

Canyon County Parcel Information

Property Identification #: R0856700000
Alt. Parcel ID: N33000070080
Property Address: 708 11th Ave N
Nampa, ID 83687
Parcel City Code: Nampa

Owner Information:

Name: Idaho Banking Company
Address: 7661 W Riverside Dr Ste 201
Boise, ID 83714

Assessor Information

Legal Description: 23-3N-2W NW GRUMBLING FULMER LT 8 BLK 7
Township/Range/Section: 03N02W23 Quarter: NW
Acres: 0.16
School District: 762 NAMPA SCHOOL DIST #131
Instrument #: [2008060710](#)
Subdivision: GRUMBLING FULMER
Plat Instr. #: [0](#)
Lot: 8
Block: 7

Assessed Values

Land Value: \$42,000
Improvement Value: \$37,000
Total Value: \$79,000

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: \$1,361.00
Year: 2008	Tax: \$1,310.98
Year: 2007	Tax: \$1,201.32

Assessor Land Categories

Use Code	Desc.	Value
21	Commercial lots/acre	\$42,000
42	Improvement on commercial lot	\$37,000

Canyon County, Idaho

generated on 7/26/2010 5:06:18 PM EST

Parcel

Parcel Number 08567000 0	Site Address 708 11TH AVE N NA ID, NA	Current Total Assessed Value \$79,000
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Owner Information

Owner Name	IDAHO BANKING COMPANY
Mailing Address	7661 W RIVERSIDE DR STE 201 BOISE ID 83714
Transfer Date	11/14/2008
Document #	2008060710
Deed Book/Page	

Location / Description

Tax District	002-16	Section & Plat	
Canyon County	001,	Routing #	
Parcel Address	708 11TH AVE N NA ID, NA	Legal Desc.	23-3N-2W NW GRUMBLING FULMER LT 8 BLK 7
Deeded Acreage	.1600		

Parcel Type		Topography		Services	
Property Class Code	421 - Comm lot/acg in city	Level Ground	N	Water	
Neighborhood Code	500500	High	N	Sewer	
Neighborhood Factor	.00	Low	N	Natural Gas	
Street / Road Code	A	Rolling	Y	Electricity	Y
		Swampy	N	Sidewalk	
				Alley	N

Assessment Information

Current Land Value	\$42,000	Residential Land	\$0	Adjustment Factor	0.00
Current Imp. Value	\$37,000	Residential Imp.	\$0	Average Value / Acre	\$0
Current Total Assessed Value	\$79,000	Residential Total	\$0	Appraisal Date	1/1/2006
Commercial Land	\$42,000	Non-Res Land	\$0	Reason For Change	01
Commercial Imp.	\$37,000	Non-Res Imp.	\$0	Prior Land Value	\$42,000
Commercial Total	\$79,000	Non-Res Total	\$0	Prior Imp. Value	\$36,600
Dwelling Value	\$0	Classified Land Value	\$0		
Farmland Value	\$0	Homesite Value	\$0		

Land

Parcel Number 08567000 0	Site Address 708 11TH AVE N NA ID, NA	Current Total Assessed Value \$79,000
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Legal Description 23-3N-2W NW GRUMLING FULMER LT 8 BLK 7

Land Type - 22

Dimensional Attributes				Valuation Influence			
Effective Frontage	.0	Actual Frontage	.0	Base Rate	6.00	Assessed Value	\$42,000
Effective Depth	.0	Depth Factor	1.00	Influence Code 1		Influence Factor 1	0
Acreage	.16	Acreage Factor	1.00	Influence Code 2		Influence Factor 2	0
Square Feet	7000.00			Influence Code 3		Influence Factor 3	0
Soil ID		Soil Productivity Factor	10.0				

Improvements

Parcel Number 08567000 0 **Site Address** 708 11TH AVE N NA ID, NA **Current Total Assessed Value** \$79,000

Improvements

Use Code	Building #	ID #	Constructed Yr.	Grade	Square Ft.	Replacement Cost	Assessed Value
GENCOMM	C01	C	1920	3		\$0	\$37,000

Transfer History

Parcel Number 08567000 0	Site Address 708 11TH AVE N NA ID, NA	Current Total Assessed Value \$79,000
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Transfer History

Sale Information for 11/14/2008

Grantor	LEATHAM DALE	Document #	2008060710	Deed Book/Page
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Sale Information for 09/29/2006

Grantor	SELLER	Document #		Deed Book/Page
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Value History

Parcel Number
08567000 0

Site Address
708 11TH AVE N NA ID, NA

Current Total Assessed Value
\$79,000

Assessment History

Assessment Date	Land Value	Dwelling Value	Total Value	Change Description
01/01/2009	\$42,000	\$36,600	\$78,600	01 01- Rev
01/01/2008	\$42,000	\$39,900	\$81,900	01 01- Rev
01/01/2007	\$42,000	\$35,000	\$77,000	01 01- Rev
01/01/2006	\$42,000	\$36,500	\$78,500	01 01- Rev
01/01/2005	\$17,400	\$33,700	\$51,100	01 REVALUATE

Tax Record

Last Update:

Details

PIN	AIN	Tax Roll	Tax Year	Bill Number
08567000 0	N33000070080	Real Property	2009	2009128908
Current Owner IDAHO BANKING COMPANY 7661 W RIVERSIDE DR STE BOISE ID 83714		Situs 708 11TH AVE NN		
Owner of Record IDAHO BANKING COMPANY		Legal Description 23-3N-2W NW GRUMBLING FULMER LT 8 BLK 7		
Lender		TAG 002-16		

