Code:** 91 Vacant Land	**Size:** 448979	**Unit of Measure:** Square Feet	**Land Value:** $134,690	**Improvement Value:** $0	
Taxpayer	RAE, DONNA TOKIKO	25013.5004				$12,114.88
Owner	RAE, DONNA TOKIKO	**Legal:** AUDUBON PARK E L3 B58				
		Situs: 2511 W DALTON AVE			**Personal Prop. Value:** $0	
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 6500.00	**Unit of Measure:** Square Feet	**Land Value:** $52,000	**Improvement Value:** $173,800	
Taxpayer	YORKE, PETER BRIAN & SALLY ANN	25021.1508				$18,534.90
Owner	YORKE, PETER BRIAN & SALLY ANN	**Legal:** HOLLYWOOD EXC E6IN L8 B15				
		Situs: 3603 W HEROY AVE			**Personal Prop. Value:** $0	
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 6344.00	**Unit of Measure:** Square Feet	**Land Value:** $70,000	**Improvement Value:** $303,600	
Taxpayer	LYNN, BRENDA J	25022.0106				$12,065.01
Owner	LYNN, BRENDA J	**Legal:** HOLLYWOOD L6 B3				
		Situs: 3727 W WELLESLEY AVE			**Personal Prop. Value:** $0	
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 6350.00	**Unit of Measure:** Square Feet	**Land Value:** $80,000	**Improvement Value:** $170,500	
Taxpayer	HAGMAN, LEOLA M	25023.2401				$324.89
Owner	HAGMAN, M	**Legal:** CHAUTAUQUA PARK L1-2B13				
		Situs: Unassigned Address			**Personal Prop. Value:** $0	
TCA: 0410	**Use Code:** 91 Vacant Land	**Size:** 14200.00	**Unit of Measure:** Square Feet	**Land Value:** $6,800	**Improvement Value:** $0	
Taxpayer	MCFARLAND, BRYCE	25132.0607				$11,877.29
Owner	MCFARLAND, BRYCE ALLEN	**Legal:** NETTLETON 1ST L7 B6				
		Situs: 2401 W DEAN AVE			**Personal Prop. Value:** $0	
TCA: 0012	**Use Code:** 12 Two-to-Four Unit	**Size:** 4800	**Unit of Measure:** Square Feet	**Land Value:** $80,000	**Improvement Value:** $209,900	

SPOKANE COUNTY

SPOKANE COUNTY

Certificate of Delinquency

June 30, 2025

Case Number 25201607-32

Party		Property Account Information				Amount
Taxpayer Owner	MCFARLAND, BRYCE ALLEN MCFARLAND, BRYCE ALLEN	25141.0307 **Legal:** SHERWOOD ADD L10 B3 **Situs:** 1014 N SUMMIT BLVD				$13,281.52
TCA: 0012	**Use Code:** 11 Single Unit	**Size:** 9876	**Unit of Measure:** Square Feet	**Land Value:** $90,000	**Personal Prop. Value:** $0 **Improvement Value:** $200,700	
Taxpayer Owner	KELLOGG, PAMELA KELLOGG, PAMELA J	25252.1303 **Legal:** CLIFF ADD L5 **Situs:** 2123 W 15TH AVE				$2,992.95
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 4448	**Unit of Measure:** Square Feet	**Land Value:** $35,000	**Personal Prop. Value:** $0 **Improvement Value:** $150,300	
Taxpayer Owner	BUILDERS LTD, INC BUILDERS LTD, INC	26134.1021 **Legal:** NORTHVIEW ESTATES: PTN OF LOT 2 BLK 3 DAF: BEG AT MOST NLY CORNER OF SD LOT 2, BLK3; TH S69°19'51"W ALG N LN OF SD PLAT 109.08 FT; TH S00°00'00"E ALG W LN OF SD LOT 2, BLK 3 A DIST OF 5.34 FT; TH N69°19'51"E ON LN PARALLEL TO & 5 FT SLY OF SD N LN TO PT ON WLY ROW LN OF NORTHVIEW LN; TH WLY ALG SD ROW TO TRUE POB. **Situs:** 0 ADDRESS UNKNOWN				$187.18
TCA: 1280	**Use Code:** 91 Vacant Land	**Size:** 567	**Unit of Measure:** Square Feet	**Land Value:** $100	**Personal Prop. Value:** $0 **Improvement Value:** $0	
Taxpayer Owner	NICHOLS, KAREN NICHOLS, KAREN	26263.3708 **Legal:** PACIFIC HTS 12TH ADD PTN LT 6 BLK 4 LYG NWLY OF SELY LN L T 4 BLK 4 EXT SWLY TO W LN OF SD LT 6 **Situs:** Unassigned Address				$791.68
TCA: 0010	**Use Code:** 91 Vacant Land	**Size:** 2897.99	**Unit of Measure:** Square Feet	**Land Value:** $20,000	**Personal Prop. Value:** $0 **Improvement Value:** $0	
Taxpayer Owner	NICHOLS, KAREN NICHOLS, KAREN	26274.3602 **Legal:** WESTGATE RIM L2 B5 **Situs:** 6808 N WESTGATE PL				$24,397.53
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 8886	**Unit of Measure:** Square Feet	**Land Value:** $60,000	**Personal Prop. Value:** $0 **Improvement Value:** $463,700	
Taxpayer Owner	ALEJOS, MARTIN & RAMONA ALEJOS, MARTIN & RAMONA	26361.3414 **Legal:** COZZA 2ND L14 B2 **Situs:** 5727 N BIRCH PL				$10,794.98
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 6664.00	**Unit of Measure:** Square Feet	**Land Value:** $60,000	**Personal Prop. Value:** $0 **Improvement Value:** $224,800	

SPOKANE COUNTY

SPOKANE COUNTY

Certificate of Delinquency

June 30, 2025

Case Number 25201607-32

Party		Property Account Information				Amount
Taxpayer	PETERS, JOEL D & AMY J	28022.3307				$244.04
Owner	PETERS, JOEL D & AMY J	**Legal:** DEER PK ASSESSORS PLAT 11 W14FT OF S146FT B 12				
		Situs: Unassigned Address			**Personal Prop. Value:** $0	
TCA: 0310	**Use Code:** 91 Vacant Land	**Size:** 2044.00	**Unit of Measure:** Square Feet	**Land Value:** $5,000	**Improvement Value:** $0	
Taxpayer	DAVIS, ELIZABETH R	28243.9056				$6,790.76
Owner	DAVIS, DANIEL	**Legal:** 24-28-42 S318.93' OF E291.44' OF SW1/4 OF SW1/4 OF SW 1/4				
Lienholder	DAVIS, ELIZABETH R	EXC RD				
		Situs: 2808 W STALEY RD			**Personal Prop. Value:** $0	
TCA: 3520	**Use Code:** 11 Single Unit	**Size:** 2.00	**Unit of Measure:** Acre(s)	**Land Value:** $104,000	**Improvement Value:** $103,600	
Taxpayer	PARVIAINEN, PETER J	32041.0215				$145.73
Owner	PARVIAINEN, PETER J	**Legal:** SPANGLE RES & ADD W25FT OF E50FT OF LT 15; N18FT OF W25F T OF E50FT OF LT 2 BLK 2				
		Situs: Unassigned Address			**Personal Prop. Value:** $0	
TCA: 0250	**Use Code:** 91 Vacant Land	**Size:** 1700.00	**Unit of Measure:** Square Feet	**Land Value:** $1,700	**Improvement Value:** $0	
Taxpayer	SUPERIOR HOLDINGS LLC	34022.4208				$6,215.80
Owner	SUPERIOR HOLDINGS LLC	**Legal:** 02-34-43 PTN L3 B5 INVERNESS PUD, TRUE POB BEING NW COR L3 B5; TH ELY ALG N LN L3, ALG CUR TO LEFT W/RAD 165FT, TH CEN ANGLE OF 57*01'42" (THE LONG CHORD BEARS N49*39'57"E 153.53FT) W/RADIAL LN OF N11*49'12"W AND RADIAL LN OUT OF S68*50'54"E FOR AN ARC LENGTH OF 164.23FT TO NE COR L3; TH S28*17'13"E ALG E LN L3 7.43FT; TH CONT ALG E LN L3 S00*02'56"W 206FT MOL TO PT LOC 30FT N OF CENTERLINE OF 20FT ROW EASEMENT AS GRANTED IN AFN 7709090251; TH WLY ALG LN PAR W/AND 30FT N OF CENTERLINE FOR 177FT MOL TO PT THAT IS S15*37'16"W 166FT MOL FROM POB; TH N15*37'16"E 166FT MOL TO TRUE POB (PARCEL 'B' OF CE - 164 - 12 (A-C)				
		Situs: 0 ADDRESS UNKNOWN			**Personal Prop. Value:** $0	
TCA: 0480	**Use Code:** 91 Vacant Land	**Size:** 0.52	**Unit of Measure:** Acre(s)	**Land Value:** $120,000	**Improvement Value:** $0	

