

EXHIBIT A

Krotzer Park Water Assn. (c/o Michael B. Hague, 701 E. Front St, Ste. 101, Coeur d'Alene, ID 83814)

Eric Swanson, 2817 W. Lutherhaven Rd., Coeur d'Alene, ID 83814

McTaes Assoc., c/o Steve Steven McElvain, 3055 W. Lutherhaven Rd., Coeur d'Alene, ID 83814

Mark Mussman et ux, 3097 W. Lutherhaven Rd., Coeur d'Alene, ID 83814

Thomas B. Collup, 2904 The Strand, Manhattan Beach, CA 90266-2053

Rolf Tangvald et ux, 920 W. Riverside #300, Spokane, WA 99201

Ken Johnson, 8709 15th Ave NW, Seattle, WA 98117

Peter Brancato, 39830 Irving Ct., Murrieta, CA 92563

Alan Mussman, 1215 Lake Blvd., St. Joseph, Mich. 49085

EXHIBIT B

(Description of Diversion Works)

Subject water system serves several residences, including dwelling/cabin built in 1950 on what is now Parcel #0438-000-008A. Said dwelling/cabin was moved in 1990-1991 to parcel #0438-000-023I, and is served by the same system since then.

Other residences/cabins/properties served on the system include:

- 1) Parcel #49N04W115015 (Mark Mussman et ux, [See Exhibit A])
- 2) Parcel #49N04W115005 (Al Mussman, et ux, [See Exhibit A])
- 3) Parcel #49N04W114995 (Peter Brancato, [See Exhibit A])
- 4) Parcel #49N04W114985 (McTaes Assoc., [See Exhibit A])
- 5) Parcel #49N04W114975 (McTaes Assoc., [See Exhibit A])
- 6) Parcel #0438-000-023C (Eric Swanson, [See Exhibit A])
- 7) Parcel #0438-000-023B (Rolf Tangvald, [See Exhibit A])
- 8) Parcel #0438-000-09A (Thomas B. Collup, [See Exhibit A])
- 9) Parcel #0438-000-07A (Ken Johnson, [See Exhibit A])

515 Ac

McTear Assoc

Real Taxation

#11102
DOE2 K

0-4380

Exhibit

Tom -
Cocurp

RECEIVED

JUN 02 2010

Kootenai County
Assessor

ProVal Plus

File View Property Records Administration Improvements Utilities Value Reports Help

04380000231 5403 Need to price multiple records Active Locked 537 537- Imp res rural sub

Parcels PIN | Owner | Alt-PIN | Address

2851 W LUTHERHAVEN RD
R01: H1

Parcel 0 of 1

Memos

IMP: IMPROVEMENT INFORMATION

LAND: LAND INFORMATION
Average View
Has 1/4 Int. in Waterfront parcel 0-4380-000-0

RY10: REVAL
PMW-09/09

Image

<< >>



Dwelling Information

House type: 32 Avg 2 Story <1989 Occupancy: Single family - Owner

Story configuration

Stories: 2.0 Attic: None
Split foyer/bi-level Basement: Full
Split level/tri-level Crawl: None

Extra living units
Designed: 0
Converted: 0

Quality class/grade: Avg Overall condition: AV
Year built: 1950 Pct Complete: 0
Effective year: 1975 Depreciation: 40
Year remodeled: 2000 Market RDF: 100
Sound value

Foundation
Footing: Normal for class
Walls: Formed conc

Roof
Type: Gable
Material: Comp sh heavy
Frame: Std for class
Pitch: Medium 5/12-8/12

Construction detail: Exterior Interior Rooms

Floor	Base Area	Fin Area	Rms	Baths	F	H	BRs
B	1816	1113	4	1	0	2	
1.0	1848	1848	7	1	1	2	
2.0	1542	1542	1	1	0	1	
Totals	5206	4503	12	3	1	5	

2-fix baths: 1
3-fix baths: 1
4-fix baths: 1
5-fix baths: 1
Extra fixtures: 0
Special plumbing
No plumbing

Heating: Forced hot air-propan
Cooling: None
Access: Unsurfaced driv

Save Exit

start Inbox - Microsoft Out... PaperClip32 (Kootena... ProVal Plus Manatron GRM - Hom... 3:35 PM