Assessment Information

Authority	Exempt	Taxable	Rate	Gross	Credits	Net Tax	Savings
653 AMBULANCE DISTRICT							
AMBULANCE DISTRICT	0	78,500	0.000199753	15.68	0.00	15.68	0.00
668 MOSQUITO ABATEMENT							
MOSQUITO ABATEMENT	0	78,500	0.000108048	8.48	0.00	8.48	0.00
676 CITY OF NAMPA							
CITY OF NAMPA	0	78,500	0.008282831	650.20	0.00	650.20	0.00
691 NAMPA HWY DIST #1 IN NAMPA							
NAMPA HWY DIST #1 IN NAMPA-CITY ROAD	0	78,500	0.0004943305	38.80	0.00	38.80	0.00
NAMPA HWY DIST #1 IN NAMPA-HWY ROAD	0	78,500	0.0004943305	38.80	0.00	38.80	0.00
NAMPA HWY DIST #1 IN NAMPA-OTHER	0	78,500	0.000058024	4.56	0.00	4.56	0.00
762 NAMPA SCHOOL DIST #131							
NAMPA SCHOOL DIST #131-BOND	0	78,500	0.002803178	220.04	0.00	220.04	0.00
NAMPA SCHOOL DIST #131-OTHER	0	78,500	0.000111835	8.78	0.00	8.78	0.00
NAMPA SCHOOL DIST #131-SUPPL	0	78,500	0	0.00	0.00	0.00	0.00
NAMPA SCHOOL DIST #131-SUPPLEMENTAL NO TIF	0	78,600	0.000380002	29.86	0.00	29.86	0.00
775 COLLEGE OF WESTERN IDAHO							
COLLEGE OF WESTERN IDAHO	0	78,500	0.000133257	10.46	0.00	10.46	0.00
998 CANYON COUNTY							
ASSESSORS REAPPRAISAL	0	78,500	0.000174447	13.70	0.00	13.70	0.00
CHARITY	0	78,500	0.000317102	24.88	0.00	24.88	0.00
COUNTY FAIR	0	78,500	0.000026335	2.06	0.00	2.06	0.00
CURRENT EXPENSE	0	78,500	0.001454547	114.18	0.00	114.18	0.00
DISTRICT COURT	0	78,500	0.00016295	12.78	0.00	12.78	0.00
HEALTH DISTRICT	0	78,500	0.000097881	7.68	0.00	7.68	0.00
HISTORICAL SOCIETY	0	78,500	0.000006058	0.48	0.00	0.48	0.00
JUSTICE	0	78,500	0.001882687	147.78	0.00	147.78	0.00
PARKS & RECREATION	0	78,500	0.000051638	4.06	0.00	4.06	0.00
TORT	0	78,500	0.000067069	5.26	0.00	5.26	0.00
WEED CONTROL	0	78,500	0.00000927	0.72	0.00	0.72	0.00
NAMPA CITY URBAN RENEWAL							
NAMPA CITY URBAN RENEWAL	0	100	0.008282831	1.76	0.00	1.76	0.00
						Total Net Tax	1,361.00

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	\$673.14	B09.28675	Check	\$2,166.34	
By Whom			IDAHO BANKING COMPANY		
Period	Amount Paid	Receipt Number	Tender	Tender Amt	
6/21/2010 9:29:49 AM	\$688.38	B10.5792	Check	\$688.38	
By Whom			IDAHO BANKING COMPANY		
Prior Year Taxes Due					
No Records Found					

REQUEST Idaho Banking
TYPE Deed REC 9.00

NON-MERGER DEED

FOR VALUE RECEIVED, Dale D. Leatham and Anita C. Leatham, husband and wife, (collectively "Grantors"), do hereby grant, bargain, sell and convey unto Idaho Banking Company, ("Grantee"), whose address is 1865 S. Eagle Road, Meridian, Idaho 83642, that certain parcel of real property located in Canyon County, Idaho, more particularly described as follows:

2008 NOV 14 10 41 AM
RECORDED
WILLIAM H. HIRST
CANYON COUNTY RECORDER
BY Mcd Brown

2008060710

Lot 8 in Block 7 of Grumbling & Fullmer's Addition, according to the official Plat thereof, filed in Book 2 of Plats at Page(s) 14, records of Canyon County, Idaho.

This Deed is an absolute conveyance of the title to the above described premises to Grantee in effect as well as in form, and is not now intended as a mortgage, trust deed or security devise of any kind, and possession of the premises has been or will be surrendered to the Grantee.

The consideration for this Deed is the full cancellation of all debts, obligations, considerations, and charges, heretofore existing under and by virtue of that certain Promissory Note dated December 30, 2003, made by the undersigned Grantors, and that certain Deed of Trust executed by the undersigned as Grantors, of which Grantee is the Beneficiary, dated December 30, 2003, and recorded December 30, 2003 as Instrument No. 200379339, records of Canyon County, Idaho.

