

^{present}
RPO1075000013A Is The Pin For
Collins Tract Lots 13-14-15-16-17.

RPO1075000010A Was The Pin For
Collins Tract Lots 10-11-12-13-14-15-16-17

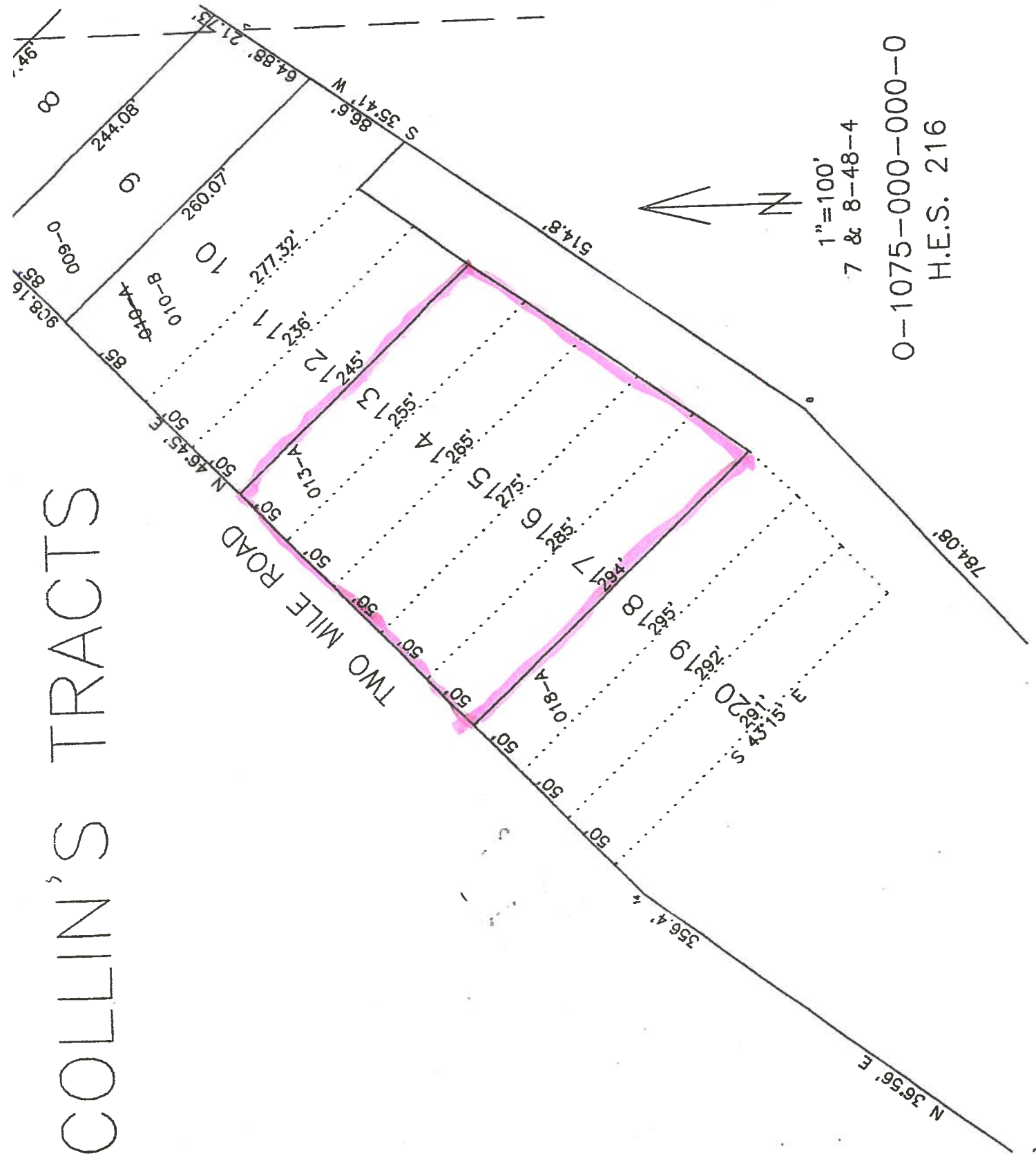
RPO1075-000-015A Was The Pin For
Collins Tract, Lots 15-16-17 (with a house,
Built in 1942)

