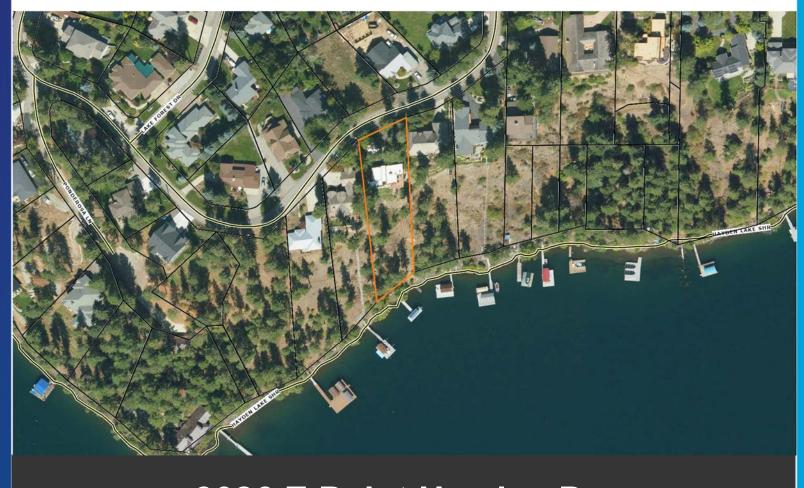


PROPERTY SPOTLIGHT



3086 E Point Hayden Dr Hayden, ID 83835



Adriana Pickard

REALTOR ® Coldwell Banker Schneidmiller Realty **208.651.9757**

homes@adrianapickard.com





Local	Government
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Local Government	
Athol, 30355 N. 3 rd St, Athol	208-683-2101
Coeur d'Alene City Hall, 710 E. Mullan Ave, Cd'A	208-769-2300
Dalton Gardens, 6360 N. 4th St, Dalton	208-772-3698
Harrison, 100 E. Frederick Ave, Harrison	208-689-3212
Hauser City Hall, 11837 N. Hauser Lake Rd, Hauser	208-777-9315
Hayden City Hall, 8930 N. Gov't Way, Hayden	208-772-4411
Hayden Lake, 9393 N. Strahorn Rd, Hayden Lake	208-772-2161
Kootenai County, 501 N. Gov't Way, Cd'A	208-446-1000
• • • • • • • • • • • • • • • • • • • •	g 446-1526
Community Development (Formerly Planning & Zoning) 446-	0
DMV Cd'A 446-1580 Recorder 446-1480	
DMV PF 446-1590 Treasurer 446-1005 Surveyor	446-1570
Voter Registration/Elections, 1808 N. 3 rd St, Cd'A 446-	1030
Post Falls City Hall, 408 N. Spokane, PF	208-773-3511
Rathdrum, 8047 N. Main St, Rathdrum	208-687-0261
Spirit Lake, 6042 W. Maine St, Spirit Lake	208-623-2131
State Line, City of, 6891 W. Seltice Way, PF	208-773-8779
Worley, 9936 W. E St, Worley	208-686-1258
AT AT	
Utilities	
UNDERGROUND UTILITIES LOCATING SERVICE	800-428-4950
Cable TV / Telephone:	
AT & T	866-861-6075
Intermax, 2740 N. Mineral Dr, Cd'A	208-762-8065
Spectrum, 2305 W. Kathleen Ave, Cd'A (Support 855-707-7328)	855-860-9068
TDS Fiber, 2834221 N. Ramsey Rd, Unit 109, Cd'A	855-259-8577
Ziply Fiber, 2115 N. Gov't Way, Cd'A	866-699-4759
Gas & Electric:	
Avista Corp, 1735 N. 15th St, Cd'A	800-227-9187
Kootenai Electric, 9014 W. Lancaster Rd, Rathdrum	
	208-765-1200
Northern Lights, 421 Chevy St, Sagle	208-263-5141
Refuse & Garbage Collection:	
Cd'A Garbage / PF Sanitation, 1820 N. Hwy 41, PF	208-457-1820
KC Solid Waste, 3330 N. Ramsey Rd, Cd'A	208-446-1430
KC Solid Waste, 15580 W. Prairie Ave, PF	208-446-1430
Panhandle Waste Services, 28299 N. Panhandle Rd, Athol	1 208-683-1777
Waste Mgmt. of ID, 4902 Industrial Loop, Cd'A	208-765-4968
Water Department:	
Alpine Meadows Water & Sewer PO Box 526, Hayden Lake	208-772-5313
Avondale Irrigation Dist., 207 E. Hayden Ave, Hayden	208-772-5657
Bayview Water & Sewer, 16401 E. Emerson Dr, Bayview	208-683-3948
Coeur d'Alene Water Dept, 3145 N. Howard St, Cd'A	208-769-2210
Dalton Water Assoc, 6360 4th St, Dalton	208-772-5639
Garwood Water Coop, 1223 W. Hayden Ave, Hayden	800-947-4451
Greenferry Water & Sewer, 9191 W. Michael Way, Cd'A	208-773-5510
Hayden Lake Irrigation, 2160 W. Dakota, Hayden	208-772-2612
Kootenai County Water Dist #1, 5866 E. Sunnyside Rd, Cd'A	208-667-0340
North Kootenai Water Dist, 13649 N. Meyer Rd, Rathdrum	208-687-6593
Post Falls Water Dept, 2002 E. Seltice Way, PF	208-777-9857
East Greenacres 2772 N. McGuire Rd, PF	208-773-7579
Ross Point Water Dist. 8584 W. Prairie Ave, PF	208-773-1120
City of Rathdrum, 8047 W. Main St, Rathdrum	208-687-0261
	200-007-0201
Law Enforcement	
POLICE & FIRE EMERGENCY 911	
NON-EMERGENCY / ANIMAL CONTROL 208-440	5-1300
Coeur d'Alene Police Dept. 3818 N. Schreiber Way, Cd'A	208-769-2320