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SPOKANE COUNTY

SPOKANE COUNTY

Certificate of Delinquency

June 30, 2025

Case Number 25201607-32

Party		Property Account Information		Amount
Taxpayer	SPOKANE CHRISTIAN CHURCH	34053.0023		$48,459.17
Owner	SPOKANE CHRISTIAN CHURCH	**Legal:** 05-24-43; PTN OF N1/2 OF SW1/4 DAF; BNG NW COR OF SW1/4; TH S00°21'44W 60.01FT; TH N89°26'38"E 510.26FT TO POB; TH N89°26'38"E 310FT; TH S00°33'22"E 300FT; TH N89°26'38"E 175FT; TH S00°33'22"E TO C/L OF LATAH CREEK; TH SWLY AND SLY ALG SD C/L TO NW ROW LN OF SR195; TH ALG SD ROW THE FOLLOWING FOUR COURSES; ALG HORIZONTAL CURVE TO LEFT RAD 6030FT; TH ALG SPIRAL CURVE W/ CHORD OF N37°14'07W 153.92FT; TH N37°29'19"W 249.95FT; TH N74°43'24"W 62.76FT; TH N00°33'22"W 456.33FT TO POB; TOG W/ PTN OF N1/2 OF SW 1/4 DAF; BNG NW COR OF SW1/4; TH S00°21'44"W 60.01FT TO POB; TH N89°26'38"E 510.26FT; TH S00°33'22"E 456.33FT; TH N74°43'24"W 251.25FT; TH N37°29'19"W 307.35FT; TH N37°15'52"W 141.06FT; TH N00°21'44"E 29.02FT TO POB.		
		Situs: 202 E MEADOW LANE RD	**Personal Prop. Value:** $0	
TCA: 0010	**Use Code:** 77 Churches	**Size:** 413680 **Unit of Measure:** Square Feet **Land Value:** $413,680	**Improvement Value:** $516,600	
Taxpayer	FRENCH, DEANNA M	34062.0119		$17,681.18
Owner	FRENCH, DEANNA M	**Legal:** QUALCHAN HILLS PUD LT 19 BLK 1		
		Situs: 4719 S KEYES CT	**Personal Prop. Value:** $0	
TCA: 0050	**Use Code:** 11 Single Unit	**Size:** 5636.00 **Unit of Measure:** Square Feet **Land Value:** $100,000	**Improvement Value:** $297,700	
Taxpayer	GOICOECHEA, DAVID A & MARCIA A	34223.9061		$11,731.37
Owner	GOICOECHEA, DAVID A & MARCIA A	**Legal:** 22-24-43 TR B OF RECORDED SURVEY, AUDITORS #9205200160; BEING A PTN OF THE SW1/4		
		Situs: VACANT LAND-	**Personal Prop. Value:** $0	
TCA: 1680	**Use Code:** 91 Vacant Land	**Size:** 10.00 **Unit of Measure:** Acre(s) **Land Value:** $230,000	**Improvement Value:** $0	
Taxpayer	HANSMEIER, EDWARD RAYMOND	35042.2217		$10,875.82
Owner	HANSMEIER, ED LOUIS	**Legal:** CANNONDALE 2ND E1/2 OF L20;ALL OF L21 B22		
		Situs: 1809 E LONGFELLOW AVE	**Personal Prop. Value:** $0	
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 10123.77 **Unit of Measure:** Square Feet **Land Value:** $80,000	**Improvement Value:** $168,900	
Taxpayer	TERRELL ETUX, M J	35053.1902		$9,670.55
Owner	TERRELL ETUX, M J	**Legal:** LIDGERWOOD PK L4 B106		
		Situs: 214 E GORDON AVE	**Personal Prop. Value:** $0	
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 5450 **Unit of Measure:** Square Feet **Land Value:** $70,000	**Improvement Value:** $154,200	
Taxpayer	BARKLEY, DIANE	35054.1220		$12,199.78
Owner	BARKLEY, DIANE & RANDALL	**Legal:** LIDGERWOOD PK ADD LT 10 BLK 93		
		Situs: 612 E PROVIDENCE AVE	**Personal Prop. Value:** $0	
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 5100 **Unit of Measure:** Square Feet **Land Value:** $70,000	**Improvement Value:** $236,600	

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Party		Property Account Information				Amount
Taxpayer Owner	EDWARDS, G L EDWARDS, G L	35064.5309 **Legal:** WHITINGS 2ND RES N1/2 OF E1/2 OF L7;N1/2 L8 B2 **Situs:** 3125 N STEVENS ST				$2,570.15
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 4500	**Unit of Measure:** Square Feet	**Land Value:** $50,000	**Personal Prop. Value:** $0 **Improvement Value:** $122,100	
Taxpayer Owner	SWIGER, STEVEN E SWIGER, STEVEN E	35073.2105 **Legal:** MOORES ADD W30FT OF L7 &ALL OF L8 B21 LESS BLVD L7-8 &V AC STP N OF&ADJ L8 **Situs:** 1311 W NORTHWEST BLVD				$8,823.54
TCA: 0010	**Use Code:** 12 Two-to-Four Unit	**Size:** 7765	**Unit of Measure:** Square Feet	**Land Value:** $69,890	**Personal Prop. Value:** $0 **Improvement Value:** $150,800	
Taxpayer Owner	ESTATE OF R C CARRELL CARRELL, R C	35102.3408 **Legal:** RIVERSIDE PETER SAPRO L10 B34 **Situs:** 3117 E JACKSON AVE				$6,205.55
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 7500.00	**Unit of Measure:** Square Feet	**Land Value:** $75,000	**Personal Prop. Value:** $0 **Improvement Value:** $77,700	
Taxpayer Owner	URANN, LARRY URANN, LARRY P	35141.0412 **Legal:** YARDLEY TWN OF L15-16 B25; TOG W N 1/2 VAC ALLEY S OF AND ADJ **Situs:** 1315 N STANLEY RD				$20,080.19
TCA: 0140	**Use Code:** 12 Two-to-Four Unit	**Size:** 13044	**Unit of Measure:** Square Feet	**Land Value:** $78,000	**Personal Prop. Value:** $0 **Improvement Value:** $259,600	
Taxpayer Owner	WILBUR AND SON SERVICES, LLC WILBUR AND SON SERVICES, LLC	35182.2603 **Legal:** BINGAMANS ADD L2 B10 **Situs:** 1109 W SINTO AVE				$9,666.24
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 7100.00	**Unit of Measure:** Square Feet	**Land Value:** $75,000	**Personal Prop. Value:** $0 **Improvement Value:** $167,600	
Taxpayer Owner	WOOD, STEVEN M WOOD, STEVEN M	35204.5109 **Legal:** 20-25-43: HAYSTACK HEIGHTS CONDOMINIUM PHASE 2 UNIT 16, BUILDING 1 (AFN 7101730) TOGETHER WITH A 3.57% ALLOCATED INTEREST IN COMMON ELEMENTS **Situs:** 731 S GARFIELD ST UNIT 16				$3,451.20
TCA: 0010	**Use Code:** 14 Hotel/Condo	**Size:** 1348	**Unit of Measure:** Square Feet	**Land Value:** $87,720	**Personal Prop. Value:** $0 **Improvement Value:** $417,100	
Taxpayer Owner	MOFFAT, RONALD D MOFFATT, R D	35223.3010 **Legal:** CLEARVU TER ADD L2 B4 **Situs:** 1314 S FERRALL ST				$4,673.10
TCA: 0010	**Use Code:** 91 Vacant Land	**Size:** 8200.00	**Unit of Measure:** Square Feet	**Land Value:** $105,000	**Personal Prop. Value:** $0 **Improvement Value:** $0	

