

ATTACHED DOCUMENTATION FOR
PERMIT # 87-10047

PARCEL RP39N06W134970A.

WAYNE & LESLIE SPROUSE

2462 OLD PULLMAN RD.
MOSCOW, ID. 83843

DATE 6/11/19

PHONE # 208 882 0112
c 509 336 2737

18 PAGES ATTACHED

permit # 87-10047

W. Appraisal Services (208) 887 732
UNIFORM RESIDENTIAL APPRAISAL REPORT

MR
 File No. 10041

Property Description

Property Address	5050 OLD PULLMAN RD,		City	MOSCOW	State	IDAHO	Zip Code	83843
Legal Description	SEE ATTACHED LEGAL							
Assessor's Parcel No.	RP 016850000110A		Tax Year	93	R.E. Taxes	\$3,371.32	Special Assessments	\$ 0
Borrower	W & L SPROUSE		Current Owner	SAME		Occupant:	☒ Owner	☐ Tenant
Property rights appraised	☒ Fee Simple	☐ Leasehold	Project Type	☐ PUD	☐ Condominium (HUD/VA only)		HOA \$	N/A
Neighborhood or Project Name	N/A		Map Reference	N/A		Census Tract	N/A	
Sale Price \$	2ND MIG		Date of Sale	N/A		Description and \$ amount of loan charges/concessions to be paid by seller	TYPICAL/NONE	
Lender/Client	BANK OF PULLMAN		Address E 300 MAIN ST, PO BOX 607, PULLMAN, WA 99163					
Appraiser	NW APPRAISAL SERVICE		Address 215 E THIRD STREET, MOSCOW, ID. 83843					

Location	☐ Urban	☒ Suburban	☐ Rural	Predominant occupancy	Single family housing	Present land use %	Land use change
Built up	☐ Over 75%	☒ 25-75%	☐ Under 25%	☒ Owner	PRICE \$(000) 150	AGE (yrs) 5	☒ Not likely
Growth rate	☐ Rapid	☒ Stable	☐ Slow	☐ Tenant	250	High 99	☐ In process
Property values	☐ Increasing	☒ Stable	☐ Declining	☒ Vacant (0-5%)	Predominant		To:
Demand/supply	☐ Shortage	☒ In balance	☐ Over supply	☐ Vac. (over 5%)	170	20-25	VACANT 75
Marketing time	☒ Under 3 mos.	☐ 3-6 mos.	☐ Over 6 mos.				

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: SUBJECT IS LOCATED IN A RURAL COMMUNITY ADJACENT TO THE SW BORDER (MOSCOW (POP 18,500).

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):

THE SUBJECT NEIGHBORHOOD IS MADE UP OF LARGE GOOD QUALITY HOMES ON SMALL ACREAGE PARCELS SURROUNDED BY LARGE AGRICULTURAL PARCELS. THIS NEIGHBORHOOD IS LOCATED NEAR THE UNIVERSITY OF IDAHO (STUDENT POP 9,000). THE U OF I GOLF COURSE, KIBBIE DOME, & CAMPUS ARE WITHIN WALKING DISTANCE. HOMES IN THE SUBJECT NEIGHBORHOOD HAVE GOOD GENERAL APPEARANCE OF PROPERTIES, GOOD TERRITORIAL VIEWS, & GOOD MARKET APPEAL. THERE ARE NO APPARENT ADVERSE CONDITIONS NOTED.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time - such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):

THIS IS AN ACTIVE MARKET. NO SPECIAL FINANCING, LOAN DISCOUNTS, INTEREST BUYDOWNS OR CONCESSIONS WERE FOUND FOR THE SUBJECT OR COMPARABLE SALES IN THIS MARKET.

Project Information for PUDs (If applicable) - Is the developer/builder in control of the Home Owners' Association (HOA)? ☐ Yes ☐ No ☒ N/A

Approximate total number of units in the subject project _____ Approximate total number of units for sale in the subject project _____

Describe common elements and recreational facilities: SR-1 Rural Subd. city of PEA IMPROV

Dimensions	IRREGULAR - SEE ATTACHED PLAT MAP		Topography	ROLLING	
Site area	APPROX 2.86 ACRES 2.715 ±		Size	TYPICAL - 2.86 ACRES	
Specific zoning classification and description	AG FORESTAY		Shape	IRREGULAR	
Zoning compliance	☒ Legal	☐ Legal nonconforming (Grandfathered use)	Drainage	APPEARS ADEQUATE	
Highest & best use as improved:	☒ Present use	☐ Other use (explain)	View	TERRITORY & MOUNTAIN	
Utilities	Public	Other	Landscaping	AVERAGE	
Electricity	☒ W		Driveway Surface	GRAVEL / CIRCULAR	
Gas	☒ W		Apparent easements	*POWER LINE EASEMENT	
Water		WELL	FEMA Special Flood Hazard Area	☐ Yes	☒ No
Sanitary sewer		SEPTIC	FEMA Zone	C Map Date 9/1/83	
Storm sewer			FEMA Map No.	160086 0330 C	

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): SEE ADDENDUM

Zone IX / ROAD 4/15/86 1600860330 D

GENERAL DESCRIPTION				EXTERIOR DESCRIPTION				FOUNDATION				BASEMENT				INSULATION			
No. of Units	1			Foundation	CONCRETE			Slab	BSMT FLOOR			Area Sq. Ft.	2,028			Roof	UNKNOWN X		
No. of Stories	1			Exterior Walls	WOOD LAP			Crawl Space	6%			% Finished	85%			Ceiling	UNKNOWN X		
Type (Det./Att.)	DETACHED			Roof Surface	WOOD SHAKE			Basement	94%			Ceiling	DRYWL, FRM			Walls	UNKNOWN X		
Design (Style)	1-STORY			Gutters & Dwnspnts.	METAL			Sump Pump	NONE			Walls	DW, FRM, CN			Floor			
Existing/Proposed	YES/NO			Window Type	WOOD, METAL			Dampness	NN			Floor	CPT, VI, CN			None			
Age (Yrs.)	1929/1977			Storm/Screen	NONE/YES			Settlement	TYPICAL Age			Outside Entry	YES, OUT			Unknown			
Effective Age (Yrs.)	15			Manufactured House	NO			Infestation	*NONE APPAR.			DAYLIGHT BASEMENT				TYPICAL			
ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.							
Basement			SPACE	1	1	1	1	1	1		PANTRY	2,02							
Level 1		1	1	1							SEWING	2,15							
Level 2																			

Finished area above grade contains: 6 Rooms; 2 Bedroom(s); 1 Bath(s); 2,156 Square Feet of Gross Living Area

INTERIOR	Materials/Condition	HEATING	KITCHEN EQUIP.	ATTIC	AMENITIES	CAR STORAGE:
Floors	HWD, VT, CPT/CD	Type F/A RR	Refrigerator	D None	GP/GP SV	None

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics:

SUBJECT IS LOCATED IN A RURAL COMMUNITY ADJACENT TO THE SW BORDER OF

MOSCOW (POP 18,500).