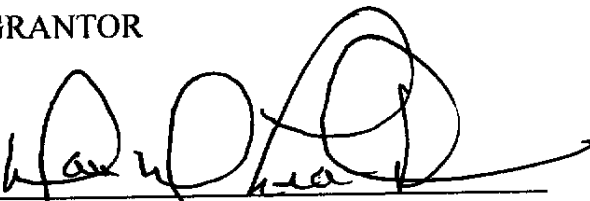
This Deed is made as a result of the undersigned Grantors's request that Idaho Banking Company accept such Deed, and is the Grantors' free and voluntary act. At the

time of making this Deed, the credit given against the above described debt instrument is at least equal to the fair market value of the property so deeded. This Deed is not given as a preference against any other creditors. This statement is included in this Deed for the protection of the Grantee, and all other parties hereafter dealing with or who acquire an interest in the land herein described, and shall bind the undersigned Grantors' heirs, executors, and assigns. **Notwithstanding any other provision of this Deed, the title hereby conveyed by Grantors to Grantee shall not merge into the title conveyed by the above-referenced Deed of Trust.**

TO HAVE TO HOLD the said premises, with their appurtenances unto the said Grantees, its successor and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that Grantors are the owners in fee simple of said premises; that said premises are free from all encumbrances, except accrued real property taxes, and that Grantors will warrant and defend the same from all other lawful claims whatsoever.

DATED this 16 day of October, 2008.

GRANTOR


Dale D. Leatham

GRANTOR

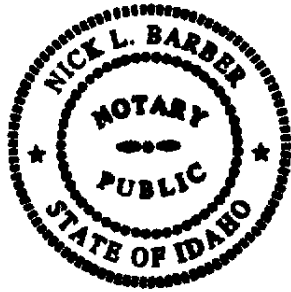

Anita C. Leatham

STATE OF IDAHO)

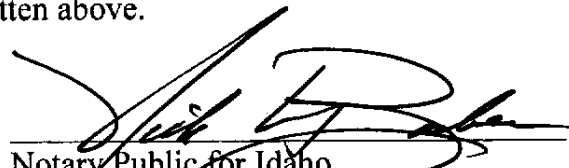
County of ADA) ss.

On this 16th day of October, 2008, before me, a Notary Public in and for said State, personally appeared Dale D. Leatham and Anita C. Leatham, husband and wife, known or identified to me to be the persons who executed the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first written above.



ID


Notary Public for Idaho
Residing at: BOISE IDAHO

My Commission Expires: March 16, 2011

REQUEST Idaho Banking
TYPE misc FEE 9.00

2008060711

RECORDED

2008 NOV 14 PM 4 27

WILLIAM H. HURST
CANYON CNTY RECORDER
BY W. d. Brown

AFFIDAVIT

STATE OF IDAHO)
County of ADA) ss.

Dale D. Leatham and Anita C. Leatham, being first duly sworn upon their oath, depose and say:

We, the undersigned individuals, are husband and wife, and the persons ("Grantors") who made, executed and delivered that certain Non-Merger Deed, of even date herewith, to Idaho Banking Company ("Grantee"), conveying the following described real property, to wit:

Lot 8 in Block 7 of Grumbling & Fullmer's Addition, according to the official Plat thereof, filed in Book 2 of Plats at Page(s) 14, records of Canyon County, Idaho.

That the aforesaid Deed was an absolute conveyance of the title to the above described premises to Grantee in effect as well as in form, and is not now intended as a mortgage, trust deed or security device of any kind, and possession of the premises has been or will be surrendered to the Grantee.

The consideration for the above-referenced Deed is the full cancellation of all debts, obligations, considerations, and charges, heretofore existing under and by virtue of that certain Promissory Note dated December 30, 2003, made by the undersigned Grantors, and that certain Deed of Trust executed by the undersigned as Grantors, of

which Idaho Banking Company is the Beneficiary, dated December 30, 2003, and recorded December 30, 2003 as Instrument No. 200379339, records of Canyon County, Idaho.

That, the aforesaid Non-Merger Deed and conveyance was made by the undersigned as a result of our request that Grantee accept such deed and was the Grantors' free and voluntary act. At the time of making said Non-Merger Deed, the undersigned felt and still feel that the credit given against the above described debt instrument was at least equal to the fair market value of the property so deeded. That said Non-Merger Deed was not given as a preference against any other creditors. That at the time said Non-Merger Deed was given there was no other person or persons, firms or corporations, other than the Grantee therein named, interested either directly or indirectly in said premises. That the Grantors have no other creditors whose rights would be prejudiced by such conveyance, and that the Grantors are not obligated upon any bond or other mortgage whereby any liens junior to that of Grantee have been created or exist against the premises described in said Non-Merger Deed except as described therein.

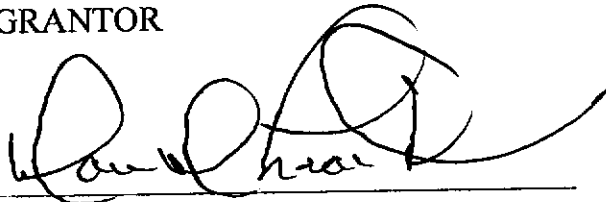
That in offering to execute the aforesaid Non-Merger Deed to the Grantee, and in executing the same, the undersigned Grantors were not acting under any misapprehensions as to the effect thereof, nor under any duress, undue influence, or misrepresentations of the Grantee or the agent or attorney of the Grantee, and that it was the intention of the undersigned Grantors to convey, and by said Non-Merger Deed did

convey, to the Grantee therein all of the Grantors' right, title and interest absolutely in and to the premises described therein.

This affidavit is made for the protection and benefit of the aforesaid Grantee in said Non-Merger Deed, its successors and assigns, and all other parties thereafter dealing with or who may acquire an interest in the property described therein and shall bind the respective successors, executors, administrators and assigns of the undersigned.

DATED this 16 day of October, 2008.

