RECEIVED
JAN 27 2025
DEPARTMENT OF
WATER RESOURCES

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

DISTRICT COURT - CSRBA
Fifth Judicial District
County of Twin Falls - State of Idaho
OCT 02 2024
By _____ Clerk

IN RE THE GENERAL ADJUDICATION OF RIGHTS TO THE USE OF WATER FROM THE COEUR D'ALENE-SPOKANE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 49576

Ident. Number: 95-18600
Date Received: 9/27/2024
Receipt No:
Claim Fee: $25.00
Received By: _____

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

SCANNED
JAN 27 2025

1. Name of Claimant(s)

NEIL NEMEC
206 N LAKEVIEW DR
COEUR D ALENE ID 83814

Phone: (208) 661-0201

MARY SANDERSON
206 N LAKEVIEW DR
COEUR D ALENE ID 83814

Phone:

2. Date of Priority: 12/31/1955

3. Source: FERNAN LAKE

Trib. to:

4. Point of Diversion:

Township	Range	Section	¼ of ¼ of ¼	Lot	County	Type
50N	03W	18	SE SE	1	KOOTENAI	

5. Description of diverting works:

SUBMERSIBLE PUMP TO HOLDING TANK INSIDE HOME

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A
DOMESTIC	01/01	12/31	0.04		

7. Total Quantity Appropriated is:

0.04 C.F.S. and/or A.F.A.

8. Non-irrigation uses:

Domestic for one home

NZR 09/27/2024

9. Place of use:

DOMESTIC within KOOTENAI County

Township	Range	Section	¼	of	¼	Lot	Acres
50N	03W	18	SE		SE	1	

10. Do you own the property listed above as place of use? Yes

If your answer is no, describe in remarks below the authority you have to claim this water right.

_____

_____

11. Other Water Rights Used:

12. Remarks:

Priority Date Explanation:
YEAR BUILT DATE PER IDAHO RESIDENTIAL PROPERTY RECORD

13. Basis of Claim: Beneficial Use

14. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notice in the COEUR D'ALENE-SPOKANE River Basin Adjudication." (b.) I/We do _____ do not X wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: 4

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): _____ Date: 09/27/2024

_____ Date: _____

Parcel No. F-8000-001-004-0 Code Area ____

Name/Address Niemec, Neil ETUX
W 5995 HARbor DR.
CDA ID 83814

Legal Description Theis Sub-Div L4 BLK1

Property Address 206 Lakeview Dr.

IDAHO RESIDENTIAL PROPERTY RECORD

Sheet No. ___ of ___

MISCELLANEOUS DATA

Class	R
Use Code	4112
Units	1
Market Grade	3
Year Built	1955
Year Remodeled	1993
Effective Age	25
Effective Year	1991
Shape Code	B
Date Occupied	

	YES	NO
Prebuilt		
Building Permit		
Under Construct.		