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Party		Property Account Information				Amount
Taxpayer	RIVERDAY HOLDINGS LLC	35224.2620				$1,942.36
Owner	RIVERDAY HOLDINGS, LLC	**Legal:** 22-25-43: LOTS 15 & 16, BLOCK 14, PALISADE PARK (AFN 3100538) TOGETHER WITH THAT PORTION OF VACATED HAVANA ST LYING EAST OF AND ADJACENT TO SAID LOT 16, PER ORDINANCE NO. C-28929 (AFN 2219377).				
		Situs: 4249 E PRATT AVE			**Personal Prop. Value:**	$0
TCA:	**Use Code:** 77 Churches	**Size:** 17257	**Unit of Measure:** Square Feet	**Land Value:** $120,800	**Improvement Value:**	$77,900
Taxpayer	CONWAY, KEVIN & JANET HOBBS	35301.0603				$15,039.37
Owner	CONWAY, KEVIN/ HOBBS-CONWAY, JAN	**Legal:** SOUTH SIDE CABLE ALL L3 &E17FT OF L4 B6				
		Situs: 411 W 15TH AVE			**Personal Prop. Value:**	$0
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 8710.00	**Unit of Measure:** Square Feet	**Land Value:** $100,000	**Improvement Value:**	$284,400
Taxpayer	RICHARDS, DIANE	35324.0421				$13,106.22
Owner	RICHARDS, DIANE	**Legal:** ALAMO PK L22 B4				
		Situs: 811 E 38TH AVE			**Personal Prop. Value:**	$0
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 6250.00	**Unit of Measure:** Square Feet	**Land Value:** $80,000	**Improvement Value:**	$178,100
Taxpayer	REDPOINT REAL ESTATE, LLP	35342.1709				$11,975.03
Owner	REDPOINT REAL ESTATE, LLP	**Legal:** LINCOLN HTS E47FT L11; ALL L12 B28				
		Situs: 3312 S FREYA ST			**Personal Prop. Value:**	$0
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 12610.00	**Unit of Measure:** Square Feet	**Land Value:** $95,000	**Improvement Value:**	$220,500
Taxpayer	BLOOM, SHELLEY E	35342.2322				$14,781.96
Owner	BLOOM, SHELLEY E	**Legal:** LINCOLN HTS LT 14 BLK 22				
		Situs: 3321 E 35TH AVE			**Personal Prop. Value:**	$0
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 6200.00	**Unit of Measure:** Square Feet	**Land Value:** $90,000	**Improvement Value:**	$231,100
Taxpayer	OWENS, TAMARA LANG	35351.9018				$31,279.80
Owner	OWENS, BRIAN F & TAMMY L	**Legal:** 35 25 43 N1/2 OF NE1/4 OF SE1/4 OF NE1/4				
		Situs: 3318 S FANCHER RD			**Personal Prop. Value:**	$0
TCA: 0480	**Use Code:** 11 Single Unit	**Size:** 4.77	**Unit of Measure:** Acre(s)	**Land Value:** $231,550	**Improvement Value:**	$442,600
Taxpayer	FELDHUSEN, EDWARD B	36023.9072				$4,550.25
Owner	FELDHUSEN, EDWARD B	**Legal:** 02 26 43 S65FT OF N460FT OF E110FT OF W140FT OF SW1/4 OF SW1/4				
		Situs: 12918 N Yale Rd			**Personal Prop. Value:**	$0
TCA: 1280	**Use Code:** 18 Other Residential	**Size:** 0.16	**Unit of Measure:** Acre(s)	**Land Value:** $85,000	**Improvement Value:**	$0

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Party		Property Account Information				Amount
Taxpayer	FELDHUSEN, EDWARD B	36023.9139				$11,510.23
Owner	FELDHUSEN, EDWARD B	**Legal:** 02-26-43: THE S 130 FT OF THE N 460 FT OF THE E 278 FT OF THE W 308 FT Of THE SW1/4 OF THE SW1/4 EXC THE S 65 FT OF THE W 110 FT THEREOF				
		Situs: 12928 N YALE RD			**Personal Prop. Value:** $0	
TCA: 1280	**Use Code:** 11 Single Unit	**Size:** 0.67	**Unit of Measure:** Acre(s)	**Land Value:** $85,000	**Improvement Value:** $292,600	
Taxpayer	FELDHUSEN, EDWARD B	36023.9140				$4,504.11
Owner	FELDHUSEN, EDWARD B	**Legal:** 02-26-42, THE S 10 FT OF THE N 525 FT OF THE E 100 FT OF THE W 130 FT 0F SW 1/4 OF SW 1/4 & THE S 185 FT OF THE N 515 FT LYG W OF RR R/W, EXC N 130 FT OF W 308 FT THEREOF & EXC RD.				
		Situs: 0 ADDRESS UNKNOWN			**Personal Prop. Value:** $0	
TCA: 1280	**Use Code:** 91 Vacant Land	**Size:** 1.34	**Unit of Measure:** Acre(s)	**Land Value:** $86,420	**Improvement Value:** $0	
Taxpayer	TAMPIEN ENTERPRISES LLC	36102.0126				$683.26
Owner	TAMPIEN ENTERPRISES LLC	**Legal:** DICKSON&DUNN ORCH TR E120FT OF S25FT B57				
		Situs: Unassigned Address			**Personal Prop. Value:** $0	
TCA: 1280	**Use Code:** 91 Vacant Land	**Size:** 3000.00	**Unit of Measure:** Square Feet	**Land Value:** $14,880	**Improvement Value:** $0	
Taxpayer	TAMPIEN ENTERPRISES LLC	36102.0201				$17,003.39
Owner	TAMPIEN ENTERPRISES LLC	**Legal:** DICKSON&DUNN ORCH TR N60FT OF E120FT B A				
		Situs: 12219 N FREYA ST			**Personal Prop. Value:** $0	
TCA: 1280	**Use Code:** 11 Single Unit	**Size:** 7200.00	**Unit of Measure:** Square Feet	**Land Value:** $85,000	**Improvement Value:** $159,500	
Taxpayer	WENDLANDT, ERVIN / L J & M L	36291.6033				$11,537.78
Owner	WENDLANDT, LAURIE J / MARY L	**Legal:** CEDAR VIEW ESTATES TR 33				
		Situs: 7878 N WILDING DR #33			**Personal Prop. Value:** $0	
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 1428.00	**Unit of Measure:** Square Feet	**Land Value:** $60,000	**Improvement Value:** $185,700	
Taxpayer	SCHOOLEY, RICHELLE A	36322.1911				$14,615.90
Owner	SCHOOLEY, RICHELLE A	**Legal:** COZZA 3RD L11 B2				
		Situs: 304 E COLUMBIA AVE			**Personal Prop. Value:** $0	
TCA: 0010	**Use Code:** 11 Single Unit	**Size:** 6718.00	**Unit of Measure:** Square Feet	**Land Value:** $60,000	**Improvement Value:** $229,700	
Taxpayer	M&T NINETEEN SEVENTY EIGHT LLC	36341.1503				$2,048.03
Owner	M&T NINETEEN SEVENTY EIGHT LLC	**Legal:** COLUMBIA ADD L12 B15				
		Situs: 3619 E COLUMBIA AVE			**Personal Prop. Value:** $0	
TCA: 0016	**Use Code:** 91 Vacant Land	**Size:** 6400.00	**Unit of Measure:** Square Feet	**Land Value:** $38,400	**Improvement Value:** $8,500	

