

Canyon County Parcel Information

Property Identification #: R3438400000
 Alt. Parcel ID: 04N02W358550
 Property Address: 7434 USTICK RD
 Nampa, ID 83687
 Parcel City Code: Nampa

Owner Information:

Name: Bramon Franklin Lee
 BRAMON DARLENE M H/W
 Address: PO BOX 2126
 SCOTTSDALE, AZ 85255

Assessor Information

Legal Description: 35-4N-2W SE TX 97159 LS TX 8, TX 18 & TX 06534 IN SWSE,, TX 00067
 Township/Range/Section: 04N02W35 Quarter:
 Acres: 2.12
 School District: 770 VALLIVUE SCHOOL DIST #139
 Instrument #: [200650819](#)
 Subdivision:
 Plat Instr. #:
 Lot:
 Block:

Assessed Values

Land Value: \$82,400
 Improvement Value: \$73,900
 Total Value: \$156,300

Residential Characteristics

Main Floor:	1,354	Second Floor Sq. Ft.:	0	Half Baths:	0	Bedrooms:	2
Lower Floor Sq. Ft.:	0	Year Built:	1906	Full Baths:	1	Carport Sq. Ft.:	242
Upper Floor Sq. Ft.:	0	Garage Area:	0	Decks:	0	Fireplaces:	
Attic Sq.Ft.:	0	Attic Finished Sq. Ft.:	0	Deck Sq. Ft.:	0	AC:	None
Basement Sq.Ft.:	0	Bsmnt Finished Sq. Ft.:	0	Porches:	1		
Total Sq. Ft.:	1,354			Porch Sq. Ft.:	20		
Main Floor:	0	Second Floor Sq. Ft.:	0	Half Baths:	0	Bedrooms:	0
Lower Floor Sq. Ft.:	0	Year Built:	0	Full Baths:	0	Carport Sq. Ft.:	0
Upper Floor Sq. Ft.:	0	Garage Area:	0	Decks:	0	Fireplaces:	
Attic Sq.Ft.:	0	Attic Finished Sq. Ft.:	0	Deck Sq. Ft.:	0	AC:	
Basement Sq.Ft.:	0	Bsmnt Finished Sq. Ft.:	0	Porches:	0		
Total Sq. Ft.:	0			Porch Sq. Ft.:	0		



Matt Caba
 Customer Service
 5660 E Franklin Rd. Suite 101
 Nampa, Idaho 83687
 phone:208-475-1135
 fax:866-376-3736
 www.titleonecorp.com

Treasurer Information

Year: 2009	Tax: \$2,129.28
Year: 2008	Tax: \$2,494.22
Year: 2007	Tax: \$2,104.84

Assessor Land Categories

Use Code	Desc.	Value
12	rural residential tract	\$60,000
12A		\$22,400
32	Improvement on land	\$1,000
32	Improvement on land	\$3,500
32	Improvement on land	\$5,000
34	Residential Improvement	\$400
34	Residential Improvement	\$9,000
34	Residential Improvement	\$55,000

Improvements

Parcel Number
34384000 0

Site Address
7434 USTICK RD NA ID, NA

Current Total Assessed Value
\$156,300

Improvements

Use Code	Building #	ID #	Constructed Yr.	Grade	Square Ft.	Replacement Cost	Assessed Value
DETGAR	R01	01	1905	2	704	\$13,170	\$9,000
FLATCP	R01	02	0000	2	242	\$1,740	\$400
DWELL	R01	D	1906	2	1,354	\$98,130	\$55,000
POLEBLDG	R02	01	1906	3	360	\$0	\$3,500
FLATBARN	R02	02	0000	3	2,376	\$0	\$5,000
UTLSHED	R02	03	1906	2	200	\$0	\$1,000

Tax Record

Last Update:

Details

PIN	AIN	Tax Roll	Tax Year	Bill Number
34384000 0	04N02W358550	Real Property	2009	2009155327
Current Owner BRAMON FRANKLIN LEE 2126 SCOTTSDALE AZ 85255		Situs 7434 USTICK RD		
Owner of Record BRAMON FRANKLIN LEE		Legal Description 35-4N-2W SE TX 97159 LS TX 8, TX 18 & TX 06534 IN SWSE,, TX 00067		
Lender		TAG 150-00		