RPO1075-000-017A Was The Pin For
Collins Tract, Lots 10-11-12-13-14
(with a house, Built in 1938)

So The Date of Priority is 1 January 1938

The enclosed Copies are From
Shoshone County Tax Records

COLLIN'S TRACTS



1"=100'
7 & 8-48-4

0-1075-000-000-0
H.E.S. 216

Parcel No. 01075-000-012A Code Area _____

Name/Address ADOLPH BEAUDIN

BOX 231 OSBURN IDAHO

Legal Description OSBURN - COLLINS TRACT

LOTS 10, 11, 12, 13, & 14 7-48-4

Property Address _____

Inspected By AVA Date 1-16-87

Computed By AVA Date 1-17-87

Certified Appraiser _____ Date _____

Assessor _____ Date _____

Reinspection V B M D 0597 Date _____

IDAHO RESIDENTIAL PROPERTY RECORD

Sheet No. _____

MISCELLANEOUS DATA

Class 2
Use Code 3711
Market Grade 1
Shape Code 1938
Year Built 1938
Year Remodeled _____
Effective Age 45
Zoning Code _____
Date Occupied _____

YES	NO
X	

Prebuilt _____

Building Permit _____

Interior Inspect. _____

Under Construct. _____

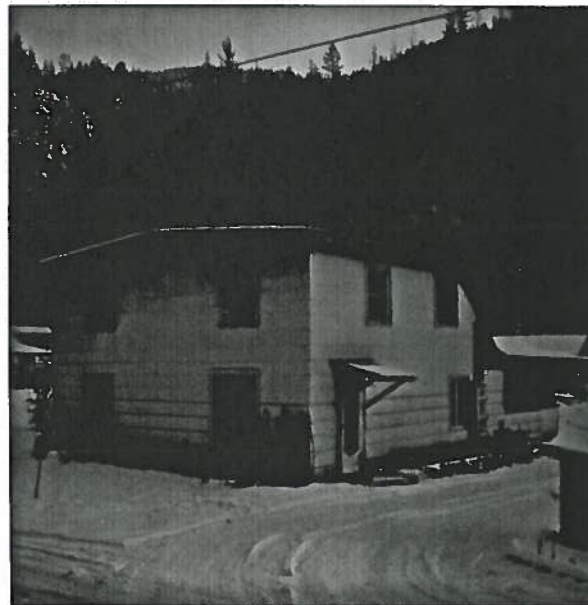
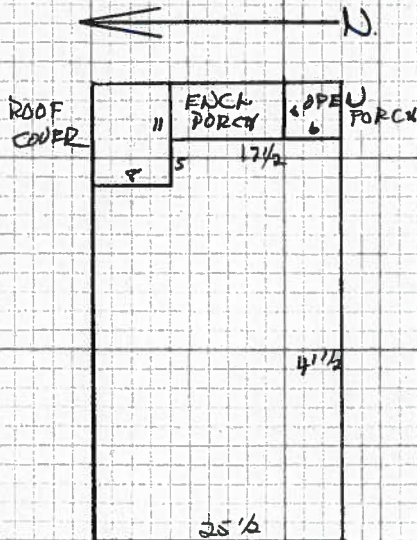
Photo No. _____

VALUES SUMMARY

	YEAR 86	YEAR 87
Residence	\$ <u>14,370⁶⁵</u>	\$ <u>9,340</u>
Garage	\$ <u>530</u>	\$ <u>340</u>
Carport	\$ <u>-</u>	\$ <u>-</u>
Other Improve.	\$ <u>3,480</u>	\$ <u>2,260</u>
Total Improve.	\$ <u>18,380</u>	\$ <u>11,940</u>
Land	\$ <u>7,600</u>	\$ <u>4,940</u>
MARKET VALUE	\$ <u>25,980</u>	\$ <u>16,880</u>

PURCHASE INFORMATION

Price _____	Date _____
Price _____	Date _____
Price _____	Date _____
Rent _____	Per _____ Date _____