~~Wien Silk \$7.500~~

33-1307

CITY NO.	SUBD. NO.	BLOCK NO.	LOT & SPLIT NO.	GRANTOR	GRANTEE	REMARKS	DEED TYPE	DATE	BOOK & PAGE	SURVEY REF. NO.
				A. Line	A. Davis	1/4 int. Tax# 12,088 Add et al	W D	1/81	319/930	
				~~ALFRED S. LINN~~	~~JOHN M. MORRIS~~	~~1/2 int. in # 1890 also deeded brake~~				
				ALFRED S. LINN	JOHN M. MORRIS	BRAKE TX# 12,907 OUT OF THIS PARCEL TX# 12,908 RETAINED BUT BRAKE OUT BEING NON-CONTIGUOUS	W D	3/14/84	328/936	
				"	JAMES PATARY	DESCRIPTION ERROR NOT PROCESSED LETTER SENT	W D	4/27/84	329/931	SEE FOR
				"	"	POWER TITLE NOTIFIED 9-26-84 PROCESSED				
				"	"	ABOVE PART OF 023-D VS 236				
				MARSH ECKHARDT	MARSH ECKHARDT	DESCRIPTION ERROR NOT PROCESSED LETTER SENT	W D	1/24/80	341/771	
				"	"	REDEEMED BY MORTGAGE AS #13586 UN/ADD CHG. SEPTIC LOT #13587 (023-D) OUT OF THIS PARCEL	W D	10/15/86	346/934	
				Marsh Eckhardt	The Eckhardt Family Trust	None chg	Trust	8/26/91	122,29536	
				Eckhardt Family Trust	LEE, LEON C. & SHAR H. HKS	None ADD CHG	W D	17 NOV 93	132,93883	
				"	"	RE-RECORDED TO CORRECT ADD.	W D	17 NOV 93	132,94335	
				JAMES C. Lee et al	James & Roberta Pataky et al	NAME & ADDRESS CHANGE	"	5/13/96	144,56445	
				James Pataky et al	William Helen Pataky	(Life Estate to Grantee) None chg.	D	9/19/96	146,2570	

REAL PROPERTY VALUATION SUMMARY

Date 9-15-74

Photo No. _____

Q1 Bk. 828 Pg. 243 Rev. Stamps

Alfred J. Linn
Rt. 3, Box 363
Coos Bay, OR 97331
Krohn's Park

Tax 110257 1102 23, 6 & 7
11 49 AM

See Survey Drawing in File

RURAL LAND

DISTRICTS: Sch. _____ Hwy. _____ City. _____ Fire. _____

BUILDING & OR TYPE FULL CASH VALUE

NUMBER & CLASS	ACRES OR NO. OF LOTS	FULL CASH VALUE	14 %	15 %	16 %	17 %	18 %	19 %	20 %
1 - 3 - 32	1 A.								
2 - 4 - 33	1 G.								
3 - 5 - 34	D. A.								
4 - 6 - 35	D. G.								
5 - 7 - 36	Timb. Land								
8 - 8 - 37	Mtn. Land								
9 - 9 - 38	Stand. Timb.								
10 - 10 - 39	Rur. Sub. Div.								
11 - 11 - 40	Rec.								
12 - 12 - 41	Other R. L.								
13 - 13 - 42	Res. & Ex.								
14 - 14 - 43	Waste								
15 - 15 - 44									
TOTAL									

110257 - 45 1/2 3200 FF = 7600
CHECK 10257 - 70,000 rate 10000

URBAN LAND

NUMBER & CLASS	ACRES OR NO. OF LOTS	FULL CASH VALUE	14 %	15 %	16 %	17 %	18 %	19 %	20 %
10 - 10 - 39	Res. Lts								
10 - 11 - 40	Res. Lts								
11 - 12 - 41	Com. Lts								
11 - 13 - 42	Com. Lts								
12 - 14 - 43	Ind. Lts								
12 - 15 - 44	Ind. Lts								
TOTAL									

TOTAL FULL/ CASH VALUE	31	3,225	3,950	3,250	3,250																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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REAL PROPERTY VALUATION SUMMARY

Photo No.

Bk.

Date

Pg.

Rev. Stamps.

Robert L. Owens
Marine Rt.
City
Krotzer's Park
Lot 7

33-1307

DISTRICTS:

Water

Sch. 271

Hwy. 64

City

Fire

BUILDING &
OR TYPE

1965

1966

1967

1968

1969

1970

1971

1972

1973

1974

1975

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1990

REAL PROPERTY VALUATION SUMMARY

Date

Photo No.

Bk.

Pg.

Rev. Stamps

Robert L. Owens
Marine Rt.
City
Krotzer's Park
Lot 23 less tax #

33-1324

Date Checked

REMARKS

10-26-73
Check for dock in 73

DISTRICTS:

Water Sch 271 Hwy 1971 City 1973 Fire

BUILDING & OR TYPE	1965 INDEX	(X)	FULL CASH VALUE	1971	1973
-----------------------	---------------	-----	-----------------	------	------

3-4 Range 2800 10 2800 2800 3200

Stock - 2800 850 10 350 350 350

Hand only 250 10 480 480 250 150

Three Acre 350 350 350

TOTAL

URBAN LAND

NUMBER & CLASS	NO.	FULL CASH VALUE	ASSESSED VALUES, RATIO & YEAR
-------------------	-----	--------------------	-------------------------------