GRANTOR



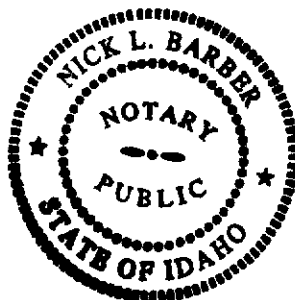
Dale D. Leatham

GRANTOR

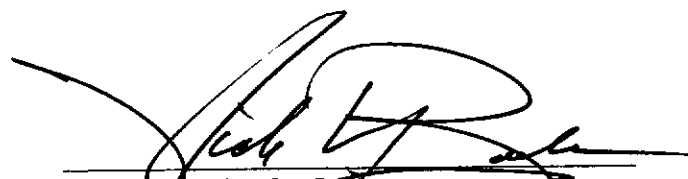


Anita C. Leatham

SUBSCRIBED AND SWORN to before me a Notary Public, this 16th day of October, 2008.



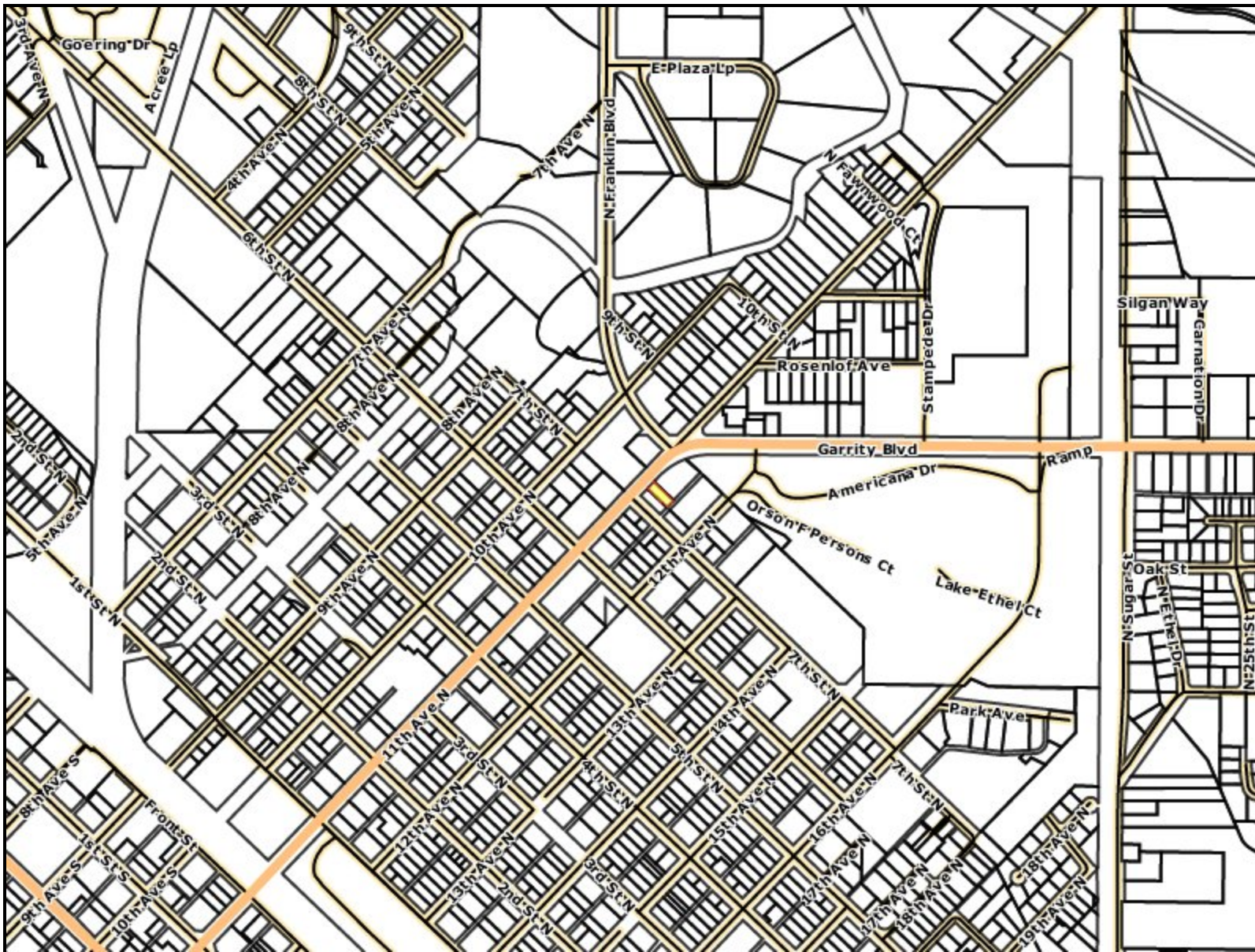
ID



Notary Public for Idaho

Residing at: BOISE IDAHO

My Commission Expires: March 16, 2011

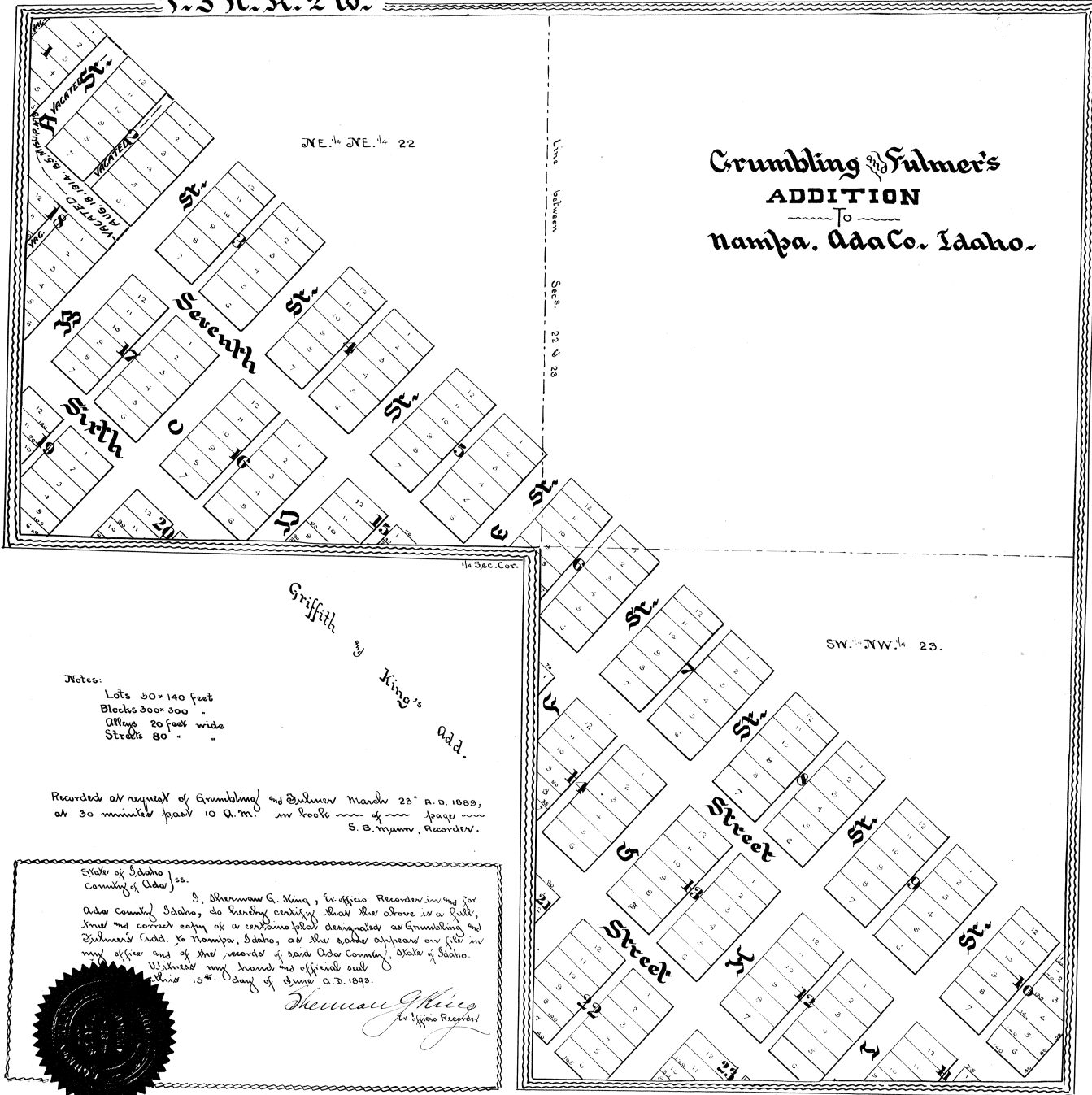


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T. 3 N. R. 2 W.



Crumbling & Fulmer's
ADDITION
 To
 Nampa, Ada Co. Idaho.

Notes:

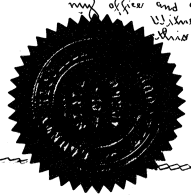
- Lots 50x140 feet
- Blocks 300x300 "
- Alleys 20 feet wide
- Streets 80 "

Recorded at request of Crumbling & Fulmer March 25th A. D. 1889,
 at 30 minutes past 10 A. M. in book no. of maps on
 S. B. Mann, Recorder.

State of Idaho
 County of Ada) ss.

I, Sherman G. King, ex-officio Recorder in and for
 Ada County Idaho, do hereby certify that the above is a full,
