

OCT 01 2024

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**

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**

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

9. Place of use:

NZ 09/27/2024

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 ☒ 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):

Paul Z. Jensen

Date: 09/27/2024

Date: _____

ROOM GRID

RESIDENCE		STORIES		INTERIOR INSPECTED		LOCATION		LIVING ROOM	KITCHEN	DINING ROOM	FAMILY/REF.	BEDRMS.	BATH-ROOMS	UTILITY	OTHER ROOMS	FIREPLC.
CLASS <u>3</u>	<u>1</u> 1 1/2 2	YES ☒ NO ☐ REFUSED		1 OWNER <u>Absent</u>		FIRST FLOOR		1	1			2	1			1
CONFORMING	SL ML	2 TENANT		3 <u>Est old file</u>		SECOND FLOOR										
NON CONFORMING	SE					BASEMENT										
OTHER VALUE						ATTIC										

REMARKS	LOCATION	CLASS	AREA	RATE	SIZE	ADJUSTMENT FACTORS	ADJUST. RATE	BASE COST
D+C +5% Shape	FIRST FLOOR	E	3	1115		1.05	-	
Q - Base	SECOND FLOOR							
	BASEMENT TOTAL AREA	3	5				65	
Remodeling just in beginning stages 3-93 ES. At this point appears to be to the inside windows: covered over from inside, wood shapings	SEALED AREA							
	FINISHED AREA							
	ATTIC TOTAL AREA							
	SEALED AREA							
	FINISHED AREA							

FOUNDATION		EXTERIOR WALLS	
10	01 CONC 02 MSRY 03 TIER 04 ROCK 05 WOOD 90 1000	20	01 ALUM 02 SINGLE 03 (2x6) 90 02 ASBS 03 BLOCK 04 BRICK
	05 BRK VEN. 06 B & B 07 HD BD 08 LOG	21	09 PLYWD. 10 SHINGLE 11 STEEL 12 STONE
	13 STUCCO 14 T-11 15 WOOD SHABLE		

WINDOWS		ROOF	
30	01 WOOD 02 METAL 03 MIXED 31 GLAZING: 01 02 03 04 MIXED 90	40	01 A-FRAME 02 COMPLEX 03 FLAT 04 GABLE 05 GAMB 06 HIP 07 MANS 08 SHED 90 4000
41	01 COMP 02 COMP-HVY 03 CEDAR 90 04 MED 05 HEAVY 06 CLAY 07 CONCRETE 08 BUILT-UP 09 GRAVEL 10 COMP-ROLL 11 CGI 12 ALUM SHEET 13 ENAMEL STEEL		

INTERIOR		GROUND FLOOR CONSTRUCTION	
50	01 DRYWALL 02 PLASTER 03 PANEL 04 LOG 05 COMPOSITION 90 5100	01 WOOD SF 02 CONCRETE SLAB SF 90 5000	
52	01 STANDARD 02 BEAMS 03 CATHEDRAL 04 REC. LIGHTING 05 CIRC. FANS @ \$ 90		
53	01 SOFT WD. 02 HARD WD 03 METAL 90 5300		
54	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/Mc Wv \$ 09 MICROWAVE OVEN @ \$ 10 SELF EXH RANGE/ GRILL \$ 11 SELF CLEANING FEATURE \$ 12 TRASH COMPACTOR \$ 13 EXH FANS \$ 91 \$

PLUMBING		BATH TUBS:		SHOWER STALLS:	
70	01 LAVATORIES \$ 02 TOILETS \$ 03 KITCHEN SINK \$ 04 WTR HTR (std) \$ 05 W/O SHOWER \$ 06 SHOW-PLAST. \$ 07 SHOWER-TILE \$ 08 DOOR \$ 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 \$ 7000				

HEATING & COOLING	
80	FUEL: 01 GAS 02 OIL 03 ELECT 04 SOLID 90 01 F A HEATING 1115 02 F A HEAT & COOL 03 HEAT PUMP 04 ELECT BSBD 05 ELECT CABLE 06 HOT WATER BSBD 07 SOLAR 08 STOVE/FIREPLC 90 8100

HEATING ACCESSORIES		CHIMNEY:	
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 08 1 - STORY OUTSIDE BRICK 09 2 - STORY OUTSIDE BRICK 90 91		