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Taxpayer Owner	M&T NINETEEN SEVENTY EIGHT LLC M&T NINETEEN SEVENTY EIGHT LLC	36341.1504 **Legal:** COLUMBIA ADD L13-14 B15 **Situs:** 3633 E COLUMBIA AVE				$2,532.80
TCA: 0016	**Use Code:** 91 Vacant Land	**Size:** 12800.00	**Unit of Measure:** Square Feet	**Land Value:** $51,200	**Personal Prop. Value:** $0 **Improvement Value:** $0	
Taxpayer Owner	CHOWDHURY, SUHAYUM CHOWDHURY, SUHAYUM	36364.9099 **Legal:** SE1/4 36-26-43 PTN OF E 863' OF NE1/4 OF SE1/4 LYG WLY OF PLATS TOG W/PTN LT1 BLK1 NORTHWOOD 6TH ADD LYG N & W OF FOL DESC LN: BEG MST SLY COR SD LT1 TH N34DEG21MIN59SECW 166' TO POB TH N55DEG38MIN01SECE 63.20' TO PT OF TERMINUS ON SWLY ROW OF COLUMBIA DR **Situs:** 0 UNKNOWN				$779.89
TCA: 2760	**Use Code:** 91 Vacant Land	**Size:** .54	**Unit of Measure:** Acre(s)	**Land Value:** $9,000	**Personal Prop. Value:** $0 **Improvement Value:** $0	
Taxpayer Owner	PICARD, DAPHNE PICARD, DAPHNE	37344.0606 **Legal:** R & E ADD L6 B3 **Situs:** 14615 N CUBA ST				$5,502.53
TCA: 1200	**Use Code:** 18 Other Residential	**Size:** 8452.8	**Unit of Measure:** Square Feet	**Land Value:** $70,000	**Personal Prop. Value:** $0 **Improvement Value:** $68,800	
Taxpayer Owner	GREEN, CATHRYN R SPANGLE, CATHRYN R	37344.0713 **Legal:** R AND E ADD LTS 2 AND 3 BLK 4 **Situs:** 4214 E NANCY AVE				$10,184.00
TCA: 1200	**Use Code:** 18 Other Residential	**Size:** 17592	**Unit of Measure:** Square Feet	**Land Value:** $70,000	**Personal Prop. Value:** $0 **Improvement Value:** $156,900	
Taxpayer Owner	GINTZ, JOHN P & VICTORIA L GINTZ, JOHN P & VICTORIA L	38012.9051 **Legal:** Section 01 Township 28 Range 43, PARCEL 2 OF R.O.S., AUDITOR'S #4024007, BK 71, PGS 87 & 88 BNG A PTN OF NW 1/4 & PTN OF GOV LT 4 OF NW 1/4. **Situs:** 5924 E ROBIN				$14,704.20
TCA: 3600	**Use Code:** 18 Other Residential	**Size:** 5.08	**Unit of Measure:** Acre(s)	**Land Value:** $91,640	**Personal Prop. Value:** $0 **Improvement Value:** $266,200	
Taxpayer Owner	WADDELL, MICHAEL & CARRIE WADDELL, MICHAEL & CARRIE	39181.9060 **Legal:** 18-29-43 S 477.06FT E1/2 OF SE1/4 OF NE1/4 **Situs:** Unassigned Address				$3,853.53
TCA: 3520	**Use Code:** 91 Vacant Land	**Size:** 7.22	**Unit of Measure:** Acre(s)	**Land Value:** $105,000	**Personal Prop. Value:** $0 **Improvement Value:** $0	

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Taxpayer	BEGGS, MICHAEL W & TAMMY A	39241.9071				$176.37
Owner	BEGGS, MICHAEL W & TAMMY A	**Legal:** 24-29-43 PTN NE1/4 DAF; BEG AT PT 436.24FT S OF NE COR T H WLY 1002.16FT TH SLY 876.06FT TH ELY 998.62FT TH N TO POB				
		Situs: Unassigned Address			**Personal Prop. Value:** $0	
TCA: 3608	**Use Code:** 88 Designated Forest Lnd	**Size:** 20.07	**Unit of Measure:** Acre(s)	**Land Value:** $134,140	**Improvement Value:** $0	
Taxpayer	E RIDGE LLC	44023.9144				$1,919.41
Owner	E RIDGE, LLC	**Legal:** 02-24-44 SW1/4 OF SE1/4 OF SW1/4				
		Situs: Unassigned Address			**Personal Prop. Value:** $0	
TCA: 1480	**Use Code:** 91 Vacant Land	**Size:** 10.04	**Unit of Measure:** Acre(s)	**Land Value:** $34,760	**Improvement Value:** $0	
Taxpayer	BARNES MELLBERG, RETA	44042.0510				$20,549.83
Owner	BARNES-MELLBERG, RETTA	**Legal:** MYRON ESTATES NO 2 FIRST ADD L17 B2				
		Situs: 4518 S WOODWARD RD			**Personal Prop. Value:** $0	
TCA: 0145	**Use Code:** 11 Single Unit	**Size:** 12703.00	**Unit of Measure:** Square Feet	**Land Value:** $105,000	**Improvement Value:** $373,800	
Taxpayer	DONAHOE, SCOTT	44052.9215				$211.41
Owner	DONAHOE, SCOTT	**Legal:** 05-24-44 (TAX PURPOSES ONLY)(PTN IN TAX DISTRICT 1480 ALSO SEE PARCEL 44051.1307 IN TAX DISTRICT 0145) PTN OF SE1/4 OF NW1/4 DAF; N240FT OF FOLL DESC; BEG AT NE COR OF TR 2 OF SP88-556, TH S02DEG 27MIN 30SDS E 373.84FT, TH E TO W LN OF ILLER ADD, TH NALG W LN TO NW COR LT 1 BLK 5 OF SD ADD, TH W TO TRUE POB				
		Situs: 9908 E HOLMAN RD			**Personal Prop. Value:** $0	
TCA: 1480	**Use Code:** 91 Vacant Land	**Size:** 3066.00	**Unit of Measure:** Square Feet	**Land Value:** $10,500	**Improvement Value:** $0	
Taxpayer	MELLBERG, RETA	44112.9044				$59,901.37
Owner	MELLBERG, RETA	**Legal:** 11-24-44 TR 15 OF R.O.S. AUDITOR'S FILE NO.9602080256, BK 69 PGS 7-10 BEING A PTN OF NW1/4				
		Situs: 14421 E ARROWLEAF LN			**Personal Prop. Value:** $0	
TCA: 1480	**Use Code:** 11 Single Unit	**Size:** 10.09	**Unit of Measure:** Acre(s)	**Land Value:** $252,100	**Improvement Value:** $1,133,100	
Taxpayer	HAWKINS, JIM	45012.1116				$2,105.59
Owner	HAWKINS, JAMES	**Legal:** WELLESLEY MANOR L16 B1				
		Situs: 15807 E HEROY AVE			**Personal Prop. Value:** $0	
TCA: 0146	**Use Code:** 11 Single Unit	**Size:** 16740.00	**Unit of Measure:** Square Feet	**Land Value:** $90,000	**Improvement Value:** $191,700	

