

52N04W30S500

SYLTE JOHN C

8419 W SYLTE RANCH RD

534

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
52N04W30S500
Parent Parcel Number

Property Address
8419 W SYLTE RANCH RD
Neighborhood
1212 WEST 52N04W AREA

Property Class
534 Imp res rural tract
TAKING DISTRICT INFORMATION

Jurisdiction 28
Area C01
District 009000

OWNERSHIP

SYLTE JOHN C
8626 W SYLTE RANCH RD
RAIDRUM, ID 83858
TAX#20509 (IN GOVT LT 3)
30 52N 04W

Tax ID 253938

TRANSFER OF OWNERSHIP

Date

Printed 09/30/2020 Card No. 1

of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2014	01/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020
Reason for Change							
VALUATION	1	1	1	1	1	1	1
Market Value	104168	109698	133667	143035	183037	195069	193298
	52550	56520	58190	61580	63160	69430	75380
	1	166218	191857	204615	246197	264499	268678

Site Description

Topography:
Level, Rolling
Public Utilities:
Gas, Electric
Street or Road:
Unpaved
Neighborhood:
Improving
Zoning:
Legal Acres:
12.5100

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Depth -or- Factor	Prod. Factor Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	SV Value
1 Homestead		1.0000		0.00	130000.00	130000.00	130000		130000
2 Res. Remaining Acreage		11.5100		1.00	5499.40	5499.40	63298		63298
3 Agricultural Land	FLTB	11.5100		1.00	1520.00	1520.00	17495		17495

IMP: IMPROVEMENT INFORMATION
SPTM-09/19 New Det. Garage currently framed. Rekey for winter of

2019.

Sub-10/14 Added second gas insert in the basement.

MJM-2/11 Feb 2011 in house edit Basement finish added due to
Finish area deleted in the past.

MJM-08/09 added conc and wood decks. Added sleeping loft
and fireplace.

LAND: LAND INFORMATION
Seg'd out from -6100-. Left 12.51 acres. Gordon

moved 6.5 ac to F2NB. No grazing. EVR-01/06
This is irrigated land.

OC06: Occupancy May 16-Jun 15
05-30-06

RY20: REVAL
FORM 00/10

Supplemental Cards

MEASURED ACREAGE 12.5100

Supplemental Cards

TRUE TAX VALUE

193298

Supplemental Cards
TOTAL LAND VALUE

147195

0003

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
52N04W306100
Parent Parcel Number

Property Address
7821 W SYLTE RANCH RD
Neighborhood
1212 WEST 52N04W AREA

Property Class
534 Imp res rural tract
TAXING DISTRICT INFORMATION
Jurisdiction 28
Area 001
District 089000

OWNERSHIP

SYLTE RANCH LLC
8626 W SYLTE RANCH RD
RAITHRUM, ID 83858
TAX #20652 [IN SW]
30 52N 04W

Tax ID 108317

TRANSFER OF OWNERSHIP

Date
01/01/2009 SYLTE FAMILY RANCH
Doc #: 2228543

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2014	01/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020
Reason for Change							
VALUATION	I						
Market Value	357212	364650	427115	461827	576952	622066	617399
	212550	220130	211140	218570	218720	252520	300110
	569762	584780	638255	680397	795672	874586	917509

Site Description

Topography:
Level, Rolling
Public Utilities:
Gas, Electric
Street or Road:
Unpaved
Neighborhood:
Improving

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Depth	Prod. Factor -or- Depth Factor	Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Zoning:										
Legal Acres:										
105.1140										
1 Homesite	2D	1.0000			0.00	130000.00	130000.00	130000		130000
2 Homesite	2D	1.0000			0.00	130000.00	130000.00	130000	P -50%	63000
3 Homesite	2D	1.0000			0.00	130000.00	130000.00	130000	P -50%	63000
4 Res. Remaining Acreage		66.1140			1.00	3500.00	3500.00	231399		231399
5 Grazing Land	G2	66.1140			1.00	160.00	160.00	10578		10578
6 Res. Remaining Acreage		36.0000			1.00	3500.00	3500.00	126000		126000
7 Agricultural Land	F2IB	36.0000			1.00	1520.00	1520.00	54720		54720

AR: ASSESSMENT REVIEWS

KMW-6/11 15x60 GPB is completely removed. It collapsed in 2009. Removed and sent corrected notice.

IMP: Improvement Information

SPTM-09/19 Updated Eff. Age on H2, also added OMP.

