

Land only IC

Real Property Valuation Summary

349677 Comm. Prop. Agent - Kimmons

RP00605000026AA 03900
KIMMONS, DAVID E JR
PO BOX 658
PRIEST RIVER, ID 83856

22-56-5W HOLLEY GLEN SUB
LOTS 26 & 27

BUILDING &/OR IMPROVEMENT	MARKET VALUE					

REMARKS:

1983 Sfrates 24x56 (Daniel Kimmons)

1984 Hester 28x66 David Kimmons

LAND VALUATION: 2500 4/10/88

@ \$2250/ac

LAND CATEGORY	ACRE LOTS	MARKET VALUE					
		1988		1990			
1. IRRIGATED AGRICULTURE							
3. NON-IRRIGATED AGRICULTURE							
5. DRY-GRAZING (OPEN)							
5. DRY-GRAZING (TIMBER)	7.54	513		535			
6. TIMBER PRODUCTIVITY							
7. TIMBER BARE-LAND							
8. REFORESTATION							
9. MINERAL							
10. RURAL INVESTMENT HOMESITE	2.000	5000		5000			
11. RECREATIONAL							
12. RURAL RESIDENTIAL TRACT							
13. RURAL COMMERCIAL TRACT							
14. RURAL INDUSTRIAL TRACT							
15. PLATTED RURAL SUBDIVISION							
16. RURAL SUBDIVISION COMM. LOTS/ACRES							
17. RURAL SUBDIVISION IND. LOTS/ACRES							
18. OTHER RURAL LAND							
18. OTHER RURAL LAND (WASTE)							
19. PUBLIC ROAD R/W							
20. RESIDENCE (CITY) LOTS/ACRES							
21. COMMERCIAL (CITY) LOTS/ACRES							
22. INDUSTRIAL (CITY) LOTS/ACRES							

PARCEL # RP56N05W270324A

OWNER : KIMMONS, DANIEL & BRENDA
PO BOX 421

PRIEST RIVER ID 93856

LEGAL : 27-56N-5W

GOV LOT 5 N OF GN R/W LESS

TAX PT 11, ALL 13 & 16;

GOV LOT 6 LESS TAX 6,28,29,RR
& PT OF TAX 11

TAX CODE AREA 95-0000

MAP #

PHOTO #

LAND INFORMATION

NEIGHBORHOOD

URBAN
SUBURBAN STABLE
RURAL IMPROVG
RECRNTL DECLNG

OFF-SITE IMPROVEMENTS

STREET: ASPH/CONC
NONE GRVL/DIRT
PUBLIC SIDEWALKS
PRIVATE CURB/GUTTR

TOPOGRAPHY

LOW
LEVEL
MOD SLOPE
STEEP SLOPE

WATER FRONT PROPERTY

LAKE BEACH:
RIVER/CRK
ACCRETN GRADE:
BLUFF
FLOOD PLAN

ON-SITE UTILITIES

ELECTRICITY PUBLIC WATER
GAS PRIVATE WELL
UNDERGROUND PUBLIC SEWER
CABLE TV SEPTIC SYSTEM

SUBJECT DIMENSIONS

FRONTAGE
DEPTH
OTHER

SITE INFORMATION

LOCATION
AMENITIES
LANDSCAPING
VIEW
DETRIMENTS
ZONED

SITE ADJUSTMENT CODES 01 LOCATION 10 ACCESS 20 VIEW 30 TOPOG 40 WIDTH 50 DEPTH 60 PLOTTAGE 70 BEACH 80 CORNER 90 OTHER

CLASSIFICATION						BASE	ADJUSTMENTS		TOTAL		
DAT	LDC	CL	TYPE	UNIT	QUANTITY	COST	VALUE	\$ ADJ	CODE / %	FACTOR	EXT VALUE
.2	26	2	VG	AC	11.290	4500.00	50805		90 1.55	1.55	78,748
.2	1	U	5	SI	1.000	10000.00	10000				10,000
.9	000			AC	3.840						
.8	26	2	VG	SI	1.000	4500.00	4500		90 1.55	1.55	6,975
.8	1	U	5	SI	1.000	10000.00	10000				10,000

TOTAL LAND VALUE \$105,723

APPRAISAL DATE 01012004 APPRAISER LH REVIEW YEAR 2004

COMMENTS: _____