

Werner, Linda

RECEIVED
MAY 09 2018
IDWR / NORTH

From: Lynn W. Taylor <lwtranch@yahoo.com>
Sent: Wednesday, May 09, 2018 10:14 AM
To: Werner, Linda
Subject: Lewellen Creek Water Rights
Attachments: Lewellen Creek Claim 105092018_0001.pdf; Lewellen Creek Claim 205092018.pdf; Lewellen Creek Claim 305092018.pdf

I appreciated the opportunity to meet with you yesterday to get your assistance with correcting the water rights for my property. As you suggested, I contacted the Assessor's Office and perused their records. In so doing, I found some records dating back to 1970, 1971 and 1976 as shown on the attached. You can see in the "clouds" that the mobile home was on the property in 1976 and other buildings were present in 1970. I think it is logical to assume the source of water at this time was from Lewellen Creek since the well wasn't dug until 1979.

I have seen evidence of a home site having been on the property sometime in the past. Presumably this home was burned down/destroyed necessitating the need to bring in the mobile home in 1976.

One of my good neighbors, Elaine Bomar, who recently died at the age of 80 was a life-long resident of the area and had previously told me about how she would visit her teenage girl friend with the surname Langenheder on the property many years ago. That would have been around 1953. The girl friend would more than likely have been the daughter of John Langenheder who the Assessor's Office records show still lived on the property as he had an appraisal on an outbuilding in 1971. Others in the know have disclosed that the property belonged to the Langenheders at that time.

The date 1941 was scribed in the concrete floor of an old dairy barn on the property. It is very likely that is the date the floor was poured.

Numerous (over 2 dozen) well-worn horse shoes of a draft-horse-size have been found while tilling the field since I acquired the property in late 1988. This suggests that the land was occupied and actively farmed with livestock on it prior to draft horses becoming obsolete with the advent of tractors quite likely in the 1940's.

I have had sheep, beef cattle and/or yaks on the property since 1989 . They have all used Lewellen Creek as their source of water. There are currently 48 yaks using the creek for drinking water.

It will be appreciated if you will consider the information presented above in determining my property's stock water rights on Lewellen Creek to be valid at the earliest possible date. Considering the above, I think that date should be not later than 1941.

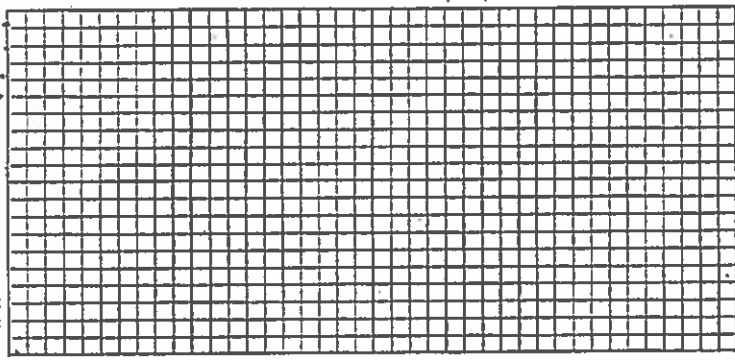
Please contact me if I can possibly help provide any more insight into the matter.

Lynn

Ph: 208-683-3853
email: Lwtranch@yahoo.com

MOBILE HOME APPRAISAL RECORD

Owner Ray Lynch Code Area 37 Decal No. _____
 Address 87-11 Box 71 L Rent per Mo: Dwelling \$ _____ Lot \$ _____
Arthur Idaho
 Resident _____ Military non-resident _____ 19 _____ 19 _____ 19 _____ 19 _____ 19 _____
 Location / Legal Des. 19-53-2000
 Mfgd by _____ Serial No. 6804
 Lienholder _____ Trade Name B. Anderson Model _____
 Previous Owner _____ Class 3 Sgl ☒ Dbl _____ Lgth 76 Width 14
 Purchase price \$12,200 New ☒ Used _____ Expando size CV12 Total Sq Ft _____
 Date of Purchase _____ Year Mfgd 75 Int. Inspected: Yes _____ No _____ Owner Ray Lynch Tenant _____
 (Title)