Assessment Information

Authority	Exempt	Taxable	Rate	Gross	Credits	Net Tax	Savings
112 PEST CONTROL							
PEST CONTROL	0	156,300	0.000063772	9.98	0.00	9.98	0.00
653 AMBULANCE DISTRICT							
AMBULANCE DISTRICT	0	156,300	0.000199753	31.22	0.00	31.22	0.00
668 MOSQUITO ABATEMENT							
MOSQUITO ABATEMENT	0	156,300	0.000108048	16.88	0.00	16.88	0.00
699 CANYON HWY #4							
CANYON HWY #4	0	156,300	0.001313202	205.26	0.00	205.26	0.00
720 NAMPA FIRE							
NAMPA FIRE	0	156,300	0.002399999	375.12	0.00	375.12	0.00
730 FAIRVIEW CEMETERY							
FAIRVIEW CEMETERY	0	156,300	0.000055126	8.62	0.00	8.62	0.00
770 VALLIVUE SCHOOL DIST #139							
VALLIVUE SCHOOL DIST #139-BOND	0	156,300	0.00246091	384.64	0.00	384.64	0.00
VALLIVUE SCHOOL DIST #139-OTHER	0	156,300	0.000745034	116.44	0.00	116.44	0.00
VALLIVUE SCHOOL DIST #139-SUPPL	0	156,300	0	0.00	0.00	0.00	0.00
VALLIVUE SCHOOL DIST #139-SUPPLEMENTAL NO TIF	0	156,300	0.001893824	296.00	0.00	296.00	0.00
775 COLLEGE OF WESTERN IDAHO							
COLLEGE OF WESTERN IDAHO	0	156,300	0.000133257	20.84	0.00	20.84	0.00
998 CANYON COUNTY							
ASSESSORS REAPPRAISAL	0	156,300	0.000174447	27.28	0.00	27.28	0.00
CHARITY	0	156,300	0.000317102	49.56	0.00	49.56	0.00
COUNTY FAIR	0	156,300	0.000026335	4.12	0.00	4.12	0.00
CURRENT EXPENSE	0	156,300	0.001454547	227.36	0.00	227.36	0.00
DISTRICT COURT	0	156,300	0.00016295	25.46	0.00	25.46	0.00
HEALTH DISTRICT	0	156,300	0.000097881	15.30	0.00	15.30	0.00
HISTORICAL SOCIETY	0	156,300	0.000006058	0.94	0.00	0.94	0.00
JUSTICE	0	156,300	0.001882687	294.26	0.00	294.26	0.00
PARKS & RECREATION	0	156,300	0.000051638	8.08	0.00	8.08	0.00
TORT	0	156,300	0.000067069	10.48	0.00	10.48	0.00
WEED CONTROL	0	156,300	0.00000927	1.44	0.00	1.44	0.00

Total Net Tax **2,129.28**

Installment

Period	Due Date	Tax	Penalty/Fee	Interest	Total Due
Inst.NoInstallmentRec					
Payment Information					
Period	Amount Paid	Receipt Number	Tender	Tender Amt	
12/28/2009 9:34:38 AM	\$2,129.28	B09.26842	Check	\$2,129.28	
			By Whom	BRAMON FRANKLIN LEE	
Prior Year Taxes Due					
No Records Found					

Improvements

Parcel Number 34384000 0	Site Address 7434 USTICK RD NA ID, NA	Current Total Assessed Value \$156,300
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Dwelling Details

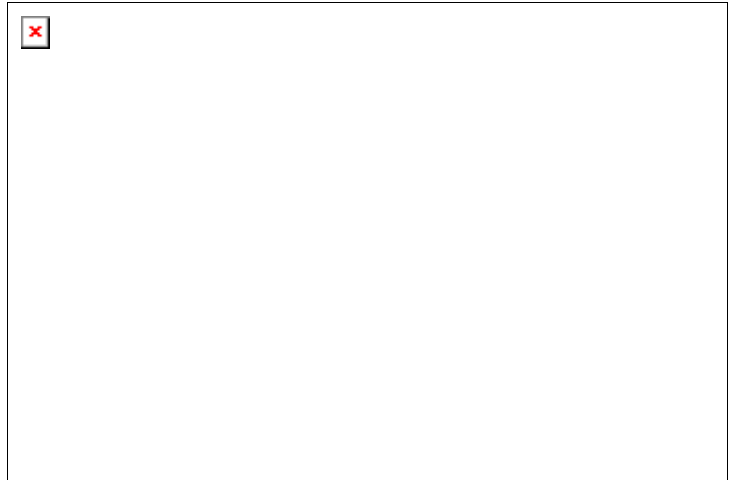
Dwelling Rooms & Area					
Occupancy Code	1	Story Config. Code	1	Story Height	1.0
Floor Area	1,354	Finished Area	1,354	Total Base Value	\$92,060
Finished Rooms	6	Bedrooms	2	Family Rooms	1
Dining Rooms	0	Full Bath(s)	0	Half Bath(s)	0
Basement	0	Basement Area	0	Finished Bsmnt. Area	0
Attic	0	Attic Area	0	Finished Attic Area	0
Crawl Space	4	Crawl Space Area	1,354		

