

LN04W092200

LINN FAMILY TRUST

5278 W MICA SHORE RD

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
49N04W092200
Parent Parcel Number

OWNERSHIP
LINN FAMILY TRUST
12512 GARDNER RD
CHENEY, WA 99004

Tax ID 187033

TRANSFER OF OWNERSHIP

Printed 05/24/2010 Card No. 1

of 1

TX #10099, TX #15574 [IN SE-NE]
09 49N 04W

Property Address
5278 W MICA SHORE RD

Neighborhood
5030 CDA LAKE-W SIDE-9-11,15,16 49-

Property Class
534 Imp res rural tract
TAXING DISTRICT INFORMATION

Jurisdiction 28

Area 001

District 249000

VALUATION RECORD

Assessment Year	01/01/2006	01/01/2007	01/01/2007	01/01/2008	01/01/2009	01/01/2010	01/01/2010
Reason for Change							
VALUATION	L	Reval/MktAdj	Reval/MktAdj	Correction	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj
Market Value	B	890940	980114	980114	111935	111935	1000741
	T	72412	63600	63600	32880	30990	4680
		963352	1043714	1043714	1144815	1142925	1005421

LAND DATA AND CALCULATIONS

Street or Road:	Proposed	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Neighborhood:	Static	Soil ID	-or- Actual	-or- Effective	120	Depth Factor	-or- Square Feet	Rate	Rate	Value
Zoning:	Land Type	Frontage	Frontage	Depth	Depth	Square Feet	Rate	Rate	Value	Value
Legal Acres:	1 WF Homestead	100.0	100.0	100.0	1.00	8550.00	8550.00	855000	-108	855000
1.3850	2 WF Vacant Non-Buildable	66.6	0.0	100.0	1.00	2430.00	2430.00	161935 F		145741
	3 Timberland	T1	0.6160		1.00	586.00	586.00	361		361

IMPROVEMENT INFORMATION
SEH-09/09:HI demo'd-New HI under construction.
LAND: LAND INFORMATION

Supplemental Cards
MEASURED ACREAGE

1.9210

Supplemental Cards
TRUE TAX VALUE

1001102

REVAL
SEH-12/07

2: AG/TIMBER INFORMATION
SKH-03/06F, Process 06 per 1993 app & plan linn, qualified
per cont. to 137864.

Supplemental Cards
TOTAL LAND VALUE

855361

49N04W092200

49N04W-09-2200
PIN 48N05W-27-4600



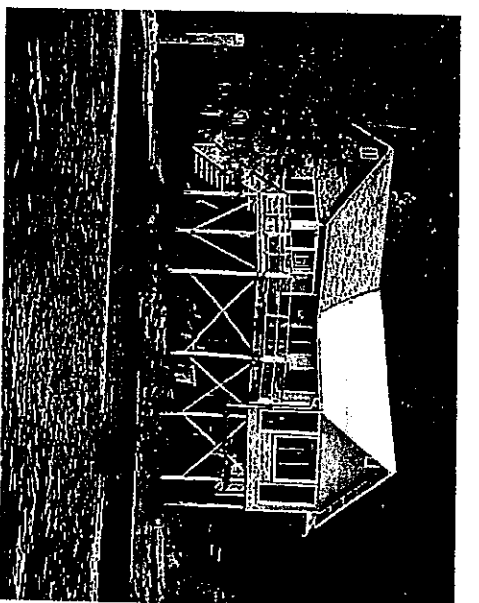
49N04W-09-2200

PHYSICAL CHARACTERISTICS

IMPROVEMENT DATA

49N04W092200 Property Class: 534
5278 W MICA SHORE RD

01
SHED GP 12X12



02
DOCK 8X54

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Story Hgt	Const Type	Year Grade	Year Eff	Base Const	Feat- Year	Adj~ ures	Size or Rate	Computed Area	PhysObsol Value	Market Depr	% Depr	Comp	Value		
02:GANGWAY PILINGS	1472 0	01 02	SHEDGP BOATD	8.00 0.00	1	Low Avg	1928 1970	1928 1970	PR PR	11.03 26.00	N Y	7.17 26.00	12x 12 8x 54	1030 12700	78 65	0 0	100 100	100 100	230 4450

Data Collector/Date
SEH 09/15/2009

Appraiser/Date
SEH 09/17/2009

Neighborhood
Neigh 5030 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

4680

004460M40N6H

Parcel No. 49-0044-09-3150 Code Area 081

Name/Address Lina, Alfred S. Stuy
1525 S. Silver Lake Blvd
CD's

Legal Description Tr. # 10099
9-49-4W

IDAHO RESIDENTIAL PROPERTY RECORD

SHEET NO.