 true and correct copy of a condemnation designated as Crumbling &
 Fulmer's Add. to Nampa, Idaho, as the same appears on file in
 my office and of the records of said Ada County, State of Idaho.
 Witness my hand and official seal
 this 15th day of June A. D. 1892.

Sherman G. King
 ex-officio Recorder



CERTIFICATE

I hereby Certify that
 this Duplicate Plat conforms
 to the Original Plat on file
 in the Records of Canyon
 County, Idaho.

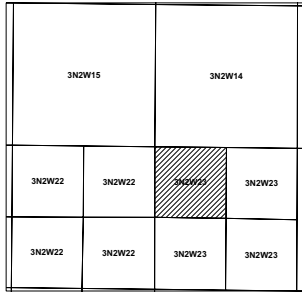
M. V. Danvers
 Canyon County Surveyor
 JUN 15 1959

NOTICE

SEC. 23 T3N R2W

3N2W23

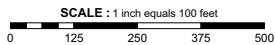
THESE DOCUMENTS ARE MAINTAINED FOR ASSESSMENT PURPOSES AND SHOULD NOT BE RELIED UPON FOR DETERMINING PROPERTY BOUNDARIES AND CURRENT PROPERTY OWNERSHIP. ANY USE OF THESE DOCUMENTS FOR OTHER THAN ASSESSMENT PURPOSES, REGARDLESS OF FORMAT, IS AT THE USERS RISK. THE ASSESSORS OFFICE ASSUMES NO LIABILITY NOR DO WE IMPLY ANY PARTICULAR LEVEL OF ACCURACY.