Dwelling Adjustments					
Row Type Adj.	100	Unfinished Adj.	0	Extra Living Unit Adj.	0
Recroom Adj.	0	Loft Adj.	0	Fireplace Adj.	0
No Heat Adj.	0	Air Cond. Adj	0	No Electric Adj.	0
Plumbing Adj.	5,230	Garage Adj.	0	External Feature Adj.	840

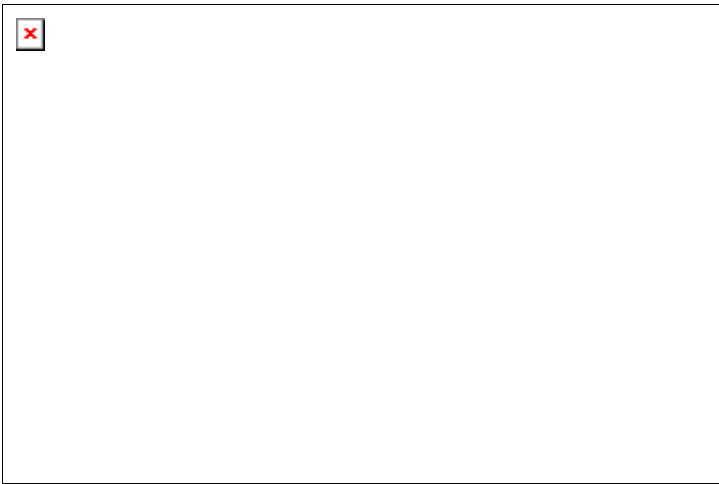
Dwelling Garage & Fireplace					
Integral Garage	N	Attached Garage	N	Attached Carport	N
Basement Garage	N	Garage Capacity	0	Garage Square Ft.	0
Massonry Stacks	0	Mason Fireplaces	0		
Steel Stacks	0	Steel Fireplaces	0		



