

Canyon County Parcel Information



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

Property Identification #: R3001510700
Alt. Parcel ID: 093230020030
Property Address: 17479 Oak River Ln
Caldwell, ID 83607
Parcel City Code: Caldwell

Treasurer Information

Year: 2009	Tax: \$508.90
Year: 2008	Tax: \$1,353.74
Year: 2007	Tax: \$1,992.83

Owner Information:

Name: West River LLC
Address: 984 W Corporate Ln
Nampa, ID 83651

Assessor Land Categories

Use Code	Desc.	Value
15	rural residential subdivision lot/acre	\$44,000
15A		\$3,540

Assessor Information

Legal Description: 06-2N-3W SE WEST RIVER SUB LT 3 BLK 2
Township/Range/Section: 02N03W06 Quarter:SE
Acres: 2.77
School District: 770 VALLIVUE SCHOOL DIST #139
Instrument #: [200678697](#)
Subdivision: WEST RIVER SUB
Plat Instr. #: [0](#)
Lot: 3
Block: 2

Assessed Values

Land Value: \$47,540
Improvement Value: \$0
Total Value: \$47,540

Residential Characteristics

Value History

Parcel Number 30015107 0 **Site Address** 17479 OAK RIVER LN, CALDWELL **Current Total Assessed Value** \$47,540

Assessment History

Assessment Date	Land Value	Dwelling Value	Total Value	Change Description
01/01/2009	\$44,430	\$0	\$44,430	01 01- Rev
01/01/2009	\$89,700	\$0	\$89,700	01 01- Rev
01/01/2008	\$125,700	\$0	\$125,700	01 01- Rev
01/01/2007	\$184,780	\$0	\$184,780	01 01- Rev

Tax Record

Last Update:

Details

PIN	AIN	Tax Roll	Tax Year	Bill Number
30015107 0	093230020030	Real Property	2009	2009156405
Current Owner WEST RIVER LLC 984 W CORPORATE LN NAMPA ID 83651		Situs 17479 OAK RIVER LN		
Owner of Record WEST RIVER LLC		Legal Description 06-2N-3W SE WEST RIVER SUB LT 3 BLK 2		
Lender		TAG 181-00		

Assessment Information

Authority	Exempt	Taxable	Rate	Gross	Credits	Net Tax	Savings
112 PEST CONTROL							
PEST CONTROL	0	44,430	0.000063772	2.84	0.00	2.84	0.00
653 AMBULANCE DISTRICT							
AMBULANCE DISTRICT	0	44,430	0.000199753	8.88	0.00	8.88	0.00
668 MOSQUITO ABATEMENT							
MOSQUITO ABATEMENT	0	44,430	0.000108048	4.80	0.00	4.80	0.00
690 NAMPA HWY DIST #1							
NAMPA HWY DIST #1	0	44,430	0.001046685	46.50	0.00	46.50	0.00
717 MARSING FIRE							
MARSING FIRE	0	44,430	0.000167681	7.44	0.00	7.44	0.00
751 LIZARD BUTTE LIBRARY							
LIZARD BUTTE LIBRARY	0	44,430	0.000384831	17.10	0.00	17.10	0.00
770 VALLIVUE SCHOOL DIST #139							
VALLIVUE SCHOOL DIST #139-BOND	0	44,430	0.00246091	109.34	0.00	109.34	0.00
VALLIVUE SCHOOL DIST #139-OTHER	0	44,430	0.000745034	33.10	0.00	33.10	0.00
VALLIVUE SCHOOL DIST #139-SUPPL	0	44,430	0	0.00	0.00	0.00	0.00
VALLIVUE SCHOOL DIST #139-SUPPLEMENTAL NO TIF	0	44,430	0.001893824	84.14	0.00	84.14	0.00
775 COLLEGE OF WESTERN IDAHO							
COLLEGE OF WESTERN IDAHO	0	44,430	0.000133257	5.92	0.00	5.92	0.00
998 CANYON COUNTY							
ASSESSORS REAPPRAISAL	0	44,430	0.000174447	7.74	0.00	7.74	0.00
CHARITY	0	44,430	0.000317102	14.08	0.00	14.08	0.00
COUNTY FAIR	0	44,430	0.000026335	1.16	0.00	1.16	0.00
CURRENT EXPENSE	0	44,430	0.001454547	64.64	0.00	64.64	0.00
DISTRICT COURT	0	44,430	0.00016295	7.24	0.00	7.24	0.00
HEALTH DISTRICT	0	44,430	0.000097881	4.36	0.00	4.36	0.00
HISTORICAL SOCIETY	0	44,430	0.000006058	0.26	0.00	0.26	0.00
JUSTICE	0	44,430	0.001882687	83.66	0.00	83.66	0.00
PARKS & RECREATION	0	44,430	0.000051638	2.30	0.00	2.30	0.00
TORT	0	44,430	0.000067069	2.98	0.00	2.98	0.00
WEED CONTROL	0	44,430	0.00000927	0.42	0.00	0.42	0.00

Total Net Tax **508.90**

Installment

Period	Due Date	Tax	Penalty/Fee	Interest	Total Due
First	12/20/2009	\$254.45	\$5.08	\$15.24	\$274.77
Second	6/20/2010	\$254.45	\$5.08	\$15.24	\$274.77
PayInFull					\$549.54

Delinquent Taxes

Tax Year	Amount	Penalty	Interest	Total
2007	\$869.47	\$17.38	\$265.19	\$1,152.04
2008	\$1,353.74	\$27.12	\$246.42	\$1,627.28
Total				\$2,779.32

FND 5/8" REBAR
C. 1/4 COR.
SECTION 6
CP&F 9624388