01075-000-012A

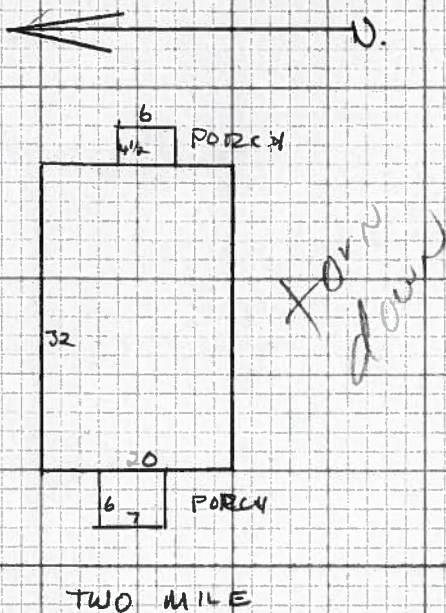
BEAUDIN
TWO MILE

01 NEIGHBORHOOD		02 OFF-SITE IMPROVEMENTS		03 TO			
01 Urban	5 Zoned	Street:	04 Asphalt/Concrete	01 Lo			
02 Suburban	06 Stable	01 None	05 Gravel/Dirt	02 Le			
03 Rural	07 Improving	02 Public Access	06 Sidewalks	03 Moderate Slope	03 Accretion		
04 Recreational	08 Declining	03 Private Access	07 Curb/Gutters	04 Steep Slope	04 Bluff Land		
90		90		05 Flood Plain	90		
06 SUBJECT DIMENSIONS		07 SITE INFORMATION		08 REMARKS			
Eft. Frontage <u>122</u>	Depth <u>122</u>	1 Location	F A G	<u>1/2 HOMESITE USE 41 AM @ .11 = 4,790</u> <u>BAL 28,615 USE @ 1 AM @ 2000 = 1,310</u> <u>* DEVELOPEMENT COST 1,500</u> <u>7,600</u>			
Other <u>72,1750' TOTAL</u>		2 Amenities	F A G				
<u>43,560 D' HOMESITE</u>		3 Landscaping	F A G				
<u>BAL 28,615 SUPPORT</u>		4 Detriments	Few Many None				
09 COMPOSITE ADJUSTMENT		10 SITE ADJUSTMENTS					
CAT	LOC	CLASS	TYPE	UNIT	QTY	COST	BASE VALUE
<u>* 1/2 DEVELOPEMENT COST DUE TO CAPIL</u>							
APPAISAL DATE: _____ APPRAISER: _____							
LAND VALUE							\$ <u>7,600</u>

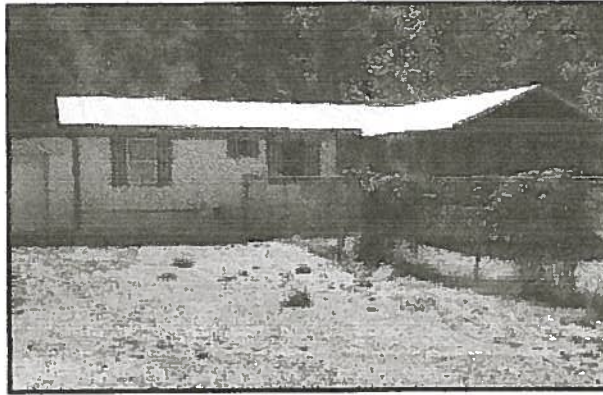
Parcel No. 01075-000-015A Code Area _____Name/Address FLOYD W. STRAND &ADOLPH R. BEAUDINBOX 231 OSBURN IDAHO 83849Legal Description OSBURN-COLLINS TRACTLOTS 15-16-17Property Address TWO MILE

Inspected By HVA Date 1-16-88
 Computed By HVA Date 1-16-88
 Certified Appraiser _____ Date _____
 Assessor _____ Date _____
 Reinspection _____ Date _____

