

Ada County Parcel Information

Parcel ID #	R0963530120
Property Address:	2173 S ORCHARD ST BOISE, ID 83705
Property Type:	L
Owner Information:	
Owner Name:	TAHOE HOMES LLC
Second Owner:	
Mail Address:	PO BOX 1610 EAGLE, ID 83616
Assessor Information	
Legal Description:	LOT 12 BLK 01 BIRMINGHAM PLACE SUB
Subdivision:	BIRMINGHAM PLACE SUB
Lot/Block:	12/1
Section:	3N2E20
Acres:	0.081
Tax Code Area:	01-1
Levy Rate 2007:	0.012736319
Levy Rate 2008:	0.013161758
% Levy Rate Change:	3.34 %
Zoning:	R-1MD
Homeowner Exemption:	\$0



Treasurer Information

Year:	2008	Tax:	\$856
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Assessor Categories

Year	Cat.	Description	Acres	Value
2009	200	RES LOT OR TRACT	0.081	\$65,000
Totals:			0.081	\$65,000

Land Information

Residential Acres:	0.081	Commercial Acres:	0	Other Acres:	0	Street:		Utilities:	
Water Source:		Sewer:		Sidewalks:	N	Curbs and Gutters:	N	Topography:	
View:		Water Influence:		Water Frontage:	0	Corner:	N		



Property Details for Parcel R0963530120 and Year 2008

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Parcel: R0963530120
 Year: 2008
 Zone Code: R-1MD
 Total Acres: 0.081
 Tax Code Area: 01-1
 Property Description:
 LOT 12 BLK 01
 BIRMINGHAM PLACE SUB



Address: 2173 S ORCHARD ST BOISE , ID 83705
 Subdivision: BIRMINGHAM PLACE SUB
 Land Group Type: SUB
 Township/Range/Section: 3N2E20

Valuation Details

Role	SCC	Acreage	Assessed Value	Valuation Method	Code Area
Primary	200 RES LOT OR TRACT	0.081	\$65,000	MARKET	01-1

Valuation History

Year Value
 2008 \$65,000

Tax Districts

Tax District	Levy	Description	Phone
1	0.002299445	ADA COUNTY	208-287-7000
3	0.000107923	EMERGENCY MEDICAL	208-287-2950
6	0.000909533	ADA COUNTY HIGHWAY DIST	208-387-6120
7	0.004558826	SCHOOL DISTRICT NO. 1	208-854-4029
14	0.005147418	BOISE CITY	208-384-3725
34	0	BENCH SEWER	208-345-5363
43	0.000026218	MOSQUITO ABATEMENT	208-577-4646
100	0.000112395	COLLEGE OF WESTERN IDAHO	208-562-3299

Total Levy: 0.013161757999999999

Taxes, Certifications, and Fees

Year	Total Taxes	Taxes Paid	Taxes Due	Delinquent	Tax Data Current as of
2008	\$855.50	\$427.75	\$427.75	No	03/25/2009

Characteristics

[Land](#)

18A



ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 09/13/07 04:26 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Title One

AMOUNT 3.00 1



107128574

Order No.: A0762835 *JWTR-LL*

WARRANTY DEED

FOR VALUE RECEIVED,

Midtown Place Development, LLC an Idaho Limited Liability Company

the Grantor, does hereby grant, bargain sell and convey unto

Tahoe Homes, LLC an Idaho Limited Liability Company

whose current address is 1979 N. Locust Grove Meridian, Idaho 83646

the Grantee, the following described premises, in Ada County, Idaho, TO WIT:

Lots 6, 7, 8, 9, 10, 12, 13, and 14, all in Block 1 of Birmingham Place Subdivision, according to the official plat thereof, filed in Book 98 of Plats at Page(s) 12572 and 12573, official records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: September 7, 2007

Midtown Place Development, LLC
By: *[Signature]*
C2B Developments LLC, Member

X *[Signature]*
Scott Beecham, Member

X *[Signature]*
Jim D. Conger, Member

State of Idaho
County of Ada

On this *10th* day of September, in the year 2007, before me, the undersigned, personally appeared Scott Beecham and Jim D. Conger, known or identified to me to be the manager or member of C2B Developments LLC, member of Midtown Place Development LLC the Limited Liability Company that executed the instrument or the person(s) who execute the instrument on behalf of said Limited Liability Company, and acknowledged to me that such Limited Liability Company, executed the same.

[Signature]

Commission Expires: *5/4/2010*
Residing at: *Ada County*