Coeur d'Alene Police Dept. 3818 N. Schreiber Way, Cd'A 208-769-2320 Coeur d'Alene Tribal Police 125 S. 10th St, Plummer 208-686-2099 Coeur d'Alene Tribal Police (Non-Emergency) 208-686-2050 Hayden Lake Police Dept. 9393 N. Strahorn Rd, Hayden Lake 208-772-2161 Idaho State Police Dept. 615 W. Wilbur Ave, Cd'A 208-772-6055 Kootenai County Sheriff 5500 N. Gov't Way, Cd'A 208-446-1300 Post Falls Police Dept. 1717 E. Polston Ave, PF 208-773-3517 Rathdrum Police Dept. 8178 W. Main St, Rathdrum 208-687-0711 Spirit Lake Police Dept. 6159 W. Maine St, Spirit Lake 208-623-2701

100 E. Wallace Avenue Coeur d'Alene, ID 83814 P: (208) 664-8254

pioneertitleco.com







Government Agencies

Coeur d'Alene Tribe, 850 A St, Plummer	208-686-1800
Dept. of Lands, 3284 W. Industrial Loop, Cd'A	208-769-1525
Dept. of Water Resources, 7600 N. Mineral Dr, Cd	'A 208-762-2800
Fish & Game Dept., 2885 W. Kathleen Ave, Cd'A	208-769-1414
Forest Service, 3232 W. Nursery Rd, Cd'A	208-765-7223
Health & Welfare, 1120 W. Ironwood Dr, Cd'A	208-769-1456
Panhandle Health Dist., 8500 N. Atlas Rd, Hayden	208-415-5100
Social Security, 7400 N. Mineral Dr #100, Cd'A	866-931-2523
Veterans Admin, 915 W. Emma Ave, Cd'A	509-413-9058 / 208-665-1700

Licenses

Boat Reg. & License, 2885 W. Kathleen Ave, Ste#1, Cd'A	208-769-1511
Drivers License, 451 N. Gov't Way, Cd'A	208-446-1340
Vehicle License (Cd'A), 451 N. Gov't Way, Cd'A	208-446-1580
Vehicle License (PF), 120 E. Railroad, PF	208-446-1590

