

Roda, Evan

From: Theron De Smet <tdesmet@rmehlaw.com>
Sent: Wednesday, May 29, 2019 12:42 PM
To: Roda, Evan
Subject: Claim No. 95-4092: Field Sheets
Attachments: 132663 (2.PNG; 132663.PNG; 124498 2.PNG; 124498.PNG; 102739 2.PNG; 102739.PNG; 131868 2.PNG; 131868.PNG; 135061.pdf; 135061 2.PNG

Mr. Roda,

Thank you for speaking with me yesterday in regards to the above claim number for Silver Beach 31 41 Water Association, Inc. Please see the attached "field sheets" from the Kootenai County Assessor's Office.

Please include these records in the claim file. Please let me know if you have any questions.

Thank you,

Theron De Smet

RECEIVED
MAY 29 2019
IDWR/NORTHERN

From: Anna Goska <agoska@kcgov.us>
Sent: Wednesday, May 29, 2019 10:02 AM
To: Theron De Smet <tdesmet@rmehlaw.com>
Subject: Field Sheets

The field sheets you requested are attached. Have a great day!

Anna Goska

Customer Service Clerk III
Kootenai County Assessor
Ph 208-446-1500
Fax 208-446-1501

SCANNED
MAY 30 2019

THEORY OF THE CASE

[Return to Table of Contents](#)

STORY: 11 STORY 11 STORY 11

Statt 807-10

**FILIPPO ALBA-
TILE
KING**

References

Type:	Cable
-------	-------

1991-1992

2013

EXERCISES

PALEONTOLOGY

1

Bedrooms

LEWIS FULL

1000

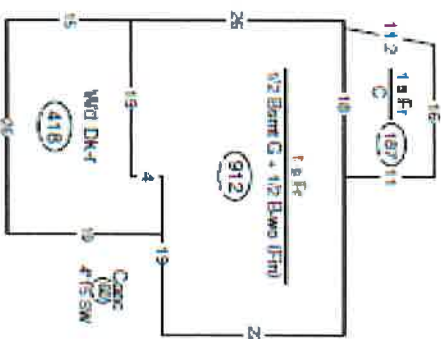
Exercises

TELETYPE

● 1997年12月1日

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Elev	Crest	Hgt	Type	Cause	Const	Toat	Cond	Pave	Rate	Post-	Adt	Size	of	Computed	Thse	Obst	Maint	%
D : CEMENT EAST STL NOSTONE	960 1425 571 950	3	OWELL	0.00	7417	1985	1977	NV	0.00	Y	0.00	2021	148210	ET	0	100	100	53730				



SCANNED
MAY 30 2019

		FINISHED	
Construction	Base Area Floor Area Sq Ft	72100	
Wood Frame Wall	1009 1.0 1009	76220	
62 Reinforced Conc	312 Base 418	14200	
	187 Crown	0	
TOTAL BASE		90420	
Item Type	Adj Quantity	1.000	
	Sub-TOTAL	90420	
0 Interior Finish	0		
0 Ext Lvg Units	0		
0 Basement Finish	8280		
0 Fireplace(s)	2555		
0 Heating	3110		
0 Air Condition	6050		
0 Frame/Siding/Roof	4590		
0 Plumbing Fixtr: 0			
Other Features		1825	
SUB-TOTAL CONE UNIT		117660	
SUB-TOTAL 0 UNITS		117660	
Exterior Features	Garage	0	
Decking	0 Attached	0	
Walk: 0	0 All Carports	0	
0 All Carports	0 All Carports	0	
0 All Carports	0 All Carports	0	
Ext Features		4620	
SUB-TOTAL		121480	
Quality Class/Grade		Fair	
GRADE ADJUSTED VALUE		148210	

1985-1986

DATA COLLECTOR/DATE	APRIL 2017	NEIGHBORHOOD	SUPPLEMENTAL CARDS
ICL 09/29/2015	JCL 01/25/2016	NSL106 6462 NW	TOTAL IMPROVEMENT VALUE
			63,711

07320000031A

PLUMMER STEVEN M

2508 S SILVER BEACH RD

537

ADMINISTRATIVE INFORMATION

PAGE: 01/15
07320000031A
Parcel: 0732001 Parcel:

Property Address:
2508 S SILVER BEACH RD
Nashville, TN 37205

Property Class:
5452 RURAL 5005 WITHIN 5460

547 547.00 res rural sub
TAKING DISTRICT INFORMATION

Curtilage: 28

Area: 0.01

Market: 0.00000

OWNERSHIP

PLUMMER STEVEN M
2508 S SILVER BEACH RD
NASHVILLE, TN 37205
SILVER BEACH PARK, E 110 FT - 1 FT 31, N 110 FT 00 00
S 110 FT 00 00

Tax ID 132663

TRANSFER OF OWNERSHIP

Date

Printed 05/29/2019 Card No. 1

of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2013	01/01/2014	01/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019
Reason for Change							
VALUATION	1	160000	160000	160000	160000	192000	287040
Market Value	1	51410	53720	55140	57100	58490	63730
	1	211410	213720	215140	217100	250490	350770

Site Description

Topography:
High, Rolling

Public Utilities:
Water, Sewer, Electric

Street or Road:
Paved

Neighborhood:
Improving

zoning:

Legal Acres:
0.3100

Land Type

1 Subsite

SD

0.3100

0.00

287040.00 287040.00

287040

57

287040

LAND DATA AND CALCULATIONS

Setback
-OF-
Actual Effective
Frontage Frontage

Width, Factor
-OF-
Depth Factor
Square Feet

Base
Area
Adjusted
Value

Extended
Value
Influence
Factor

Value

ZMP: IMPROVEMENT INFORMATION

JUL-01/15 Changed size of deck and added concrete SW. All
corners per owner. Wall maintained off site 1971

BUG-10/11 Updated water and all year per inspection for
2012.