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Party		Property Account Information				Amount
Taxpayer Owner	WHITTEN, LOUISE CARR, M J	45074.9033 **Legal:** 07-25-44 PTN OF W1/2 OF NW1/4 OF NW1/4 OF SE1/4 DAF: E50FT OF W175FT OF S140FT **Situs:** 8309 E KNOX AVE				$10,401.42
TCA: 0148	**Use Code:** 11 Single Unit	**Size:** 0.15	**Unit of Measure:** Acre(s)	**Land Value:** $71,250	**Personal Prop. Value:** $0 **Improvement Value:** $138,700	
Taxpayer Owner	GOODMAN, MIKE & TERI L GOODMAN, TERI L	45092.0732 **Legal:** SP 03-1323 LT 1 **Situs:** 11021 E FAIRVIEW AVE				$4,998.15
TCA: 0146	**Use Code:** 11 Single Unit	**Size:** 15483	**Unit of Measure:** Square Feet	**Land Value:** $82,000	**Personal Prop. Value:** $0 **Improvement Value:** $148,600	
Taxpayer Owner	CLARK, SUZANNE S CLARK, SUZANNE S	45133.0310 **Legal:** VERA E1/2 EXC N5FT B19 **Situs:** 15820 E BROADWAY AVE				$20,483.35
TCA: 0144	**Use Code:** 91 Vacant Land	**Size:** 207348	**Unit of Measure:** Square Feet	**Land Value:** $1,347,760	**Personal Prop. Value:** $0 **Improvement Value:** $0	
Taxpayer Owner	WERNER, ANN WERNER, ANN	45141.0837 **Legal:** WHITE ADD S1/2 L11 B2 **Situs:** 14819 E BROADWAY AVE				$12,943.36
TCA: 0144	**Use Code:** 11 Single Unit	**Size:** 11136.00	**Unit of Measure:** Square Feet	**Land Value:** $75,000	**Personal Prop. Value:** $0 **Improvement Value:** $210,200	
Taxpayer Owner	JORDIN, THANE JORDIN, THANE	45183.0150 **Legal:** HUTCHINSONS ADD TR A OF SP84-309 BEING A PTN OF S1/2 OF LTS 6&7 BLK 21 8501280256 **Situs:** 8105 E ALKI AVE				$13,413.91
TCA: 0148	**Use Code:** 11 Single Unit	**Size:** 17943.00	**Unit of Measure:** Square Feet	**Land Value:** $78,750	**Personal Prop. Value:** $0 **Improvement Value:** $164,400	
Taxpayer Owner	HELENA ONE LLC HELENA ONE, LLC	45202.1401 **Legal:** RETTIG ADD L1 B1 **Situs:** 602 S WOODRUFF RD				$3,952.24
TCA: 0144	**Use Code:** 18 Other Residential	**Size:** 12050	**Unit of Measure:** Square Feet	**Land Value:** $80,000	**Personal Prop. Value:** $0 **Improvement Value:** $0	
Taxpayer Owner	WERNER, ANN WERNER, ANN	45211.0218 **Legal:** OPPORTUNITY L15 B166 **Situs:** 12005 E 1ST AVE				$12,766.24
TCA: 0144	**Use Code:** 91 Vacant Land	**Size:** 45366.00	**Unit of Measure:** Square Feet	**Land Value:** $226,830	**Personal Prop. Value:** $0 **Improvement Value:** $0	

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Taxpayer	WERNER, ANN	45211.0219				$1,611.64
Owner	WERNER, ANN	**Legal:** OPPORTUNITY W50FT OF N1/2 L16 B166				
		Situs: VACANT LAND			**Personal Prop. Value:** $0	
TCA: 0144	**Use Code:** 91 Vacant Land	**Size:** 5445.00	**Unit of Measure:** Square Feet	**Land Value:** $27,230	**Improvement Value:** $0	
Taxpayer	WERNER, ANN	45211.0220				$24,064.05
Owner	WERNER, ANN	**Legal:** OPPORTUNITY L16 B166 EXC W50FT OF N1/2				
		Situs: 16 S ROBIE RD			**Personal Prop. Value:** $0	
TCA: 0144	**Use Code:** 58 Retail - Eating	**Size:** 39921.00	**Unit of Measure:** Square Feet	**Land Value:** $199,610	**Improvement Value:** $142,500	
Taxpayer	BAJALCALIEV, CHRIS/COLEMAN, TEREN	45212.1015				$351.12
Owner	BAJALCALIEV, CHRIS/COLEMAN, TEREN	**Legal:** OPPORTUNITY PTN TR 194 E19' OF S1/2 OF E1/2 EXC S25' & E19' OF S10' OF N1/2 OF E1/2 TR 194				
		Situs: Unassigned Address			**Personal Prop. Value:** $0	
TCA: 0144	**Use Code:** 91 Vacant Land	**Size:** 5890.00	**Unit of Measure:** Square Feet	**Land Value:** $23,000	**Improvement Value:** $0	
Taxpayer	THOMPSON, THOMAS N & DENISE K	45283.5121				$17,365.50
Owner	THOMPSON, THOMAS N & DENISE K	**Legal:** KOKOMO TOWNSITE E17' OF LT 21 & ALL LT 22 & LT 23 EXC E3 5' BLK 51				
		Situs: 11015 E 31ST AVE			**Personal Prop. Value:** $0	
TCA: 0144	**Use Code:** 11 Single Unit	**Size:** 10660.00	**Unit of Measure:** Square Feet	**Land Value:** $90,000	**Improvement Value:** $303,700	
Taxpayer	CONKLIN, SHANNON	45333.1510				$18,993.46
Owner	CONKLIN, SHANNON	**Legal:** FOREST MEADOWS 2ND ADD LT 10 BLK 1				
		Situs: 11310 E 42ND CT			**Personal Prop. Value:** $0	
TCA: 0144	**Use Code:** 11 Single Unit	**Size:** 10542.00	**Unit of Measure:** Square Feet	**Land Value:** $95,000	**Improvement Value:** $374,300	
Taxpayer	HIGUCHI, LORARAINE M	45343.9143				$48,904.47
Owner	HIGUCHI, LORARAINE M	**Legal:** 34-25-44 PTN OF SW1/4 OF SW1/4 SEC 34 DAF: BEG AT SW COR SEC 34 TH N00DEG49MIN13SECW ALG W LN SW1/4 930.11FT TH S89DEG57MIN24SECE ALG N LN OF S930FT OF SW1/4 311.06FT TO C/L MADISON RD AND TRUE POB TH CONT S89DEG57MIN24SECE 519.44FT TH S00DEG01MIN38SECE 250FT TO N LN OF S680FT OF SW1/4 TH S89DEG57MIN24SECE 252FT TH N00DEG00MIN30SECW 482.60FT TH S89DEG58MIN39SECW 771.52FT TO C/L SD RD TH S00DEG00MIN30SECE ALG C/L 231.77FT TO TPOB EXC MADISON RD				
		Situs: 4215 S MADISON RD			**Personal Prop. Value:** $0	
TCA: 1400	**Use Code:** 11 Single Unit	**Size:** 5.40	**Unit of Measure:** Acre(s)	**Land Value:** $175,800	**Improvement Value:** $794,400	