Post Offices

Athol, 29777 N. Old Hwy 95, Athol	208-683-1320
Bayview, 20157 E. Perimeter Rd, Bayview	208-683-2733
Coeur d'Alene, 111 N. 7th St, Cd'A	208-765-3741
Harrison, 103 S. Cd'A Ave, Harrison	208-689-3413
Hayden, 109 W. Honeysuckle Ave, Hayden	208-762-1038
Post Falls, 405 N. Greensferry Rd, PF	208-777-4073
Rathdrum, 13867 W. Hwy 53, Rathdrum	208-687-3415
Spirit Lake, 6087 E Maine St, Spirit Lake	208-623-4121
Worley, 29801 S. 3 rd St, Worley	208-686-1452

Schools Idaho.gov/education/k12

Coour d'Alona District #271

Coeul d Alene District #2/1 Cdaschools.org	
Admin Office, 1400 N. Northwood Center Ct, Cd'A	208-664-8241
Kootenai Joint School District #274 sd274.com	
Admin Office, 13030 E. O'Gara Rd, Harrison	208-689-3631
Y 1 1 1 D	

Lakciand District #2/2 Su2/2.01g	
Admin Office, 15506 N. Washington St, Rathdrum	208-687-0431
NI STEM Charter Academy District #480 northidahostemcharte	racademy.org

NI STEM Charter Academy District #400	northidanostemcharteracademy.org
15633 N. Meyer Rd, Rathdrum	208-687-8002
Post Falls District #273 pfsd.com	
Admin Office, 206 W. Mullan Ave, PF	208-773-1658

Accelerated & Alternative Schools:

Cd'A Charter Academy, 4904 N. Duncan, Cd'A

Christian Center School, 3639 W. Prairie Ave, Hayden	208-772-7542
Classical Christian Academy, 6068 W. Hayden Ave, Rathdrum	208-777-4400
Cornerstone Christian Academy, 810 N. Chase Rd, PF	208-773-5200
Genesis Prep Academy, 1866 N. Cecil Rd, PF	208-691-0712
Hayden Canyon Charter, 13590 N. Gov't Way, Hayden	208-477-1812
Holy Family Catholic School, 3005 W. Kathleen Ave, Cd'A	208-765-4327
Kootenai Bridge Academy, 637 Park Dr, Cd'A	208-930-4515
Kootenai Tech Edu Campus, 6838 W Lancaster Rd, Rathdrum	208-712-4733
Lake City Jr. Academy, 125 E. Locust Ave, Cd'A	208-667-0877
Mountain View Alternative High, 7802 W. Main St. Rathdrum	208-687-0025

208-676-1667

New Vision Alternative School, 201 W. Mullan Ave, PF 208-773-3541 North Idaho Christian School, 251 W. Miles Ave, Hayden 208-772-7546 St Dominic's Girls School, 20274 W. Riverview Dr, PF 208-773-7598 Summit Christian Academy, 5350 N. 4th St, Cd'A 208-765-8238 Venture High School, 1619 N. 9th St, Cd'A 208-667-7460

Colleges:

Gonzaga University, 502 E. Boone, Spokane, WA	509-328-4220
Lewis-Clark State College, 901 W. Rice Ave, Cd'A	208-292-1378
North Idaho College, 1000 W. Garden Ave., Cd'A	208-769-3300
University of Idaho, 1031 N. Academic Way, Ste 242, Cd'A	208-667-2588

Medical Facilities

Kootenai Cancer Center, 700 W. Ironwood Dr, Cd'A	208-625-4700
Kootenai Health, 2003 Kootenai Health Way, Cd'A	208-625-4000
Kootenai Health ER 625-5700	200 023 1000
Kootenai Urgent Care, 700 W. Ironwood Dr, Ste 120E, Cd'A	208-625-3600
Kootenai Urgent Care, 566 W. Prairie Ave, Hayden	208-625-3600

