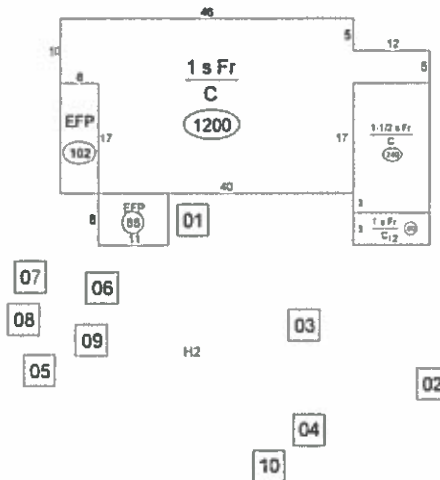


AP5EJ02W190201A

Property Class: 131
991 SUNSET RD

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 18 1.5 Story
Occupancy: Single familyStory Height: 1.5
Finished Area: 1740
Attic: None
Basement: NoneROOFING
Material: Enamel steel
Type: Gable
Framing: Std for class
Pitch: Not availableFLOORING
Sub and joists 1.0, 1.5
Base Allowance 1.0, 1.5EXTERIOR COVER
Wood siding 1.0, 1.5INTERIOR FINISH
Drywall 1.0
Paneling 1.0, 1.5ACCOMMODATIONS
Finished Rooms 8
Bedrooms 3
Formal Dining Rooms 1
Fireplaces: 2HEATING AND AIR CONDITIONING
Primary Heat: Forced hot air
Lower Full Part
/Bsm 1 Upper UpperPLUMBING
3 Flt. Baths 2 6
Kit Sink 1 1
Water Heat 1 1
TOTAL 8REMODELING AND MODERNIZATION
Amount Date

(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Story Hgt	Const Type	Grade	Year	Eff Const	Year	Eff Const	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market V Adj	Comp	Value	
D :1ST FLUE	700	D :DWELL	0.00		Fair	1937	1960	AV	0.00	Y	0.00		0.00	1740	114490	26	0	100	100	84720
BASIC	3000	01 :PAV	0.00		Avg	1990	1990	AV	3.82	N	3.82		3.82	10x 20	760	35	0	100	100	490
WDSTOVE	1650	02 :POLEBLDG	10.00		Fair	1980	1980	F	9.30	Y	5.00		5.00	30x 30	1680	60	0	100	100	670
02 :4SO	-2	03 :POLEBLDG	10.00		Avg	2001	2001	AV	8.36	Y	8.36		8.36	60x100	26630	25	0	100	100	19970
D	-3528	04 :POLEBLDG	10.00		Fair	1990	1990	AV	8.70	Y	6.96		6.96	40x 60	9180	35	0	100	100	5970
03 :D	-23520	05 :POLEBLDG	10.00		Fair	1940	1940	F	8.81	Y	7.05		7.05	48x 40	7510	70	0	100	100	2250
E	0	06 :DETACH	0.00	1	Fair	1990	1990	AV	23.58	Y	21.22		21.22	24x 36	19820	35	0	100	100	12880
04 :D	-9403	07 :POLEBLDG	10.00		Fair	1920	1920	AV	9.71	Y	7.77		7.77	16x 16	1190	55	0	100	100	540
05 :D	-7526	08 :POLEBLDG	10.00		Fair	1940	1940	AV	9.71	N	7.77		7.77	8x 14	870	55	0	100	100	390
06 :WDSTOVE	1650	09 :POLEBLDG	10.00		Fair	1920	1920	AV	9.62	N	7.70		7.70	14x 32	3450	55	0	100	100	1550
07 :D	-1004	10 :POLEBLDG	10.00		Avg	2010	2010	AV	9.71	N	9.71		9.71	12x 12	1400	14	0	100	100	1200

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

JP:JC 05/17/2013

EML 01/16/2014

Neigh 2210 AV

TOTAL IMPROVEMENT VALUE

130630

RP54N02W190201A
ADMINISTRATIVE INFORMATION

BISHOP, MONTE TRUST
OWNERSHIP

991 SUNSET RD

TRANSFER OF OWNERSHIP

Printed 09/14/2017 Card No. 2 of 2

131

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
	Soil ID	Acreage		-or-					
	-or- Actual Frontage	-or- Effective Frontage		Depth Factor -or- Square Feet					