15 - 16 - 44	Bus. Lot		
16 - 16 - 45	Acreage		
16 - 17 - 46	Res. Lot		
16 - 18 - 47	Acreage		
16A - 19 - 48	Res. Lands		

RURAL LAND

NUMBER & CLASS	ACRES	FULL CASH VALUE	ASSESSED VALUES, RATIO & YEAR
-------------------	-------	--------------------	-------------------------------

1 - 3 - 32	I. A.		
3 - 4 - 33	S. I. A.		
4 - 5 - 34	I. G.		
5 - 6 - 35	NIA (DA)		
6 - 7 - 36	D. G.		
7 - 8 - 37	S. I. G.		
8 - 9 - 38	T. Id		
10 - 10 - 39	Min. L.		
11 - 11 - 40	Sub. Tr.		
11 - 12 - 41	Sub. Lots		
13 - 13 - 42	S. Trimb.		
14 - 14 - 43	Res. & Bas.		

Waste

ASSESSED VALUE

632

519

538

593

632

TOTAL

632

519

538

593

632

632

519

538

593

632

OUTBUILDINGS

Owner Robert L. Owens Location Kraker's Park County Kotenai
 Address Lot 23
 City & State _____ Sheet _____ of _____

Type of Building	Year Constr.	Age	Area	Per.	Gr.	Units	Cost	Total
Garage Shed	1957		1353'	148'				
Foundation	Conc.					148'	3.75	555.
Exterior Walls	Conc Blk					1338'	1.17	1558.
Wall Height	9 ft. & Walls open or abutting							
1st Floor	Conc					1353'	.50	677.
2nd Floor	0							
Floor Finish	0					120'	19.25	53.
Int. Wall Constr.	% 2x10-24c Ply Gld. 8x41 (8x15'2x4-24T41)					328'	52.25	187.
Ceiling	50 % Comp.					677'	14	95.
Electrical	25-110 1-220					25'	15	413.
Plumbing	0							
Heating	Gas a head furnace (Est. 1 str. at 25,000 Btu.)					1353'		320.
Windows	10-2'x6' wd. 5x10' 12-4'x5' exd. wd.					142'	2.38	333.
Doors	2-6'x8' wd. 50d 3-wood hng.					40'	1.45	58.
Roof	Shed 2x12-24c groy. Blk up.					1353'	82.2621	1137.

Base Rate

Appraised	1971	By	Structure Grade A B C D	70 %	3756.
Computed		By	Area Adjustment Factor	%	
Reviewed		By	Depreciation Factor	~80 %	3000
Constr. Cost		Market Value on	19		

Type of Building	Year Constr.	Age	Area	Per.	Gr.	Units	Cost	Total
Misc. Shed			96'	40'				
Foundation	wood blk.					40'	.55	22.
Exterior Walls	2x4-16c Drop siding					500'	23.50	234.
Wall Height	8 ft. & Walls open or abutting							
1st Floor	2x4-16c SATG.					96'	19.25	412.
2nd Floor	0							
Floor Finish	0							
Int. Wall Constr.	% 1-8'x8' 2x4-16c SATG. 2x12-24c					64'	.20	13.
Ceiling	% 0							
Electrical	5-110					5	15	75.
Plumbing	1-1/2" 1 cold							316.
Heating	0							
Windows	1-3x3 Ex. 1. 1wd					90'	2.44	22.
Doors	wd hng.							
Roof	Shed 2x4-16c SATG. Rk					99'	24.209	58.

Base Rate

Appraised	1-19-71	By	Structure Grade A B C D	70 %	547.
Computed	1-2-73	By	Area Adjustment Factor	%	
Reviewed		By	Depreciation Factor	~64 %	350
Constr. Cost		Market Value on	19		

REMARKS:-

8

S.W. 1/4 Sec. 11 Twp. 49N. R. 4 W.B.M. (49N04W-11-)