Kootenai Urgent Care, 1300 E. Mullan Ave, Ste 600, PF 208-625-3600 Lakeland Immediate Care, 15622 N. Hwy 41, Rathdrum 208-687-4878 North Idaho Advanced Care, 600 N. Cecil Rd, PF 208-262-2800 Northwest Specialty Hospital, 1593 E. Polston Ave, PF 208-262-2300

Northwest Urgent Care, 7173 E. Super 1 Lp, Athol 208-561-9970 Northwest Urgent Care, 750 N. Syringa St, PF 208-262-2600

Sterling Urgent Care, Suites 2&3, 900 ID-41, PF 208-457-7100



Table of Contents:

PROPERTY INFO: Profile / Taxes / Plat Maps / Last Deed of Record / Deed of Trust — 1

COMMUNITY / SCHOOL INFO: Demographics School Report — 2

TITLE & ESCROW DOCS — 3

CC&Rs — 4

PROPERTY DISCLOSURES — 5







Kootenai County Parcel Information



Property Address: 3086 E Point Hayden Dr

Hayden ID 83835

Owner Information

Name: Porch Doris C Trustees

Address: 3086 E Point Hayden Dr City State ZIP: Hayden Lake ID 83835

Assessor Information

Property ID #: V84000010220

 Tax ID #:
 119873

 Section:
 51N03W18

 Instrument:
 1884215

 TCA Code:
 005008

Legal Description: POINT HAYDEN, LT 22 BLK 1 1851N03W

Property Class: 541 - Imp res lot/tract in city

Neighborhood Code: 3703 POINT HAYDEN WATERFRONT

Acres: 0.58

Taxes: \$5,623,41 - 2024

Assessments

 Description
 Value

 Total Market Value
 \$1,562,537.00

 Assessed Land Value
 \$878,094.00

 Assessed Improvement Value
 \$684,443.00

 Total Assessed Value
 \$1,562,537.00

 Exemption: Homeowner
 \$125,000.00

 Net Taxable Value (2024)
 \$1,437,537.00

Value Details

Dwl	Ext	Type	Category	Value
0	R01	TRAM	41H Res imp on 20	\$74,400.00
1	R01	DWELL	41H Res imp on 20	\$551,118.00
0	R01	DETGAR	41H Res imp on 20	\$42,383.00
0	R01	PAV	41H Res imp on 20	\$2,778.00
0	R01	BOATD	41H Res imp on 20	\$13,764.00

Land Information

Land Use / Land Use 541 - Imp res lot/tract in city / 1001 -

Standard: Single Family Residential

Zoning: Hayden Lake-R - Residential

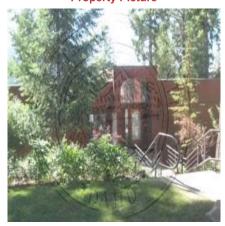
Sewer Available:

Waterfront: 90 - Hayden

Watershed: 1701030501 - Hayden Lake

Recreation:

Property Picture



Improvement Information

Improvement Type:DWELLYear Built:1986Stories:1

Heat: Heat pump

Central Air: No

Foundation: Formed conc

Construction Type: Wood frame w/sheathing

Finished Sq. Ft. 3,142 SqFt

Commercial Sq. Ft.

Improvements by Floor

Dwl	Ext	Flr	BR		Bath	LR	DR	GR	Kit	Den	Oth		Area
1	R01	1.0	2	2	0	1	1	0	1	0	0	1,589	1,589
1	R01	В	1	1	0	0	0	1	0	0	1	1,553	1,553

General Information

Owner: Porch Doris C Trustees

Mailing Address: 3086 E Point Hayden Dr Hayden Lake Id 83835

Property Address: 3086 E Point Hayden Dr **Neighborhood:** 3703 Point Hayden Waterfront

District (TCA): 005008

Parcel ID (PIN): V84000010220 Alternate ID (AIN): 119873 Property Class: 541- Imp Res In-city

Deeded Acres: 0.5790

Last updated: 6/17/2025 01:54:03 AM

Legal Descriptions

Description	
POINT HAYDEN, LT 22 BLK 1	
18 51N 03W	

Net Taxable Value

Tax Year	Value
2025	\$1,493,367.00
2024	\$1,437,537.00
2023	\$1,186,241.00
2022	\$1,202,331.00
2021	\$690,886.00
2020	\$671,496.00