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):

THE SUBJECT NEIGHBORHOOD IS MADE UP OF LARGE GOOD QUALITY HOMES ON SMALL ACREAGE PARCELS SURROUNDED BY LARGE AGRICULTURAL PARCELS. THIS NEIGHBORHOOD IS LOCATED NEAR THE UNIVERSITY OF IDAHO (STUDENT POP 9,000). THE U OF I GOLF COURSE, KIBBIE DOME, & CAMPUS ARE WITHIN WALKING DISTANCE. HOMES IN THE SUBJECT NEIGHBORHOOD HAVE GOOD GENERAL APPEARANCE OF PROPERTIES, GOOD TERRITORIAL VIEWS, & GOOD MARKET APPEAL. THERE ARE NO APPARENT ADVERSE CONDITIONS NOTED.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time - such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):

THIS IS AN ACTIVE MARKET. NO SPECIAL FINANCING, LOAN DISCOUNTS, INTEREST BUYDOWNS OR CONCESSIONS WERE FOUND FOR THE SUBJECT OR COMPARABLE SALES IN THIS MARKET.

Project Information for PUDs (If applicable) - Is the developer/builder in control of the Home Owners' Association (HOA)?

☐ Yes ☐ No ☒ N/A

Approximate total number of units in the subject project

Approximate total number of units for sale in the subject project

Describe common elements and recreational facilities:

SR-1 Rural Subd. City of Ada Impact

Dimensions IRREGULAR - SEE ATTACHED PLAT MAP

Site area APPROX 2.86 ACRES 2.715

Corner Lot ☐ Yes ☒ No

Specific zoning classification and description

AD FORESTRY

Zoning compliance ☒ Legal ☐ Legal nonconforming (Grandfathered use) ☐ Illegal ☐ No zoning

Highest & best use as improved: ☒ Present use ☐ Other use (explain)

Utilities

Public Other

Electricity ☒ W

Gas ☒

Water ☐ WELL

Sanitary sewer ☐ SEPTIC

Storm sewer ☐

Off-site Improvements

Public Private

Street ASPHALT

Curb/gutter NONE

Sidewalk NONE

Street lights YARD LAMP / SHOP

Alley NONE

Topography ROLLING

Size TYPICAL - 2.86 ACRES

Shape IRREGULAR

Drainage APPEARS ADEQUATE

View TERRITORY & MOUNTAINS

Landscaping AVERAGE

Driveway Surface GRAVEL / CIRCULAR

Apparent easements *POWER LINE EASEMENT

FEMA Special Flood Hazard Area ☐ Yes ☒ No

FEMA Zone C Map Date 9/1/83

FEMA Map No. 160086 0330 C

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.):

SEE ADDENDUM

30R 1X NO FID 4/15/86 1600860330 D

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
No. of Units	1	Foundation	CONCRETE	Slab	BSMT FLOOR	Area Sq. Ft.	2,028	Roof	UNKNOWN ☒
No. of Stories	1	Exterior Walls	WOOD LAP	Crawl Space	6"	% Finished	85%	Ceiling	UNKNOWN ☒
Type (Det./Att.)	DETACHED	Roof Surface	WOOD SHAKE	Basement	94%	Ceiling	DRYWL, FRM	Walls	UNKNOWN ☒
Design (Style)	1-STORY	Gutters & Dwnspts.	METAL	Sump Pump	NONE	Walls	DW, FRM, CN	Floor	
Existing/Proposed	YES/NO	Window Type	WOOD, METAL	Dampness	NN	Floor	CPT, VI, CN	None	
Age (Yrs.)	1929/1977	Storm/Screen	NONE/YES	Settlement	TYPICAL Age	Outside Entry	YES, OUT	Unknown	
Effective Age (Yrs.)	15	Manufactured House	NO	Infestation	*NONE APPAR.	DAYLIGHT BASEMENT		TYPICAL	

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement			SPACE	1	1	1	1	1	1		PANTRY	2,028
Level 1		1	1	1				2	1		SEWING	2,156
Level 2												

Finished area above grade contains: 6 Rooms; 2 Bedroom(s); 1 Bath(s); 2,156 Square Feet of Gross Living Area

INTERIOR		HEATING		KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE:	
Floors	HWD, VI, CPT/GD	Type	FA, BB	Refrigerator	P	None		Fireplace(s) #	1 ☒	None	
Walls	WOOD, DRYWL/GD	Fuel	GAS, EL	Range/Oven	P	Stairs		Patio	CONCRETE ☒	Garage	# of cars
Trim/Finish	WOOD/GOOD	Condition	AVG	Disposal	X	Drop Stair		Deck	WOOD ☒	Attached	
Bath Floor	VINYL/GOOD	COOLING		Dishwasher	X	Scuttle	X	Porch	ENCLOSED ☒	Detached	2+ CARS
Bath Wainscot	CERAMIC/GOOD	Central	NONE	Fan/Hood	X	Floor		Fence	WIRE X FENCE ☒	Built-In	Attached
Doors	WOOD/GOOD	Other	NONE	Microwave	P	Heated		Floor	UGGS/GRAVEL ☒	Carport	5 CAR
		Condition	N/A	Washer/Dryer	P	Finished		BARN	3x5 ☒	Driveway	4+ CARS

Additional features (special energy efficient items, etc.):

SEE ADDENDUM

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.:

ADDENDUM

SEE

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: NONE APPARENT OR KNOWN TO APPRAISER.

Permit # 87-10047

SUBJECT

Property Address	2462 OLD PULLMAN ROAD	City	MOSCOW	State	ID	Zip Code	83843
Legal Description	SEE ATTACHED LEGAL DESCRIPTIONS						
County	LATAH						
Assessor's Parcel No.	RP 016850000110A	Tax Year	2003	R.E. Taxes \$	1,730.32	Special Assessments \$	NA
Borrower	SPROUSE, W.M. & L.	Current Owner	SAME	Occupant	☒ X	Owner	☐
Tenant	☐	Vacant	☐				
Property rights appraised	☒ X Fee Simple	☐ Leasehold	Project Type	☐ PUD	☐ Condominium (HUD/NA only)	HOA\$	NA
Neighborhood or Project Name	SUBURBAN MOSCOW		Map Reference	SEE LOCATION MAP		Census Tract	16.055.54
Sale Price \$	NA	Date of Sale	NA	Description and \$ amount of loan charges/concessions to be paid by seller			
TYPICAL/NA							
Lender/Client	ZIONS BANK		Address				
105 S MAIN STREET, MOSCOW, ID 83843							
Appraiser	R STAN WEEKS		Address				
5924 GENOA COURT, COEUR D'ALENE, ID 83815							

NEIGHBORHOOD

Location	☐ Urban	☒ X Suburban	☐ Rural	Predominant occupancy	Single family housing	Present land use %	Land use change
Built up	☐ Over 75%	☒ X 25-75%	☐ Under 25%	☒ X Owner	PRICE \$ (000) 120 Low 5	One family 35	☒ X Not likely ☐ Likely
Growth rate	☐ Rapid	☒ X Stable	☐ Slow	☐ Tenant	375 High 100	2-4 family	☐ In process
Property values	☐ Increasing	☒ X Stable	☐ Declining	☒ X Vacant (0-5%)	Predominant	Multi-family	To:
Demand/supply	☐ Shortage	☒ X In balance	☐ Over supply	☐ Vacant (over 5%)	165+- 50+-	Commercial	
Marketing time	☐ Under 3 mos.	☒ X 3-6 mos.	☐ over 6 mos.			VACANT 65	

Note: race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: THE SUBJECT IS LOCATED A JUST OUTSIDE THE MOSCOW CITY LIMITS. NEIGHBORHOOD BOUNDARIES INCLUDE SUBURBAN/RURAL PROPERTIES WITHIN A 5+- MILE RADIUS OF THE CITY OF MOSCOW.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):