APPRAISED VALUE SUMMARY

Dwelling — Depr Repl Cost \$ _____
 Other Improvements D.R.C. _____
 Total Depr Repl Cost _____
 Value by GMRM _____
 Correlated Value \$ 13,500
 Site Value \$ _____
 Total Site & Improvements Value \$ _____

Foundation	Cont	Conc	Blk	Rock	Mary	Wd	Mtl	Pier	Post	Mudsill	Cost					
Skirting	Fr:	Wd	Mtl	FG	Cover:	Wd	Mtl	FG	Comp							
Frame	Channel	1-6m	Tube	Med	Hvy	Towing Assembly	Axle	Coupler								
Exterior	Fr: <u>Wd</u>	Mtl	FG	Cover: <u>Storm door</u>	Wd	Mtl	FG	Style: <u>Plain</u>	<u>Avg</u>					+ 22		
	Elaborate	Storm window		x 2.5	Insulated Window			<u>CW Insulation</u>	+ 200							
Roof	Flat	Gab	Arch	Fr: <u>Wd</u>	Mtl	FG	Cover: <u>Mtl</u>	FG	Shgs: <u>Wd</u>	Comp						
	Overhang		Gutters					<u>CW Insulation</u>								
Floor	Sgl	Dbl	Joist	Sealed	Insulation	Cover: <u>Carpet</u>	<u>80%</u>									
	Hwd	Resilient	2073					<u>CW Insulation</u>								
Interior	Fr: <u>Wd</u>	Mtl	Cover: <u>Pnt</u>	PG	Swd	Hwd	Comp	Pic	Callings: <u>Pnt</u>							
	Doors: <u>Fair</u>	Avg	<u>Good</u>	Trim: <u>DR</u>	<u>DR</u>	<u>Util</u>	<u>25%</u>	<u>BB</u>	Den							
	Swd	Hwd	Comp	Acoutile	LR	DR	BR	Util								
Interior Components	Bltns: <u>Simple</u>	Avg	<u>Good</u>	Ex	Kit	Util	Chest	App: <u>Gas</u>								
	Elec <u>Range</u>	Dropin	Surf	Bltn oven	Wet bar	Fireplace: <u>Gas</u>	Elec	Hdfuel						+ 26		
	Disp <u>Dishwasher</u>	4	Bltn refr													
Electrical	Quality: <u>Low cost</u>	Avg	<u>Good</u>	Ex	Quantity: <u>Few</u>	Avg	<u>Many</u>	DCO								
Plumbing	<u>11</u>	Lav	<u>11</u>	Tub	<u>50</u>	Enc	Ssk	Shower	Dr	<u>1</u>	Laundry Tray			+ 3		
	<u>11</u>	WC		w/s	<u>1</u>	WH	<u>1</u>	Dsk	T	M	FG	LF	Pic	Clay	Porc	+ 1
Heating	Fao	Fag	Fae	Gas	Oil	Elec	Flr	Wl	BB							
Cooling	ACondg:	Refr	Evap	Unit	FaDuct											+ 5

Ratings Phys Cond F A 6 Func Utility F A 6 Appearance: Res F A 6 Nbrhd F A 6 Totals + -
 Remarks: _____
 Dwelling 10.52 sf x \$ 12.70 psf = \$ 13,360
 Net Lump Sum Adjustment 1165
 Total Base Cost 14,525
 19 _____ LCM _____ % x Qual Adjustment _____ % = _____ % Modifier x Base = 99
 Depreciation: Physical, Functional and Economic = Percent Good
 Depreciated Replacement Cost (transfer to Value Summary) \$ 13,500
 Appraised 6-10-76 By 38 Computed 6-11-76 By 1