KMH-02/19 low classing audit. Changed old barn (GPB-01) to fair quality. Also changed cond. of H1 from fair to avg.

SUP-10/14 Changed siding to Vinyl on R02. No other changes observed.

RMC-08/13 Resketched upper floor due to house type audit

MW-08/09 spoke with one of the owners who gave me info on all of the houses. I increased eff. age and condition of all houses. Also, there is a mobile there that the former ranch hand lives in. We do not have record of it with this parcel. Old 20x

50 GPB is gone and has been replaced with 20x50 Del. Gar.

LAND: Land Information

Supplemental Cards

MEASURED ACREAGE 105.1140

Supplemental Cards

TRUE TAX VALUE 617399

Supplemental Cards
TOTAL LAND VALUE 325298

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 31 Low/Fair 2 Story <1989
Occupancy: Single Family - Owner
Story Height: 2.0
Finished Area: 1888
Attic: None
Basement: None

ROOFING

Material: Enamel steel
Type: Gable
Framing: Std for class
Pitch: Medium 5/12-8/12

FLOORING

Slab 1.0
Sub and joists 2.0
Base Allowance 1.0, 2.0

EXTERIOR COVER

Vinyl siding 1.0
Wood siding 2.0

INTERIOR FINISH

ACCOMMODATIONS 7
Finished Rooms 4
Bedrooms 4
Formal Dining Rooms 1

HEATING AND AIR CONDITIONING

Primary Heat: Forced hot air-gas
Lower Full Part
/Bsm 1 Upper Upper

PLUMBING

3 Fixt. Baths 6
Kit Sink 1
Water Heat 1
TOTAL 8

REMODELING AND MODERNIZATION

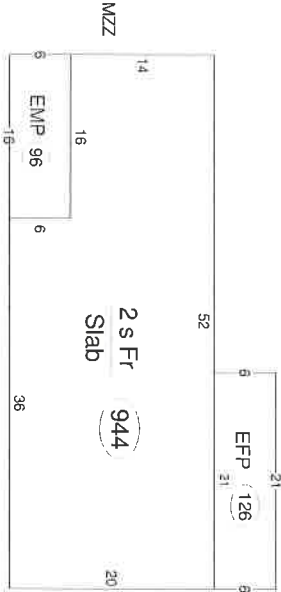
Amount Date

RO2

03

New 20x50 Det. Gar being built

RO3



01 OLD BARN
67X95 GPB

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Story	Const	Year	Eff	Base	Feat-	Adj	Size or	Computed	PhysObsol	Market	%	Value		
D : Remod 2004		D	DWELL	0.00	1	Fair	1885 1980	AV	0.00	Y	0.00	1888	162810	51	0	100	0	79780
BASIC 1825		01	POLEBLDG	10.00		Fair	1950 1950	PR	8.72	Y	6.02	67x 95	38320	81	0	100	100	7280
01 : D -1		03	DETGAR	10.00	1	Fair	2009 2009	GD	22.29	N	28.98	20x 50	28880	7	0	100	100	26950

(LCM: 100.00)



Date

VALUATION RECORD

Assessment Year
Reason for Change
VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
	Soil ID	Acresage	Depth Factor	-or-					
	-or-	-or-	Actual	-or-	Rate	Rate	Value	Factor	
	Frontage	Frontage	Depth	Square Feet					

LAND: Land Information
M3M-3/12 See valuation legend for P-site values
Seg left parcel with 105.114 acres. Gordon refigured irrigated
acres. EVH-01/06
MINE: MOBILE INFORMATION
SERIAL#318659
RY20: REVAL
SPTM-09/19
Z: AG/TIMBER INFORMATION
EAR-03/19A
Rec Farm Questionnaire 3/20/19

PHYSICAL CHARACTERISTICS

Style: 11 Low/Fair 1 Story <1989
Occupancy: Single Family - Owner
Story Height: 1.0
Finished Area: 768
Attic: None
Basement: None

ROOFING

Material:	Composition roll
Type:	Flat or Shed
Framing:	Std for class
Pitch:	Low 4/12 or less