SEE NW 1/4

Gov't. Lot 5

23.25

#0099

#5051

#4187

#1717

#1718

#1719

#1720

#1734

Boundary per Mettel Survey

#1985

23.75

Boundary per description
of survey with survey data

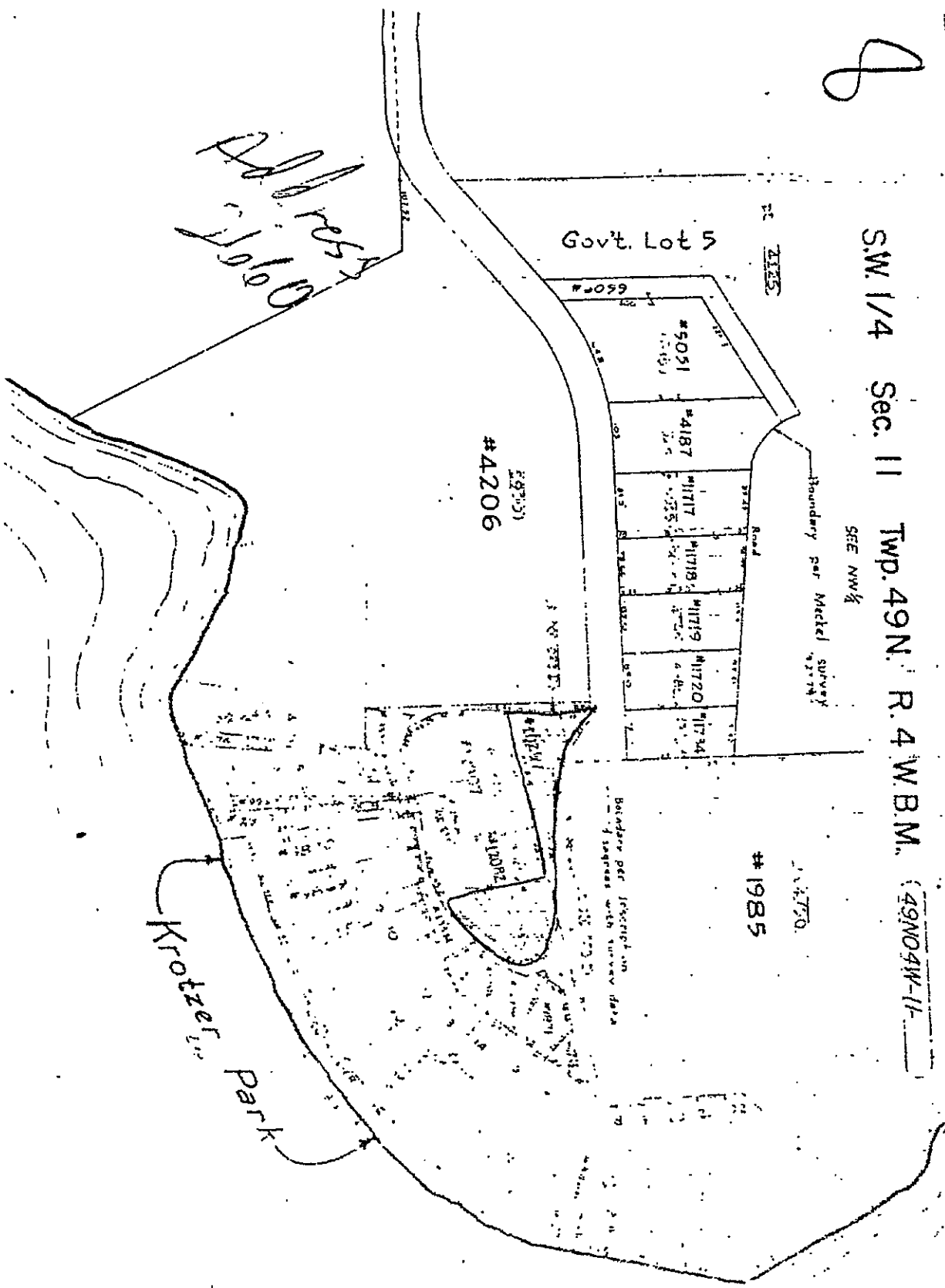
#4206

23.00

3 NO 335.0

Add rest
7060

Krotzel Park



APPRAISAL SUMMARY

YEAR	
DWELLING	
GARAGE	
OTHER IMPROVEMENTS	
TOTAL IMPROVEMENTS	
PERSONAL PROPERTY	
LAND VALUE	
TOTAL VALUE	

177639

177639

0-4380-000-023-1



HAGUE, MICHAEL B ETUX
2690 LUTHERHAVEN RD
COEUR D'ALENE, ID 83814

11 49N-04W 031-000
KROTZER'S PARK, TAX #14671

Date checked	Remarks
--------------	---------

5/24/91 Q.M.C. 854. FLAG "B" Fall 1991	
19/11/91 Q.M.C. House moved to this Parcel From 0-4380-000-008-A	
8/24/92 Q.M.C. House moved to this Parcel From 0-4380-000-008-A	
4-29-97-R	

Change Entry	C	E	C	E	C	E
Name						
Address	V.C. 12-17-90	2-90 80	V.C. 1-23-91	1-24-91 80		
Legal	1-					
Cat. Value						
Base						

SITE DATA

LAND USE General ZONING _____
Size Irregular Area: 12.1632 ± or _____
FF _____ ON _____ .290 Ac.
Calculated by: TRAV.
Date 12-17-90 Initials V.C.