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	Assessment Update	\$965,903.00	\$652,464.00	\$1,618,367.00
2024	Assessment Update	\$878,094.00	\$684,443.00	\$1,562,537.00
2023	Assessment Update	\$763,560.00	\$547,681.00	\$1,311,241.00
2022	Assessment Update	\$766,832.00	\$560,499.00	\$1,327,331.00
2021	Assessment Update	\$451,046.00	\$364,840.00	\$815,886.00

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Exemption History

Effective Year	Exemption Type	Percent	Total Value	Exemption Value	Net Taxable Value
2020	Homeowner's Exemption	100	\$771,496.00	\$100,000.00	\$671,496.00
2021	Homeowner's Exemption	100	\$815,886.00	\$125,000.00	\$690,886.00
2022	Homeowner's Exemption	100	\$1,327,331.00	\$125,000.00	\$1,202,331.00
2023	Homeowner's Exemption	100	\$1,311,241.00	\$125,000.00	\$1,186,241.00
2024	Homeowner's Exemption	100	\$1,562,537.00	\$125,000.00	\$1,437,537.00
2025	Homeowner's Exemption	100	\$1,618,367.00	\$125,000.00	\$1,493,367.00



Land Type	Acres	Total Value
Waterfront Homesite	0.58	\$965,903

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	1986	n/a	n/a	3142	Fin SF
R01	07	TRAM	Tram	2023	n/a	n/a	1	ΙΤ
R01	05	PAV	Residential Paving	2000	n/a	n/a	1314	SF
R01	06	BOATD	Waterfront Boat Dock	1990	30.00	10.00	300	SF
R01	04	DETGAR	Residential Detached Garage	1986	26.00	24.00	624	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
		No additional commercial improvements data prese	ent.

Permits

Filing Date	Sq Ft	Permit Description
		No permits data is available.

Sales History

Document Number	Date	Owner	Grantee	Туре
1884215	6/24/04	Anderson, John F Etux	Porch, Doris C Trustees	Single Parcel Transfer
1454996	7/24/96	Hellar, John M Etux	Anderson, John Etux	Single Parcel Transfer



Building Detail | Public Access

ASSESSOR \blacktriangleright PROPERTY SEARCH \blacktriangleright DETAIL \blacktriangleright BUILDING DETAIL



Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length	Width	Area	Area Units
R01	D	DWELL	Dwelling	1986	0	0.00	3,142	Fin SF
R01	07	TRAM	Tram	2023	0	0.00	1	IT
R01	05	PAV	Residential Paving	2000	0	0.00	1,314	SF
R01	06	BOATD	Waterfront Boat Dock	1990	30	10.00	300	SF
R01	04	DETGAR	Residential Detached Garage	1986	26	24.00	624	SF

Dwelling Attributes

Floor	Attribute 🦎	Detail
-	Туре	12 Avg 1 Story <1989
-	Occupancy	Single family - Owner
-	Roof Structure	Flat or Shed
-	Roof Cover	Built-up
-	Heating	Heat pump
-	A/C	None
-	Stories	1.0
-	Bedrooms	3
-	Bathrooms	3
-	Feature	Bar sink

Exterior Features

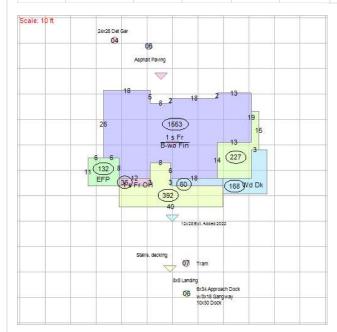
Code	Description	Area sq. ft.	Construction
CONCP-R		477	Wood frame w/sheathing
EFP	Enclosed frame porch	132	Wood frame w/sheathing
WDDK	Wood deck	168	Wood frame w/sheathing
WDDK-R		60	Wood frame w/sheathing
WDDK-R		64	Wood frame w/sheathing