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SPOKANE COUNTY

SPOKANE COUNTY

Certificate of Delinquency

June 30, 2025

Case Number 25201607-32

Party		Property Account Information				Amount
Taxpayer	FIRMAGE, WILLIAM	47193.9101				$16,175.80
Owner	FIRMAGE, WILLIAM	**Legal:** 19-27-44 TR "B" OF RECORDED SURVEY AUDITORS# 4459900 BK 91 PG 44 ALSO KNOWN AS W1/2 OF E1/2 OF SW1/4 EXC RD				
		Situs: 8110 E GREENBLUFF RD			**Personal Prop. Value:** $0	
TCA: 1200	**Use Code:** 91 Vacant Land	**Size:** 10.03	**Unit of Measure:** Acre(s)	**Land Value:** $206,240	**Improvement Value:** $22,300	
Taxpayer	GENESIS 12 LLC	47331.9001				$161.72
Owner	GENESIS 12 LLC	**Legal:** 33-27-44 PTN OF NE1/4 OF NE1/4 DAF: BEG 78 R N OF SE COR OF NE1 /4 TH NWLY 1 1/2 R TO PT 1 R W FROM E LN OF SEC TH N8 R TH NWLY 3 R TO S LN OF CO RD 40FT SWLY FROM INT OF S LN OF RD WITH E LN OF SEC TH NELY 40FT TO E LN OF SEC TH S TO BEG				
		Situs: Unassigned Address			**Personal Prop. Value:** $0	
TCA: 1280	**Use Code:** 91 Vacant Land	**Size:** 0.12	**Unit of Measure:** Acre(s)	**Land Value:** $1,680	**Improvement Value:** $0	

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SPOKANE COUNTY

SPOKANE COUNTY

Certificate of Delinquency

June 30, 2025

Case Number 25201607-32

Party		Property Account Information	Amount
Taxpayer	OKEEFE, DONAVON	49196.9126	$168.51
Owner	OKEEFE, DONAVON	**Legal:** A PARCEL OF LAND IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 44 EAST DESCRIBED AS FOLLOWS: COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 19 AND 30, TOWNSHIP 29 NORTH, RANGE 44 EAST; THENCE N00°18'49"W, ALONG A LINE ACCEPTED AS BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY IN BOOK 77 OF SURVEYS AT PAGE 9 AND IN BOOK 98 OF SURVEYS AT PAGE 96, RECORDS OF SPOKANE COUNTY, WASHINGTON, A DISTANCE OF 993.49FT TO THE SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY IN BOOK 107 OF SURVEYS AT PAGE 94 AND 95, RECORDS OF SPOKANE COUNTY, WASHINGTON; THENCE N89°41'11"E, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 86.47FT; THENCE N44°11'36"E, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 427.03FT; THENCE SOUTH 88°56'25"E, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 300.61FT; THENCE N00°57'00"E, ALONG THE SOUTH AND EAST LINE OF SAID PARCEL "A", A DISTANCE OF 21.05FT TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19 AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE S89°20'53"E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 307.21FT; THENCE S00°18'49"E, A DISTANCE OF 701.25FT; THENCE S56°08'35"E, A DISTANCE OF 660.79FT TO THE WESTERLY RIGHT OF WAY LINE OF THE ELK-MILAN COUNTY ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE ELK-MILAN COUNTY ROAD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1402.50FT, AND A CENTRAL ANGLE OF 09°20'34", AND WHOSE CHORD BEARS S39°55'03"W, AN ARC DISTANCE OF 228.70FT; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE ELK-MILAN COUNTY ROAD, S44°35'21"W, A DISTANCE OF 633.19FT; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE ELK-MILAN COUNTY ROAD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 925FT, AND A CENTRAL ANGLE OF 35°09'16", AND WHOSE CHORD BEARS S62°09'59"W, AN ARC DISTANCE OF 567.55FT; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF THE ELK-MILAN COUNTY ROAD, AND RUN THENCE N00°48'33"E, A DISTANCE OF 423.48FT; THENCE N46°49'12"E, A DISTANCE OF 310.18FT; THENCE N00°18'49"W, A DISTANCE OF 1303.16FT; THENCE N00°57'00"E, A DISTANCE OF 21.05FT TO THE POINT OF BEGINNING. (PARCEL B, CE-85-2019)	
		Situs: 0 N MILAN ELK RD	**Personal Prop. Value:** $0
TCA: 3568	**Use Code:** 88 Designated Forest Lnd	**Size:** 21.27 **Unit of Measure:** Acre(s) **Land Value:** $175,540	**Improvement Value:** $0

SPOKANE COUNTY

SPOKANE COUNTY

Certificate of Delinquency

June 30, 2025

Case Number 25201607-32

Party		Property Account Information				Amount
Taxpayer	WOOD, PAUL & JANET	55021.0301				$16,452.82
Owner	WOOD, PAUL W & JANET L	**Legal:** SABRINA ADD LT 1 B1				
		Situs: 24424 E RAILROAD AVE			**Personal Prop. Value:** $0	
TCA: 2120	**Use Code:** 11 Single Unit	**Size:** 68858.00	**Unit of Measure:** Square Feet	**Land Value:** $123,660	**Improvement Value:** $185,800	
Taxpayer	SHEASBY, ROBERT H SR & AMY M	55142.2501				$18,873.21
Owner	SHEASBY, ROBERT H SR & AMY M	**Legal:** MEADOWWOOD-THE MEADOWS 1ST ADDITION P.U.D. LT 1 BLK 3				
		Situs: 23613 E MAXWELL DR			**Personal Prop. Value:** $0	
TCA: 1420	**Use Code:** 11 Single Unit	**Size:** 7745.00	**Unit of Measure:** Square Feet	**Land Value:** $125,000	**Improvement Value:** $297,900	
Taxpayer	MITCHELL, K I	55173.1216				$13,399.03
Owner	MITCHELL, K I	**Legal:** GUTHRIES VLY VW 5TH L16 B2				
		Situs: 19023 E VALLEYWAY AVE			**Personal Prop. Value:** $0	
TCA: 0144	**Use Code:** 11 Single Unit	**Size:** 10000.00	**Unit of Measure:** Square Feet	**Land Value:** $75,000	**Improvement Value:** $250,700	
Taxpayer	WERNER, ANN	55183.9001				$27,808.39
Owner	WERNER, ANN	**Legal:** 18-25-45 PTN OF SE1/4 OF SW1/4 LYG SLY OF CMSTP & P RR ROW DAF: COMMENCING AT S1/4 COR OF SEC 18 TH N00°05'38"W 30FT TO N ROW LN OF SPRAGUE AVE TH N89°56'04"W 210FT TH N89°56'04"W 671.20FT TO S ROW LN OF OLD CMSTP&P RR TH N71°57'05"E 737.10FT TH S00°05'38"E 134.17FT TH S17°26'45"W 99.54FT TO POB				
		Situs: 17801 E SPRAGUE AVE			**Personal Prop. Value:** $0	
TCA: 0144	**Use Code:** 51 Wholesale	**Size:** 81187	**Unit of Measure:** Square Feet	**Land Value:** $389,700	**Improvement Value:** $176,900	
Taxpayer	UNITED COMPANIES LENDING CORP	55201.9099				$147.12
Owner	UNITED COMPANIES LENDING CORP	**Legal:** 45-25-20 PTN NE1/4 DAF: W 18.52FT E1/2 NW1/4 NE1/4 NE1/4 EXC RD & EXC S 324.01FT				
		Situs: 0 ADDRESS UNKNOWN			**Personal Prop. Value:** $0	
TCA: 1400	**Use Code:** 91 Vacant Land	**Size:** 5389	**Unit of Measure:** Square Feet	**Land Value:** $100	**Improvement Value:** $0	
Taxpayer	MAGHAN III, WILLIAM J & DOUGLAS R	56031.0705				$15,591.92
Owner	MAGHAN, WILLIAM J III/ DOUGLAS R	**Legal:** SUB L1-4-5-6 &SHORE LD W OF&ADJ L5 B6				
		Situs: 13917 N EAST NEWMAN LAKE DR			**Personal Prop. Value:** $0	
TCA: 2240	**Use Code:** 11 Single Unit	**Size:** 17197	**Unit of Measure:** Square Feet	**Land Value:** $175,000	**Improvement Value:** $151,900	