Location	P A G E
Amenities	P A G E
Landscaping	P A G E

TOPOGRAPHY	
Level	☒
Sloping	☐
Above Grade	☐
Below Grade	☐
Rolling	☐
Hilly	☐
Waterfront	☐

NEIGHBORHOOD	
Improving	
Static	
Declining	
Blighted Area	
Rural	

STREET OR ROAD	
Paved	
Gravel	
Dirt	
Sidewalks	
Curb & Gutter	
Driveway	

UTILITIES			
Water	System	Well	
Gas -	Natural	Liquified	
Elec. -	Overhead	Underground	
Sewer -	System	Septic	Storm

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

[illegible]

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

Remarks: Book. 25 V.L. A. pg 15 CM

No. 18269

PROPERTY ID : 0-4380-000-023-E

Phone: (208) 667-1518

Owner : PATAKY, ROBERTA
Address: 1110 IRONWOOD DR, CDA 83814

Serial : 153351 Plan: 12383
Parcel #: 0-4380-000-023-E
Legal : KROTZER PARK, TAX #12907 EX TAX #

Date: 12-26-1990

S 11 T 49N R 04W

Contractor: PETERS CONSTRUCTION

Phone: (208) 772-3712

Address: P O BOX 924, HAYDEN LAKE, 83835

Job Add: ROAD RENAMING REQ FOR ADDRESS/DR

Directs: TURN LEFT AT MICA GRANGE GO TO LUTHERHAVEN TAKE SHARP LF AT
BOTTOM OF HILL FOLLOW TO LAKE SIDE LOOK FOR PETERS CNST SIGN

Value : 4,292 Permit: 72 Plan Chk: Total: 72
Size : 862 SF FOUNDATION FOR SINGLE-STORY CABIN (MOVED FM ACROSS STREET)
OCC Typ: 14 FOUNDATION ONLY OCC Group: R3 OCC Load:
Constrc: VN NWEC:
Zoning: RK Health:

Comment: .652 ACRES SEE #18270 (MOVING PERMIT) ISSUED TO PARENT
PARCEL (CURRENTLY ADDRESSED: W 2690 LUTHERHAVEN ROAD 83814)

RECEIVED JAN 6 1991

0-4380-000-008-A

BUILDING PERMIT

CALL FOR INSPECTIONS 664-8237

KOOTENAI CO., IDAHO

No: **N9 14522** Plan: **6978** Date: **12-2-86**
Owner: **HAGUE, DENNY** Phone: **664-3013**
Address: **901 N. 19TH** City: **COEUR D'ALENE, ID 83814**
Sec: **11** TWP: **49** RG: **4** Legal: **A PORTION OF LOTS 8, 9, & 23 KROTZER PARK**
Contractor: **GREG SARBER** Phone #: _____
Address/City: **1032 1ST STREET, COEUR D'ALENE, ID**
Job Address: **W. 2630 LUTHERHAVEN ROAD**
Directions: **HWY 95 SOUTH TO MICA GRANGE-EAST TO LUTHERHAVEN TO BOTTOM OF HILL-LEFT THEN EAST 1/4 MILE-RIGHT AT TOP OF HILL**
Value: **~~\$9968~~ 25,000** Permit: **~~\$116~~ 252** Plan Chk: _____ Total: **~~\$116~~ 252**
Size: **168 SF**
OCC Type: **REMODEL/LOFT & ENCLOSE DECK** OCC Group: **R3** OCC Load: **10**
Constr Type: **VN**
Zoning: **RR** Health: _____
Comments: **WORLEY HWY DIST**

0-4380-000-023-1

PANHANDLE HEALTH DISTRICT I
APPLICATION AND PERMIT FOR ON-SITE SEWAGE SYSTEM

531

INDIVIDUAL SEWAGE DISPOSAL SITE EVALUATION

Paid: Cash _____ Check ☒ No Fee _____

Fee \$125
Date 12/19/90
Site Eval. # _____

For (name) ROBERTA PATAKY

Legal description of property 90°54' OF TAX # 12907 LESS TAX # 15

Location 1/2 mile EAST OF LUTHERBARK

Size of lot 90°54' ft. x 157.54 ft.

Applicant's signature _____

Mailing Address: _____

Applicant is: Owner ☒ Other _____

Phone: 667 1518

SITE EVALUATION

Testhole #1 0-12" LOAM

Testhole #2 _____

12"-72" BASALT FRAGMENTS

Testhole #3 _____

LOAM + SAND.

Testhole #4 _____

Remarks: Approved for an inground sand filter at the north end of the lot.

Valid for one year from date: Dec 19, 1990

By: Anthony Davis
Environmental Health Specialist

RECEIVED

JAN 15 1991

KOOTENAI COUNTY
ASSESSOR

EXCESSIVE POROSITY INDIVIDUAL SEWAGE DISPOSAL INSTALLATION PERMIT

INDIVIDUAL SEWAGE DISPOSAL PERMIT

Permit # 4486

Fee: 125
Date: 12-19-90

PLOT PLAN ATTACHED (show house, other buildings, etc.)

No. of Living Units 1 Bedrooms 4 Baths _____ Sq. Ft. _____ No. of People _____

Septic Tank: 1000 Gallons, Distance to dwelling foundation: 5 ft. min.