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= Floor Information

Floor Key	Construction Type Desc	Living Rm	Dining Rm	Great Rm	Kitchen	Den	Bedroom	Full Bath	Half Bath	Other Rms	Base Area	Finish Area
1.0	Wood frame w/sheathing	1	1	0	1	0	2	2	0	0	1589	1589
В	Reinforced concrete	0	0	1	0	0	1	1	0	1	1553	1553

Floor Key	Construction Type Desc	Living Rm	Dining Rm	Great Rm	Kitchen	Den	Bedroom	Full Bath	Half Bath	Other Rms	Base Area	Finish Area
		1	1	1	1	0	3	3	0	1	3142	3142





















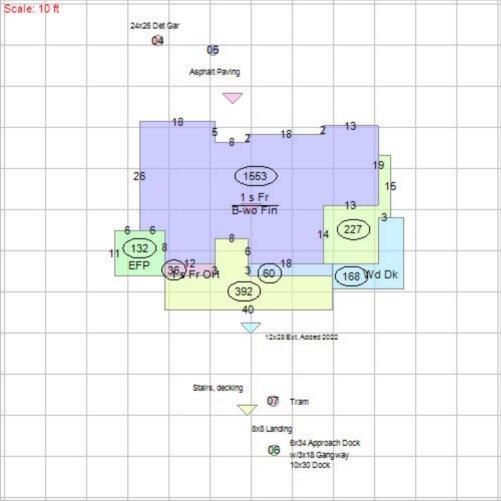






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Taxing District Charges

PIN: V84000010220 Owner: PORCH DORIS C TRUSTEES	AIN: 119873 TAG: 005008	Tax Roll: Real Property
For Tax Year: 2024 Net Tax: \$5,623.41	Bill Number: 229922	Tax Bill ID: 4364293

for questions regarding your property value or exemptions, please call the Assessor's Office at 208-446-1500. Contact the applicable taxing district with inquiries about levy rates.

▲ Authority : 1-KOOTENAI CO

Fund	Exemption	Taxable Value	Rate	State Credit	HOE Savings	Net Tax
Airport	\$125,000.00	\$1,437,537.00	0.000000000	\$0.00	\$0.00	\$0.00
County Fair	\$125,000.00	\$1,437,537.00	0.000000000	\$0.00	\$0.00	\$0.00
Current Expense	\$125,000.00	\$1,437,537.00	0.000197086	-\$39.06	\$24.64	\$244.26
District Court	\$125,000.00	\$1,437,537.00	0.000168556	-\$33.41	\$21.07	\$208.90
Health Unit	\$125,000.00	\$1,437,537.00	0.000035021	-\$6.94	\$4.38	\$43.40
Historical Society	\$125,000.00	\$1,437,537.00	0.000000203	-\$0.04	\$0.03	\$0.25
Indigent	\$125,000.00	\$1,437,537.00	0.000000000	\$0.00	\$0.00	\$0.00
Justice Fund	\$125,000.00	\$1,437,537.00	0.000783868	-\$155.35	\$97.98	\$971.49
Liability Insurance	\$125,000.00	\$1,437,537.00	0.000026019	-\$5.16	\$3.25	\$32.24
Noxious Weeds	\$125,000.00	\$1,437,537.00	0.000008815	-\$1.75	\$1.10	\$10.92
Parks & Rec	\$125,000.00	\$1,437,537.00	0.000013279	-\$2.63	\$1.66	\$16.46
Revaluation	\$125,000.00	\$1,437,537.00	0.000089601	-\$17.76	\$11.20	\$111.04
				State Credit	HOE Savings	Net Tax
				-\$262.10	\$165.31	\$1,638.96

