

**Kootenai County
Property Information**

Property Address: 8813 W Riverview Dr
Coeur D Alene ID 83814

Owner Information

Name: Billings Investments And Development LLC

Address: 5141 N 40th St #500
Phoenix AZ 85018

Assessor Information

Property ID #: 50N04W075000
Tax ID #: 144981
Section: 50N04W07
Instrument: -
TCA Code: 070000
Legal Description: TAX #6089, #6090, & 6175
Census Tract/Block: 002000/2017
Property Class: 534 - Imp res rural tract
Neighborhood Code: 5756 HIDDEN ISLAND/SUMMERSET
Front Feet: 200
Acres: 1.576
Taxes: \$7,959 - 2011

Assessments

Year	Description	Value
2011	Market Land Value	\$813,257
2011	Market Impr Value	\$17,850
2011	Market Total Value	\$831,107
2011	Taxable Value	\$831,107

Land Information

Land Description: 534 - Imp res rural tract
Zoning: County-AGSUB - AG-SUBURBAN
Sewer Avail.:
Waterfront: Spokane River 0

Property Picture



Improvement Information

Improvement Type:
Year Built: 0
Stories: 0.00
Heat:
Central Air:
Foundation:
Construction Type:
Total Sq. Ft.:
Finished Sq. Ft.: 0

Value Details

Dwl	Ext	Type	Category	Value
0	R01	POLEBLDG	34 Res Imp on 12	\$13,120
0	R01	PIER	34 Res Imp on 12	\$4,180
0	R01	SHEDGP	34 Res Imp on 12	\$550
0	L00		12 Rural res tract	\$650,095
0	L00		12R-Non HO Eligible	\$161,500
0	L00		12R-Non HO Eligible	\$1,662

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Pioneer Title Company of Kootenai County
100 Wallace Avenue
Coeur d'Alene, ID 83814
(208) 664-8254/Fax (208) 664-9479
Escrow Officer: Kellie Egan
Title Officer: Tanya Travis

Order No. 129931

EXHIBIT A

PARCEL A:

Being a portion of Government Lot 9, Section 7, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, State of Idaho, described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 7; thence
North along the West line of the said Southeast Quarter of the Southwest Quarter, and along the West line of said Government Lot 9, a distance of 2729.77 feet; thence
South 46°54' East, a distance of 100.00 feet to the TRUE POINT OF BEGINNING; thence
South 46°54' East, a distance of 100.00 feet; thence
South 12°25' West, a distance of 169.81 feet; thence
North 46°54' West, a distance of 75 feet; thence
North 5°42' East, a distance of 183.83 feet to the TRUE POINT OF BEGINNING.

PARCEL B:

Being a portion of Government Lot 9, Section 7, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, State of Idaho, described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 7; thence
North along the West line of said Southeast Quarter of the Southwest Quarter and along the West line of said Government Lot 9, a distance of 2729.77 feet; thence
South 46°54' East, a distance of 200.00 feet to the TRUE POINT OF BEGINNING; thence
South 46°54' East, a distance of 100 feet; thence
South 20°12½' West, a distance of 158.52 feet; thence
North 46°54' West, a distance of 75 feet; thence

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Pioneer Title Company of Kootenai County
100 Wallace Avenue
Coeur d'Alene, ID 83814
(208) 664-8254/Fax (208) 664-9479
Escrow Officer: Kellie Egan
Title Officer: Tanya Travis

Order No. 129931

North 12°25' East, a distance of 169.81 feet to the TRUE POINT OF BEGINNING.

PARCEL C:

A portion of Government Lot 9, Section 7, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, State of Idaho, described as follows:

BEGINNING at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 7; thence

North along the West line of said Southeast Quarter of the Southwest Quarter and along the West line of Government Lot 9, a distance of 2529.77 feet to the TRUE POINT OF BEGINNING; thence

