

**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

|                          |                           |
|--------------------------|---------------------------|
| PARCEL ID                | RPM0173002005A            |
| OWNER(S)                 | LAKEFRONT INVESTMENTS LLC |
| SITUS ADDRESS            | 317 E LAKE ST             |
| SITUS CITY, STATE, ZIP   | MCCALL, ID 83638          |
| MAILING ATTENTION        |                           |
| MAILING ADDRESS          | 9602 W BUCKEYE RD         |
| MAILING CITY, STATE, ZIP | TOLLESON AZ 85353         |
| MAILING COUNTRY          | USA                       |

**PROPERTY DESCRIPTION & LAND DATA**

|                            |                                                                                                                                                                                             |                    |              |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------|
| ACREAGE - SQ FT - FRONTAGE | ACRES: 0.312                                                                                                                                                                                | SQUARE FEET: 13590 | FRONTAGE: 90 |
| LAND DESCRIPTION           | Payette Lakefront                                                                                                                                                                           |                    |              |
| LEGAL DESCRIPTIONS         | SECOND ADDITION TO MCCALL, LOTS 5 THRU 7, BLOCK 2 & TAX NO. 142 IN GOV'T. LOT 3; S9 T18N R3E; MCCALL ACREAGE "THE MCCALL MALL"                                                              |                    |              |
| NEIGHBORHOOD               | 517200 McCall Commercial <125,000 SF                                                                                                                                                        |                    |              |
| PLAT LINKS                 | <a href="#">18N 3E S09.pdf</a><br><a href="#">18N 3E S09 SE.pdf</a><br><a href="#">MCCALL, SECOND ADDITION TO</a><br><a href="#">18N 3E S09 NE.pdf</a><br><a href="#">18N 3E S09 SW.pdf</a> |                    |              |
| CURRENT LAND USES          | USE: Payette Lakefront                                                                                                                                                                      | ACRES: 0.312       |              |

**SALES HISTORY**

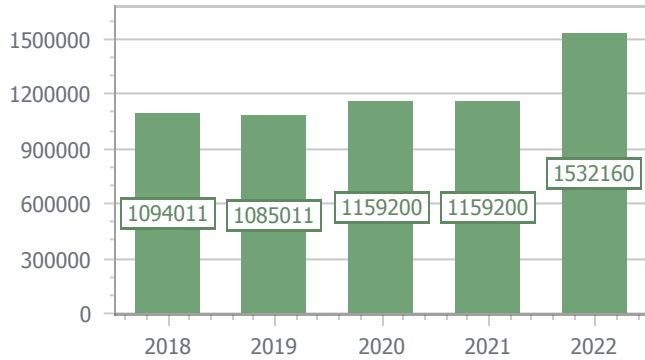
| SALE DATE  | GRANTOR           | DEED REFERENCE |
|------------|-------------------|----------------|
| 05/22/2017 | MCCALL MALL LLC   | 405790         |
| 04/28/2009 | WADE VICKI J      | 340911         |
| 10/08/2003 | FINDLAY, SCOTT G. | 276701         |

## ASSESSMENT HISTORY

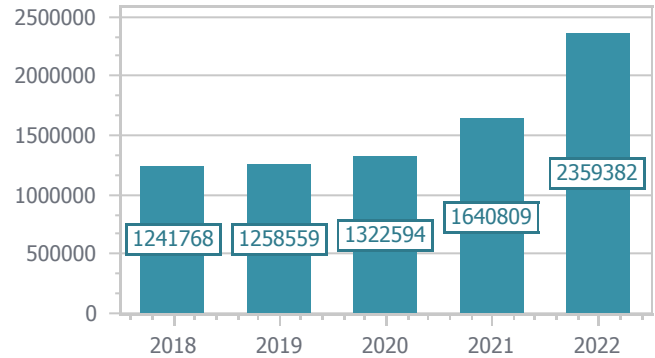
| ASSESS DATE<br>CHANGE REASON | 1/1/2022<br>01- Revaluat | 01/01/2021<br>01- Revaluat | 01/01/2020<br>01- Revaluat | 01/01/2019<br>01- Revaluat | 1/1/2018<br>03- Assessor |
|------------------------------|--------------------------|----------------------------|----------------------------|----------------------------|--------------------------|
| LAND                         | 1532160                  | 1159200                    | 1159200                    | 1085011                    | 1094011                  |
| IMPROVEMENTS                 | 827222                   | 481609                     | 163394                     | 173548                     | 147757                   |
| TOTAL                        | 2359382                  | 1640809                    | 1322594                    | 1258559                    | 1241768                  |

## ASSESSMENT TRENDS

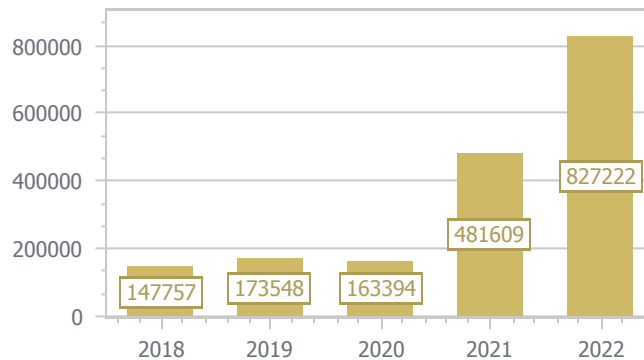
LAND



TOTAL



IMPROVEMENTS



## TAX CODE AREAS & DISTRICTS

**TAX CODE AREA (TAG):** 003-0013

|          |                          |
|----------|--------------------------|
| CEMETERY | MCCALL CEMETERY          |
| FIRE     | MCCALL FIRE PROTECTION   |
| HOSPITAL | MCCALL MEMORIAL HOSPITAL |
| SCHOOL   | MCCALL-DONNELLY SCH #421 |

|                          |              |
|--------------------------|--------------|
| VOTER<br>PRECINCT        | 004 - MCCALL |
| COMMISSIONER<br>DISTRICT | MCCALL       |