THE SUBJECT NEIGHBORHOOD IS MADE UP OF AVERAGE TO GOOD QUALITY HOMES ON SMALL TO MID-SIZED ACREAGE PARCELS. RESIDENTIAL ACREAGE PROPERTIES IN THIS AREA ARE SCATTERED THROUGHOUT LARGE AGRICULTURAL AND TIMBER PROPERTIES. THIS AREA HAS AVERAGE TO GOOD GENERAL APPEARANCE OF PROPERTIES AND AVERAGE MARKET APPEAL. MOST HOMES ARE MODERATE TO LARGE IN SIZE. ACCESS TO EMPLOYMENT, SHOPPING, AND SCHOOLS IS AVERAGE. THERE ARE NO APPARENT ADVERSE CONDITIONS NOTED.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time - such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):

MOSCOW (POP 21,500+-) IS THE LARGEST TOWN IN LATAH COUNTY, THE COUNTY SEAT, AND THE SITE OF THE UNIVERSITY OF IDAHO. THE UNIVERSITY (STUDENT POP 10,000+-), CREATES STEADY DEMAND FOR HOUSING AND EMPLOYMENT FOR THE AREA. THERE ARE NO SPECIAL FINANCING, LOAN DISCOUNTS, INTEREST BUYDOWNS OR SALES CONCESSIONS FOUND IN THIS MARKET. A WIDE VARIETY OF FINANCING OPTIONS ARE AVAILABLE IN THIS MARKET.

PUD

Project Information for PUDs (If applicable) - Is the developer/builder in control of the Home Owner's Association (HOA)? ☐ Yes ☒ No

Approximate total number of units in the subject project NA Approximate total number of units for sale in the subject project NA

Describe common elements and recreational facilities:

SITE

Dimensions	IRREGULAR (SEE PLAT MAP)				Topography	ROLLING	
Site area	2.715+- ACRES		Corner Lot	☐ Yes ☒ No	Size	TYPICAL FOR ACREAGE	
Specific zoning classification and description	SR1-RURAL SUBURBAN				Shape	IRREGULAR	
Zoning compliance	☒ X Legal	☐ Legal nonconforming	(Grandfathered use)	☐ Illegal	Drainage	APPEARS ADEQUATE	
Highest & best use as improved:	☒ X Present use	☐ Other use (explain)			View	GD TERRITORY	
Utilities	Public	Other	Off-site Improvements	Type	Public	Private	Landscaping
Electricity	☒ X		Street	ASPHALT	☒ X		AVERAGE
Gas	☒ X		Curb/gutter	NONE			GRAVEL - CIRCULAR
Water		WELL/TYPICAL	Sidewalk	NONE			*POWER LINE EASEMENT
Sanitary sewer		SEPTIC/TYPICAL	Street lights	YARD LAMP		☒ X	FEMA Special Flood Hazard Area ☐ Yes ☒ No
Storm sewer			Alley	NONE			FEMA Zone <u>X</u> Map Date <u>4/15/03</u>
							FEMA Map No. <u>160086 0330 D</u>

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): SEE COMMENT

ADDENDUM

DESCRIPTION OF IMPROVEMENTS

GENERAL DESCRIPTION			EXTERIOR DESCRIPTION			FOUNDATION			BASEMENT			INSULATION		
No. of Units	1		Foundation	CONCRETE		Slab	BSMT FLOOR		Area Sq. Ft.	2,028		Roof	UNKN R ☒ X	
No. of Stories	1		Exterior Walls	WOOD LAP		Crawl Space	6%		% Finished	85%		Ceiling	UNKN R ☒ X	
Type (Det./Alt.)	DETACHED		Roof Surface	COMP/NEWER		Basement	94%		Ceiling	DRYWALL		Walls	UNKN R ☒ X	
Design (Style)	1-STORY		Gutters & Dwnspts.	METAL		Sump Pump	NONE NOTED		Walls	DW,FRM,CN		Floor		
Existing/Proposed	EXISTING		Window Type	WD,METAL		Dampness	Not Apparent		Floor	CPT,VI,CN		None		
Age (Yrs.)	74 1929		Storm/Screens	DBL PNE/YES		Settlement	Typical of Age		Outside Entry	YES		Unknown		
Effective Age (Yrs.)	15+-		Manufactured House	NO		Infestation	Not Apparent		Daylight Bsmt	APPEARS AVG				
ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.		
Basement			SPACE	1	1	1	1	1	1.0			2,028		
Level 1		1	1	1				2	1.0		SEWING	2,156		
Level 2														
Finished area above grade contains:			6	Rooms:	2	Bedroom(s):	1.0	Bath(s):	2,156	Square Feet of Gross Living Area				
HEATING			KITCHEN EQUIP			ATTIC			AMENITIES			CAR STORAGE		

Note: race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: THE SUBJECT IS LOCATED A JUST OUTSIDE THE MOSCOW CITY LIMITS. NEIGHBORHOOD

BOUNDARIES INCLUDE SUBURBAN/RURAL PERTIES WITHIN A 5+- MILE RADIUS OF THE C OF MOSCOW.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):

THE SUBJECT NEIGHBORHOOD IS MADE UP OF AVERAGE TO GOOD QUALITY HOMES ON SMALL TO MID-SIZED ACREAGE PARCELS.

RESIDENTIAL ACREAGE PROPERTIES IN THIS AREA ARE SCATTERED THROUGHOUT LARGE AGRICULTURAL AND TIMBER PROPERTIES.

THIS AREA HAS AVERAGE TO GOOD GENERAL APPEARANCE OF PROPERTIES AND AVERAGE MARKET APPEAL. MOST HOMES ARE
MODERATE TO LARGE IN SIZE. ACCESS TO EMPLOYMENT, SHOPPING, AND SCHOOLS IS AVERAGE. THERE ARE NO APPARENT ADVERSE
CONDITIONS NOTED.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time
- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):

MOSCOW (POP 21,500+-) IS THE LARGEST TOWN IN LATAH COUNTY, THE COUNTY SEAT, AND THE SITE OF THE UNIVERSITY OF IDAHO.
THE UNIVERSITY (STUDENT POP 10,000+-), CREATES STEADY DEMAND FOR HOUSING AND EMPLOYMENT FOR THE AREA. THERE ARE
NO SPECIAL FINANCING, LOAN DISCOUNTS, INTEREST BUYDOWNS OR SALES CONCESSIONS FOUND IN THIS MARKET. A WIDE VARIETY
OF FINANCING OPTIONS ARE AVAILABLE IN THIS MARKET.

Project Information for PUDs (If applicable) - Is the developer/builder in control of the Home Owner's Association (HOA)?

