

OWL LLC 2004 WELL PIN _____



Kootenai County

Terms of Use

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AIN: 102152

LRSN: 55172

Parcel Number: 48N04W-09-7700

Appr Dist: 5 TRS: 484W09

Incorporation: NONE

Owner Information:

OWL CO LLC

2550 SW SCENIC DR

PORTLAND, OR 97225

Site Address:

5574 W ROCKFORD BAY RD

COEUR D ALENE

Legal Description:

LT 9 SE OF RD EX TX #S, TX#6146

IN GOVT LT 3-SEC 10 EX PTN TX #

Acres: 5.996

Owner

Additional

S MANZANITA RD

S TWISTED PINE RD

S WORLEY FIRE RD #43

W ROCKFORD BAY RD

W SPRINGS LN

8N04W097700 SHEET 001 OF 001 USE CODE 3411 INSPECTED N

RESIDENCE

CLASS 4	YEAR BUILT 1940	CONFORMING Y	MARKET GRADE 3	STORIES 1	AGE
ROOMS:	LR K DR REC BED BATH OTH UT FPLC	SQ FT	RATE	BASE COST	
1ST FLOOR	1 1	4 1.00	1	1312	30.66
2ND FLOOR					
BASEMENT					
ATTIC					
COMPONENTS					10259
EXTENSION	50484	LCM 1.40	QUAL 1.00	MRKT 0.40	%COMP TOT 28270

*** NO GARAGE/CARPORT #1 ***

*** NO GARAGE/CARPORT #2 ***

DI BASE COST TOTAL 0

		SUMMARY			
HT#	HOUSE	GARAGE/CARPORT	GARAGE/CARPORT	OTHER IMPRVMT	TOTALS
001	28270	0	0	0	28270
SHEET TOTAL ***					28270

Year of Valuation 1993

SITE DATA

LAND USE. SFR. ZONING _____
Size _____ Area: 17,206 Φ or _____
FF _____ ON _____ .395 AC.
Calculated by: TRAV - Plasure good
Date 8-17-92 Initials V.C.

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

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 <u>Well</u>
Gas -	Natural <u>Liquefied</u>
Elec. -	Overhead <u>Underground</u>
Sewer -	System <u>Septic</u> Storm

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

Land Category	Productivity	(Acres)/lots	Unit Value	Net Value
12	143	.395 Ac.		75,000 *
				X .40
				~~30,000~~
12	RSITE	0.395		195000
				X .40
				<u>78000</u>

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

BK 26 Pfr.

Rockford Bay Rd to
end Rt #43 Rd 1/4
mile.

Remarks: Remainder Assessed in Sec. 10-5680

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 * \$45,000 value was derived by applying FE Rate value to contiguous water front parcel 48NDW-10-5680 and dividing value at 60% to water front parcel & 40% to this parcel.
 DITO - JPS 2-5-97 / REVAL 1997)