**CANYON COUNTY
IDAHO**

Legend

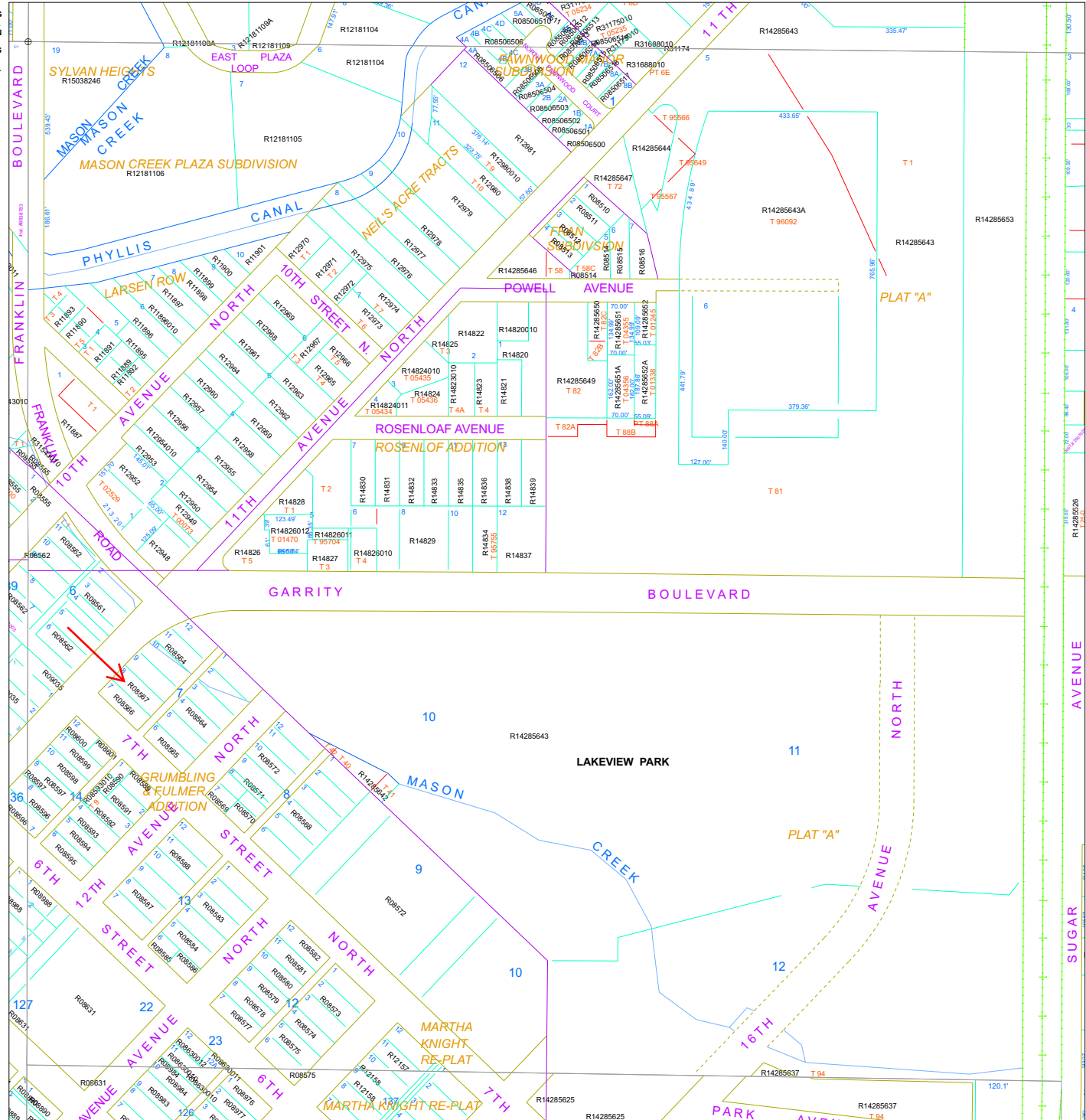
- AIRPORT RIGHT-OF-WAY LINE
 - HYDROLOGICAL BOUNDARY LINE
 - HYDROLOGICAL FEATURE (NON-BOUNDARY)
 - INTERSTATE RIGHT-OF-WAY
 - LEGAL DESCRIPTION ERROR OR DISCREPANCY
 - PARCEL BOUNDARY LINE
 - PLSS SECTION LINE
 - PRESCRIPTIVE RIGHT-OF-WAY (NON-BOUNDARY)
 - RAILROAD BOUNDARY LINE
 - RAILROAD RIGHT-OF-WAY (NON-BOUNDARY)
 - RIGHT-OF-WAY BOUNDARY
 - SNAKE RIVER OR BOISE RIVER BOUNDARY LINE
 - SUBDIVISION BOUNDARY
 - SUBDIVISION HYDROLOGICAL BOUNDARY
 - SUBDIVISION RAILROAD BOUNDARY
 - SUBDIVISION RIGHT-OF-WAY
 - SUBDIVISION SECTION LINE
 - TAX NUMBER LINE (NON-BOUNDARY)
- MONUMENTS
- LAKE LOWELL
 - SNAKE RIVER
 - CALDWELL
 - GREENLEAF
 - MELBA
 - MIDDLETON
 - NAMPAs
 - NOTUS
 - PARMA
 - WILDER