FLOORING

Sub and joists 1.0
Base Allowance

EXTERIOR COVER

Wood siding 1.0

INTERIOR FINISH

ACCOMMODATIONS

Finished Rooms	4
Bedrooms	2

HEATING AND AIR CONDITIONING

Primary Heat: No heat-wood stove/insert	
Lower	Full Part
/Bsmt	1 Upper Upper

PLUMBING

3	Fixt. Baths	3
	Kit Sink	1
	Water Heat	1
	TOTAL	5

REMODELING AND MODERNIZATION

Amount	Date
100	10/10/20
200	10/10/20
300	10/10/20
400	10/10/20
500	10/10/20
600	10/10/20
700	10/10/20
800	10/10/20
900	10/10/20
1000	10/10/20
1100	10/10/20
1200	10/10/20
1300	10/10/20
1400	10/10/20
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2800	10/10/20
2900	10/10/20
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3100	10/10/20
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4600	10/10/20
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8700	10/10/20
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8900	10/10/20
9000	10/10/20
9100	10/10/20
9200	10/10/20
9300	10/10/20
9400	10/10/20
9500	10/10/20
9600	10/10/20
9700	10/10/20
9800	10/10/20
9900	10/10/20
10000	10/10/20

IMPROVEMENT DATA



SPECIAL FEATURES

Description	Value	ID	Strry Const	Year Eff	Base	Feat-Adj	Size or	Computed	PhysObsolMarket	%	Value								
			Hgt	Type Grade	Const Year Cond	Rate	ures	Rate	Area	Value	Depr Depr	Adj Comp							
D :BASIC	1825	D	DWELL	0.00	1	Fair	1942	1990	AV	0.00	Y	0.00	768	88410	33	0	100	0	59240

SUMMARY OF IMPROVEMENTS

(LCM: 100.00)

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards
SPTM 08/29/2019	SPTM 09/09/2019	Neilch 1212 AV	TOTAL IMPROVEMENT VALUE
			59240

Date

VALUATION RECORD

Assessment Year
Reason for Change
VALUATION

Site Description

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	
Soil ID	Acreage		-or-	Depth Factor	Rate	Value	Factor	Value
-or-	Effective	Effective	-or-					
Actual	Frontage	Depth	Square Feet					
Frontage	Frontage							
Land Type								

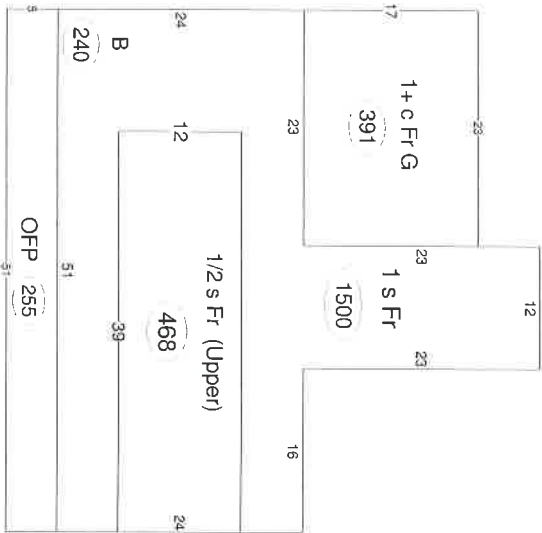
IMPROVEMENT DATA

52N04W306100
Property Class: 534
7821 W SYLTE RANCH RD

PHYSICAL CHARACTERISTICS

Style: 21 Low/Fair 1.5 Story <1989
Occupancy: Single family - Owner
Story Height: 1.5
Finished Area: 1968
Attic: None
Basement: 1/4
ROOFING
Material: Enamel steel
Type: Gable
Framing: Std for class
Pitch: Medium 5/12-8/12
FLOORING
Slab B, 1.0
Sub and joists 1.5
Base Allowance 1.0, 1.5
EXTERIOR COVER
Vinyl siding 1.0, 1.5
INTERIOR FINISH
Drywall 1.0, 1.5
ACCOMMODATIONS
Finished Rooms 8
Bedrooms 3
Formal Dining Rooms 1
HEATING AND AIR CONDITIONING
Primary Heat: Forced hot air-gas
Lower Full Part
/Bsmt 1 Upper Upper:
PLUMBING

3 Fixt. Baths 2 6
Kit Sink 1 1
Water Heat 1 1
TOTAL 8
REMODELING AND MODERNIZATION
Amount Date



SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year Const	Eff Const	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market Adj	% Comp	Value
D : BASIC	1825	D	DWELL	0.00	1	Fair	1937	1990	AV	0.00	Y	2208	179120	33	0	120010
		G01	ATTGR	0.00	1	Low	1960	1990	FA	19.08	N	17x 23	10880	37	0	6850

(LCM: 100.00)