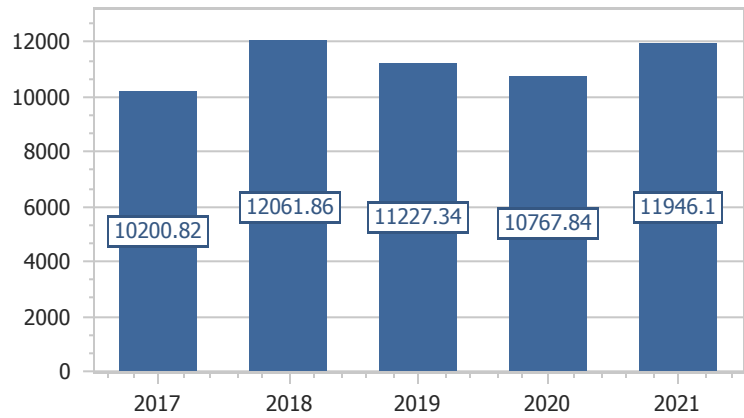
## TOTAL TAX CHARGES

| YEAR | TOTAL CHARGE |
|------|--------------|
| 2021 | 11946.1      |
| 2020 | 10767.84     |
| 2019 | 11227.34     |
| 2018 | 12061.86     |
| 2017 | 10200.82     |

### HOMEOWNER'S EXEMPTION?

☐ YES

☒ NO



## IMPROVEMENTS

RECORD: C01

TYPE: COMMERCIAL

USE: Dining/Lounge

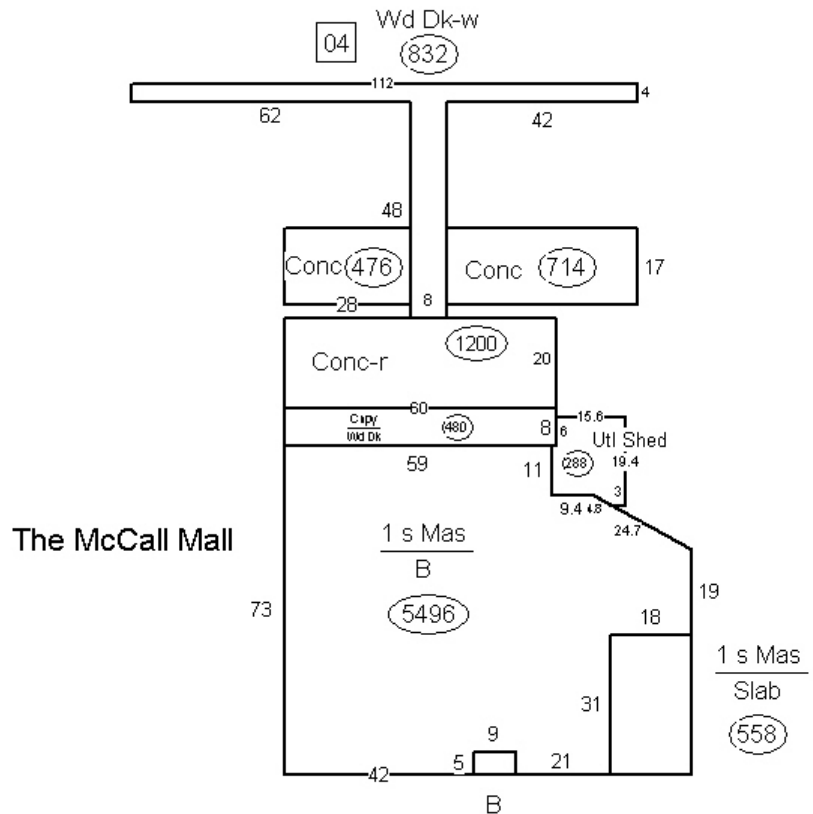
### BUILDING DESCRIPTION

|              |            |
|--------------|------------|
| YEAR BUILT   | 1950       |
| STORIES      | 1          |
| FOUNDATION   |            |
| STRUCTURE    | Wood Frame |
| EXTERIOR 1   |            |
| EXTERIOR 2   |            |
| ROOF STYLE   | 1          |
| ROOF COVER   |            |
| BEDROOMS     |            |
| FULL BATHS   |            |
| 1/2 BATHS    | 0          |
| HEATING TYPE | 0 sf       |
| CENTRAL AIR  | N          |
| ATTIC TYPE   | None       |
| FIREPLACES   |            |

### BUILDING DIMENSIONS (SQ FT)

|                  |      |
|------------------|------|
| TOTAL SIZE       | 6054 |
| ATTIC FIN        |      |
| BASEMENT         | 5541 |
| BASEMENT FIN     | 0    |
| LOWER            |      |
| LOWER FIN        |      |
| ATTACHED GARAGE  |      |
| DETACHED GARAGE  |      |
| ATTACHED CARPORT |      |
| BSMNT/LL GARAGE  |      |
| ENCLOSED PORCH   |      |
| OPEN PORCH       |      |
| WOOD DECK        | 1312 |

### SKETCH



### OUT BUILDING & YARD ITEMS

CONCP  
Waterfront Boat Dock  
CONCP  
Residential Shed - Small Utility