Photo No. ____

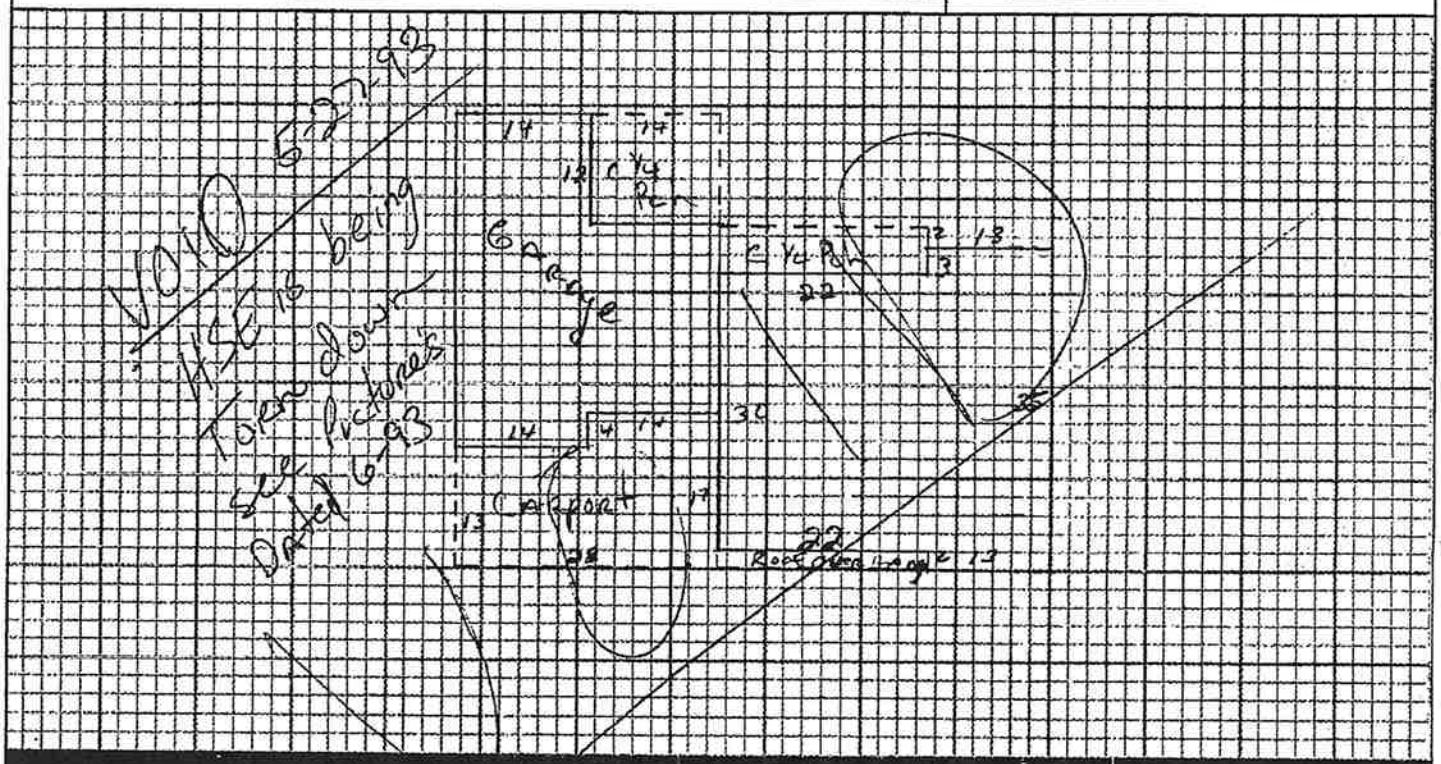
VALUES SUMMARY

	YEAR	YEAR
Residence	$ 45,748	$
Garage	$	$
Carport	$	$
Other	$	$
Total Improve.	$	$
Land	$	$
MARKET VALUE #	$	$

PURCHASE INFORMATION

Price 75,000 Date 7-92
Price ____ Date ____
Asking ____ Date ____
Rent ____ Per ____ Date ____

Inspected By E.D.S. Date 3-4-93 Rev Yr ___
Computed By E.D.S. Date 3-8-93 Rev Yr ___
Certified Appraiser ____ Date ____ Rev Yr ___
Assessor ____ Date ____ Rev Yr ___
Reinspection ____ Date ____ Rev Yr ___



LAND INFORMATION

01 NEIGHBORHOOD		02 OFF-SITE IMPROVEMENTS		03 TOPOGRAPHY	04 WATER FRONT PROPERTY		05 ON-SITE UTILITIES	
01 Urban	06 Stable	Street.	04 Asphalt/Conc.	01 Low	01 Lake	6 Beach.	01 Electricity	05 Public Water
02 Suburban	07 Improving	01 None	05 Gravel/Dirt	02 Level	02 River/Creek	None P F A G E	02 Gas	06 Private Well
03 Rural	08 Declining	02 Public Access	06 Sidewalks	03 Moderate Slope	03 Accretion	7 Grade	03 Underground Elect/Telephone	07 Public Sewer
04 Recreational		03 Private Access	07 Curb/Gutters	04 Steep Slope	04 Bluff Land	P F A G E	04 Cable TV	08 Septic System
90		90		90	05 Flood Plain	90	90	