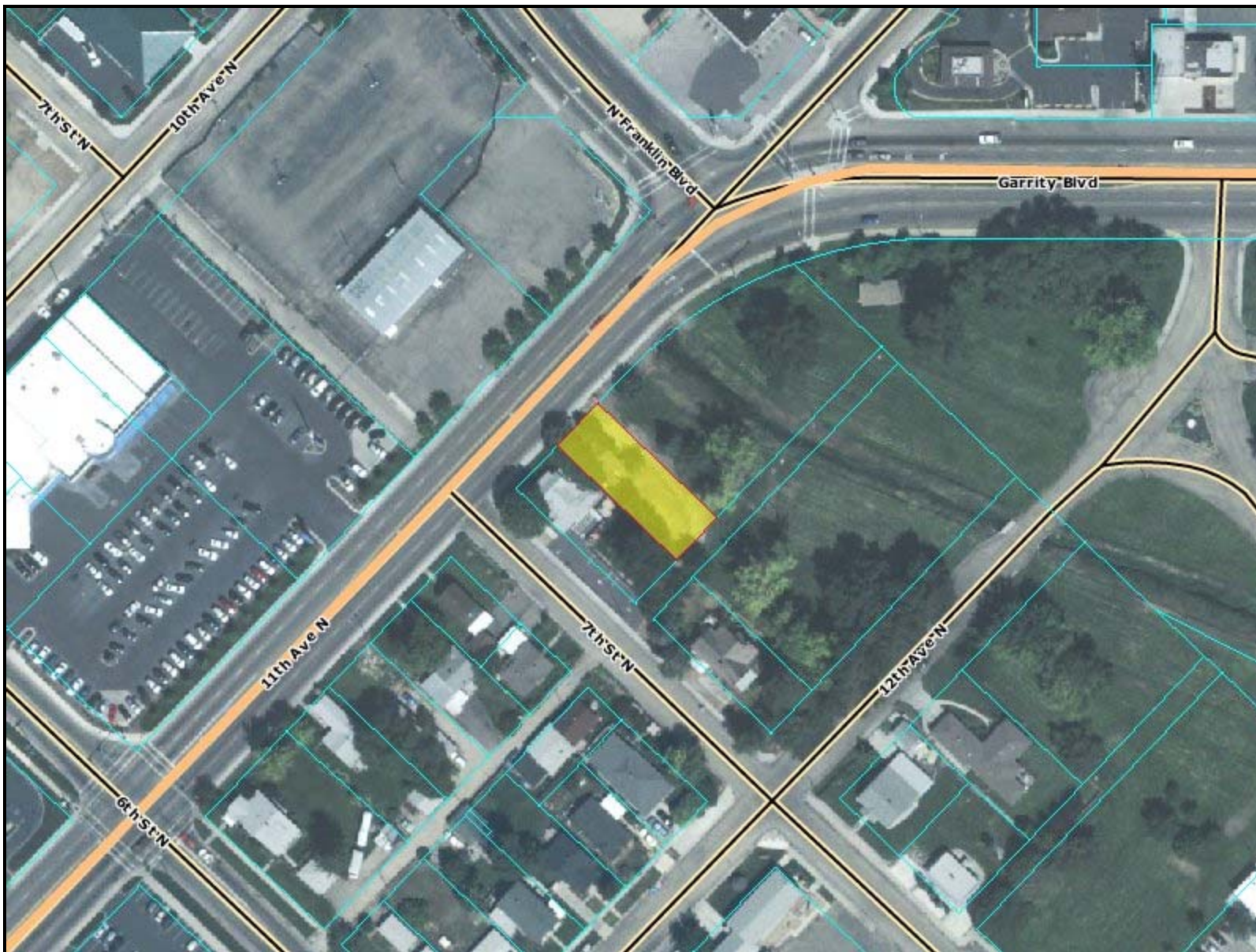


Last Edited

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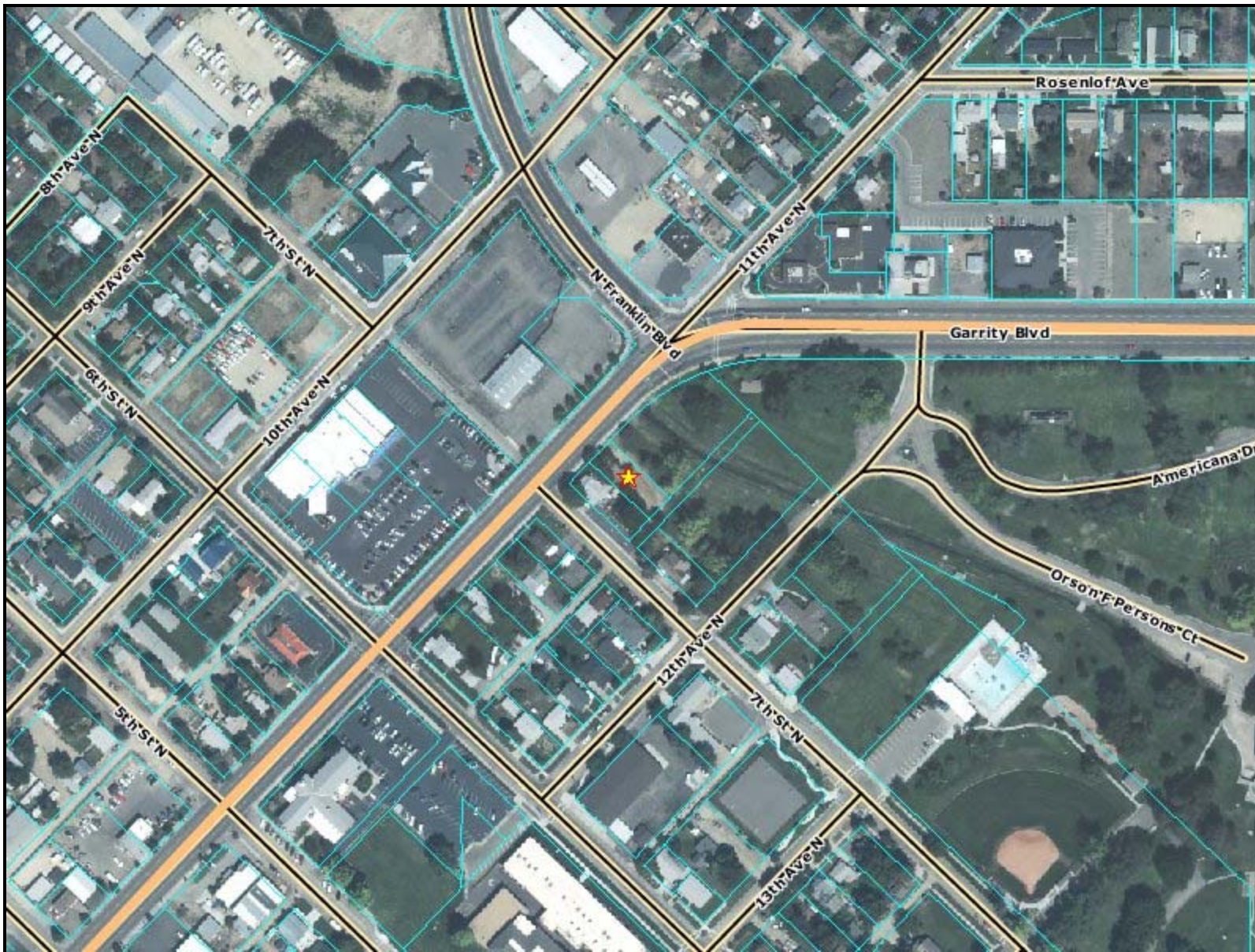




