

## Canyon County Parcel Information

Property Identification #: R3001513200  
Alt. Parcel ID: 093230030150  
Property Address: 11343 West Rio Rd  
Caldwell, ID 83607  
Parcel City Code: Caldwell

### Owner Information:

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

### Assessor Information

Legal Description: 06-2N-3W SE WEST RIVER SUB LT 15 BLK 3  
Township/Range/Section: 02N03W06 Quarter: SE  
Acres: 1.43  
School District: 770 VALLIVUE SCHOOL DIST #139  
Instrument #: [200678697](#)  
Subdivision: WEST RIVER SUB  
Plat Instr. #: [0](#)  
Lot: 15  
Block: 3

### Assessed Values

Land Value: \$52,720  
Improvement Value: \$0  
Total Value: \$52,720

### Residential Characteristics



**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: \$859.02
Year: 2008	Tax: \$1,629.44
Year: 2007	Tax: \$2,714.77

### Assessor Land Categories

Use Code	Desc.	Value
15	rural residential subdivision lot/acre	\$51,520
15A		\$1,200

# Value History

**Parcel Number**  
30015132 0

**Site Address**  
11343 WEST RIO RD, CALDWELL

**Current Total Assessed Value**  
\$52,720

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## Assessment History

Assessment Date	Land Value	Dwelling Value	Total Value	Change Description
01/01/2009	\$75,000	\$0	\$75,000	25 25- BOE / BTA C
01/01/2009	\$90,150	\$0	\$90,150	01 01- Rev
01/01/2009	\$88,300	\$0	\$88,300	01 01- Rev
01/01/2008	\$151,300	\$0	\$151,300	01 01- Rev
01/01/2007	\$251,720	\$0	\$251,720	01 01- Rev

# Tax Record

Last Update:

**Details**

PIN	AIN	Tax Roll	Tax Year	Bill Number
30015132 0	093230030150	Real Property	2009	2009156430
<b>Current Owner</b> WEST RIVER LLC 984 W CORPORATE LN NAMPA ID 83651		<b>Situs</b> 11343 WEST RIO RD		
<b>Owner of Record</b> WEST RIVER LLC		<b>Legal Description</b> 06-2N-3W SE WEST RIVER SUB LT 15 BLK 3		
<b>Lender</b>		<b>TAG</b> 181-00		

**Assessment Information**

Authority	Exempt	Taxable	Rate	Gross	Credits	Net Tax	Savings
<b>112 PEST CONTROL</b>							
PEST CONTROL	0	75,000	0.000063772	4.78	0.00	4.78	0.00
<b>653 AMBULANCE DISTRICT</b>							
AMBULANCE DISTRICT	0	75,000	0.000199753	14.98	0.00	14.98	0.00
<b>668 MOSQUITO ABATEMENT</b>							
MOSQUITO ABATEMENT	0	75,000	0.000108048	8.10	0.00	8.10	0.00
<b>690 NAMPA HWY DIST #1</b>							
NAMPA HWY DIST #1	0	75,000	0.001046685	78.50	0.00	78.50	0.00
<b>717 MARSING FIRE</b>							
MARSING FIRE	0	75,000	0.000167681	12.58	0.00	12.58	0.00
<b>751 LIZARD BUTTE LIBRARY</b>							
LIZARD BUTTE LIBRARY	0	75,000	0.000384831	28.86	0.00	28.86	0.00
<b>770 VALLIVUE SCHOOL DIST #139</b>							
VALLIVUE SCHOOL DIST #139-BOND	0	75,000	0.00246091	184.58	0.00	184.58	0.00
VALLIVUE SCHOOL DIST #139-OTHER	0	75,000	0.000745034	55.88	0.00	55.88	0.00
VALLIVUE SCHOOL DIST #139-SUPPL	0	75,000	0	0.00	0.00	0.00	0.00
VALLIVUE SCHOOL DIST #139-SUPPLEMENTAL NO TIF	0	75,000	0.001893824	142.04	0.00	142.04	0.00
<b>775 COLLEGE OF WESTERN IDAHO</b>							
COLLEGE OF WESTERN IDAHO	0	75,000	0.000133257	9.98	0.00	9.98	0.00
<b>998 CANYON COUNTY</b>							
ASSESSORS REAPPRAISAL	0	75,000	0.000174447	13.08	0.00	13.08	0.00
CHARITY	0	75,000	0.000317102	23.78	0.00	23.78	0.00
COUNTY FAIR	0	75,000	0.000026335	1.98	0.00	1.98	0.00
CURRENT EXPENSE	0	75,000	0.001454547	109.10	0.00	109.10	0.00
DISTRICT COURT	0	75,000	0.00016295	12.22	0.00	12.22	0.00
HEALTH DISTRICT	0	75,000	0.000097881	7.34	0.00	7.34	0.00
HISTORICAL SOCIETY	0	75,000	0.000006058	0.46	0.00	0.46	0.00
JUSTICE	0	75,000	0.001882687	141.20	0.00	141.20	0.00
PARKS & RECREATION	0	75,000	0.000051638	3.86	0.00	3.86	0.00
TORT	0	75,000	0.000067069	5.02	0.00	5.02	0.00
WEED CONTROL	0	75,000	0.00000927	0.70	0.00	0.70	0.00

Total Net Tax **859.02**

**Installment**

<b>Period</b>	<b>Due Date</b>	<b>Tax</b>	<b>Penalty/Fee</b>	<b>Interest</b>	<b>Total Due</b>
First	12/20/2009	\$429.51	\$8.60	\$25.75	\$463.86
Second	6/20/2010	\$429.51	\$8.60	\$25.75	\$463.86
<b>PayInFull</b>					<b>\$927.72</b>

**Delinquent Taxes**

<b>Tax Year</b>	<b>Amount</b>	<b>Penalty</b>	<b>Interest</b>	<b>Total</b>
2007	\$1,362.71	\$27.25	\$419.85	\$1,809.81
2008	\$1,629.44	\$32.58	\$296.70	\$1,958.72
<b>Total</b>				<b>\$3,768.53</b>