06 SUBJECT DIMENSIONS	07 SITE INFORMATION	08 REMARKS
Frontage	01 Location P F A G E	
Depth	02 Amenities P F A G E	
Other	03 Landscaping P F A G E	
	04 View P F A G E	
	05 Detriments Few Many None	
	06 Zoned	

09 COMPOSITE ADJUSTMENT

CAT	LOC	CLASS	TYPE	UNIT	QTY	COST	BASE VALUE

APPRAISER: ____ APPRAISAL DATE: ____ REVIEW YR ____
REINSPECTED APPR. ____ DATE ____ REVIEW YR ____

10 SITE ADJUSTMENTS

01 Location	10 Access	20 View	30 Topography	40 Width	TOTAL FACTOR	EXT VALUE
50 Depth	60 Plottage	70 Beach	80 Corner	90		
___ %	___ %	___ %	___ %	___ %	___ %	
___ %	___ %	___ %	___ %	___ %	___ %	
___ %	___ %	___ %	___ %	___ %	___ %	
___ %	___ %	___ %	___ %	___ %	___ %	

LAND VALUE $ ____

UAD-RC
REV. 5-90

RESIDENCE

CLASS 3
CONFORMING
NON CONFORMING
OTHER VALUE

STORIES: (1) 1½ 2
SL ML
SE

INTERIOR INSPECTED: YES (NO) REFUSED
(1) OWNER Absent
2 TENANT
3 Est did file

ROOM GRID

LOCATION	LIVING ROOM	KITCHEN	DINING ROOM	FAMILY/ REC.	BEDRMS.	BATH-ROOMS	UTILITY	OTHER ROOMS	FIREPLC.
FIRST FLOOR	1	1			2	1			1
SECOND FLOOR									
BASEMENT									
ATTIC									

REMARKS:
D+C +5% Shape
Q - Base
Remodeling just In beginning stages 3-93 E.S.
At this point appears to be to the Inside windows exposed over from Inside, wood scraps + Ceiling mock

LOCATION	CLASS	AREA	RATE	ADJUSTMENT FACTORS: SIZE	SHAPE	QUAL	TOTAL	ADJUST. RATE	BASE COST
FIRST FLOOR E	3	1115			1.05	-			
SECOND FLOOR									
BASEMENT TOTAL AREA	3					.65			
SEALED AREA									
FINISHED AREA									
ATTIC TOTAL AREA									
SEALED AREA									
FINISHED AREA									

FOUNDATION 10: (01) CONC 02 MSRY 03 PIER 04 ROCK 05 WOOD 90 ____ — 1000

EXTERIOR WALLS

20: (01) DOUBLE 02 SINGLE; 03 (2x6); 90 ____

21: 01 ALUM ___% 02 ASBS ___% 03 BLOCK ___% 04 BRICK ___% 05 BRK VEN. ___% 06 B & B ___% 07 HD BD ___% 08 LOG ___% 09 PLYWD. ___% 10 SHINGLE ___% 11 STEEL ___% 12 STONE ___% 13 STUCCO ___% 14 T1-11 ___% (15) WOOD SHINGLE (old style) ___% 90 ___ ___% — 2000

WINDOWS 30: 01 WOOD 02 METAL (03) MIXED | 31 **GLAZING:** 01 02 03 04 MIXED 90 ____

ROOF 40: 01 A-FRAME 02 COMPLEX 03 FLAT (04) GABLE 05 GAMB 06 HIP 07 MANS 08 SHED 90 ____ — 4000

41: **SHINGLES:** (01) COMP 02 COMP-HVY 03 CEDAR 90 ____ **SHAKES:** 04 MED 05 HEAVY **TILE:** 06 CLAY 07 CONCRETE 08 BUILT-UP 09 GRAVEL 10 COMP-ROLL 11 CGI 12 ALUM SHEET 13 ENAMEL STEEL