Supplemental Cards
TOTAL LAND VALUE

RECEIVED
SEP 14 2017
IDWR / NORTH

RE54N02W19N01A

Property Class: 131
091 SUNSET RD

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 11 One Story
Occupancy: Single family
Story Height: 1.0
Finished Area: 680
Attic: None
Basement: None

ROOFING
Material: Corrugated steel
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING
Sub and joists 1.0
Base Allowance 1.0

EXTERIOR COVER
T 111 plywood 1.0

INTERIOR FINISH

ACCOMMODATIONS
Finished Rooms 4
Bedrooms 2
Fireplaces: 2

HEATING AND AIR CONDITIONING

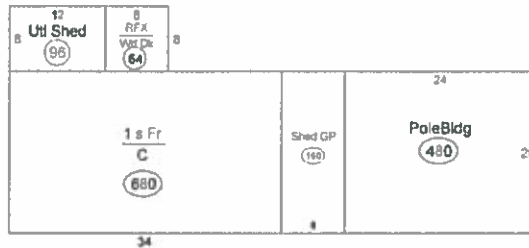
Primary Heat: Wall units
Lower Full Part
/Unit 1 Upper Upper

PLUMBING

3 Fixt. Bathe 1 3
Kit Sink 1 1
Water Heat 1 1
TOTAL 5

REMODELING AND MODERNIZATION

Amount Date



(LCH: 100.00)

SPECIAL FEATURES

Description	Value
D :LSTFLOR	700
BASIC	3000
WDBTOVE	1650
01 :E	0
03 :ISO	-1
E	0
04 :E	0

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Mgt	Const Type	Grado	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	PhysObsol Depr	Market Depr	% Adj	Comp	Value
D :LSTFLOR	700	01	CHSTL	10.00	1	Fair	1980	1980	AV	0.00	Y	0.00	680	51110	16	0	100	100	42930
BASIC	3000	02	SHEDGP	10.00	1	Fair	1980	1980	AV	11.14	Y	8.91	8x 20	1430	45	0	100	100	790
WDBTOVE	1650	03	POLEBLDG	10.00	1	Fair	1980	1980	AV	9.56	Y	6.50	20x 24	3120	45	0	100	100	1720
01 :E	0	04	UTLISHED	10.00	1	Fair	1980	1980	AV	9.88	Y	8.46	8x 12	810	45	0	100	100	450
03 :ISO	-1																		
E	0																		
04 :E	0																		

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

JRJC 05/17/2013

EMC 01/16/2014

Neigh 2210 AV

TOTAL IMPROVEMENT VALUE

45890

RECEIVED
SEP 14 2017
IDWR / NORTH

131

Printed 09/14/2017 Card No. 1 of 2

Date _____

District 062000

VALUATION RECORD

Assessment Year	01/01/2014	01/01/2015	01/01/2016	01/01/2016	01/01/2017	01/01/2017	
Reason for Change	5Y Reval	Value Update	Value Update	BOF	5Y Reval	Correction	Worksheet
VALUATION	I	149738	156414	172566	166014	175894	173941
Market Value	E	199460	199460	190600	190600	213147	176520
	T	349198	355874	368626	362074	389041	370461

Parcel	Rating	Measured	Table	Prod. Factor						
	Soil ID	Acreage		-or-						
	-or-	-or-		Depth Factor						
Land Type	Actual	Effective	Effective	-or-	Base	Adjusted	Extended	Influence		Value
	Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor		
1 Inv Non-Irrig Ag (cat 7)	03015	20.0000		1.00	985.00	985.00	19700			19700
2 Inv Meadow (cat 4)	04015	3.4200		1.00	414.00	414.00	1416			1416
3 Inv Irrig Ag (cat 1)	01030	50.1600		1.00	1970.00	1970.00	98855			98855
4 Homesite (cat 10/12/15/20)	55	1.0000		0.00	25365.00	25365.00			SV	25365
5 TSBAMENTITIES	AV	0.0		0.00	13000.00	13000.00	13000		SV	13000
6 Waste / R-O-W (cat 19)		2.8200		1.00	0.00	0.00	0		SV	0
7 Prod Forest Lnd(cat 6)	06002	28.0000		1.00	284.00	284.00	7952			7952
8 Rural res tract avg (cat 12)		3.4000		0.00	2251.00	2251.00	7653			7653

TRUE TAX VALUE 173941

Supplemental Cards
TOTAL LAND VALUE 173941