Well: 50 ft. min. Water Line: 10 ft. min. Public Water Line 25 ft. min. Surface Water 50 ft. min.

Type of tank: Cement ☒ Other _____

Disposal area: Drainfield _____ Ab. Bed _____ Other ☒

Dimensions 10' x 30' absorption bed in 14' x 34' in

Component separations: Property lines 5 ft. min./Dwelling foundation 20 ft. min./Well 100 ft. min./Surface water 300 ft. min./Neighbor's well 100 ft. min./Septic tank 6 ft. min./Water service lines 25 ft. min./Water suction line 100 ft. min./GROUND SAND FILTER

Remarks and/or conditions: DO NOT DISTURB OTHER DRAIN FIELDS IMMEDIATELY NORTH OF SAND FILTER SITE, REESTABLISH ORIGINAL GRADE TO FACILITATE DRAINAGE. 75#18269 12/19/90

I understand that this permit is non-transferable and is valid for 1 year from date of application. Drainfield must not exceed 4 feet in depth.

Applicant's Signature Peter Gust Mike Peters Phone 772 3712

Mailing address: _____

Plot plan submitted 12/19/90 Approved 12/19/90 Not approved: _____

Permit issued by Anthony Davis Environmental Health Specialist

THIS OFFICE MUST BE NOTIFIED FOR FINAL INSPECTION 24 HOURS BEFORE COVERING SYSTEM

Inspection: System covered: _____ Approved: _____ Not approved: _____

Inspected by _____ Installed by _____

Remarks _____ Date: _____

Parcel No. 0-4380-000-000-000 Code Area 031

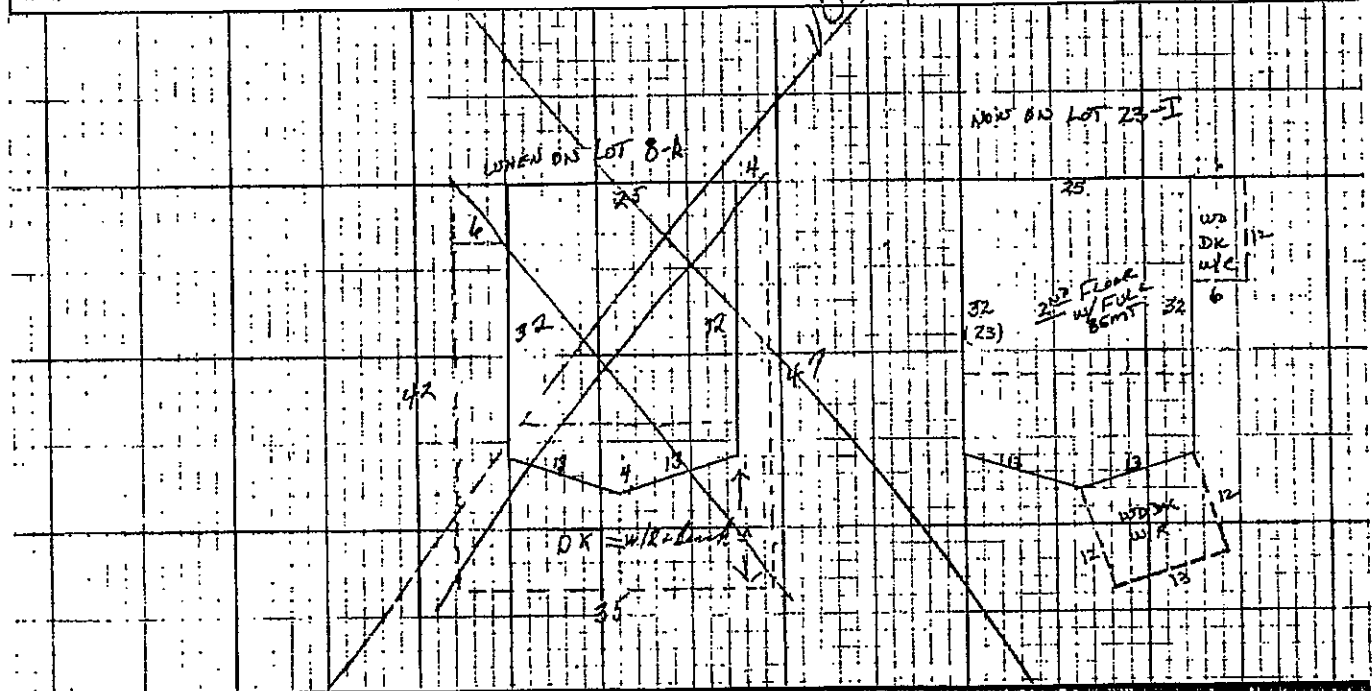
Name/Address Vague, Dennis
MICHAEL

Legal Description Kentwood Park
Tr # 9869 in Bl. 8, 9 & 25
11-49-4

Property Address _____

Inspected By HR Date 8-20-87
Computed By HR Date 7-21-87
Certified Appraiser _____ Date _____
Assessor _____ Date _____
Reinspection _____ Date _____