SPOKANE COUNTY

SPOKANE COUNTY

Certificate of Delinquency

June 30, 2025

Case Number 25201607-32

Party		Property Account Information	Amount
Taxpayer	RASMUSSEN, ROBIN F	56031.9057	$9,071.25
Owner	RASMUSSEN, ROBIN F	**Legal:** 03-26-45 PTN OF GOV LT 4 DAF; BEG AT INT OF S LN OF GOV L T 4 WITH E R/W LN OF E NEWMAN LAKE DR TH N12DEG 11MIN 17SDS E ALG SD E R/W LN 155.11FT TO TRUE POB TH N77DEG 22MIN 43SDS W37.50 FT TH N84DEG 23MIN 20SDS E520.15FT TH S31DEG 55MIN 53SDS E254.49FT TO S LN OF GOV LT 4 TH W648.43FT TH N12DEG 11MIN 17S DS E155.11FT TO POB EXC PTN DAF; BEG AT POB TH N77DEG 22MIN 43SDS W37.50FT TH N38DEG 35MIN 42SDS E48.61FT TO TAN OF CURVE TO R WI TH A RAD OF 20FT, CENTER BEAR S51DEG 24MIN 18SDS E AN ARC DIST OF 66.95FT & A CEN ANGLE OF 191DEG 47MIN 24SDS TH S50DEG 23M IN 06SDS W28.71FT TO POB & EXC CO RD	
		Situs: 13508 N EAST NEWMAN LAKE DR	**Personal Prop. Value:** $0
TCA: 2240	**Use Code:** 18 Other Residential	**Size:** 2.47 **Unit of Measure:** Acre(s) **Land Value:** $106,760	**Improvement Value:** $134,700
Taxpayer	ANDERSON, ROBERT & SHELLEY	56033.0176	$1,436.35
Owner	ANDERSON, ROBERT & SHELLEY	**Legal:** INTERLAKEN SOUTH SUB LT 1 TRACT K EXC PTN LYG WLY OF LN DA F; BEG AT A PT LYG S51DEG 42MIN W104.52FT FROM NLY COR OF SD TRA CT TH S16DEG 45MIN E TO SELY LN OF SD TRACT AND TERM PT OF LIN D ESC EXC PTN DAF; BEG AT NLY COR OF TRACT K TH S41DEG 42MIN W104. 52FT ALG NWLY LN TH S16DEG 45MIN E72.7FT TH N59DEG 55MIN E7 8.5FT TH S27DEG 40MIN E63.1FTM/L TO SELY LN OF TRACT K TH NELY AL G SELY LN OF SD TRACT 30.2FT M/L TO SELY LN OF SD TRACT 30.2FT M/ L TO SELY COR THEREOF TH N24DEG 28MIN W ALG ELY LN OF TRACT K TO POB (UNDIVIDED ONE-THIRD INTEREST, LINKED TO 56033.0177, 56033.0178)	
		Situs: 0 ADDRESS UNKNOWN	**Personal Prop. Value:** $0
TCA: 2240	**Use Code:** 91 Vacant Land	**Size:** 5312 **Unit of Measure:** Square Feet **Land Value:** $28,900	**Improvement Value:** $0
Taxpayer	DAHL, W JAMES	56183.9027	$10,041.88
Owner	DAHL, W J	**Legal:** 18-26-45 N409.65FT OF SE1/4 OF SW1/4 LYG WLY OF JUDKIN S RD	
		Situs: 17717 E JUDKINS RD	**Personal Prop. Value:** $0
TCA: 2200	**Use Code:** 11 Single Unit	**Size:** 7.60 **Unit of Measure:** Acre(s) **Land Value:** $108,400	**Improvement Value:** $219,600
Taxpayer	WILSON, KARL C	56184.9040	$10,718.81
Owner	WILSON, KARL C	**Legal:** 18-26-45 W425FT OF S1084FT OF SE1/4	
		Situs: 17901 E JUDKINS RD	**Personal Prop. Value:** $0
TCA: 2200	**Use Code:** 18 Other Residential	**Size:** 10.58 **Unit of Measure:** Acre(s) **Land Value:** $119,160	**Improvement Value:** $143,600

SPOKANE COUNTY

SPOKANE COUNTY

Certificate of Delinquency

June 30, 2025

Case Number 25201607-32

Party		Property Account Information				Amount
Taxpayer	HIGGINS, THERESA & KENT JR	56352.9275				$5,184.42
Owner	HIGGINS, THERESA & KENT JR	**Legal:**	35-26-45 THE W 111FT OF THE E 444 FT OF S 212 FT OF NE 1/4 OF SW 1/4 OF NW 1/4, EXC RD.			
		Situs:	0 UNASSIGNED ADDRESS		**Personal Prop. Value:** $0	
TCA: 2120	**Use Code:** 91 Vacant Land	**Size:** 0.49	**Unit of Measure:** Acre(s)	**Land Value:** $85,000	**Improvement Value:** $0	

Grand Total of Amounts in this Report **$955,841.06**

(End of Report)

7424579 06/26/2025 11:39:56 AM
Rec Fee: $306.50 Page 1 of 4
Notice SIMPLIFILE LC E-RECORDING
Spokane County Washington eRecorded

CITY OF SPOKANE
CODE ENFORCEMENT
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6300
MY.SPOKANECITY.ORG

June 26, 2025

NOTICE OF BUILDING OFFICIAL
ADMINISTRATIVE HEARING
CERTIFIED

ESTATE OF R C CARRELL
30622 N AUSTIN RD,
DEER PARK, WA, 99006

MICHAEL SCHULTZ
3117 E JACKSON AVE
SPOKANE WA 99207

OCCUPANTS
3117 E JACKSON AVE
SPOKANE WA 99207

RE: BUILDING OFFICIAL ADMINISTRATIVE HEARING ON A SUBSTANDARD AND ABANDONED HOUSE AND OUTBUILDINGS AT 3117 E JACKSON AVE, SPOKANE, WASHINGTON 99207
PARCEL NO: 35102.3408
LEGAL DESCRIPTION: RIVERSIDE PETER SAPRO L10 B34
E2400054BLDG

You have been identified as owner or party of interest in the above mentioned property. **This letter serves as notice that an administrative hearing will be conducted on the conditions of this building on JULY 22, 2025, at 1:30 p.m., located in the Council Briefing Center, Lower Level, Spokane City Hall, 808 W. Spokane Falls Blvd., Spokane, WA.** Note: the City has implemented new security procedures. You must enter the building on the Post Street side and stop at the front desk for a temporary ID badge. Remote participation is also available via Microsoft Teams.

As an owner or a party of interest you may present testimony or evidence to support your position as to the condition of the structure.

The following are the findings of facts that resulted in a citizen complaint on March 8, 2024 and a Code Enforcement inspection, most recently on June 19, 2025. Code Enforcement staff contacted Michael Schultz on February 2nd, 2025, about the previously observed violations and issues that resulted from exterior inspections. Micheal said there were several issues in the house that were substandard conditions. Michael stated that he was moving out in March and would be working on finding a buyer for his mother-in-law as the house was delinquent on taxes and would be moving towards tax foreclosure. He was advised if he or anyone else moved back into the house after March 5th, 2025, it would be brought in for a hearing. On June 19th, 2025, Code Enforcement staff observed that there was evidence of occupation and made contact with Michael at the property. Michael Schultz invited staff into the residence to conduct an interior inspection where multiple substandard conditions were found. The house is scheduled for a hearing before the City Building Official to determine if the building is substandard under Spokane Municipal Code 17F.070.400. The house is scheduled for a hearing before the City Building Official to determine if the building is substandard under Spokane Municipal Code 17F.070.400.