☐ Yes ☐ No

Approximate total number of units in the subject project NA Approximate total number of units for sale in the subject project

Describe common elements and recreational facilities:

Dimensions <u>IRREGULAR (SEE PLAT MAP)</u>				Topography <u>ROLLING</u>	
Site area <u>2.715+- ACRES</u> Corner Lot ☐ Yes ☒ No				Size <u>TYPICAL FOR ACREAGE</u>	
Specific zoning classification and description <u>SR1-RURAL SUBURBAN</u>				Shape <u>IRREGULAR</u>	
Zoning compliance ☒ Legal ☐ Legal nonconforming (Grandfathered use) ☐ Illegal ☐ No Zoning				Drainage <u>APPEARS ADEQUATE</u>	
Highest & best use as improved: ☒ Present use ☐ Other use (explain)				View <u>GD TERRITORY</u>	
Utilities		Off-site Improvements		Landscaping <u>AVERAGE</u>	
Electricity	Public ☒ Other	Street	Type <u>ASPHALT</u> Public ☒ Private	Driveway Surface	<u>GRAVEL - CIRCULAR</u>
Gas	☒	Curb/gutter	<u>NONE</u>	Apparent easements	<u>*POWER LINE EASEMENT</u>
Water	☐ <u>WELL/TYPICAL</u>	Sidewalk	<u>NONE</u>	FEMA Special Flood Hazard Area	☐ Yes ☒ No
Sanitary sewer	☐ <u>SEPTIC/TYPICAL</u>	Street lights	<u>YARD LAMP</u>	FEMA Zone	<u>X</u> Map Date <u>4/15/03</u>
Storm sewer	☐	Alley	<u>NONE</u>	FEMA Map No.	<u>160086 0330 D</u>

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.):

SEE COMMENT

ADDENDUM

GENERAL DESCRIPTION			EXTERIOR DESCRIPTION			FOUNDATION			BASEMENT			INSULATION		
No. of Units	<u>1</u>		Foundation	<u>CONCRETE</u>		Slab	<u>BSMT FLOOR</u>		Area Sq. Ft.	<u>2,028</u>		Roof	<u>UNKN R</u> ☒	
No. of Stories	<u>1</u>		Exterior Walls	<u>WOOD LAP</u>		Crawl Space	<u>6%</u>		% Finished	<u>85%</u>		Ceiling	<u>UNKN R</u> ☒	
Type (Det./Att.)	<u>DETACHED</u>		Roof Surface	<u>COMP/NEWER</u>		Basement	<u>94%</u>		Ceiling	<u>DRYWALL</u>		Walls	<u>UNKN R</u> ☒	
Design (Style)	<u>1-STORY</u>		Gutters & Dwnspts.	<u>METAL</u>		Sump Pump	<u>NONE NOTED</u>		Walls	<u>DW,FRM,CN</u>		Floor	☐	
Existing/Proposed	<u>EXISTING</u>		Window Type	<u>WD,METAL</u>		Dampness	<u>Not Apparent</u>		Floor	<u>CPT,VI,CN</u>		None	☐	
Age (Yrs.)	<u>74 1929</u>		Storm/Screens	<u>DBL PNE/YES</u>		Settlement	<u>Typical of Age</u>		Outside Entry	<u>YES</u>		Unknown	☐	
Effective Age (Yrs.)	<u>15+-</u>		Manufactured House	<u>NO</u>		Infestation	<u>Not Apparent</u>		Daylight Bsmt	<u>APPEARS AVG</u>				

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement			<u>SPACE</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1.0</u>			<u>2,028</u>
Level 1		<u>1</u>	<u>1</u>	<u>1</u>				<u>2</u>	<u>1.0</u>		<u>SEWING</u>	<u>2,156</u>
Level 2												

Finished area above grade contains: 6 Rooms; 2 Bedroom(s); 1.0 Bath(s); 2,156 Square Feet of Gross Living Area

INTERIOR		HEATING		KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE	
Floors	<u>HWD,VI,CPT,SLT/GD</u>	Type	<u>FA, BB</u>	Refrigerator	☒ P	None	☐	Fireplace(s) #	<u>1+Stv</u> ☒ X	None	☐
Walls	<u>WOOD,DRYW/GD</u>	Fuel	<u>Gas, Elec</u>	Range/Oven	☒ X	Stairs	☐	Patio	<u>CONCRETE</u> ☒ X	Garage	<u>2+</u> # of cars
Trim/Finish	<u>WOOD/GOOD</u>	Condition	<u>Avg,Avg</u>	Disposal	☒ X	Drop Stair	☐	Deck	<u>WOOD</u> ☒ X	Attached	☐
Bath Floor	<u>VINYL/GOOD</u>	COOLING		Dishwasher	☒ X	Scuttle	☒ X	Porch	<u>ENCLOSED</u> ☒ X	Detached	<u>2+ CARS</u>
Bath Wainscot	<u>TILE/GOOD</u>	Central	<u>NONE</u>	Fan/Hood	☒ X	Floor	☐	Fence	<u>Wood, Wire</u> ☒ X	Built-In	☐
Doors	<u>WOOD/GOOD</u>	Other	<u>NONE</u>	Microwave	☒ P	Heated	☐	Pool	<u>SPRINKLERS</u> ☐	Carport	<u>2 CARS</u>
		Condition	<u>NA</u>	Washer/Dryer	☒ P	Finished	☐	Outbuildings	☒ X	Driveway	<u>4+ CARS</u>

Additional features (special energy efficient items, etc.): SEE COMMENT ADDENDUM

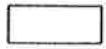
Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: SEE

COMMENT ADDENDUM

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: THERE ARE NO APPARENT ADVERSE ENVIRONMENTAL CONDITIONS NOTED ON THE SUBJECT'S SITE
OR IN THE IMMEDIATE VICINITY OF THE SUBJECT.

Permit # 87-10047

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Detailed Road Map of Latah County

This is not just a map. It's a piece of the world captured in the image.

The detailed road map represents one of several map types and styles available. Look at Latah County, Idaho, United States from different perspectives.

Get free map for your website. Discover the beauty hidden in the maps. Maphill is more than just a map gallery.



Maps of Latah County

This detailed map of Latah County is provided by Google. Use the buttons under the map to switch to different map types provided by Maphill itself.

Permit # 87-10047

5/17/19

PM0100 - PARCEL MASTER INQUIRY

09:44:58

PARCEL: RP 016850000110 A

F12=RC F14=HO

F17=DD

F24=LD

SPROUSE, WAYNE M
& SPROUSE, LESLIE L H/W

LEGAL DESCRIPTION
HILLTOP ACRES
LOT 11
13 39 6

2462 OLD PULLMAN ROAD

CODE AREA 40-0000 OWNER CD

PARC TYPE LOC CODE 2810

MOSCOW ID 83843

EFFDATE 9021992 EXPDATE

2462 OLD PULLMAN RD 83843

PREV PARCEL RP39N06W134970A

DATE/ST#	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
15 1	2017	2555	AC	90383	66175	11936		
19 1	2017	160	AC					
32 1	2017			20880				
37 1	2017			488240	488240	88064		
TOTALS		2715		599503	554415	100000		

ENTER NEXT PARCEL NUMBER RP A

FKeys: F2=TX F3=Exit F5=SS F6=NM F7=LG
F8=CT F13=TM F18=HS F20=Srch F22=EU

Permit # 87-10047

IDAHO RESIDENTIAL PROPERTY RECORD
Inquiry

Screen 1

Parcel No RP 016850000110 A Sheet No 1 of 1
Property address 2462 OLD PULLMAN RD 83843
Other improvements only?
Inspected by AA Date 2/23/2017 Review year 2017
Purchase price Date
Monthly rent Date
Multiple addresses/rents? N
Class 4 Manual used 3
Use code 3714 2005 Oregon Manual
No of units 1 Sketch stored
Market grade 4 Photo stored
Year built 2005 HO applies
Year remodeled Exempt sheet
Eff age/year / Prebuilt
Shape code D Building permit
Date occupied Under construction

Land data to view? Y

F2=Start F3=Exit F4=Inv F5=OI

Permit # 87-10047

Address
SPROUSE, WAYNE M
2462 OLD PULLMAN ROAD

MOSCOW ID, 83843

Legal
HILLTOP ACRES
LOT 11
13 39 6

6 Deeds for Parcel: RP016850000110A

Friday, May 17, 2019 8:45 AM

Deed Number	Deed Type	Deed Date	Deed Description
389461	Covenants Hilltop Acres Subdivision		
344787	WD	06/17/1985	Betty J Roberts-Jones to Ronald Asa & Jean Marshall Robison h/w
367497	WD	09/08/1988	Ronald A & Jean M Robison, acting through their attorney in fact, William Stellmon to Wayne Sprouse & Leslie Province Sprouse h/w
389460	Hilltop Acres Subdivision	05/22/1992	
389430	WD	06/04/1992	Richard A & Jane P Callahan h/w to Wayne & Leslie Sprouse h/w
524486	QC	08/20/2008	Wayne M Sprouse & Leslie Province Sprouse h/w to Wayne M Sprouse & Leslie L Sprouse h/w as joint tenants