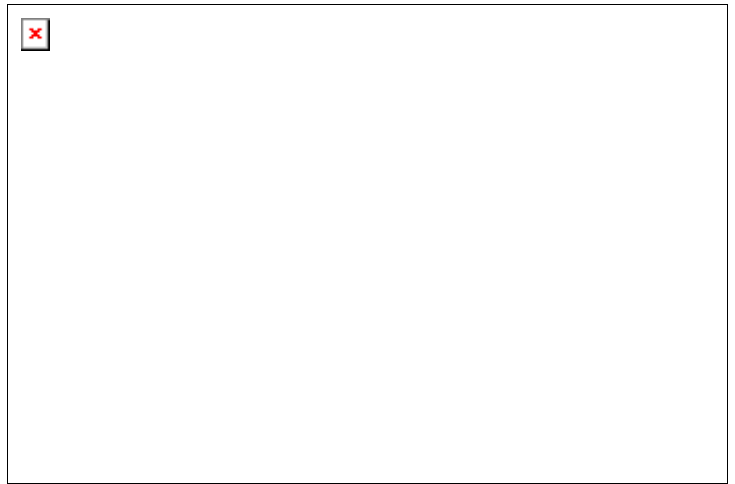
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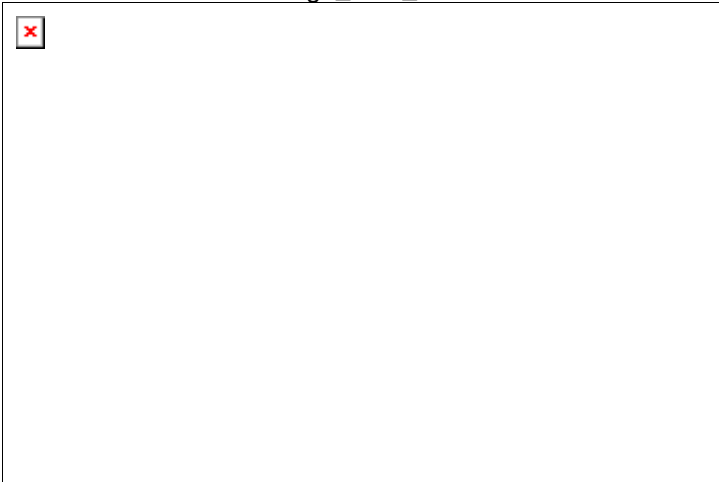
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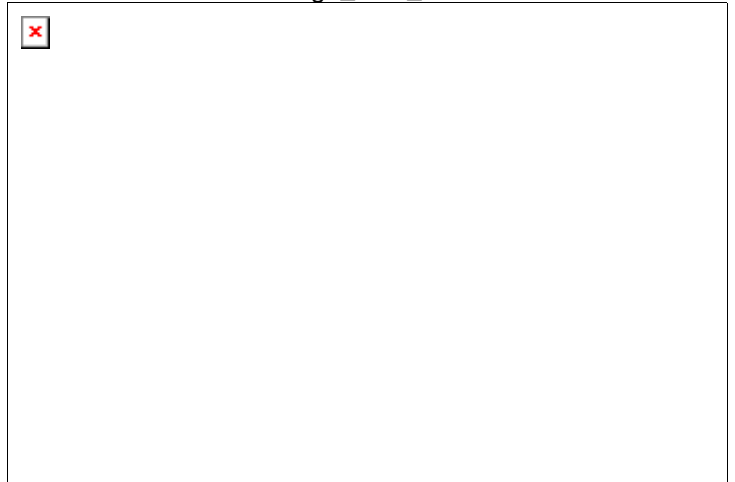
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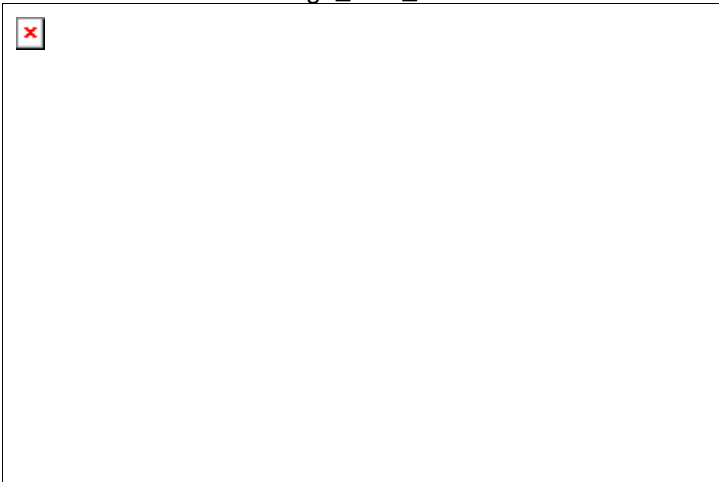
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CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
1115 Albany Street • Caldwell, Idaho • 83605 • Phone (208) 454-7458
Fax: (208) 454-6633 www.canyoncounty.org/dsd

2006100917

RECORDED

DECISION
ADMINISTRATIVE LAND DIVISION
Canyon County Code of Ordinances
07-10-19(8)A, B, C, D

2006 DEC 22 PM 3 09

This Administrative Lot Division Approval AMENDS Instrument #9801169
for a Lot Line Adjustment.

CANYON COUNTY RECORDER
BY [Signature]

Frank Bramon LS2004-98
PROPERTY OWNER/APPLICANT DSD CASE NUMBER

ASSESSOR ACCOUNT(S) R34384-010 & R34384

ADMINISTRATIVE LAND DIVISION APPLIED FOR:

- MORE THAN 40 ACRES (H)(1)
LESS THAN 40 ACRES (H)(2)
NON-VIABLE FARMLAND (H)(3)

REQUEST Elk Mountain Engineering
TYPE Misc FEE 12-

Adjustment of Lot Lines and of Administrative Land Division dated January 13, 1998

The application was to divide approximately 23.17 acres into 2 parcels described as follows:

- PARCEL 1: +/- 21.08 acres
PARCEL 2: +/- 2.12 acres

The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.