IDAHO RESIDENTIAL PROPERTY RECORD		Sheet No. _____
MISCELLANEOUS DATA		VALUES SUMMARY
Class <u>54</u>	Use Code <u>2114</u>	Residence \$ <u>39,951</u>
Market Grade <u>95</u>	Shape Code <u>8</u>	Garage \$ _____
Year Built <u>50</u>	Year Renovated <u>1987</u>	Carport \$ _____
Effective Age _____	Zoning Code _____	Other Improve. \$ _____
Date Occupied _____	Prebuilt ☒	Total Improve. \$ _____
	Building Permit ☒	Land \$ _____
	Interior Inspect. ☒	MARKET VALUE \$ _____
	Under Construct. ☒	
	Photo No. _____	
PURCHASE INFORMATION		
Price _____		Date _____
Price _____		Date _____
Price _____		Date _____
Rent _____		Per _____
		Date _____



LAND INFORMATION														
01 NEIGHBORHOOD		02 OFF-SITE IMPROVEMENTS		03 TOPOGRAPHY		04 WATER FRONT PROPERTY		05 ON-SITE UTILITIES						
01 Urban	5 Zoned	01 Street	04 Asphalt/Concrete	01 Low	01 Lake	6 Beach	01 Electricity	05 Public Water						
02 Suburban	06 Stable	01 None	05 Gravel/Dirt	02 Level	02 River/Creek	None P F A G E	02 Gas	06 Private Well						
03 Rural	07 Improving	02 Public Access	06 Sidewalks	03 Moderate Slope	03 Accretion	7 Grade	03 Underground Elect/Telephone	07 Public Sewer						
04 Recreational	08 Declining	03 Private Access	07 Curb/Gutters	04 Steep Slope	04 Bluff Land	P F A G E	04 Cable TV	08 Septic System						
90		90		90	05 Flood Plain	90	90							
06 SUBJECT DIMENSIONS				07 SITE INFORMATION				08 REMARKS						
Eli. Frontage _____ Depth _____				1 Location F A G										
Other _____				2 Amenities F A G										
				3 Landscaping F A G										
				4 Detriments Few Many None										
09 COMPOSITE ADJUSTMENT					10 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 Plotage	70 Beach	80 Corner	90	FACTOR	VALUE
APPRaiser _____ APPRAISAL DATE _____										LAND VALUE \$ _____				

