

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE PALOUSE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 59576

Claim ID: 87-10792Date Received: 5-16-2019Receipt No: N034592Claim Fee: \$2500 By: DL

RECEIVED

MAY 16 2019

IDWR/NORTHERN

NOTICE OF CLAIM TO A WATER RIGHT

ACQUIRED UNDER STATE LAW

For Domestic and/or Stockwater Purposes

Where Daily Use is less than 13,000 gallons per day

Please type or print clearly

- Name of claimant(s) DARREN L AND/OR JENNIFER L SHARP Phone (208) 669-0811
Mailing address 2620 TROY RD MOSCOW ID 83843-5049
Street or Box City State Zip
Email address (optional) jennsh1991@gmail.com
- Date of priority: (Only one per claim) 1967 (Explain priority date selected in Remarks)
Month/Day/Year (YYYY)
- Source of water supply (Check one) Ground Water (✓) or Other () (a) _____
which is tributary to (b) _____
- Location of point of diversion is: Township 39N, Range 05W, Section 16,
NE 1/4 of SW 1/4, or Govt. Lot _____ BM, County of LATAH;
Parcel no. RPM00000165310
Additional points of diversion, if any: _____
If available, GPS coordinates: _____
- Description of diverting works (wells, pumps, spring boxes, pipelines, etc.) including the dates of any changes or enlargements in use, the dimensions of the diversion works as constructed and as enlarged and the depth of each well.
WELL WITH PIPELINE TO HOME
- Water is claimed for the following: (limited to domestic and/or stockwater uses - see page 1 of the instructions)
For DOMESTIC purposes from Month/Day 1/1 to Month/Day 12/31 amount cfs (✓) or AFY () 0.02
For _____ purposes from _____ to _____ amount _____
- Total quantity claimed 0.02 cfs (✓) or AFY ()
- Non-irrigation uses. Describe fully. (Domestic: give number of homes; Stockwater: list number and kind)

2.5 HOME
2.5

9. Location of place of use is: Township 39N, Range 05W, Section 16,

NE 1/4 of SW 1/4, Govt. Lot _____ BM, Parcel no. SAME

If different than shown in Item 4

for (check one) **Domestic** (✓) **Stock** () **Domestic and Stock** ()

Additional places of use, if any _____

10. In which county(ies) are lands listed above as place of use located? LATAH

11. Do you own the property listed above as place of use? Yes (✓) No ()

If the answer is No, describe in Remarks below the authority you have to claim this water right.

12. Describe any other water rights used at the same place and for the same purposes as described above.

_____ or None (✓)

13. Remarks (include an explanation of the priority date selected):

YEAR HOME WAS BUILT AS PER COUNTY RECORDS

14. Basis of claim (check one) **Beneficial Use** (✓) **Posted Notice** () **License** () **Permit** () **Decree** ()

Court _____ Decree Date _____ Plaintiff v. Defendant _____

If applicable provide IDWR Water Right Number _____

15. **Signature(s)**

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notices in the Palouse River Basin Water System Adjudication."

(b.) I/We do () do not (✓) wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: 1

For Individuals: I/We do solemnly swear or affirm under penalty of perjury that the statements contained in the foregoing document are true and correct.

Signature of Claimant(s) Darren L Sharp Date: 5-16-19

Jennifer L Sharp Date: 5-16-19

For Organizations: I do solemnly swear or affirm under penalty of perjury that I am, and that I have signed the foregoing document in the space below as the

_____ of _____,
Agent's title (Please print) Name of organization (Please print)

and that the statements contained in the foregoing document are true and correct.

Signature of Authorized Agent _____ Date _____

Printed Name of Authorized Agent _____

16. **Notice of Appearance:**

Notice is hereby given that I, (please print) _____, will be acting as attorney at law of behalf on the claimant signing above, and that all notices required by law to be mailed by the director to the claimant signing above should be mailed to me at the address listed below.

Signature _____ Date _____

Address _____

Name of claimant(s) DARREN L AND/OR JENNIFER L SHARP Claim ID _____

Uniform Residential Appraisal Report

SHA19416
File# SHA19416

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address		2620 Troy Rd		City		Moscow		State		ID	Zip Code		83843		
Borrower		Sharp, Darren L & Jennifer L		Owner of Public Record		Sharp, Darren L & Jennifer L		County		Latah					
Legal Description		.62 AC TAX #2393 & #2479 OF LOT 44 16 39 5													
Assessor's Parcel #		RPM00000165310A		Tax Year		2016		R.E. Taxes \$		2,646					
Neighborhood Name		Moscow		Map Reference		D50		Census Tract		0053.00					
Occupant		☒ Owner ☐ Tenant ☐ Vacant		Special Assessments \$		0		☐ PUD		HOA \$		0		☐ per year ☐ per month	
Property Rights Appraised		☒ Fee Simple ☐ Leasehold ☐ Other (describe)													
Assignment Type		☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe)													
Lender/Client		Pottlatch Credit Union		Address		csmith@p1fcu.org									
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?														☐ Yes ☒ No	
Report data source(s) used, offering price(s), and date(s).														Latah County MLS	