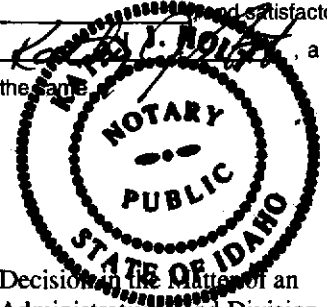
The application documents, including the meets and bounds description(s) and, if applicable, the record of survey and/or perpetual easement(s) for ingress/egress evidence the land division tentatively approved. Therefore, the administrative land division is hereby approved. Idaho Right to Farm Act (Idaho Code § 22-4503) applies to this land division decision.

[Signature] 22 December 2006
Director / Staff Date

State of Idaho)
County of Canyon County)
SS

On this 22 day of December of 2006, personally appeared before me, [Signature], and satisfactorily proved to me to be the signer of the above instrument by the oath of

[Signature], a competent and credible witness for that purpose, by me duly sworn, and that he/she executed the same



Notary: [Signature]
My Commission Expires: 12-12-09

Decision of the Matter of an Administrative Land Division

**LEGAL DESCRIPTION
FOR PARCEL 2**

A Parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho and described as follows:

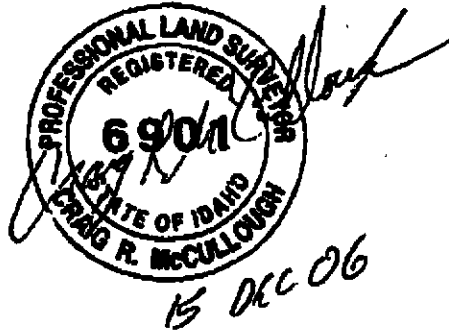
Basis of Bearing being the West line of said Southwest 1/4 of the Southeast 1/4 derived from found monuments and taken as North 00°08'22" West.

BEGINNING at a 1/2 inch rebar marking the Southwest Corner of said Southwest 1/4 of the Southeast 1/4 (South 1/4 Corner) thence North 00°08'22" West along the West line of said Southwest 1/4 of the Southeast 1/4 a distance of 208.30 feet to a point; thence leaving said West line and along a line parallel with and offset 208.30 feet northerly from the South line of said Section 35 North 89°53'50" East a distance of 442.93 feet to a 5/8 inch rebar; thence leaving said parallel line and along a perpendicular line to the South line of said Section 35 South 00°06'10" East a distance of 208.30 feet to a point; thence leaving said perpendicular line and along the South line of said Section 35 South 89°53'50" West a distance of 442.80 feet to the POINT OF BEGINNING.

Said Parcel containing 92,249 square feet or 2.118 acres, more or less and is subject to all existing easements and right-of-ways of record or implied.

END OF DESCRIPTION.

Craig R. McCullough P.L.S. 6901
Timberline Surveying
35 14th Ave. South
Nampa, Idaho 83651



U:\ITS-05 ARCHIVED JOBS\05258 BRAMON ROS LOT SPLIT\Bramon ROS - Lot
Split\survey\LEGALS\Bramon_Parcel_2.doc

LEGAL DESCRIPTION
FOR PARCEL 1

A Parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho and described as follows:

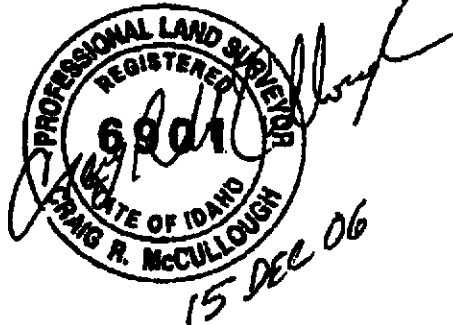
Basis of Bearing being the West line of said Southwest 1/4 of the Southeast 1/4 derived from found monuments and taken as North 00°08'22" West.