LAND: LAND INFORMATION
EVAL: SEVAL
JUL-01/15

Supplemental Cards

MEASURED ACRES: 0.3100

Supplemental Cards

TRUE TAX VALUE

287040

Supplemental Cards
TOTAL LAND VALUE

287040

SCANNED
MAY 30 2019

10

SCANNED
MAY 30 2019

45125

52:00:0

00

527010

PHYSICAL CHARACTERISTICS

IMPROVEMENT DATA



House demolished as of 10/18

03
10x40 Deck

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	10	Use	Story Count	Year Bgt	Type	Grade	Year Const	Year Eff	Base Cost	Adj Rate	Size or Area	Computed Value	Phys Obs	Market %	Value
03 - LANDSCAPE TREES	2330	01	DETACHED	8.00	1	ANY	1951	2010	NY	24.93	N	30.15	202	45		24730
03 - TREES	1800	03	SHED	0.00		ANY	1950	2000	NY	32.00	Y	32.00	100	40		18520
																23000
																5780

41CM: 100.001

SCANNED
MAY 30 2019

07320000013A

PROPERTY CLERK: SBT
2501 S SILVER BRIDGE RD

Data Collector/Data
MDW 10/28/2018

Appraiser/Data
MDW 10/25/2018

Neighborhood
Belqth 61.23 NY

Supplemental Cards
TOTAL IMPROVEMENT VALUE

28780

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
07320000035A
Map/Parcel Number
07320000035A
Property Address
2551 S SILVER BEACH RD
Neighborhood
61X1 CIN LAKE SIDE LAKESHORE DRIVE

PROPERTY CLASS
547 547- Imp Res Rural Sub
TAXING DISTRICT INFORMATION
Jurisdiction 28

Area 301
Shall 620000

OWNERSHIP

WOLENSKY GARY
WOLENSKY JERRY
2551 S SILVER BEACH RD
OTTUMWA, IL 62454
Section 28 Township 36N Range 28W

Tax ID 102739

TRANSFER OF OWNERSHIP

Date
10/17/2013 STATION 42.570PMH
12/24/2015 DEC #1 251500
SPINDT THOMAS KERRY
DEC #1 2517941

RESIDENTIAL

VALUATION RECORD

Measurement Year	01/01/2013	01/01/2014	01/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019
Reason for Change							
VALUATION	1	209000	209000	219450	329175	329175	505005
Market Value	1	57780	59608	61870	66650	134690	28780
	1	266780	269600	281320	395825	463965	598335
							537785

Site Description

Topography:
High, Rolling
Public Utilities:
Water, Sewer, Electric
Street or Road:
Paved
Neighborhood:
Improving
Zoning:
Large Acres:
0.9020

Land Type

1 LF Residential
2 LF Vacant Non-Buildable
0.9020

LAND DATA AND CALCULATIONS

Actual	Effective	Depth	Square Feet	Base	Adjusted	Extended	Intelligence	Value
Frontage	Depth	Factor	Feet	Rate	Rate	Value	Factor	
100.0	100.0	500.0	1.00	4840.00	4840.00	484000	-10%	435600
25.0	65.0	500.0	1.00	978.00	978.00	24450 F	-10%	22005

IMPROVEMENTS INFORMATION

WOLENSKY house has been demolished. Removed from record.
Dec-11-15 Per listing 16-1867 remodel kitchen with upgraded
appliances and bathroom new flooring new ext paint and siding
changed grade to front and aft yr to 2010. Deck stairs replaced
or replaced with 2x pilings aft yr to 2008
Dec-02-15 Mail maintained area int. updates aft yr to 1980
Dec-10-11 Deck is in poor condition, changed aft year on
house to 1975 per inspection.