INTERIOR

50 **GROUND FLOOR CONSTRUCTION:** (01) WOOD ____ SF 02 CONCRETE SLAB ____ SF 90 ____ — 5000

51 **WALL FINISH:** (01) DRYWALL 02 PLASTER 03 PANEL 04 LOG 05 COMPOSITION 90 ____ — 5100

52 **CEILING:** (01) STANDARD 02 BEAMS 03 CATHEDRAL 04 REC. LIGHTING 05 ____ CIRC. FANS @ $ ____ 90 ____

53 **CABINETRY:** 01 SOFT WD. 02 HARD WD (03) METAL 90 ____ — 5300

54 **ELECTRICAL:** (01) 220V 02 110V 03 NONE 05 INTERCOM 06 VAC. SYSTEM 90 ____ — 5400

BUILT-IN APPLIANCES

60:
___01 RANGE @ $ ____
___02 HOOD & FAN $ ____
___03 DISHWASHER $ ____
___04 GARBAGE DISP $ ____
___05 COOKTOP @ $ ____
___06 SINGLE OVEN $ ____
___07 DOUBLE OVEN $ ____
___08 DBL OVEN w/Mic Wv $ ____
___90 ____ $ ____
___09 MICROWAVE OVEN @ $ ____
___10 SELF EXH RANGE/ GRILL $ ____
___11 SELF CLEANING FEATURE $ ____
___12 TRASH COMPACTOR $ ____
___13 EXH FANS $ ____
___91 ____ $ ____

PLUMBING

BATH TUBS:
/ 01 LAVATORIES $ ____
/ 02 TOILETS $ ____
/ 03 KITCHEN SINK $ ____
/ 04 WTR HTR (std) $ ____
___05 W/O SHOWER $ ____
/ 06 SHOW-PLAST $ ____
___07 SHOWER-TILE $ ____
___08 DOOR $ ____

SHOWER STALLS:
___09 METAL $ ____
___10 FIBERGLAS $ ____
___11 TILE $ ____
___12 DOOR $ ____

___13 ROUGH-IN $ ____
___14 LAUNDRY TUB $ ____
___15 WTR HTR (sm) $ ____
___16 BAR SINK $ ____
___17 BIDET $ ____
___18 JET TUB $ ____
___19 GARDEN TUB $ ____
___20 HOT TUB $ ____
___90 ____ $ ____
___91 ____ $ ____

70: — 7000

HEATING & COOLING

80: FUEL: (01) GAS ___% 02 OIL ___% 03 ELECT ___% 04 SOLID ___% 90 ___ ___%

81:

HEATING SYSTEM	APPLIC AREA	RATE	HEATING SYSTEM	APPLIC AREA	RATE
(01) F A HEATING	1115		06 HOT WATER BSBD.		
02 F A HEAT & COOL			07 SOLAR		
03 HEAT PUMP			08 STOVE/FIREPLC		
04 ELECT BSBD			90		
05 ELECT CABLE			91		

— 8100

HEATING ACCESSORIES

82:
___01 SINGLE FIREPLACE CL ___
___02 DOUBLE FIREPLACE CL ___
/ 03 STACKED FIREPLACE CL ___
___04 HEATING STOVE
___05 HEARTH & FLUE
___06 METAL LINER & CIRCULATOR
___07 PRE-FAB METAL BOX
CHIMNEY:
___08 1 - STORY OUTSIDE BRICK
___09 2 - STORY OUTSIDE BRICK
___90 ____ ___91 ____