MISCELLANEOUS DATA

CLASS 3
USE CODE 01
MARKET GRADE 50
SHAPE CODE 8
YEAR BUILT 28
YEAR REMODELED 38
EFFECTIVE AGE
ZONING CODE
DATE OCCUPIED

VALUES SUMMARY

YEAR 75 YEAR 1989

RESIDENCE \$ 15,248 \$ 14,599
GARAGE \$ 54 \$ 919
CARPORT \$ DK-1 \$ 1181
OTHER IMPROVE. \$ 496 \$ 3189
TOTAL IMPROVE. \$ 19,744 \$ 19,888
LAND \$ 13,291.2
MARKET VALUE \$ 152,800

PREBUILT
BUILDING PERMIT
INTERIOR INSPECT.
UNDER CONSTRUCT
% COMPLETE
PHOTO NO.

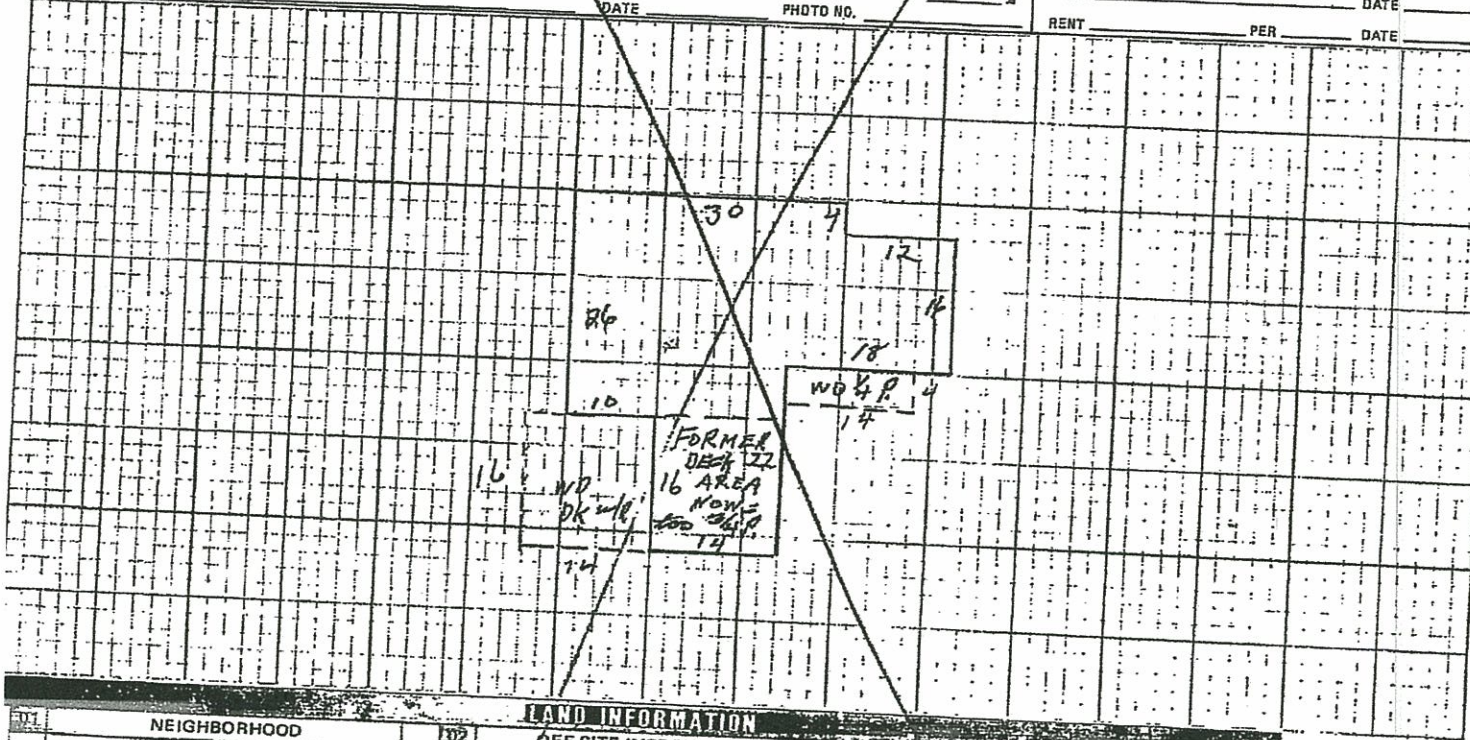
PURCHASE INFORMATION

PRICE
DATE
PRICE
DATE
PRICE
DATE
RENT PER DATE

Property Address

INSPECTED BY BB
COMPUTED BY BB
CERTIFIED APPRAISER
ASSESSOR
REINSPECTION

DATE 8/1/85
DATE 8/1/85
DATE
DATE
DATE



NEIGHBORHOOD

1 URBAN
2 SUBURBAN
3 RURAL
4 RECREATIONAL
PROPERTY VALUES:
5 STABLE
6 IMPROVING
7 DECLINING

LAND INFORMATION

OFF-SITE IMPROVEMENTS

STREET:
2 NONE
3 PUBLIC ACCESS
4 PRIVATE ACCESS
5 ASPHALT/CONCRETE
6 GRAVEL/DIRT
7 SIDEWALKS
8 CURB/GUTTERS

SITE ADJUSTMENTS

1 Location
2 Access
3 View
4 Topography
5 Width
6 Depth
7 Protrusion
8 Beach
TOTAL FACTOR: %

MARKET DATA

Std. Unit
COMPARABLES: \$

WATER FRONT PROPERTY

1 LAKE
2 RIVER/CREEK
3 ACCRETION
4 BLUFF LAND
5 FLOOD PLAIN
6 BEACH:
None P F A G E
7 GRADE:
P F A G E

SUBJECT DIMENSIONS

Eff. Frontage
Depth
Other

COMPOSITE ADJUSTMENT

Front Foot LF X \$ = \$
Square Foot SQ X \$ = \$
Acres/Size A X \$ = \$
TOTAL FACTOR %
Other \$