Permit # 87-10047

5/15/19

PM0100 - PARCEL MASTER INQUIRY

14:22:23

PARCEL: RP 016850000110 A

F17=DD

F12=RC F14=HO

F24=LD

SPROUSE, WAYNE M
& SPROUSE, LESLIE L H/W

LEGAL DESCRIPTION

HILLTOP ACRES

LOT 11

13 39 6

2462 OLD PULLMAN ROAD

CODE AREA 40-0000 OWNER CD

PARC TYPE LOC CODE 2810

EFFDATE 9021992 EXPDATE

MOSCOW ID 83843

PREV PARCEL RP39N06W134970A

2462 OLD PULLMAN RD 83843

AT/ST#	RY	QUANTITY	UN	VALUE	HO MRKT	HO EXMP	CB MRKT	OTHER
15 1	2017	2555	AC	90383	66175	11936		
19 1	2017	160	AC					
32 1	2017			20880				
37 1	2017			488240	488240	88064		
TOTALS		2715		599503	554415	100000		

ENTER NEXT PARCEL NUMBER RP _____ A

FKeys: F2=TX F3=Exit F5=SS F6=Nm F7=LG
F8=CT F13=TM F18=HS F20=SrcH F22=EU

Township 39 N
Range 6 W
Section 13

Permit #
87-10047

NE of SW

Address
SPROUSE, WAYNE M
2462 OLD PULLMAN ROAD

MOSCOW ID, 83843

Legal
HILLTOP ACRES
LOT 11
13 39 6

6 Deeds for Parcel: RP016850000110A

Wednesday, May 15, 2019 1:24 PM

Deed Number	Deed Type	Deed Date	Deed Description
389461	Covenants Hilltop Acres Subdivision		
344787	WD	06/17/19 85	Betty J Roberts-Jones to Ronald Asa & Jean Marshall Robison h/w
367497	WD	09/08/19 88	Ronald A & Jean M Robison, acting through their attorney in fact, William Stellmon to Wayne Sprouse & Leslie Province Sprouse h/w
389460	Hilltop Acres Subdivision	05/22/19 92	
389430	WD	06/04/19 92	Richard A & Jane P Callahan h/w to Wayne & Leslie Sprouse h/w
524486	QC	08/20/20 08	Wayne M Sprouse & Leslie Province Sprouse h/w to Wayne M Sprouse & Leslie L Sprouse h/w as joint tenants

Permit # 87-10047

IP 016850000110 A

0-00

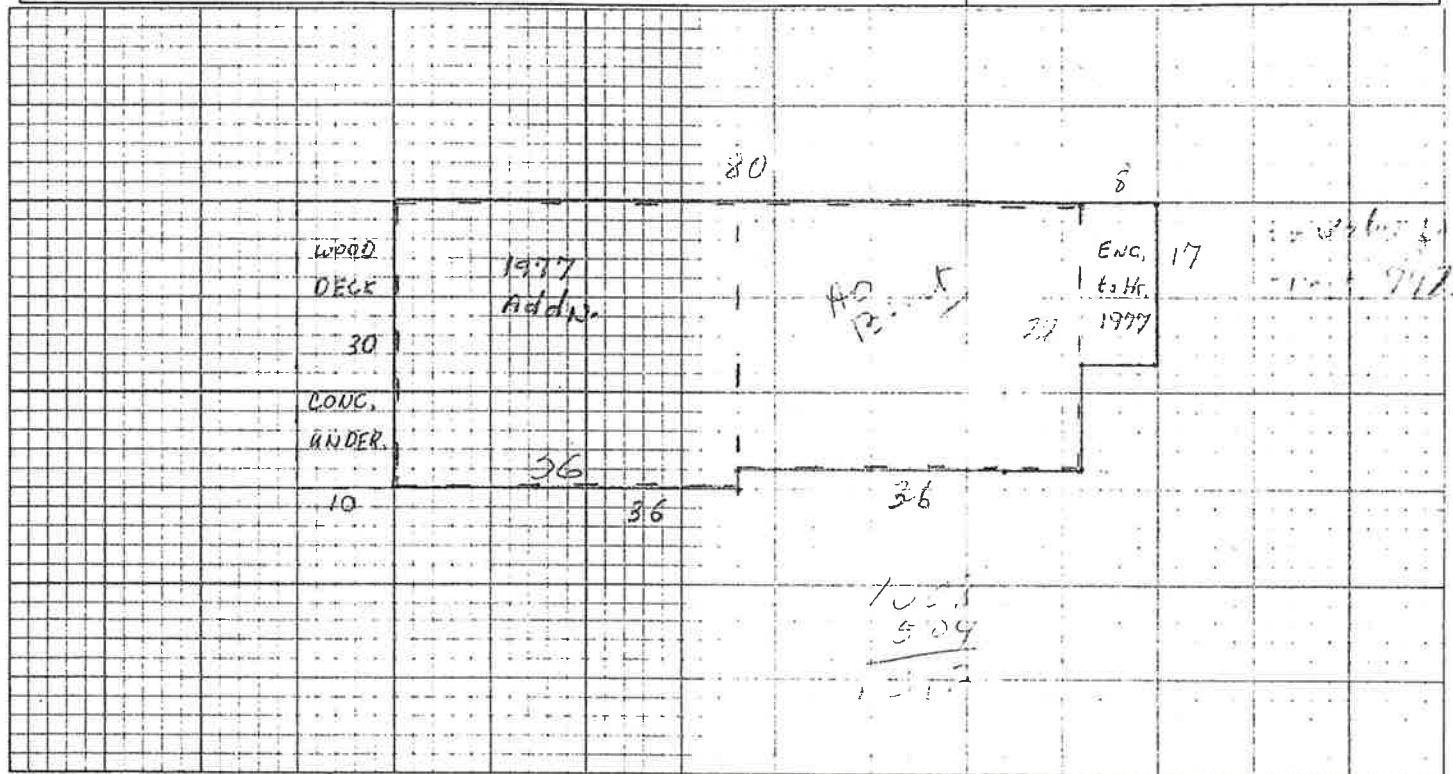
SPROUSE, WAYNE M
& SPROUSE, LESLIE H/W
5050 OLD PULLMAN ROAD
MOSCOW ID 83843

HILLTOP ACRES
LOT 11
13 39 6

Permit # 87-10047

IDAHO RESIDENTIAL PROPERTY RECORD		Sheet No. _____								
MISCELLANEOUS DATA		VALUES SUMMARY								
Class	5	YEAR 1987 YEAR								
Use Code	3+16	Residence \$ 76374 \$								
Market Grade	2	Garage \$ 9592 \$								
Shape Code	B	Garage Cat 32 \$ 10342 \$								
Year Built	1929	Other Improve. \$ 1820 \$								
Year Remodeled	1977	Total Improve. \$ 98140 \$								
Effective Age	1950	Land \$ 11040 \$								
zoning Code		MARKET VALUE \$ \$								
Date Occupied										
<table border="1"> <tr> <td>YES</td> <td>NO</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>		YES	NO							PURCHASE INFORMATION
YES	NO									
Inspected By <u>DB</u> Date <u>4/10/87</u> Computed By _____ Date _____ Certified Appraiser _____ Date _____ Assessor _____ Date _____ Reinspection <u>27</u> Date <u>9-27-88</u> Photo No. _____		Price <u>80,000</u> Date _____ Price _____ Date _____ Price _____ Date _____ Rent _____ Per _____ Date _____								