BEGINNING at a 5/8 inch rebar marking the Northwest Corner of said Southwest 1/4 of the Southeast 1/4 thence along the North line of said Southwest 1/4 of the Southeast 1/4 North 89°53'45" East a distance of 825.00 feet to a point;
thence leaving said North line and parallel with the West line of said Southwest 1/4 of the Southeast 1/4 South 00°08'22" East a distance of 1,113.02 feet to a 5/8 inch rebar;
thence leaving said parallel line and along a line parallel with and offset 208.30 feet northerly from the South line of said Section 35 South 89°53'50" West a distance of 825.00 feet to a point on the West line of said Southwest 1/4 of the Southeast 1/4;
thence leaving said parallel line and along said West line North 00°08'22" West a distance of 1,113.00 feet to the POINT OF BEGINNING.

Said Parcel containing 918,234 square feet or 21.080 acres, more or less and is subject to all existing easements and right-of-ways of record or implied.

END OF DESCRIPTION.

Craig R. McCullough P.L.S. 6901
Timberline Surveying
35 14th Ave. South
Nampa, Idaho 83651



QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 22 day of DECEMBER First Party Grantor, FRANKLIN L. BRAMON, whether one or more, whose address is 7934 USTECK RD NAMPA ID. to Second Party Grantee, FRANKLIN L. BRAMON, whether one or more, whose address is SAME AS ABOVE.

WITNESSETH, That the said first party FRANKLIN L. BRAMON, for valuable consideration, does hereby and forever remise, release, assign and quitclaim unto the said second party, all right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of CANYON, State of IDAHO, and more fully described as:

SEE EXHIBIT "A"

or, [u] as set out in the attachment, Exhibit "A", said property being known by the street address of 7934 USTECK RD. NAMPA IDAHO, SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Dated this 22 day of DEC., 2005.

Franklin L. Bramon
Signature of First Party Grantor

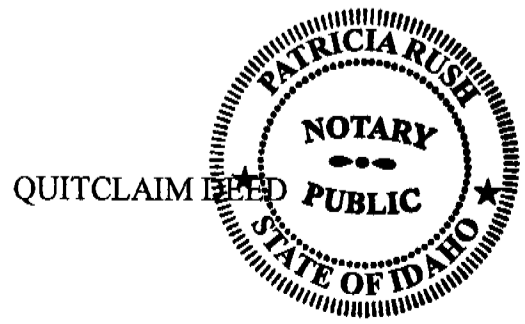
STATE OF Idaho)
County of Canyon) :SS

2005 DEC 22 PM 2 39
RECORDED
G NOEL HALES
CANYON CNTY RECORDER
REQUEST FRANK BRAMON
TYPE MO FEE 10
200585881

On this 22nd day of December, 2005, before me, Patricia Rush, a Notary Public in and for the State of Idaho, personally appeared Franklin L. Bramon, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that s/he executed the same.

WITNESS my hand and official seal.

Patricia Rush
Notary Public for Idaho
My commission Expires: 9-26-08



QUITCLAIM DEED

Fischer Land Surveying, Inc.
 PROFESSIONAL LAND SURVEYORS
 404 So. Washington Avenue
 Emmett, ID 83617-2953
 Phone: (208) 365-4146

