

From: Hersley, Jean
Sent: Tuesday, May 26, 2026 2:58 PM
To: Candice M McHugh (cmchugh@mchughbromley.com)
Subject: Ownership Change for Entrust Group Inc
Attachments: Property Detail.pdf; ADJUDICATION BACKFILE - 63-30960.pdf; 63-30960_43_500105.pdf

The Department of Water Resources (Department) received the Notice of Change in Water Right Ownership you filed on behalf of Entrust Group Inc. The information you provided is not enough evidence that Entrust Group Inc is current owner of the land appurtenant to water right 63-30960. The deeds provided convey property from Jack D. Stuart and Daisy M. Stuart to Richard D. Westerberg and Virginia K. Westerberg then from Richard D. Westerberg and Virginia K. Westerberg estate to Entrust Group Inc. then from Entrust Group Inc to Sunny Acre Partners, LLC.

Water Right 63-30960 was decreed in 2009 to James and Susan Marion (Marion's). I have attached the property detail from Canyon County. The ownership transfer history back to the Marion's is listed for parcel 201580100 which is currently owned by Jose Gutierrez-Rodriguez. The adjudication claim backfile has a legal description on page 4 and a parcel description on page 8 that is the property owned by Mr. Gutierrez.

The property that Richard D. Westerberg and Virginia K Westerberg conveyed to The Entrust Group, Inc. is not appurtenant to water right 63-39060. The water right place of use shape has been updated and is attached. Water rights appurtenant to the property that Sunny Acre Partners, LLC now owns are in the name of the Boise Project Board of Control, Bureau of Reclamation, Nampa Meridian Irrigation District, and the City of Nampa.

The Department will be returning the Notice of Change in Water Right Ownership and requesting a refund. Please let me know if you have any questions.



Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942



Property Detail | Public Access

ASSESSOR > PROPERTY SEARCH > DETAIL


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General Information

Owner: Gutierrez-Rodriguez Jose**Parcel ID:** 20158010 0**Mailing Address:** 308 Gold Nugget Ave Caldwell Id 83605**Property Class:** 537 Res Impr on Cat 15**Property Address:** 2701 Sunny Ridge Rd**Deeded Acres:** 1.4800**Neighborhood:** 320000 Nampa Rural Tracts & Subs**District:** 208-00

Last updated: 5/25/2026 05:32:58 PM

Map Info

Parcel ID

Link to Interactive Map (Click Below to Navigate to Map)

20158010 0

[28509](#)

Legal Descriptions

Description

03-2N-2W NW ASSELINS SUB TX 1A IN LT 2,, TX 5 AND THAT PART N AND E OF
BRAY LAT IN LT 1

Ownership Transfer History

Instrument	Date	Owner	Grantee
2019030728	7/10/19	Paulsen Shelly M	Gutierrez-Rodriguez Jose
2016020390	5/27/16	Marion James Edward	Paulsen Shelly M
2015047841	12/8/15	Marion James Edward And Susan Jane L	Marion James Edward
2012034072	8/7/12	Marion James E	Marion James Edward And Susan Jane L

Exemption History

Effective Year	Modifier	Application Date	Exemption Expires	Override Amount	Percent	Total Value	Exemption Amount	Net Taxable Value
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No modifier data is available for this record.

Net Taxable Value

Tax Year	Description	Value
2026	Original	495,170
2025	Original	379,970

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2026	01- Revaluation	229,270	265,900	495,170
2025	02- Assessment Update	229,270	275,700	504,970
2024	02- Assessment Update	229,270	260,200	489,470
2023	02- Assessment Update	229,270	251,100	480,370
2022	02- Assessment Update	254,980	275,600	530,580

◀ ◻ 1 2 3 4 5 6 ▶ ▶ 5 ▼ items per page

1 - 5 of 26 items

Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount
2025	HTR Homeowner Value	\$263,600.00

Land Details

Land Type	Acres	Total Value
200K SCHEDULE	1.00	\$200,000
200K SCHEDULE	0.38	\$23,270
19 Waste / Easement	0.10	\$0
Extra Rural Homesite	0.00	\$6,000

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	1945	n/a	n/a	1468	Fin SF
R02	D	DWELL	Dwelling	1945	n/a	n/a	816	Fin SF
R01	02	UTLSHED	Residential Shed - Small Utility	1980	10.00	8.00	80	SF
R01	03	PAV	Residential Paving	2021	n/a	n/a	1582	SF
R02	G01	ATTGAR	Attached Garage	0	34.00	24.00	816	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
No additional commercial improvements data is present.			