FINDINGS

The following findings have been submitted for review at the hearing on this matter:

VIOLATION OF SMC 17F.070.400 SUBSTANDARD BUILDING

A. Dilapidation: Exterior decay, water damage. Findings: exterior paint is peeling on house and trim showing signs of water damage. Concrete on front steps beginning to erode and showing signs of cracking and decay, being supported with blocks. Multiple spots in the house where the ceiling and insulation are collapsed or collapsing into the house due to water damage. Multiple locations throughout house where you can see the exterior environment through the ceiling. Michael Schultz stated during the inspection that he was concerned about the weather proofness of the house and planned to cover the roof with tarps. Stairs to basement are decaying, the last step supported by a milk crate.

B. Structural defects: Foundation, wall and roof framing. Findings: Foundation in basement appears to have crumbling and missing pieces at the bottom of the steps. Tarps/plastic are being used inside house to help keep water out. Drywall and ceiling is collapsing throughout multiple rooms in the house. Possible hole in front bedroom floor that could not be accessed but had been seen through front window. Michael Schultz stated during the inspection that he was concerned about the structural integrity of the roof and planned to support the roof with vertical boards inside the house.

C. Unsanitary conditions: Waste accumulation, health hazards. Findings: extensive Solid waste and exterior storage accumulation inside and outside of the house. Leaking sewage collected in 55 gallon garbage can in basement. Signs of sporous growth throughout the house. Basement show signs of previous standing water.

D. Defective/inoperable plumbing. Findings: Water is off, therefore there is no means of sanitation. Sewer down pipe washout is plugged with a plastic bottle to prevent leakage. Bathroom sink is disconnected from plumbing.

E. Inadequate weatherproofing: Siding, roofing and glazing. Findings: Multiple broken windows glazing in the house. Back door missing glazing and repaired with multiple pieces of wood and cardboard materials. Shingles and roofing on house and garage is deteriorated and missing in multiple locations, severely limiting any useful function of the roof to prevent weather from entering the structure.

G. Inoperable or inadequate heating system. Findings: There is no heating system in the house, as any wall mounted heaters do not function and space heaters are used exclusively to heat the house.

H. Hazardous electrical conditions. Findings: Breaker box cover not installed. Electrical outlet/switch cover missing.

L. Defects increasing the hazards of fire, accident of other calamity. Findings: There are no functioning smoke or carbon monoxide detectors. The roof structure on the east side of the house is risking immediate collapse due to unknown extent of structural components. The floor in the SE, inaccessible bedroom showed such decay and floor decomposition that earth was visible during an inspection May 15th, 2025, prior to Schultz reoccupying the residence. The structural components of the residence present severe safety risks to emergency personnel that might respond to these structures.

The building official or hearing examiner may determine that the building/structure is unfit for human habitation and may issue a "do not occupy" order. Additionally, the building official may order demolition if any of the substandard conditions listed in SMC 17F.070.400 are found to exist to such an extent as to be dangerous or injurious to the health or safety of the buildings occupants or community.

FEE INFORMATION

Should the property owner or other responsible party fail to take adequate corrective actions prior to the administrative hearing, the property may be subject to fee assessments. A written plan, including a scope of work, timelines, cost estimates, construction documents (if required) and permit applications, must be submitted to Code Enforcement and the Building Official at least one week prior to the hearing date. Upon submittal, review, and approval of the plan to repair or demolish the structure and resolve any other potential code violations on the property, the property owner may request a postponement or cancellation of the hearing. The disposition of postponement, cancellation, or reschedule requests will be at the discretion of the Building Official and Code Enforcement, and will be based on the specifics of each case.

According to Spokane Municipal Code Section 17F.070.440, at the City of Spokane Building Official Departmental Hearing, the building official may determine that the conditions of the building meet the criteria of 17F.070.400 Substandard Building or 17F.070.410 Unfit Building or under SMC 17F.070.030 Abandoned. Additionally, according to Spokane Municipal Code Section 08.02.067A Existing Building and Conservation Code, this determination qualifies the property to be assessed fees to cover the costs of the Building Official Processes and that fee schedule is to be provided by the Development Fee Schedule. https://static.spokanecity.org/documents/business/development/2025-development-fee-schedule-2025-01-08.pdf **Effective January of 2025, fees have been updated**. The annual hearing processing fee for the first year is set at $2,000.00, and $5,000.00 for the second and any subsequent years in which the conditions identified by the building official have not been repaired, the building demolished or sent to receivership.

This fee is an annual fee and will be assessed each year the property remains in the Building Official Process. Up to $500.00 of the annual fee may be reduced if the property is repaired or demolished and can be removed from the Building Official process within one year of the fee being assessed.

The Building Official /Deputy Building Official may also assess a property monitoring fee of $300.00 if the determination is made that the building(s) is open, not secured, unfit, substandard or abandoned or the site does not appear to be looked after by the property owner or there are solid waste or other nuisance conditions present.

To review the written documentation in the file, please contact the Code Enforcement Department at 808 W. Spokane Falls Blvd., Spokane, WA 99201 no less than seven (7) days prior to the hearing. Copies of the documents may be obtained for the cost to make copies. Complete copies of the file will require a public records request to be filed with the City Clerk's Office. Please be aware that City may take up to five days to respond to the request.

Please be advised that property owner has responsibility to maintain a secure building. If it becomes necessary to secure a vacant building from entry the following standards apply:

- All basement, first story and other readily access points are to be closed against intrusion.
- This must be done using a ½-inch exterior grade plywood and in a manner acceptable to this department.
- If the building(s) are not secure from entry the city will board up the buildings(s) and will place a lien against the property for the costs.
- "No Trespassing" signs placed on the front and back of the house and/or garage.

Please note: Prior to any demolition activity, contact Spokane Regional Clean Air Agency at (509) 477-4727. The inspection results are required by the Washington State Department of Labor and Industries to be maintained on file and available upon request by the Department of Labor and Industries (WAC 296-62-07721).

Property Notice: A notice of this hearing will be filed with the Spokane County Auditor's Office on the property. A release document for the property notice will be filed when the case is directed to be closed by the City Building Official.

Please call (509) 625-6300 if you have questions or need additional information. Thank you for your cooperation in the resolution of this matter, it is greatly appreciated.

According to Spokane Municipal Code, Section 17F.040.190 (B), corrective action must be taken when any building is found as being used or maintained in a dangerous or unsafe condition. Failure to comply with the orders of the Building Official or their agent with the City of Spokane may result in the issuance of a civil infraction. Spokane Municipal Code, Section 17F.070.010 (B), every owner and occupant of premises is under a continuous obligation to prevent the property from becoming a nuisance and to maintain property in a reasonably safe condition.

Russell Aldrich
Code Enforcement

RA:mh/.doc

CERTIFIED

ESTATE OF R C CARRELL	9489 0178 9820 3040 1935 91
MICHAEL SCHULTZ	9489 0178 9820 3040 1936 07
OCCUPANTS	9489 0178 9820 3040 1936 14

Enclosure: Administrative Procedures of the Building Official

PC: D Murphy, Building Official

EMAIL: spike1976.ss@gmail.com

Microsoft Teams meeting

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Click here to join the meeting
Or call in (audio only)
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Upcoming agendas with Microsoft Teams meeting information can also be found on the City of Spokane website, by using the following URL and scrolling to the bottom of the page and clicking on "Substandard Building" https://my.spokanecity.org/neighborhoods/code-enforcement/topics/.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mlowmaster@spokanecity.org. Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.