SPECIALS/REMARKS

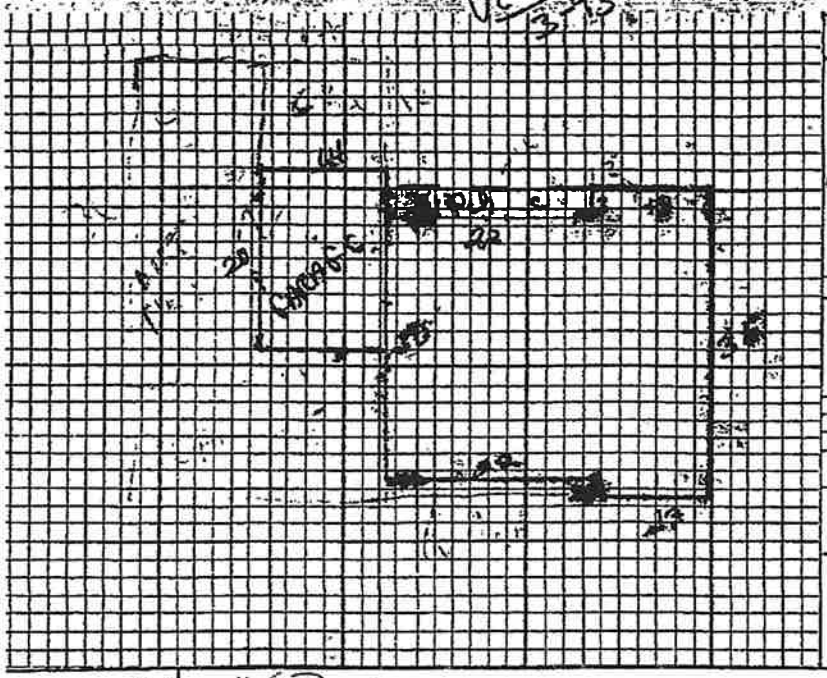
90:

90		9000
91		
92		
93		
94		

MARKET GRADE 3

PHYSICAL 1 2 (3) 4 5
FUNCTIONAL 1 2 (3) 4 5
ECONOMIC 1 2 3 (4) 5
P F A G E

TOTAL BASE COST AND ADJUSTMENTS				
			1	$
LCM 19 93	.77	X LINE 1 =	2	
QUALITY ADJUSTMENT		X LINE 2 = RCN.	3	
MARKET ADJUSTMENT	.70	X LINE 3 =	4	
% COMPLETE		X LINE 4 =		
MARKET VALUE ➡				$



RESIDENTIAL APPRAISAL SUMMARY

CLASS R1- 4 (3) R2-

STORIES 1 1/4 2 2½ SL SE

BUILT 19 55

REMODELED 19

INCOME APPROACH: Est. Rent X GRM

MARKET APPROACH

Comps:

Interior Inspected: YES, NO OWNER/TENANT OTHER:

Date Inspected: 2-27-79 BY CC

Computed: 3-15-79 BY DM

Square Feet Bsmt	1st	2nd		ADJUSTMENTS (+) (-) Square Feet	Lump Sums
1115	1115		BASE COST:	18.83	
			FOUNDATION: Conc Blk Rock / Msry Piers Wood	✓	
			ROOF: Gab Mnsd Hip Flat Gmbrl; SHGS Comp Wd Asb / SHKS Lt Hvy / Builtup - grvl / Metal Tile / Comp. Roll	✓	