Floor Areas

▲ Property Record : [R01](#)

Property Record	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Wood frame w/sheathing	Floor Level	1.0	1,468	1,468
R01	Concrete block	Basement	B	299	0
Totals				Gross	Finished
				1767	1468

▼ Property Record : R02

Gross	Finished
816	816

Commercial Floor Area

Permits

Filing Date	Inactive Date	Sq Ft	Permit Description
No permits data is available.			

State of Idaho
Department of Water Resources

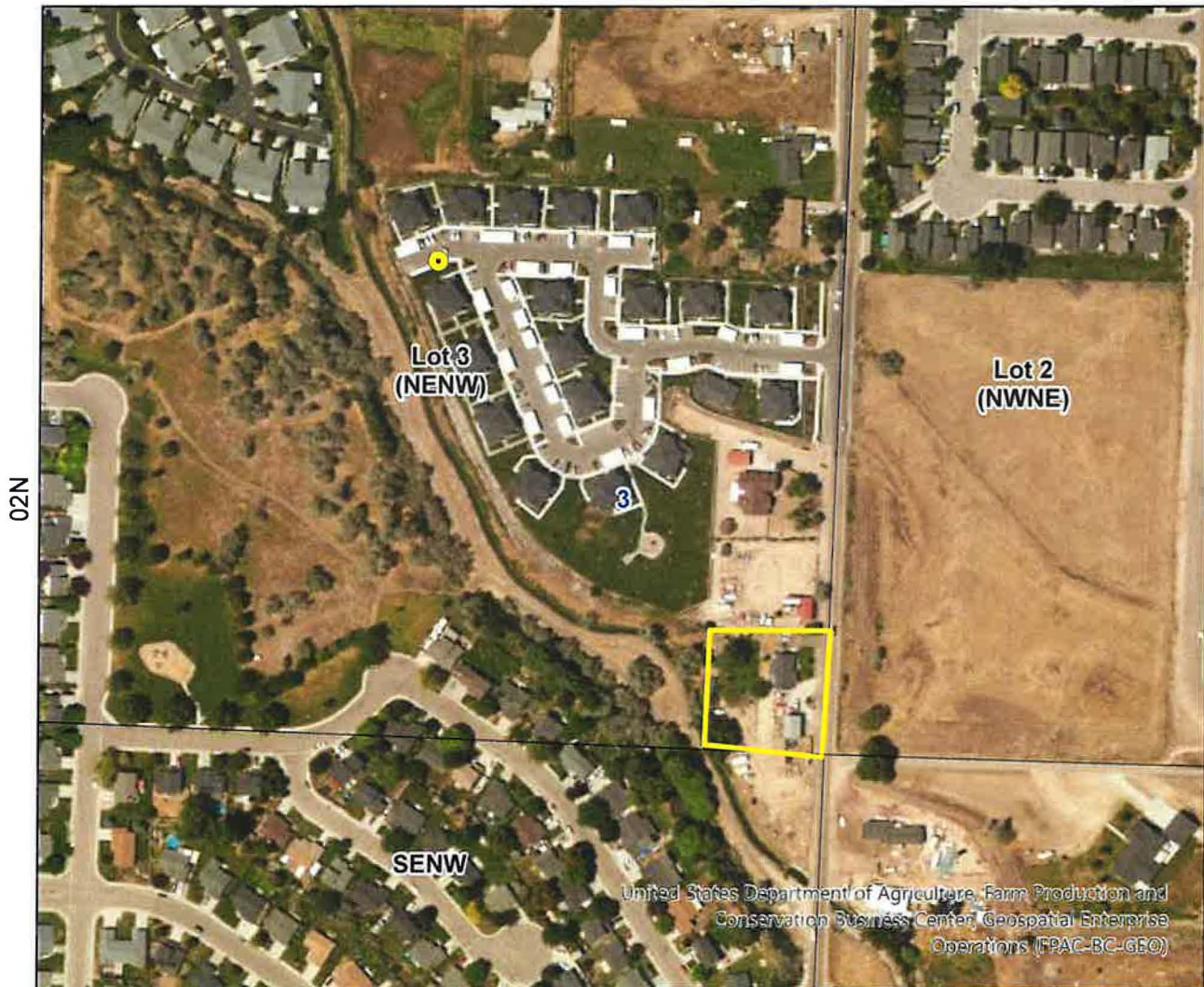
Water Right

63-30960

(DOMESTIC)

JAMES E MARION

02W



- | | | | |
|--|-----------------------|--|------------------|
| | Point of Diversion | | Townships |
| | Place Of Use Boundary | | Sections |
| | State Outline | | Quarter Quarters |



0 0.04 0.09 0.14 0.18 Miles



Imagery: 2023 Aerial Photography
Prepared By Hersley, Jean