LAND VALUE

\$

REMARKS

REAL PROPERTY VALUATION SUMMARY

Photo No. _____

Blk. 277

Date 7/5/92

Pg. 6480

Rev. Stamp _____

Michael S. Golden
Old Port Spok. 245 Spok. Falls Blvd
Spokane, WA 99201
Tax #10099 9 49 4W

Date Checked _____

REMARKS

RURAL LAND

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

NUMBER & CLASS	ACRES OR NO. OF LOTS	FULL CASH VALUE	ASSESSED VALUE, RATIO & YEAR
1 - 3 - 32	1 A.		% 17 % 12/92 %
2 - 4 - 33	1 G.		% 100 % 10/92 %
3 - 5 - 34	D. A.		
4 - 6 - 35	D. G.		
5 - 7 - 36	Trnk. Land		
8 - 8 - 37	Mile Land		
9 - 9 - 38	Stand Trnk.		
13 - 16 - 45	Rec. Sub. Div.		
14 - 17 - 46	Rec.		
14 - 18 - 47	Other R. L.	28995	
14 - 19 - 48	Rec. Sub. Div.	5227	
TOTAL	Write		

URBAN LAND

NUMBER & CLASS	ACRES OR NO. OF LOTS	FULL CASH VALUE	ASSESSED VALUE, RATIO & YEAR
10 - 10 - 39	Rec. Lot		% % % %
10 - 11 - 40	Rec. Lot		
11 - 12 - 41	Com. Lot		
11 - 13 - 42	Com. Lot		
12 - 14 - 43	Ind. Lot		
12 - 15 - 44	Ind. Lot		
TOTAL			

BUILDING & OR TYPE	FULL CASH VALUE	ASSESSED VALUE, RATIO & YEAR
1 - 2 - 3	1977 1028	% 17 % 12/92 %
4 - 5 - 6	5200 2150	% 100 % 10/92 %
7 - 8 - 9	100 100	
10 - 11 - 12	500 500	
TOTAL		

49N04W092200

Photo No.

Date

REAL PROPERTY VALUATION SUMMARY

Robert B. Henderson
2221 South Garfield Rd.
Spokane, Wa. 99203

33-3499

W-1-NE-NE-NE
Tax #4154
1988 Tax #

9 49 48

Date Checked

Pg.

REMARKS

Rev. Stamps

DISTRICTS:

Water

Sch.

Hwy.