Property Address Old Pullman Road



LAND INFORMATION

01 NEIGHBORHOOD		02 OFF-SITE IMPROVEMENTS		03 TOPOGRAPHY		04 WATER FRONT PROPERTY		05 ON-SITE UTILITIES						
1 Urban	5 Zoned	Street: 4 Asphalt/Concrete	1 Low	1 Lake	6 Beach:	1 Electricity	5 Public Water							
2 Suburban	6 Stable	5 Gravel/Dirt	2 Level	2 River/Creek	None P F A G E	2 Gas	6 Private Well							
3 Rural	7 Improving	6 Sidewalks	3 Moderate Slope	3 Accretion	7 Grade:	3 Underground Elect/Telephone	7 Public Sewer							
4 Recreational	8 Declining	7 Curb/Gutters	4 Steep Slope	4 Bluff Land	P F A G E	4 Cable TV	8 Septic System							
90		90		5 Flood Plain	90	90								
06 SUBJECT DIMENSIONS				07 SITE INFORMATION				08 REMARKS						
Eff. Frontage _____ Depth _____				01 Location F A G				16 g p m well						
Other _____				02 Amenities F A G										
				03 Landscaping F A G										
				04 Detriments Few Many None										
09 COMPOSITE ADJUSTMENT				10 SITE ADJUSTMENTS										
CAT	LOC	CLASS	TYPE	UNIT	QTY	COST	BASE VALUE	01 Location	10 Access	20 View	30 Topography	40 Width	TOTAL FACTOR	EXT. VALUE
								50 Depth	60 Plottage	70 Beach	80 Corner	90		
APPAISAL DATE: _____ APPRAISER: _____								LAND VALUE \$ _____						

**APPENDIX
RECORDS**

DATE _____

DATE _____

Photo #

CLASS	APPRAISED VALUE SUMMARY		
R1- 4	DWELLING	— Depr Repl Cost	\$ 12729
R2-	GARAGE	— Depr Repl Cost	
CURVE	OTHER IMPROVEMENTS D.R.C.		
A B C D	TOTAL DEPR. REPL COST		12729
	VALUE BY MGRM		
STORIES	RECOMMENDED CORRELATED VALUE		\$ 12729

1 1/2 2 2 1/2 SL Land value ff \$ _____ \$ _____
 Built 19 29 Cost \$ _____ Mo Rent \$ _____
 Remodeled 1967-70 \$ _____ Sold 19 _____ \$ _____
 Listed _____ to _____ \$ _____ Offrd \$ _____
 Int Inspected (Yes) No (Owner) Tenant _____ Other _____
 Appraised 6-17-76 By RVR Computed 6-18-76 By RV
 Appraised _____ By _____ Computed _____ By _____

Square Foot				Sq Ft Items			Lump Sums	
Bsm1	1st	2nd		Base	+	-		
1008	1008			Cost,	15.05			

FOUNDATION		Corr	Blk	Rock			
		Msry	Piers	Wd			
ROOF	Low	Avg	Sleep				
	SHGS	Comp	Wd	Al			
	Hip	Asb	Slate	SHKS			
		Lt.	Hvy	Bltp w/Gr			
	Flat	RRfg	Al	CGI	Msry	Title	+ 30

Form STC-RA-11 Rev. 10-74

Permit # 87-10047

BUY
APPR
RECOR

Assessors Signature

DATE

Appraisers Signature

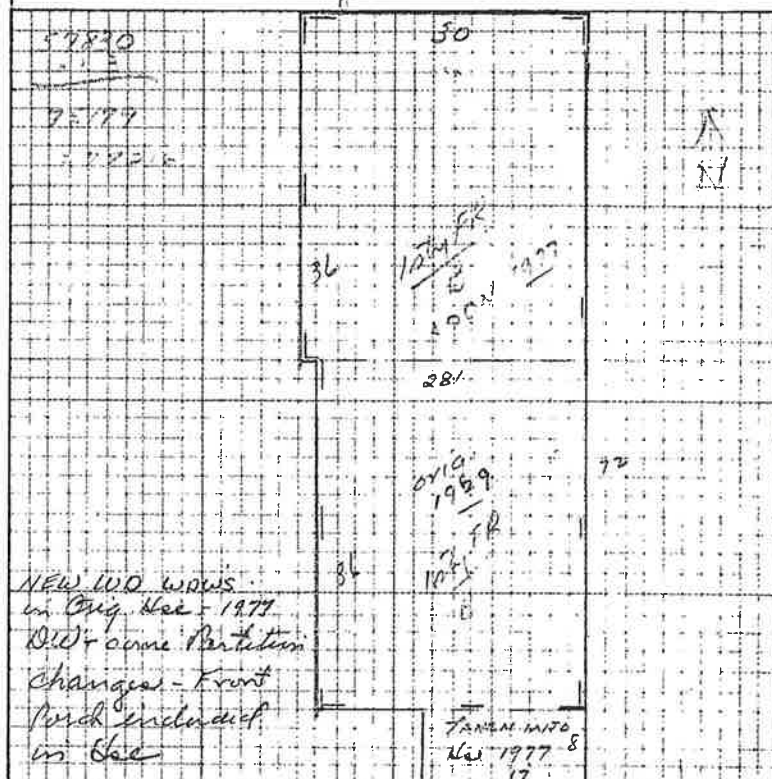
DATE

E. Hartung

Acct. #

Map #

Photo #



CLASS		APPRaised VALUE SUMMARY	
R1- 6	DWELLING	Depr Repl Cost	\$52573
R2-	GARAGE	Depr Repl Cost	
CURVE (A) B C D	OTHER IMPROVEMENTS D.R.C.		
STORIES	TOTAL DEPR. REPL COST VALUE BY MGRM		
		RECOMMENDED CORRELATED VALUE x 1.10	\$52573 772
B 1 1/2 2 2 1/2 SL		Land value ff \$	
Built 1920		Cost \$	
Remodeled 1977		\$75000	Sold 19
Listed to \$		Offrd \$	
Int Inspected Yes		No	Owner Tenant Other
Appraised 5-22-78		By (PL)	Computed 5-22-78 By
Appraised		By	Computed By
Square Feet		Sq Ft Items Lump	
Bsmt	1st	2nd	Base
2088	2224		Cost 13,57
FOUNDATION		Conc Blk Rock Msry Piers Wd	
ROOF		Gable Low Avg Steep SHGS Comp Wd AI Asb Slate SHKS Lt. Hvy Bltup w/Gr RRfg AI CGI Msry Tile	