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s) _____

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No

If Yes, report the total dollar amount and describe the items to be paid. _____

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

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Present Land Use %	
Location	☐ Urban	☒ Suburban	☐ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE	AGE	One-Unit	65 %	
Built-Up	☐ Over 75%	☒ 25-75%	☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply	\$ (000)	(yrs)	2-4 Unit	10 %	
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☐ Under 3 mths	☒ 3-6 mths	☐ Over 6 mths	115	Low	0	Mult-Family	
Neighborhood Boundaries				Main Street to the West, White Avenue to the North, Moscow City Limits to the				750	High	120	Commercial	10 %
East and Palouse River Drive to the South.								225	Pred.	45	Other	10 %
Neighborhood Description				Moscow, Idaho is a small town with a population of approximately 1,000 people. It is located in the northern part of the Moscow area and is known for its historic architecture and scenic views. The neighborhood is primarily residential and is surrounded by farmland. It is a quiet and peaceful area with a strong sense of community.								

students. This community is best known for being home to the University of Idaho. Moscow experiences average to good employment stability. The main source of employment in the area is either farm related, the University of Idaho faculty and staff or through local companies. This neighborhood competes well with other neighborhoods with no apparent negative factors.

Market Conditions (including support for the above conclusions) The residential market in Moscow has stabilized, and is competitive with other neighborhoods with no apparent negative factors.

Activity remains stable due to Moscow being home to the University of Idaho, a major employer.

average to good maintenance and appeal. Financing is available from several local lending institutions.

Dimensions Irregular Area 26571 of

Specific Zoning Classification		R-1	Area		265/1 sf	Shape	Flag	View		N;Res;	
Zoning Compliance		☒ Legal	☐ Legal Nonconforming (Grandfathered Use)	☐ No Zoning		☐ Illegal (describe)					
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?								☒ Yes	☐ No	If No, describe	There are no
alternative uses which would maximize value over and above the current use.											
Utilities	Public	Other (describe)	Public	Other (describe)							

Public		Other (describe)		Off-site Improvements - Type		Public		Private	
Electricity	☒	☐	Water	☒	☒ Private Well	Street	Gravel	☐	☒
Gas	☒	☐	Sanitary Sewer	☒	☐	Alley	None	☐	☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 1600900001D FEMA Map Date 04/15/2002

Are there any other utilities and on-site improvements typical for the market area? ☒ Yes ☐ No If No, describe:

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe

Subject has a private road shared by 2 other properties. Per owner there is a verbal maintenance agreement in place with other 2 property owners. it is the appraisers opinion that this causes no negative effect on marketability.

General Description		Foundation		Exterior Description		Interior	
Units ☒ One ☐ One with Accessory Unit		☐ Concrete Slab ☐ Crawl Space		Foundation Walls	Concrete/Avg	Floors	Crpt-Vinyl-Wd/Avg
# of Stories 1		☒ Full Basement ☐ Partial Basement		Exterior Walls	Brick-Wood/Avg	Walls	Drywall-Wd/Avg
Type ☒ Det. ☐ Att. ☐ S-Det./End Unit		Basement Area 1,456 sq.ft.		Roof Surface	Snow covered	Trim/Finish	WdStn/Avg
☒ Existing ☐ Proposed ☐ Under Const.		Basement Finish 50 %		Gutters & Downspouts	Aluminum/Avg	Bath Floor	Vinyl/Avg
Design (Style) Ranch		☐ Outside Entry/Exit ☐ Sump Pump		Window Type	Vinyl/Avg	Bath Wainscot	Ct-Fiber/Avg
Year Built 1967		Evidence of ☐ Infestation		Storm Sash/Insulated	Dual/Avg	Car Storage	☐ None
Effective Age (Yrs) 20		☐ Dampness ☐ Settlement		Screens	Yes/Avg	☒ Driveway	# of Cars 4
Attic ☐ None		Heating ☐ FWA ☐ HWBB ☒ Radiant		Amenities	☒ Woodstove(s) # 1	Driveway Surface	Gravel
☐ Drop Stair ☐ Stairs		☐ Other ☐ Fuel Electric		☐ Fireplace(s) # 0	☒ Fence Chain	☒ Garage	# of Cars 3
☐ Floor ☒ Scuttle		Cooling ☐ Central Air Conditioning		☒ Patio/Deck Brick	☐ Porch None	☐ Carport	# of Cars 0
☐ Finished ☐ Heated		☐ Individual ☒ Other none		☐ Pool None	☒ Other See Below	☒ Att.	☐ Det. ☐ Built-in
Appliances ☒ Refrigerator ☒ Range/Oven		☒ Dishwasher ☒ Disposal ☐ Microwave ☐ Washer/Dryer ☐ Other (describe)					

Finished area above grade contains:	6 Rooms	2 Bedrooms	1.1 Bath(s)	1,677 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.)	264 sq. feet of finished basement			

864 sq. foot attached garage with electricity and pellet stove. Detached 20' x 24' Shop/Storage with gravel