City

Fire

BUILDING &
OR TYPE

FULL CASH VALUE

NUMBER
&
CLASS

ACRES
OR
No. OF
LOTS

FULL
CASH
VALUE

RURAL LAND

ASSESSED VALUE, RATIO & YEAR

%

URBAN LAND

NUMBER
&
CLASS

ACRES
OR
No. OF
LOTS

FULL
CASH
VALUE

ASSESSED VALUE, RATIO & YEAR

%

TOTAL FULL
CASH VALUE

RATIO

ASSESSED
VALUE

00266040N6H

[illegible]

POZEBOMYONBY

**Kootenai County
Property Information**



Pioneer Title Co.

GOING BEYOND

100 Wallace Ave. Coeur d'Alene, ID 83814
Tel: (208)664-8254 Fax: (208)664-9479

Property Address: 5278 W MICA SHORE RD COEUR D ALENE

Owner Information

Name: LINN FAMILY TRUST
Address: 12512 GARDNER RD
City State ZIP: CHENEY WA 99004

Assessor Information

Property ID #: 49N04W092200
Tax ID #: 187033
Section: 49N04W09
Instrument: 1874641
TCA Code: 249000
Legal Description: TX #10099, TX #15574 [IN SE-NE]
Property Class: 534 - Imp res rural tract
Neighborhood Code: 5030
Front Feet: 167
Acres: 1.305

Assessments

Year	Description	Value	Code
2007	Land Assessed Value	\$817,173	LA
2007	Improvement Assessed value	\$63,600	IA
2007	Parcel Mkt Value	\$880,773	TAX
2007	Land Use Value	\$373	LU
2007	Net Taxable value	\$880,773	NetTax

Land Information

Land Description 1: Timberland - 61
Land Description 2: WF Homesite - 90
Land Description 3:

Platted: P

Sewer Avail.:

Water Avail.:

Electric: Y

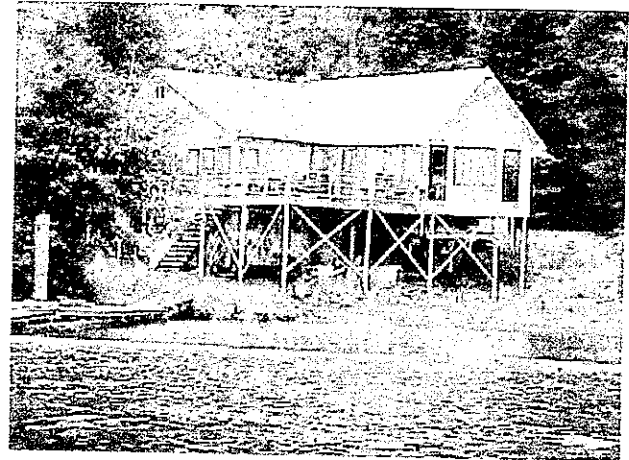
Gas:

Waterfront: COEUR D ALENE

Tax Districts

School District: 271
Hwy. District: 4
Fire District: Mica Kidd Island
Water District:
Sewer District:
Flood:

Property Picture



Improvement Information

Improvement Type: DWELL
Year Built: 1928
Stories: 1
Heat: No heat-wood stove/insert
Central Air: No
Foundation: Formed conc
Construction Type:
Total Sq. Ft.: 2,096
Finished Sq. Ft.: 1,160

Improvements by Floor

Dwl	Ext	Fir	BR	Bath	Full Bath	Half Bath	LR	DR	GR	Kit	Den	Oth	Base Area	Fin. Area
1	R01	1.0	2	1	0	1	1	1	0	1	0	0	1,160	1,160
1	R01	B	0	0	0	0	0	0	0	0	0	1	936	0

Value Details

Dwl	Ext	Type	Category	Value
1	R01	DWELL	31 Res imp on 10	\$61,840
0	R01	BOATD	31 Res imp on 10	\$1,480
0	R01	SHEDGP	31 Res imp on 10	\$280
	L00		10 Homesite	\$816,800
	L00		06 Prod forest	\$163,314
2	L00		06 Prod forest	\$373