EXTERIOR WALL	DEI Sgl	SDG SHGS	Bevel Asb	Drop Comp	B&B Wd	Vert BRK	Horiz Ven	HdBr Solid	PlyWd BLK	AL Pt	SHKS Stucco
FIRST FLOOR	DEI Sgl	SWd /LR	HWd /DR	PlyWd /Kit	Tile /Util	Carpet /Hall	Conc /Bath	Carpet /BR	Den	Conc w/ATile	
ELECTRICAL	CI	110	220	LowVolt	Intercom	Vac System					
HEATING and COOLING	CI	Fao HWtr BB	Gas Conv GIPnl	Fae Rad Cable	Oil HitPump	HdFuel Chim only	Stkr ACondg	Fa Gravity Elec	Flr Wl WIFurn	psf	
INTERIOR & PARTITIONS	CI	DW Trim	Plas SWd	Comp HWd	Sld&Pa Paneling	T&G Wd	PlyWd	ceiling?			
PLUMBING	CI	Lav WC	Tub w/S	Enc WH	SSK DSK	Shower	Dr LF	Laundry Trav	Plc Clay	Porc	
OTHER INTERIOR CONSTRUCTION	CI	BLTINS APP	SWd Gas	HWd Elec	Mtl Oven	TOP Range	PTG Surf	Lino Slidein	CerTile /Dropin	150 1430 1160	
FIREPLACE	CI	Ext	Int	1Sty	2Sty	Sgl Mantel	Bkd Circ	Stkd /FreeStdg	ClgHi	1600	
BASEMENT	CI	Full	None	% Heated	FIN 30 x 36	or % WLS	Plas Fur'd	Comp PlyWd	Wd CLG	OW	1080 x 5.24 x .70 = 3.28
ATTIC or UPPER STORIES	CI	% Heated	Sld&Pa	FLR	Dbl Den	Sgl SWd	HWd	Tile Lino	Carpet Fam	BR	3974 8268
SPECIAL											

Ratings	Phys Cond	F A (C)	Func Utility	RA (C)	Appearance	Res F A G	Nbrhd F A G	Totals	+	-
Summary of Dwelling Computation Dwelling sf x R2 units = 2224 sf x \$19.59 psf = \$43568 Net Lump Sum Adjustment \$16139 Total Base Cost \$59607 19-77 LCM 100% x Qual Adjustment 90% = % Modifier x Base = \$53646 Depreciation: Physical, Functional and Economic = Percent Good 98 Depreciated Replacement Cost (transfer to Value Summary) \$52573										

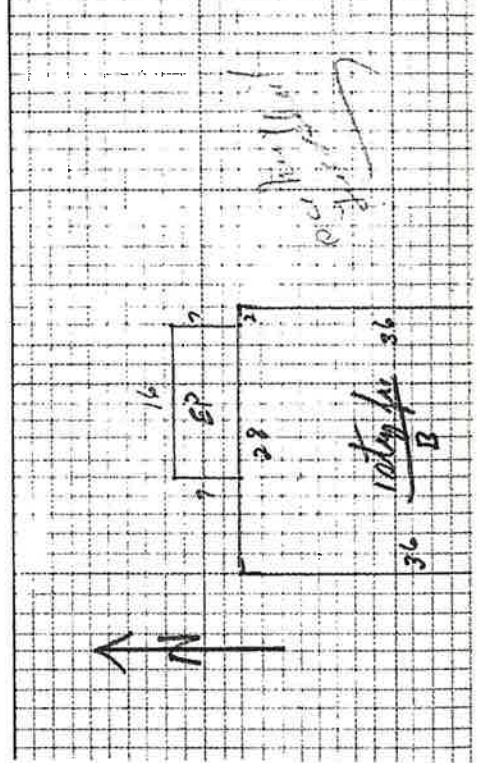
CH	11871
----	-------

[illegible]



Acct. #

CLASS	DWELL
RI-4	GARAG
R2-	OTHER
CURVE	TOTAL
A C D	V
STORIES	
D 1 1/2 2 2 1/2	
Built 19 29	Cot
Remodeled 19 67-70	
Listed	to
Int Inspected	
Appraised 6-17-7	
Appraised	Square



perm #
87-10047

WHEREAS the undersigned has executed a service extension agreement with THE WASHINGTON WATER POWER COMPANY providing for electric service at the premises hereinafter described, the furnishing of which will necessitate the construction of electric lines;

NOW, THEREFORE, for a valuable consideration, the undersigned does by these presents convey and warrant to The Washington Water Power Company, a corporation, its successors and assigns, the right to erect, construct, reconstruct and maintain such electric line or lines as shall be necessary to furnish electric service to the undersigned and other customers of said Company executing similar service extension agreements, over, along and across the following described property in Latah County,

State of Idaho, to-wit:

Commencing at the NE corner of the SW $\frac{1}{4}$ of Sec. 13, Twp 39 N, R. 6, W.B.M., and running thence west a distance of 100 rods to the NW corner of Lot 3, of said section, thence south along the west line of Lot 3, a distance of 80 rods, thence in a northeasterly direction to a point 70 rods south of the place of beginning, a distance of 100 $\frac{1}{2}$ rods, thence north 70 rods to the place of beginning, the same being Lot 3 and 36 $\frac{7}{8}$ acres off the north end of the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of sec. 13 and containing 46 $\frac{7}{8}$ acres more or less.

together with the right to inspect said line and to remove brush and trees that may interfere with the construction, maintenance and operation of the same.

Witness our hand this 29th day of May, 1947

x Hubert Dahmen
x Elizabeth Dahmen

Permit #
87-10047

STATE OF IDAHO
County of Latah } ss.

On this day, before me, the undersigned, a notary public in and for said county and state, personally appeared Hubert Dahmen and Elizabeth Dahmen, husband and wife

to me known to be the individual described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 29th day of May, A. D., 1947

Jack McQuade

1957

TAXPAYER'S ASSESSED VALUATION

PROPERTY SITUATED IN LATAH COUNTY, IDAHO

EXAMINE THIS ASSESSMENT

In Case of Error — Notify the Assessor's Office
Before the 4th Monday in June

NAME AND ADDRESS OF OWNER

Hubert Dahman
Box 298, Gen. Del.
Moscow, Idaho.

NW 33 ac N3SW;
10.09 ac Lot 3(NWSW);
1.96 ac Lot 4(SWSW).

Rge.
Blk.
Twp.
Lot
Sec.

13 39 6

Permit #
87-10047

PERSONAL PROPERTY			REAL PROPERTY		
Class	Number	Value	Class	Acres	Value
	4	128	5	4395	1442
	9	34			
	40	10	11	1.1	
	Tractor	3.5			
		207			
			Total	4505	1442
			BUILDINGS		
			Class	Value	
			19	544	

Property Is Listed by Class Number and Can Be Identified
Classification Number Description Listed Here

The Board of County Commissioners will be in session from the 4th Monday in June to the 1st Monday in July to equalize assessments and consider exemptions on the Real and Personal Roll until the 2nd Monday in July to equalize assessments and consider exemptions on the Real and Personal Roll. The Board will convene on the 1st Monday in December to equalize assessments on the Subsequent Roll.

Widowers and widows must claim exemptions EACH YEAR before the 4th Monday in June. If you are a widow (by your husband's death); a service-connected partially disabled person; a totally and permanently disabled non-service connected American Veteran of the War; a blind person; or fatherless children under age 18; YOU MUST APPLY FOR SEPARATE AFFIDAVIT in order to get your exemption.

of Idaho, } ss.
of Latah }

Assessor of Latah County, do solemnly swear or affirm that the foregoing statement is a true and correct assessment of real and personal property as reported to me by the person named as owner, or as assessed by personal inspection by myself or deputy.