Job No. 58-97
 August 7, 1996

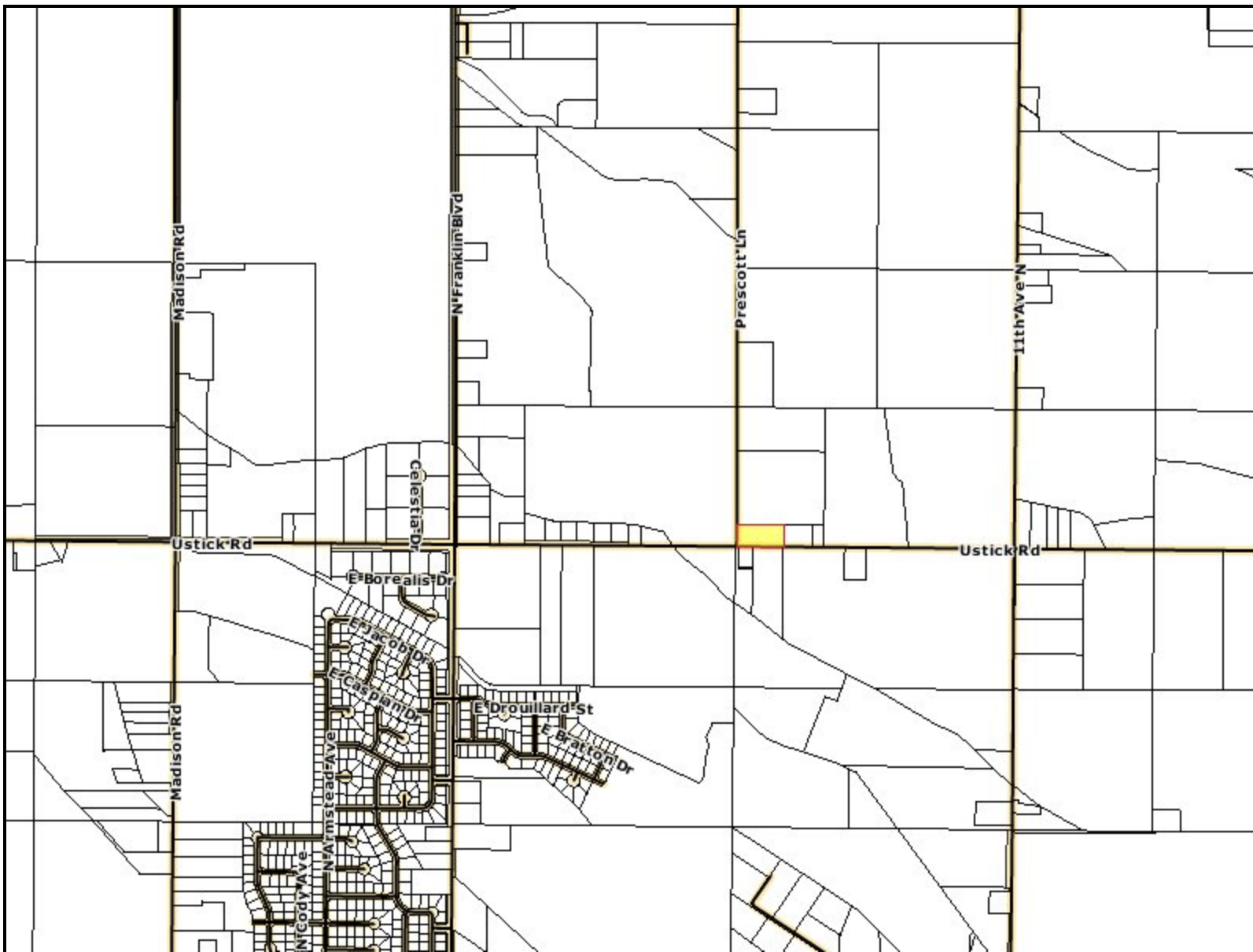
LEGAL DESCRIPTION
 Parcel 1

Being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho described as follows: BEGINNING at the 1/4 corner common to Section 2, Township 3 North, Range 2 West, and Section 35, Township 4 North, Range 2 West, Boise Meridian marked by a found 1/2" iron pin in concrete 0.75 feet deep;
 Thence North 00°16'56" West, 613.53 feet along the west line of the Southwest 1/4 of the Southeast 1/4 to a set PK nail and washer stamped P.L.S. 4108;
 Thence South 89°11'29" East, 327.21 feet to a set 1/2" iron pin P.L.S. 4108;
 Thence South 00°33'10" West, 379.72 feet to a set 1/2" iron pin P.L.S. 4108;
 Thence South 89°55'38" East, 116.40 feet to a set 1/2" iron pin P.L.S. 4108;
 Thence South 00°13'46" East, 227.30 feet to a point on the south line of the Southwest 1/4 of the Southeast 1/4 of Section 35;
 Thence South 89°46'14" West, 437.80 feet along said south line to THE REAL POINT OF BEGINNING.

Said tract of land including all water and ditch rights appurtenant to or used in connection with the properties being sold or conveyed hereby.
 Said tract of land subject to rights of way or easements of record or in use.
 Said tract of land containing therein a calculated area of 5.14 acres more or less.



EXHIBIT "A"



Matt Caba
Customer Service
5660 E Franklin Rd. Suite 101
Nampa, Idaho 83687
phone: 208-475-1135
fax: 866-376-3736
www.titleonecorp.com

Sentry Dynamics, Inc. and its
 customers make no representations,
 warranties or conditions, express or
 implied, as to the accuracy or
 completeness of information contained
 in this report.

geoAdvantage
www.digitshare.org 208.777.1252

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