MOBILE HOME ON PROPERTY IN 1976

37-2070

OUTBUILDINGS

Owner John Langenheder Location _____
Address _____
City & State _____

County _____

Sheet _____ of _____

Type of Building	Year Constr.	Age	Area	Per.
			Gr. Units Cost Total	
Foundation				
Exterior Walls				
Wall Height				
1st Floor				
2nd Floor				
Floor Finish				
Int. Wall Constr.				
Ceiling				
Electrical				
Plumbing				
Heating				
Windows				
Doors				
Roof				
Base Rate				
Reproduction Cost				
Appraised 9-16-71 By <u>JK</u> Structure Grade <u>A</u> <u>B</u> <u>C</u> <u>D</u>				
Computed By Area Adjustment Factor				
Reviewed By Depreciation Factor				
Constr. Cost Market Value on 19				

Type of Building	Year Constr.	Age	Area	Per.
			Gr. Units Cost Total	
Foundation				
Exterior Walls				
Wall Height				
1st Floor				
2nd Floor				
Floor Finish				
Int. Wall Constr.				
Ceiling				
Electrical				
Plumbing				
Heating				
Windows				
Doors				
Roof				
Base Rate				
Reproduction Cost				
Appraised 9-16-71 By <u>JK</u> Structure Grade <u>A</u> <u>B</u> <u>C</u> <u>D</u>				
Computed By Area Adjustment Factor				
Reviewed By Depreciation Factor				
Constr. Cost Market Value on 19				

REMARKS:-

JOHN LANGENHEDER
1971

PHYSICAL CHARACTERISTICS

IMPROVEMENT DATA

S3N02W155000

Property Class: 103

11500 E PARKS RD

BLDG'S # 2,3,4 ADDED FOR 2000 ROLL 6 OLDER 38 X 50

3 2 4
18X56 WITH L-TOO'S

1 7
40X80 SM. ST'S NO VALUE

5
16X30

MOBILE HOME WITH ATT.GAR.

LEWELLEN CR. RD.

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Story	Const	Year	Eff	Base	Feat-	Adj	Size or	Computed	Physical	Market	%	Value
				Hgt	Type	Grade	Const	Rate	ures	Rate	Area	Value	Depr	Depr	EDF	Comp
01 :C	0	01	POLEBLDG	14.00		Avg	1995 1995	0	0.00	Y	8.00 40x 60	0	0	SV	100	19500
02 :D	-120	02	POLEBLDG	18.00		Avg	1997 1997	0	9.71	Y	9.71 18x 56	9678	3	0	100	9480
03 :150	0	03	LEANTO	8.00	0	Avg	1997 1997	0	3.02	Y	2.84 12x 56	1910	3	0	100	1870
04 :150	0	04	LEANTO	10.00	0	Avg	1997 1997	0	3.45	Y	2.15 24x 86	2880	3	0	100	2820
05 :D	-215	05	UTILSHED	8.00	1	Fair	1970 1970	F	8.47	N	6.78 16x 30	3260	44	0	100	1030
		06	POLEBLDG	8.00		Fair	1970 1970	F	7.32	Y	5.85 16x 50	10270	44	0	100	9810
		07	UTILSHED	0.00	1	Fair	1970 1970	F	0.00	N	0.00	0	0	0	100	0

THREE BUILDINGS ON PROPERTY IN 1970

Data Collector/Date
KDS 02/09/2000

Appraiser/Date
KDS 02/09/2000

Neighborhood
Heish 1303 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

41310

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TO WHOM IT MAY CONCERN:

LOWELL CREEK DID NOT CROSS THE PROPERTY UNTIL IT WAS RE-ROUTED CIRCA MID-^{1900's} ~~1900's~~ BY RAISING GROUND ~~WATER~~ ELEVATION IN THE FILL AND DIGGING A NEW CHANNEL THROUGH IT FOR FLOW OF LOWELL CREEK. THERE IS EVIDENCE OF LIVESTOCK BEING PRESENT ON THE PROPERTY SINCE 1941. THE ONLY SOURCE OF WATER FOR THE HOUSE AND LIVESTOCK WOULD HAVE BEEN LOWELL CREEK.

I HAVE HAD LIVESTOCK DRINKING FROM THE CREEK SINCE ACQUIRING THE PROPERTY IN 1989. THERE ARE CURRENTLY 48 HEAD OF YAKS RELYING ON THE CREEK FOR DRINKING WATER.



LYNN W TAYLOR

OWNER SINCE 1989