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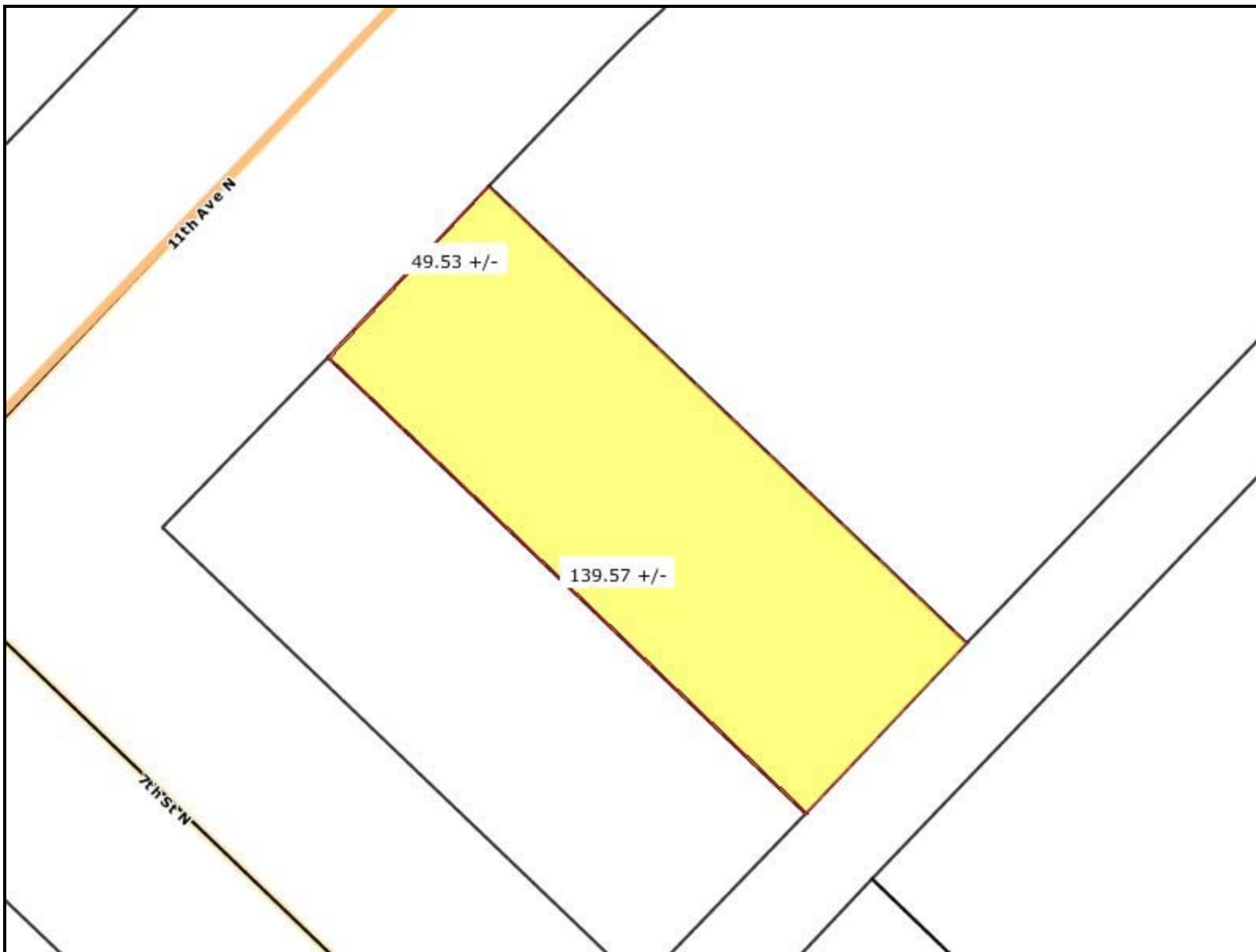
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