GEA 5,30

Sheet No. ____ of ____

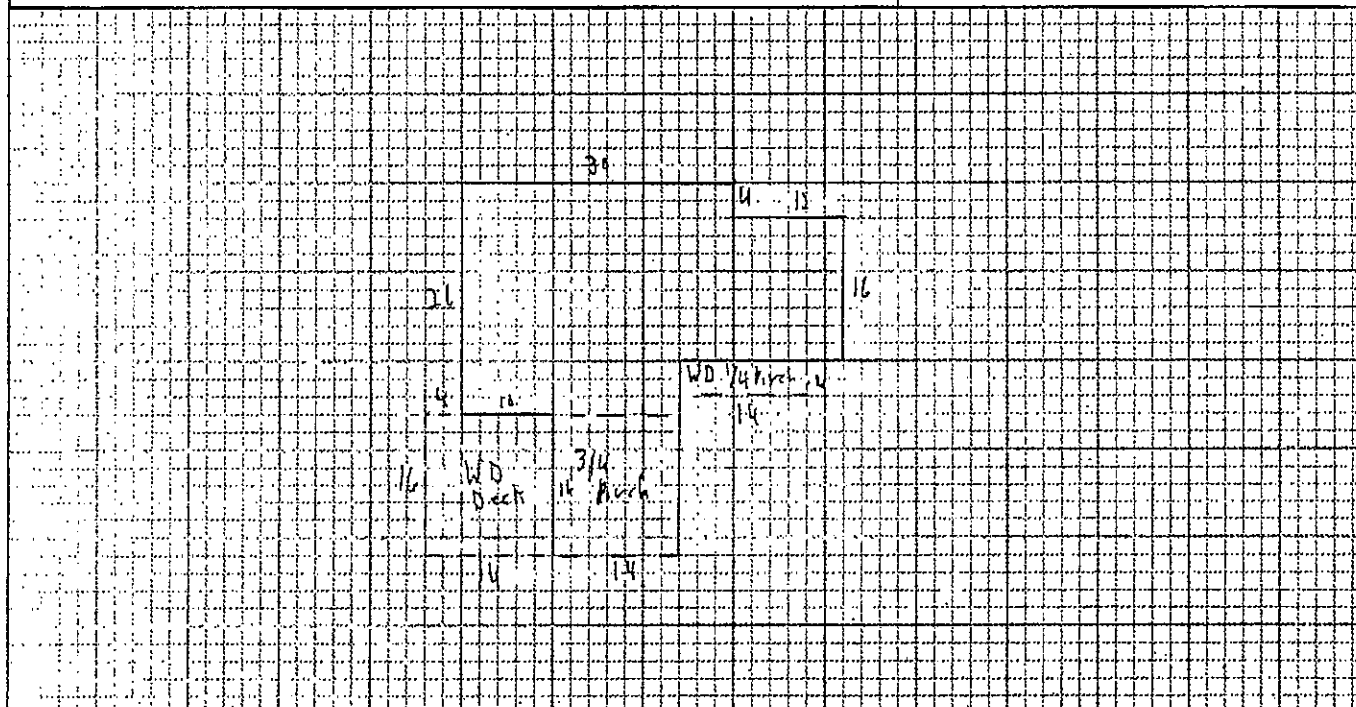
VALUES SUMMARY

	YEAR 1997	YEAR
Residence	\$ 40328	\$
Garage	\$	\$
Carport	\$	\$
Other	DRI 2808	\$
Total Improve.	43136	\$
Land	251658	\$
MARKET VALUE	294794	\$

Prebuilt		
Building Permit		
Under Construct.		

PURCHASE INFORMATION

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



NEIGHBORHOOD				02 OFF-SITE IMPROVEMENTS				03 TOPOGRAPHY				04 WATER FRONT PROPERTY				05 ON-SITE UTILITIES			
01 Urban	06 Stable	Street:		04 Asphalt/Conc.	01 Low	01 Lake	6 Beach:	01 Electricity	05 Public Water										
02 Suburban	07 Improving	01 None		05 Gravel/Dirt	02 Level	02 River/Creek	None P F A G E	02 Gas	06 Private Well										
03 Rural	08 Declining	02 Public Access		06 Sidewalks	03 Moderate Slope	03 Accretion	7 Grade:	03 Underground Elec/Telephone	07 Public Sewer										
04 Recreational		03 Private Access		07 Curb/Gutters	04 Sleep 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											
Frontage				01 Location P F A G E															
Depth				02 Amenities P F A G E															
Other				03 Landscaping P F A G E															
				04 View P F A G E															
				05 Detriments Few Many None															
				06 Zoned															
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 Plottage	70 Beach	80 Corner	90	FACTOR	VALUE					
								%	%	%	%	%	%	%					
								%	%	%	%	%	%	%					
								%	%	%	%	%	%	%					
								%	%	%	%	%	%	%					
APPRaiser: _____ APPRAISAL DATE: _____ REVIEW YR _____																			
REINSPECTED APPR. _____ DATE _____ REVIEW YR _____																			
								LAND VALUE \$ _____											