OLIVER W. ESPE
Assessor

Deputy

- No. 1. Irrigated Agricultural Land
2. Pump Land
3. Subirrigated Land
4. Irrigated Grazing Land
5. Irrigated Agricultural Land
6. Grazing Land
7. Subirrigated Grazing Land
8. Timber Land
- 8A. Reproduction Land
9. Reforestation Land
10. Mineral Land
11. Waste Land (No Value)
12. Suburban Land
13. Equities in State Land

OTHER REAL PROPERTY

14. Standing Timber
15. Reservations and Easements on Land
16. Business Lots
17. Residence Lots
18. Acreages Inside Cities

IMPROVEMENTS ON LAND AND LOTS

19. Farm Improvements
20. Improvements on Business Lots
21. Improvements on Residence Lots
22. Improvements on Acreages Inside Cities
23. Improvements on Government and State Leased Lands
24. Sugar Factories
25. Elevators, Flour and Grist Mills
26. Creameries, Condenseries, Cheese and Ice Cream Factories
27. Saw and Planing Mills
28. Smelters and Concentrators

CATTLE

29. Registered Cows
30. Registered Herd Bulls
31. Registered Yearlings
32. Steers, 2 years or older
33. Range and Dairy Bulls
34. Milk Cows
35. Beef (Feed Lot)
36. Stock, Range and Common
37. Yearlings, Grade and Common

HORSES AND MULES

38. Registered and Fancy Saddle Horses
39. Work Horses and Mules
40. Stock, Range, Common and Colts
41. Common Saddle Horses

SHEEP

42. Registered
43. Common, Karakul
44. Bucks, Purebred and Grade
45. Goats

OTHER LIVESTOCK

46. Hogs, Brood Stock (Head)
47. Shoats and Feeders (CWT)
48. Chickens, Geese, Ducks
49. Turkeys
50. Foxes, Mink and Other Fur Animals
51. Bees (Stands)
52. Trout

OTHER PROPERTY

53. White Pine Lumber (Feet)
54. Yellow Pine Lumber (Feet)
55. Mixed Lumber (Feet)
56. Saw Logs, White Pine (Feet)
57. Saw Logs, Yellow Pine (Feet)
58. Saw Logs, Mixed (Feet)
59. Lath and Other Wood Products
60. Cedar Poles and Stulls
61. Merchandise
62. Threshers, Combines, Tractors, Engines
63. Machinery, Tools of Mechanics and Farm Implements
64. Machinery NOT Covered under 62 and 63
65. Gas Tanks, Pumps and Service Station Equipment
66. Theater Equipment
67. Instruments and Collections (Scientific and Art)
68. Printing Plants
69. Radio Broadcasting and Towers
70. Furniture and Fixtures
71. Household Furniture
72. Abstract Plants
73. Automobiles
74. Watercraft
75. Sugar
76. Net Profits of Mines
77. Utility Systems
78. Signs and Sign Boards

Taxing Units	1	2	3
School District	281		
Road District	2		
Cemetery District	7M		
Rural Fire District	7M		

2-90

1958

TAXPAYER'S ASSESSED VALUATION

PROPERTY SITUATED IN LATAH COUNTY, IDAHO

EXAMINE THIS ASSESSMENT

In Case of Error — Notify the Assessor's Office
Before the 4th Monday in June

NAME AND ADDRESS OF OWNER

Hubert Dahmen,
Gen Del
Moscow, Idaho.NW 33 ac NESW;
10.09 ac Lot 3(NWSW);
1.96 ac Lot 4(SWSW).Rge.
Blk.
Twp.
Lot
Sec.

13 39 6

Permit #
87-10047

PERSONAL PROPERTY			REAL PROPERTY		
CLASS	NUMBER	ASSESSED VALUE	CLASS	ACRES	ASSESSED VALUE
37	2	34			
62		65			
			5	43.95	1442
			11	1.1	
				45.05	
			BUILDINGS		
			NUMBER		
			19		555
Total P.P. Assessments			Total R.P. Assessments		
99			1997		

Property Is Listed by Class Number. Please Check Your
Assessment Against Number Descriptions Listed at Right.

The Board of County Commissioners will be in session from the 4th Monday in June until the 1st Monday in July to equalize assessments and consider exemptions on the Real Property Roll, and from the 1st Monday until the 2nd Monday in July to equalize assessments and consider exemptions on the Real and Personal Rolls. The Board will convene on the 1st Monday in December to equalize assessments on the Subsequent Roll.

Exemptions must be claimed EACH YEAR before the 4th Monday in June. If you are a widow (by your husband's death); a service-connected partially disabled or a totally and permanently disabled non-service connected American Veteran of all wars; a blind person; or fatherless child under age 18; YOU MUST APPLY FOR A SEPARATE AFFIDAVIT in order to get your exemption.

State of Idaho, } ss.
County of Latah }

I, Assessor of Latah County, do solemnly swear or affirm that the foregoing statement is a true and correct assessment of real and personal property as reported to me by the person named as owner, or as assessed by personal inspection by myself or deputy.

KAY PELL
AssessormC
Deputy

- Class
No. LANDS
1. Irrigated Agricultural Land
 2. Swamp Land
 3. Irrigated Land
 4. Irrigated Grazing Land
 5. Non-Irrigated Agricultural Land
 6. Dry Grazing Land
 7. Subirrigated Grazing Land
 8. Timber Land
 - 8A. Reproduction Land
 9. Reforestation Land
 10. Mineral Land
 11. Waste Land (No Value)
 12. Suburban Land
 13. Equities in State Land

OTHER REAL PROPERTY

14. Standing Timber
15. Reservations and Easements on Land
16. Business Lots
17. Residence Lots
18. Acreage Inside Cities

IMPROVEMENTS ON LAND AND LOTS

19. Farm Improvements
20. Improvements on Business Lots
21. Improvements on Residence Lots
22. Improvements on Acreages Inside Cities
23. Improvements on State and Other Leased Lands
24. Sugar Factories
25. Elevators, Flour and Grist Mills
26. Creameries and Ice Cream Factories
27. Saw and Planing Mills
28. Smelters and Concentrators

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32. Steers, 2 years or older
33. Range and Dairy Bulls
34. Milk Cows
35. Beef (Feed Lot)
36. Stock, Range and Common
37. Yearlings, Grade and Common

HORSES AND MULES

38. Registered and Fancy Saddle Horses
39. Work Horses and Mules
40. Stock, Range, Common and Colts
41. Common Saddle Horses

SHEEP

42. Registered
43. Common, Karakul
44. Bucks, Purebred and Grade
45. Goats

OTHER LIVESTOCK

46. Hogs, Brood Stock (Head)
47. Shoats and Feeders (CWT)
48. Chickens, Geese, Ducks
49. Turkeys
50. Foxes, Mink and Other Fur Animals
51. Bees (Stands)
52. Trout

OTHER PROPERTY

53. White Pine Lumber (Feet)
54. Yellow Pine Lumber (Feet)
55. Mixed Lumber (Feet)
56. Saw Logs, White Pine (Feet)
57. Saw Logs, Yellow Pine (Feet)
58. Saw Logs, Mixed (Feet)
59. Lath and Other Wood Products
60. Cedar Poles and Stulls
61. Merchandise
62. Threshers, Combines, Tractors, Engines
63. Machinery, Tools and Farm Implements
64. Machinery NOT Covered under 62 and 63
65. Gas Tanks, Pumps, Service Station Equipment
66. Theater Equipment
67. Instruments and Collections (Scientific and Art)
68. Printing Plants
69. Radio Broadcasting and Towers
70. Furniture and Fixtures
71. Household Furniture
72. Abstract Plants
73. Automobiles and House Trailers
74. Watercraft
75. Sugar
76. Net Profits of Mines
77. Utility Systems
78. Signs and Sign Boards

Taxing Units	1	2	3
City or Town			
School District	281		
Road District	2		
Cemetery District	m		
Rural Fire District	m		
Tax District Number			

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