

Caroline A. Christmann
26179 Dudley Rd.
Cataldo, ID 83810

October 9, 2010

To Whom It May Concern:

Property located:

Lots 1 and 2 and the SE1/4NE1/4 of Section 10 and Lot 4 of Section 11, all in Township 48 North, Range 1 West of the Boise Meridian in Kootenai County, Idaho

Said property was purchased May 24, 1969 from Jay V. Duerden and Leone Duerden by Arthur J. Christmann and Caroline A. Christmann.

Claim of Water right.

At the time of purchase there were 4 existing springs on the property, one of which was developed in May of 1972 as the primary water source for domestic, irrigation, and livestock use.

The other 3 were primarily used for livestock use, with the drainage ditch developed in 1976 to help drain the field and to water livestock.

A well was drilled in 7/9/2000 to be used as the primary water source for domestic, irrigation, and livestock use, giving the property a better water supply.

Sincerely,

Caroline A. Christmann

Caroline A. Christmann

Parcel No. 48N01W-11-3200 Code Area 042-000 Run 07 3300 P.R. owner 2-12-99 RP

Name/Address Christmann, Arthur J.

Box 101

Kingston ID. 83839

Legal Description

Lt. 4 11-48N-01W

Property Address

Inspected By JW REH Date 4-6-90

Computed By JW 1-16-91 Date 4-9-90

Certified Appraiser JW REH Date

Assessor JW REH Date

Reinspection Date

IDAHO RESIDENTIAL PROPERTY RECORD

Sheet No.

MISCELLANEOUS DATA

Class 3
Use Code J.F.R.
Market Grade 3
Shape Code A
Year Built 1971
Year Remodeled
Effective Age 20 yr.
Zoning Code
Date Occupied

YES	NO

Prebuilt
Building Permit
Interior Inspect.
Under Construct.
Photo No.

VALUES SUMMARY

YEAR	1990	YEAR
Residence	\$ <u>48622</u>	\$
Garage	\$ <u>4007</u>	\$
Carport	\$ <u>52629</u>	\$
Other Improve.	\$ <u>4588</u>	\$
Total Improve.	\$ <u>57217</u>	\$
Land	\$ <u>28359</u>	\$
MARKET VALUE	\$ <u>85576</u>	\$

PURCHASE INFORMATION

Price		Date	
Price		Date	
Price		Date	
Rent		Per	

LAND INFORMATION														
01 NEIGHBORHOOD		02 OFF-SITE IMPROVEMENTS			03 TOPOGRAPHY		04 WATER FRONT PROPERTY		05 ON-SITE UTILITIES					
01 Urban	5 Zoned	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								
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		
APPAISER							APPAISAL DATE							
							LAND VALUE							

CHRISTMANN, C. POD PIN 48N01W-11-3200