Parcel No. 0-4380-000-008-A Code Area 031-000

Name/Address Haugue Dennis
701 N 19th St

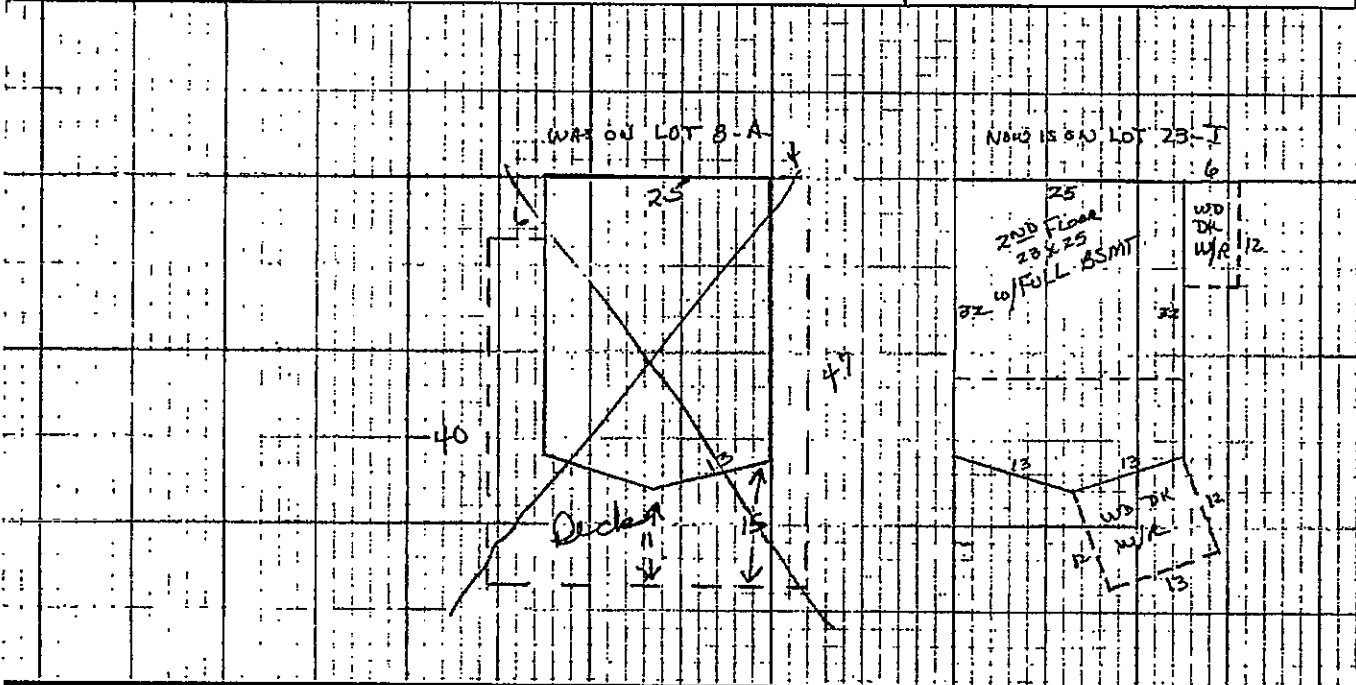
CDA Id 83814

Legal Description Krotzow's Park, 1st
7869 in Lot 8, 9 + 23
114478 11-49-4

Property Address _____

Inspected By OM Date 20 June 92
Computed By _____ Date _____
Certified Appraiser _____ Date _____
Assessor _____ Date _____
Reinspection _____ Date _____

IDAHO RESIDENTIAL PROPERTY RECORD		Sheet No. _____
MISCELLANEOUS DATA		VALUES SUMMARY
Class <u>4</u>	Use Code <u>414</u>	YEAR <u>1989</u> YEAR _____
Market Grade <u>92070</u>	Shape Code <u>B</u>	Residence \$ <u>43003</u> \$ _____
Year Built <u>1950</u>	Year Remodeled <u>1987</u>	Garage \$ _____ \$ _____
Effective Age _____	Zoning Code _____	Carport \$ _____ \$ _____
Date Occupied _____	Prebuilt ☐	Other Improve. \$ _____ \$ _____
	Building Permit ☐	Total Improve. \$ _____ \$ _____
	Interior Inspect. ☐	Land \$ _____ \$ _____
	Under Construct. ☐	MARKET VALUE \$ _____ \$ _____
	Photo No. _____	
PURCHASE INFORMATION		
Price <u>LAND 25,000</u>		Date <u>1-91</u>
Price _____		Date _____
Price _____		Date _____
Rent _____		Per. _____
		Date _____



LAND INFORMATION														
01 NEIGHBORHOOD		02 OFF-SITE IMPROVEMENTS		03 TOPOGRAPHY		04 WATER FRONT PROPERTY		05 ON-SITE UTILITIES						
01 Urban	05 Zoned	01 Street	04 Asphalt/Concrete	01 Low	01 Lake	06 Beach	01 Electricity	05 Public Water						
02 Suburban	06 Stable	01 None	05 Gravel/Dirt	02 Level	02 River/Creek	None P F A G E	02 Gas	06 Private Well						
03 Rural	07 Improving	02 Public Access	06 Sidewalks	03 Moderate Slope	03 Accretion	7 Grade	03 Underground Elect/telephone	07 Public Sewer						
04 Recreational	08 Declining	03 Private Access	07 Curb/Gutters	04 Steep Slope	04 Bluff Land	P F A G E	04 Cable TV	08 Septic System						
90		90		90	05 Flood Plain	90	90							
06 SUBJECT DIMENSIONS		07 SITE INFORMATION		08 REMARKS										
Eff Frontage _____ Depth _____		1 Location F A G												
Other _____		2 Amenities F A G												
		3 Landscaping F A G												
		4 Detriments Few Many None												
09 COMPOSITE ADJUSTMENT				10 SITE ADJUSTMENTS										
CAT	LOC	CLASS	TYPE	UNIT	QTY	COST	BASE VALUE	01 Location	10 Access	20 View	30 Topography	40 Width	TOTAL FACTOR	EXT. VALUE
								50 Depth	60 Plottage	70 Beach	80 Corner	90		
APPRaiser _____								APPRaisal DATE: _____						
								LAND VALUE \$ _____						

SITE DATA

Year of Valuation:

~~1977~~
1985
1989

Land Use:

Zoning:

Size:

Area:

FF ~~69.060~~ ON CDA Lake 15,786 ~~sq~~ OR
72'

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~~ Well <u>1/2 MI</u>
Gas -	Natural ~~Liquidified~~
Electrical -	~~Overhead~~ Underground
Sewer -	System ~~Sanitary~~ 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	FF	Net Value
~~#15 RSD-000~~	~~100~~	~~0.001~~	~~20000~~	~~20000~~	~~20000~~
15	1W143	.001	500/FF	69.06	34,530

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

LAND VALUE
\$12,400

REMARKS:

15) 69.06 x 225 = 15,538

Place Picture Here