

SITE DATA

Year of Valuation:

~~1979~~
1990

Land Use: RRT/ORL Zoning: AG
Size: _____ Area: 4.963AC
FP 3/27/89 ON TRAU SW

Location PAGE
Amenities PAGE
Landscaping PAGE

Neighborhood	
Improving	
Static	
Declining	
Blighted Area	
Rural	☒

Street or Road	
Paved	☒
Gravel	☒
Dirt	
Sidewalks	
Curb & Gutter	
Driveway	

Topography	
Level	
Sloping	☒
Above Grade	
Below Grade	
Rolling	
Hilly	
Waterfront	

Utilities		
Water -	System	<u>Well</u>
Gas -	Natural	<u>Liquefied</u>
Electrical	<u>Overhead</u>	<u>Underground</u>
Sewer -	System	<u>Septic</u> Storm

INFLUENCES	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Physical Barriers		
Access		
Corner		
Water		
Sewer		
Sidewalk		
Paving		
Alley		
Curb & Gutter		
Other:		
TOTAL		
NET (+) (-)		

Land Category	Productivity	Acres/Lots	Unit Value	Net Value
1 RRT 12		1 AC	1250	1250
2 ORL 18		3.96 AC	1250	4950
12	R-SITE	1.000	SITE	9500
12		3.963 AC	1200	4756
12		3.963	1200	4756
12		1.000		25000

UNIT PRICE	
BASIC LAND VALUE	
(+) (-) FACTORS	

LAND VALUE
6200

11700

REMARKS: Value from Valuation REGION D SE Quad

Place Picture Here

RESIDENTIAL APPRAISAL SUMMARY

CLASS
R1- 3
R2-INCOME APPROACH:
Est. Rent X GRM\$ X = \$ STORIES
3 1 2 2 4 SL SE

MARKET APPROACH:

Comps: BUILT 19 77\$ = \$ REMODELED 19 Interior Inspected: YES NO OWNER TENANT OTHER:Date Inspected: 12/28/78Computed: BY CFM1-18-79 BY dm

BY

BY

Square Feet

Bsmt 1st 2nd

ADJUSTMENTS (+) (-)

Square Feet: Lump Sums

BASE COST: 22.21

1st/Bsmt

FOUNDATION Comp Blk Rock
Mary Piers WoodRoof Gab Mnsd SHKS Comp Wd Ash
Roof Hip SHKS Lt Evy
Flat Builtup - grvl
Metal Tile
Gmbrl Comp. RollEXTERIOR WALL Sgl DBL SDG: Wood Masonite B&B T-111 Plywd Alum Ash. Comp.
BRICK: Veneer Solid BLOCK STUCCO SHKSFIRST FLOOR SWD HWD Plywd Tile Lino Carpet Comp/wl. Cover
LP DR KIT UTIL HALL BATH BR DEN FAMELECTRICAL Class 110 220 Intercom VacSys (Inlets) Fixtures: P A G E
Other: HEATING COOLING Class Electric Gas Oil Wood Coal Others:
TYPE: FA Grav. FLR WL BB HWBB HtPump ClgCable
AirCond.: Ton Central Wall 106.4 2.83PARTITIONS. WLS: DB Plas Comp Wood Plywd Paneling Wallpaper
TRIM: P A G EPLUMBING Class 410 LAV TUB ENC Shower Sank Backups Laundry Tray
WC W/S WB T M FG Sgl DB WB DB Sgl DBLINTERIOR CONSTRUCTION Class BUILTINS: SWD HWD MTL TOP: Formica Lino Certile
APPL: Gas Electric Oven Range Surr Dropin + 36 S
ExPan F/H GD DH TC Mini-Rd HtLap (1 2 3 F)FIREPLACE Class SGL DBL BKD STKD EXT. CHIM FIN: 1 sty 2 sty
ClgHi HtLtr Mantle Hearth Freestanding New Brick
ClgHi HtLtr Mantle Hearth Freestanding Used Brick
ClgHi HtLtr Mantle Hearth Freestanding Nat. StoneBASEMENT Full None Class Heat
FIN X or 0 WLS: Comp Blk Rock Dirt FLR Comp Wd Dirt
CLG: DH Plas Comp Acctile Plywd Wd FLR Tile Lino Carpet Cork
BR BATH FAM LORY DEN GARAGE
AREA 10.14 sf FIN sf HEAT sf Comp. LowCostUPPER STOR: Class Heat
FIN X or 0 WLS: DH Plas Comp WP Pnl FLR: Swd Hwd Tile Lino Carpet
BR BATH FAM DEN KIT LV sf Comp. LowCostRATINGS: Phys Cond P A G E Func Utility P A G E Appearance Res P A G E Nohd P A G ETotal Lump Sums = \$ 1403CARPOR/GARAGE Class Year Built Act Det Edtn Floor Roof Walls Misc Dimensions
Comp Comp Comp SK 14 x 28 = 392 sf x \$ 4.67 = 1831DWELLING COST NEW = \$ 25,034TOTAL DWELLING & GAR/CPT = \$ 26,86519 79 LCM 11 X TOTAL DWELLING & GAR/CPT = \$ 29,552Depreciation: Physical, Functional, & Economic = %, Net Condition: 100less Depreciation = 49Depreciated Replacement Cost = \$ 29,251PORCHES - DECKS: deck 240 x 1.25 x .99 = 1658 Contributory Value \$ YARD IMPROVEMENTS: Contributory Value \$ OTHER IMPROV.: (See Inserts) Contributory Value \$ REMARKS: Depreciated Improvement Value = \$ 20,144Land Value = \$ 6200Total Cost New of Dwelling: \$ 25,88 psf TOTAL BY COST APPROACH \$ 36,644

5-24-85
Date of Application

Ivey John H.
Name of Owner (print last name first)
Rt 2 Box 338

689-3092
Telephone Number

~~P.O. Box~~
Mailing Address

Add.
Chg.

47N02W-04-6700
Parcel Number
#136503

St. Maries ID 83861
City State Zip
038-000

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

Subdivision Name

4 47 2W
Section Township Range

Lot Block

TAX 10637

Chg. Add. in
Base
6-3-85
Cfm

I AM THE OWNER, OR AM PURCHASING, AND OCCUPY AS MY PRIMARY DWELLING THE RESIDENTIAL IMPROVEMENT AS DESCRIBED ABOVE AND HEREBY GRANT PERMISSION TO ANY GOVERNMENT AGENCY AND/OR CONTRACTOR TO CONFIRM MY STATUS RELATIVE TO IDAHO STATE RESIDENCY, AND TO RELEASE, TO THE KOOTENAI COUNTY ASSESSOR WHATEVER INFORMATION IS NECESSARY TO DO SO.

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Tax No. 10,637

Book 285, Page 206 - 8/24/77

A portion of land in Section 4, Township 47 North, Range 2 West of the Boise Meridian, Kootenai County, Idaho, more specifically described as follows:
Commencing at the Correction corner of Sections 3 and 4; thence N. $78^{\circ}28'37''$ W., 2,821.70 feet to the true point of beginning, said point being on the Westerly right-of-way line of a county road known as the Willow Creed road; thence along the Westerly right-of-way line of said county road: N. $05^{\circ}48'05''$ W., 236.84 feet; thence N. $34^{\circ}40'14''$ W., 176.48 feet; thence S. $85^{\circ}47'15''$ W., 482.00 feet; thence S. $04^{\circ}13'45''$ E., 388.87 feet; thence N. $85^{\circ}47'15''$ E., 578.03 feet; to the true point of beginning.