EXTERIOR WALL Sgl Dbl	SDG: Wood Masonite B&B T-111 Plywd Alum Asb. Comp. BRICK: Veneer Solid BLOCK STUCCO SHKS		✓	
FIRST FLOOR	SWD HWD Plywd Tile Vinyl Carpet Conc/wi.Cover LR DR KIT UTIL HALL 1 BATH 2 BR DEN FAM		✓	
ELECTRICAL Class	110 220 Intercom VacSys (____ Inlets) Fixtures: P A G E Other:		✓	
HEATING COOLING Class	FUEL: Electric Gas Oil Wood Coal Other: TYPE: FA Grav. FLR WL BB HWBB HtPump ClgCable AirCond.:____Ton Central Wall 1115 SF X .85		✓	+948
PARTITIONS	WLS: DW Plas Comp Wood Plywd Paneling Wallpaper TRIM: P A G E		✓	
PLUMBING Class	LAV / WC / TUB / W/S / ENC WH' / Shower T M FG / Sink Sgl Dbl / Hookups W D / Laundry Tray Sgl Dbl +120		✓	
INTERIOR CONSTRUCTION Class	BUILTINS: SWD HWD WW TOP: Formica Vinyl CerTile APPL: Gas Elect Oven Range Surf Dropin ExFan F/H GD DW TC Infra-Rd HtLmp (1 2 3 F)		✓	
FIREPLACE Class None	SGL DBL BKD STKD EXT.CHIM.FIN: 1 sty 2 sty ClgHi Htltr Mantle Hearth Freestanding; New Brick / Used Brick / Nat. Stone +1175		✓	+1175
BASEMENT Full None Class Heat 0 %	____X____ or 100 % WLS: Conc Blk Rock Dirt FLR: Conc Wd Dirt FIN____X____ or 0 % WLS: Plas Fur'd DW Comp Plywd Pnl WP CLG: DW Plas Comp AccTile Plywd Wd FLR:____Tile Lino Carpet Cork BR BATH FAM LDRY DEN GARAGE AREA 1115 sf FIN sf HEAT sf Comp. LowCost		✓	
UPPER STORY Class Heat ____ %	____X____ or____ % Flr&Strs FIN____X____ or____ % WLS: DW Plas Comp WP Pnl FLR: Swd Hwd ____Tile Lino Carpet ____BR ____BATH FAM DEN KIT LV AREA sf FIN sf HEAT sf Comp. LowCost		✓	

RATINGS: Phys Cond P A G E Func Utility P A G E Appearence Res P A G E Nbrhd P A G E

CARPORT/GARAGE Class Year Built A Det	Fdtn	Floor	Roof	Walls	Misc	Dimensions
	C	C	SAME A	ME		14 x 30 = 420 sf X $5.69 /sf = GAR/CPT COST NEW

Total Lump Sums = $ 2243

1115 sf X $ 18.83 = $ 20,995

DWELLING COST NEW = $ 23,238

GAR/CPT COST NEW = $ 2390

TOTAL DWELLING & GAR/CPT = $ 25,628

19 79 LCM 1.25 X TOTAL DWELLING & GAR/CPT = $ 32,035

Depreciation: Physical, Functional, & Economic = 14 %, Net Condition: 100% less Depreciation % = 86 % Good

Depreciated Replacement Cost $ 27,550

PORCHES - DECKS: Y/4 Pn) 2 x 2 = 66 SF X 2.95 X .76 = 148. Contributory Value $ 148

YARD IMPROVEMENTS ~~DK 1152 = 1911 X .85 X .71 = 128~~ Contributory Value $ ~~1128~~ 128

OTHER IMPROV.: (See Inserts) Contributory Value $

REMARKS:

Depreciated Improvement Value = $ ~~28,826~~ 27,678

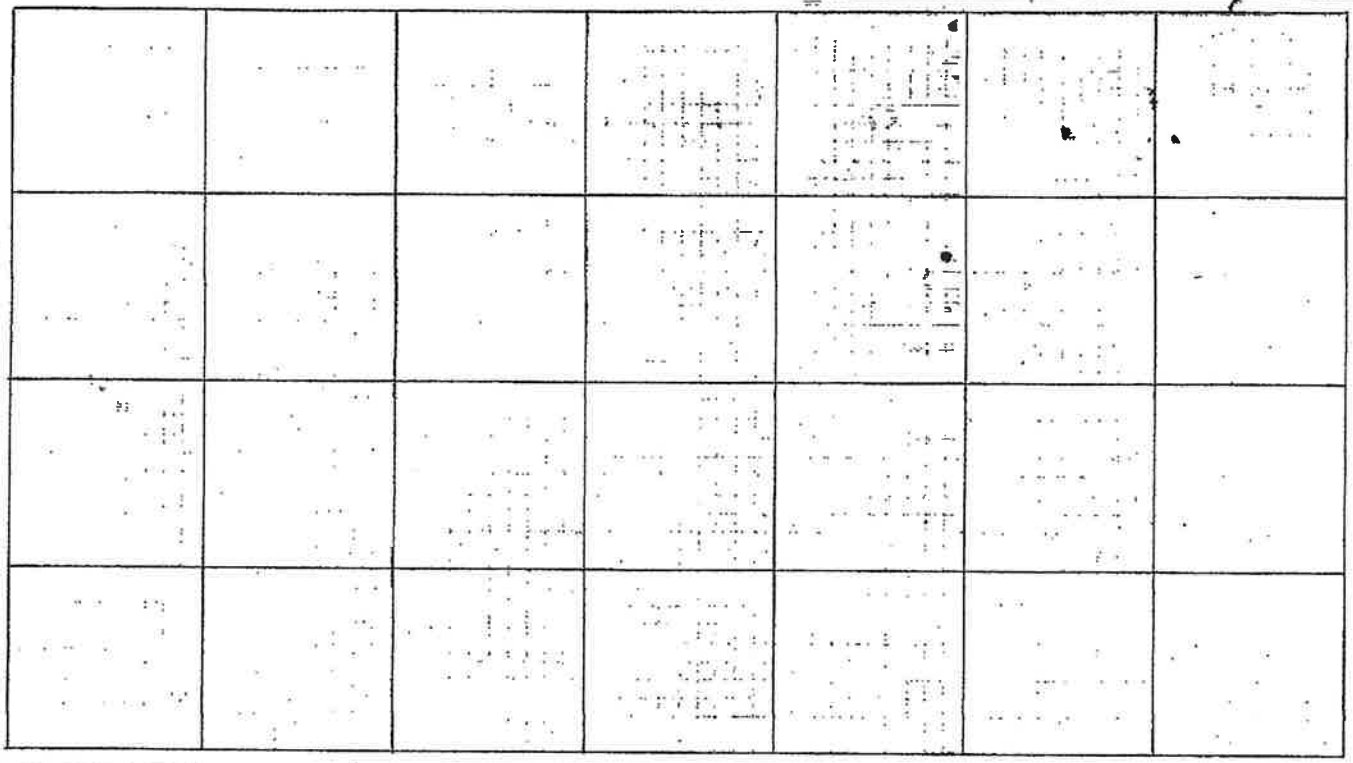
Land Value = $ 25,000

Total Cost New of Dwelling: $22.93 psf

TOTAL BY COST APPROACH $ ~~53,826~~ 52,678

City: _____ **PLOT PLAN** County _____

REMARKS: _____



	DESCRIPTION					DIMENSIONS	AREA S.F. BASE ADJ BASE	REPL. COST LUMP SUM TOTAL	QUAL. INDEX % MDF.	REPL. COST	DEP. % PHYS. % USE % GOOD %	DEPRECIATED REPLACEMENT COST
	FOUND	FLOOR	ROOF	WALLS	MISC.							
Garage Class ____ Att. Det. Bsmt. 1/4 1/3 1/2 3/4 Yr. Built ____	CONC	CONC	same as house			14 x 20	280				85	1238
			No Finish				3.9% 58		1.54			
							338	946		(457)	81	744
1 DR Way	CONC ASPALT	SLAB	—	—	—	18 x 11	198				70%	
			—	—	—	17 x 11	187				70%	
						154 x 13	2002				70%	1671
2						x	2387					
3						x						
4						x						
5						x						
6						x						
7						x						
8						x						

TOTAL DEPRECIATED REPLACEMENT COST—OUTBUILDINGS AND OTHER IMPROVEMENTS (TRANSFER TO APPRAISED VALUE SUMMARY) $