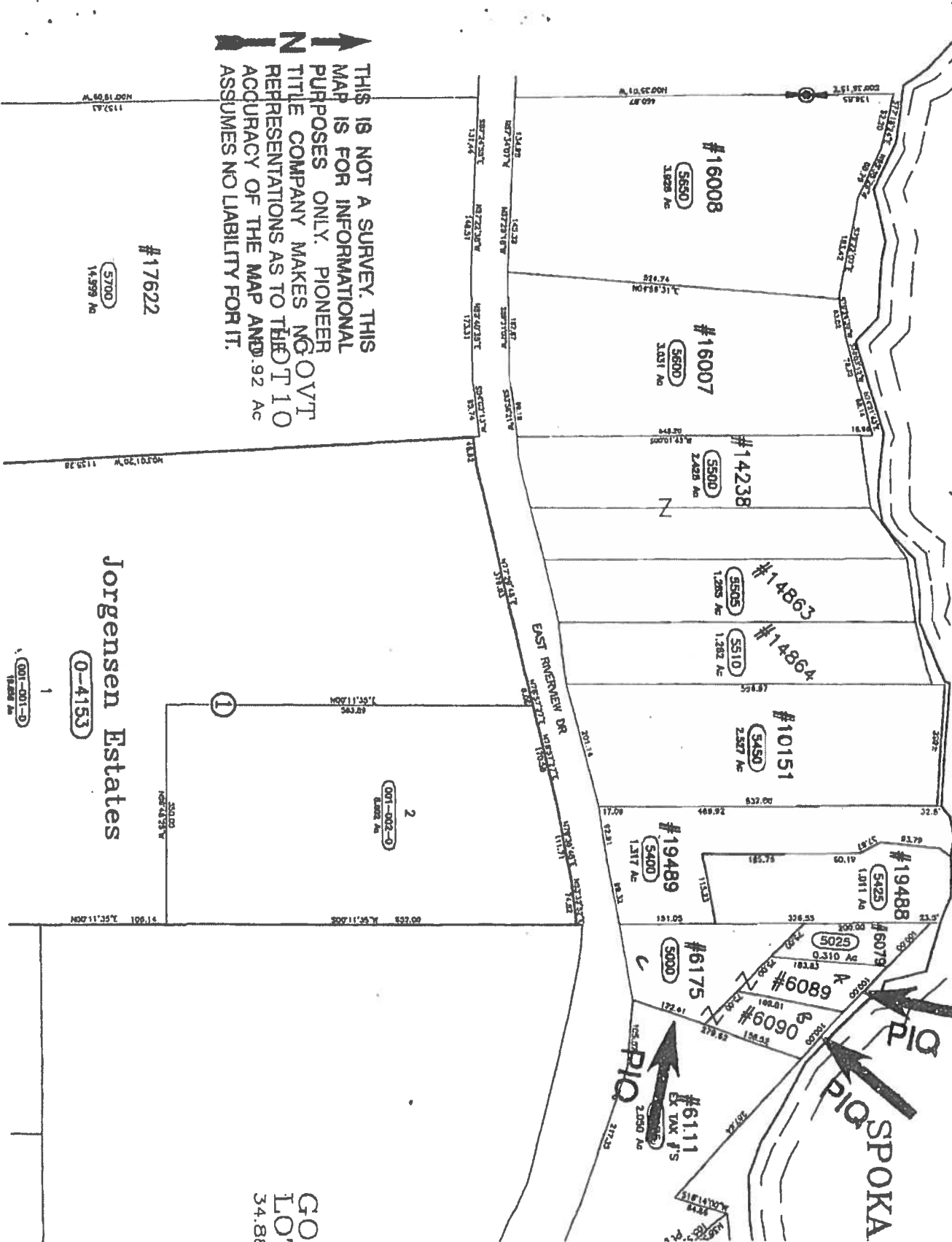
South 46°54' East, a distance of 225 feet; thence

South 20°12½' West, 122.41 feet to the North line of the County Road; thence

Northwesterly along the North line of said County Road to the West line of Government Lot 9; thence

North along the West line of said Government Lot 9, to the TRUE POINT OF BEGINNING.

SW 1/4 Sec. 7 Twp. 50 N. R. 4 W. B.M



THIS IS NOT A SURVEY. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. PIONEER TITLE COMPANY MAKES NO OVERT REPRESENTATIONS AS TO THE ACCURACY OF THE MAP AND ASSUMES NO LIABILITY FOR IT.

Jorgensen Estates

0-4153

001-001-0

GO LO 34.86