SPECIALS/REMARKS	
90	90 9000 91 92 93 94

MARKET GRADE 3

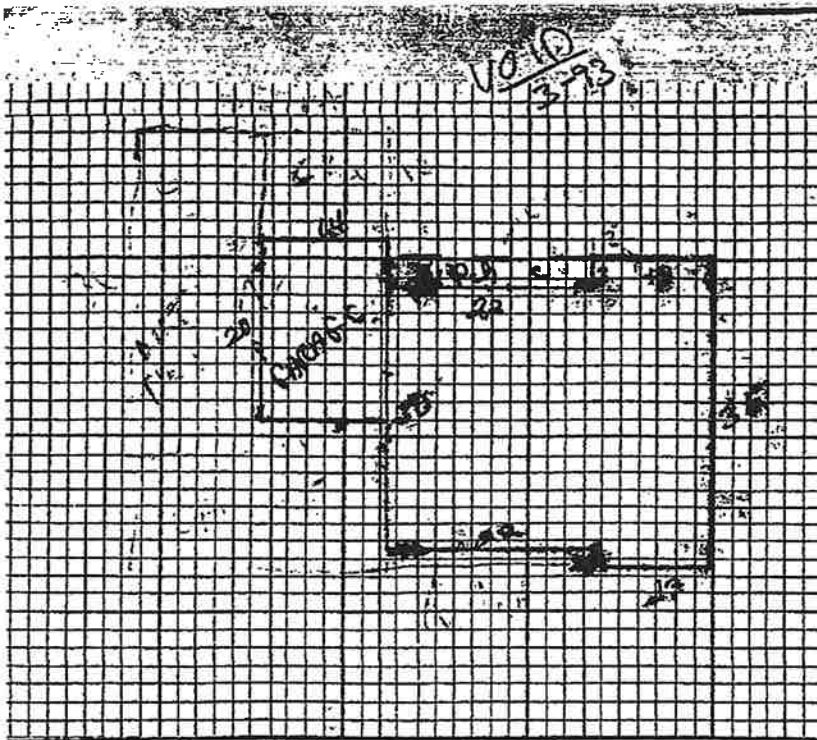
PHYSICAL 1 2 3 4 5

FUNCTIONAL 1 2 3 4 5

ECONOMIC 1 2 3 4 5

P F A G E

TOTAL BASE COST AND ADJUSTMENTS			
LCM 19 <u>93</u>	7	X LINE 1 =	2
QUALITY ADJUSTMENT		X LINE 2 = RCN.	3
MARKET ADJUSTMENT <u>70</u>		X LINE 3 =	4
% COMPLETE		X LINE 4 =	
MARKET VALUE			\$



RESIDENTIAL APPRAISAL SUMMARY

CLASS: R1- 13 **INCOME APPROACH:** Est. Rent X GRM 25 **FINISH:** None
R2- 2 **MARKET APPROACH:** 3 **Comps:** 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

STORIES: 1/14 2 24 SL SE
BUILT: 1955
REMODELED: 19
Interior Inspected: YES ☒ NO ☐ **OWNER:** ☒ **TENANT:** ☐ **OTHER:** ☐
Date Inspected: 2-27-79 **BY:** C-E **Computed:** 3-15-79 **BY:** DM
Square Feet: 1115
ADJUSTMENTS (+) (-): 18.83
FOUNDATION: Cond Blk Rock Mry Piers Wood
ROOF: Gbs Hnd SHKS Comp Hd Ash SHKS Lt Hvy Builtup - grvl Flat Metal Tile Comp. Roll

EXTERIOR WALL	Sgl Dbl SDG: Wood Masonite B&B T-111 Plywd Alum Ash. Comp. BRICK: Veneer Solid BLOCK STUCCO SHKS		
FIRST FLOOR	Swd Hnd Plywd Tile Lino Carpet Conc/wl. Cover LR DR KID 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 Wood Coal Other: TYPE: Grav. FLR WL BB HWBB HtPump ClgCable AirCond.: Ton Central Wall 115 HX, 85		
PARTITIONS	WLS: Plas Comp Wood Plywd Paneling Wallpaper TRIM: P A G E		
PLUMBING Class	LAV TUR ENC Shower Sink Hookups Laundry Tray WC W/S WH T M FG Sgl Dbl Sgl Dbl		
INTERIOR CONSTRUCTION Class	BUILTINS: SWD HWD TOP: Formica Lino Certile APPL: Gas Elect Oven Range Surf Dropin ExFan F/H GD DW TC Infra-Rd HtLap (1 2 3 F)		
FIREPLACE Class	SGL Dbl Bkd STKD EXT-CHIM. FIN: 1 sty 2 sty CigHi HtLtr Mantle Hearth Freestanding New Brick Used Brick Nat. Stone		+1175
BASEMENT	X or 100 WLS: Cond Blk Rock Dirt FLR: Cond Wd Dirt FIN X or 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	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 Appearance Res P A G E Nbrhd P A G E
CARPORT/GARAGE Class: Year Built C C Det 14 x 30 = 420 sf X \$ 5.69/sf = GAR/CPT COST NEW = \$ 2390
Depreciation: Physical, Functional, & Economic = 14 % Net Condition: 100% less Depreciation = .86 % Good
PORCHES - DECKS: 1/4 ft x 2 = 66 ft x 2.95 x .76 = 148
YARD IMPROVEMENTS: 11.0 ft x 1.5 ft x .85 x .76 = 128
OTHER IMPROV.: (See Inserts)
REMARKS:

Cost Summary:
 Total Lump Sums = \$ 2243
 1115 sf X \$ 18.83 = \$ 20,995
 DWELLING COST NEW = \$ 23,238
 TOTAL DWELLING & GAR/CPT = \$ 25,628
 19.79 LCM 1.25 X TOTAL DWELLING & GAR/CPT = \$ 32,035
 Depreciated Replacement Cost = \$ 27,550
 Contributory Value = \$ 148
 Depreciated Improvement Value = \$ 28,826
 Land Value = \$ 25,000
TOTAL BY COST APPROACH = \$ 53,826