LAND INFORMATION

Dec-03-12 Oak change from 6400 to 6121 with 121 sq.
Parcel has Illinois title for 1980 Supreme Court 2010 Decision
No 61 which clarified the public law 77 did not extinguish
state's rights. Sen Phil ASOG 14627
Dec-307 CONVEYANCE AGREEMENT

Supplemental Cards

MEASURED ACRES

0.9020

Supplemental Cards

TRUE TAX VALUE

505005

Supplemental Cards

TOTAL LAND VALUE

505005

SCANNED
MAY 30 2019

07320000040A

DESMET FAMILY TRUST

2641 S SILVER BEACH RD

537

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
07320000040A
Parent Parcel Number
07320000040A
Property Address
2641 S SILVER BEACH RD

OWNERSHIP

DESMET FAMILY TRUST
PO BOX 757
COEUR D'ALENE, ID 83816-0757
SILVER BEACH PARK, LTS 40 & 41, PTN VAC RD
Section 29 Township 50N Range 03W

Tax ID 135061

TRANSFER OF OWNERSHIP

Date
10/28/2011
Multiple Owners
Doc #: 2332773

\$0

of 1

Printed 05/29/2019 Card No. 1

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2013	01/01/2014	01/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019
Reason for Change							
VALUATION	1	200000	200000	210000	315000	315000	483000
Market Value	B	82850	84640	86990	78970	80620	166240
	I	282850	284640	296990	393970	395620	572390
							649240

Site Description

Topography:
Rolling
Public Utilities:
Water, Sewer, Electric
Street or Road:
Paved
Neighborhood:
Improving
Zoning:
Legal Acres:
0.6820

LAND DATA AND CALCULATIONS

Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor	Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
100.0	100.0	300.0	1.00	4830.00	4830.00	483000			483000

IMPROVEMENT INFORMATION

MPW-10/17 Updated effective year, added Conc pad
next to Atc. Gar.
BLG-10/12 Updated eff year to 1975 for 2013.

Supplemental Cards

MEASURED ACREAGE

0.6820

Supplemental Cards

TRUE TAX VALUE

483000

LAND INFORMATION

OCR-3

DRC-02/12 Geo changed from 6462 to 6123 with 100 ft.

Parcel has littoral rights per Idaho Supreme Court 2010 Opinion
No 63 which clarifies the public hwy r/w did not extinguish
littoral rights. (See Polip AS06 324627)

RY18: REVAL

JCL-12/17

Supplemental Cards
TOTAL LAND VALUE

483000

SCANNED
MAY 30 2019

style: 12 Avg 1 Story <1985
Occupancy: Single family

style: 12 Avg 1 Story <1985
Occupancy: Single family

Story Height: 1.0

Finished Area: 2403
Attic: None

Basement: Full

ROOFING

Material: Comp s'n heavy

```

type:   oadp
Framing: Std for class

```

Pitch: Medium 5/12~8/12

FLOORING

SLAB
casts

Base Allowance

EXTERIOR COVER

Hardboard

INTERIOR FINISH

drywall B, 1.0

ACCOMMODATIONS

Bedrooms

```
Fireplaces: 3
```

Lower	Full	Part
/Bsmt	1	Upper

Lower	Full	Part
/Bsmt	1	Upper

3 Fixt. Baths

3 Fixt. Baths

1
1
Kit Sink
Washbasin

WATER USED	1
TOTAL	3

REMODELING AND MODELING

Amount	Date
--------	------

07320000040A

Property Class: 537
2641 S SILVER BEACH RD

Construction	Base Area	Floor Area	Sq Ft	Value
Wood frame w/sh	1183	1.0	1183	95270

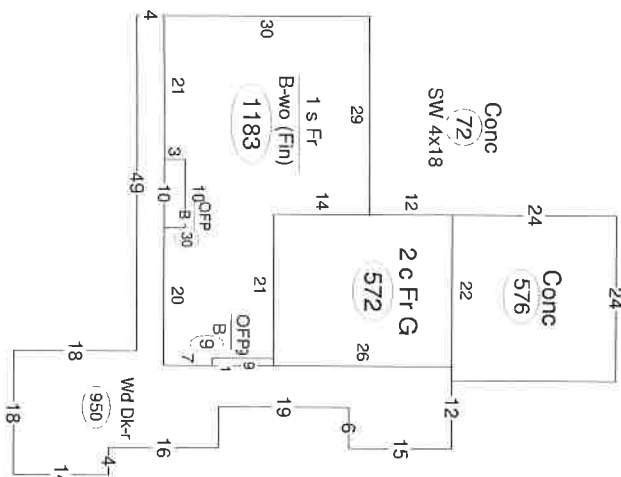
62	Reinforced conc	1222	Bsmt	1222	22960
		0	Crawl		110

TOTAL BASE	118340
Row Type Adjustment	1.00%
SUB-TOTAL	118340

Interior Finish	0
Ext Lvg Units	0
Basement Finish	0
Fireplace(s)	4220
Heating	0
Air Condition	0
Frame/Siding/Roof	4740
Plumbing Fixt: 8	5640
Other Features	2350

Exterior Features		Garages	
Description	Value		
OPF	1210	0	Integral
OPF	370	0	Att Garage
WDDK-R	10860	0	Att Carports
CONCP	2160	0	3sm Garage
CONCP	270	0	Ext Features
		14870	

SUB-TOTAL	174460
Quality Class/Grade	Avg
GRADE ADJUSTED VALUE	211100



02 | 12x30 Dock, 4x20 Gang, 2 Pilings

SUMMARY OF IMPROVEMENTS

[illegible]

(LCM: 100.00)

Appraiser/Date

JLWW 07/13/2017

Neighborhood

Neigh 6123 Av

Supplemental Cards
TOTAL IMPROVEMENT VALUE

166240