IDAHO RESIDENTIAL PROPERTY RECORD		Sheet No. _____	
MISCELLANEOUS DATA		VALUES SUMMARY	
Class <u>2</u>	Use Code <u>211</u>	Year <u>88</u>	Year <u>87</u>
Market Grade <u>1</u>	Shape Code _____	Residence \$ <u>4,680</u>	\$ <u>3,440</u>
Year Built <u>1942</u>	Year Remodeled _____	Garage \$ _____	\$ _____
Effective Age <u>45</u>	Zoning Code _____	Carport \$ _____	\$ _____
Date Occupied _____	Photo No. _____	Other Improve. \$ <u>75</u>	\$ <u>50</u>
Prebuilt _____	Building Permit _____	Total Improve. \$ <u>4,755</u>	\$ <u>3,090</u>
Interior Inspect. _____	Under Construct. _____	Land \$ <u>7,340</u>	\$ <u>4,770</u>
YES NO		MARKET VALUE \$ <u>12,095</u>	\$ <u>7,860</u>
		PURCHASE INFORMATION	
		Price _____	Date _____
		Price _____	Date _____
		Price _____	Date _____
		Rent _____	Per _____ Date _____



NEIGHBORHOOD		OFF-SITE IMPROVEMENTS		LAND										
01 Urban	5 Zoned _____	Street: _____	04 Asphalt/Concrete	01 Lot	01									
02 Suburban	06 Stable	01 None	05 Gravel/Dirt	02 Le	02									
03 Rural	07 Improving	02 Public Access	06 Sidewalks	03 M	03									
04 Recreational	08 Declining	03 Private Access	07 Curb/Gutters	04 Steep Slope	04									
90		90		05 Flood Plain	90									
SUBJECT DIMENSIONS		SITE INFORMATION		REMARKS										
Eff. Frontage <u>132</u>	Depth <u>279.5</u>	Location F A G	USE .18 A FOR FIRST 21,780 SQ' = 3920											
Other <u>41,925 TOTAL</u>		2 Amenities F A G	DEVELOPMENT COST 3420											
		3 Landscaping F A G	TOTAL VALUE 1000											
		4 Detriments Few Many None	7340											
COMPOSITE ADJUSTMENT		SITE ADJUSTMENTS												
CAT	LOC	CLASS	TYPE	UNIT	QTY	COST	BASE VALUE	01 Location	10 Access	20 View	30 Topography	40 Width	TOTAL	EXT.
								50 Depth	60 Plottage	70 Beach	80 Corner	90	FACTOR	VALUE
APPRaisal DATE _____ APPRAISER: _____							LAND VALUE \$ <u>7340</u>							



874 Two Mile Rd, Osburn, ID 83849

List #03-7457

A CREEK RUNS THROUGH IT-AND IT'S SURROUNDED BY FOREST SERVICE LAND. NUMEROUS OUTBUILDINGS. GREAT PLACE TO LIVE OR JUST USE AS A HUNTING/CAMPING SPOT.

Agent/Agency Information

Listing Agent	Diana Witherspoon My Cell: (208) 664.0127 Mobile Phone: (208) 664.0127 Toll Free: (800) 949.3701	Listing Agency	Century 21 Beutler & Associates Office phone: 765.5554 Fax: (208) 765.5808
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Contract Information

Status	Active	Book Section	Mobile on Acreage
Property Type	Residential	Area	East (Shoshone/E Kootenai)
Begin Date	10/3/2003	Original List Price	39,500
List Price	29,500	Status Change Date	10/29/2003
Days On Market	81	Non-Agent Fee	3
Buyer Agent Fee	3	Type of Contract	Exclusive Right to Sell, Full Servi
Approved by MLS	Yes		

General Property Description

Realtor.COM Type	Residential - Mobile/Manufactured H	Style	Single Wide Mobile
Basement	No	Stories	1
Garage Type	Detached	Garage Stall	2 Cars
Total SqFt.	616	SqFt Source	Assessor/Tax Roll
Year Built	1980	New Construction	No
Lot Size	IRREG	Lot Acres	2.62
Total Bedrooms	1	Total Bathrooms	1
Lot Type 1	Residential	Lot Type 2	Creek
Occupant	Vacant		

Legal and Taxes

Legal	LTS 10,11,12,13,14,15,16 & 17 COLLINS TRACT OSBURN		
Tax Bill/Serial #	00874	Parcel Number	01075000010A
School District	Wallace - 393	Zoning	RS
Directions	I-90 TO OSBURN EXIT TL UP 2 MILE CREEK		
Taxes	669	Tax Year	2002
Taxes Reflect 1	HomeOwner's Exemption		
Subdivision	N/A		

Remarks

Book Msg 2 *** PRICE REDUCED ***

Address Information

County Shoshone