▼ Authority : 208-CITY HAYDEN LAKE

State Credit	HOE Savings	Net Tax
-\$116.30	\$73.35	\$727.27

▼ Authority: 227-LAKES HIGHWAY #2-HYDN LK

State Credit	HOE Savings	Net Tax
-\$56.01	\$35.31	\$350.23

▼ Authority: 230-SCHOOL DIST #271-BOND

State Credit	HOE Savings	Net Tax
\$0.00	\$0.00	\$0.00

▼ Authority: 230-SCHOOL DIST #271-OTHER

State Credit	HOE Savings	Net Tax		
\$0.00	\$1.01	\$11.63		

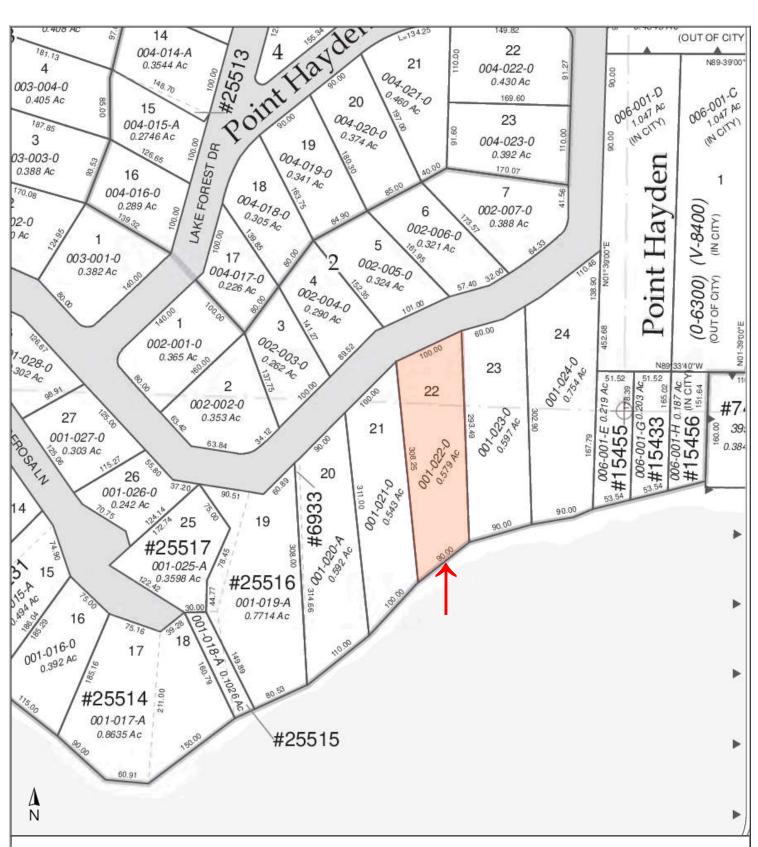
▼ Authority : 230-SCHOOL DIST #271-SUPP

State Credit	HOE Savings	Net Tax	
\$0.00	\$104.14	\$1,197.65	

▼ Authority : 254-NORTHERN LAKES FIRE

State Credit	HOE Savings	Net Tax
-\$129.24	\$81.51	\$808.18

	State Cr	edit	HOE Savings		Net Tax	
	-\$28.4		\$17.93		\$177.75	
	,				• • • • • • • • • • • • • • • • • • • •	
Authority : 272	2-COMM LIB NET-BOND J					
	State Cr		HOE Savings		Net Tax	
	\$0.00)	\$1.21		\$13.89	
Authority : 283	3-HAYDEN SEWER					
	State Cr	edit	HOE Savings		Net Tax	
	-\$4.99	9	\$3.15		\$31.23	
Authority : 351	1-N ID COLLEGE					
	State Cr	edit	HOE Savings		Net Tax	
	-\$74.0	7	\$46.72		\$463.21	
Authority : 351	1-N ID COLLEGE TORT					
	State Cr	edit	HOE Savings		Net Tax	
	-\$2.13	3	\$1.34		\$13.32	
	4 (0075) 44 540					
Authority : 354	4-KOOTENAI-EMS State Cr	edit	HOE Savings		Net Tax	
	-\$15.4		\$9.71		\$96.35	
Authority : 457	7-SOLID WASTE-S/A					
	State Cr		HOE Savings		Net Tax	
	\$0.00)	\$0.00		\$88.00	
Authority : 490	0-S/A-Aquifer Prot District					
	State Cr		HOE Savings		Net Tax	
	\$0.00)	\$0.00		\$5.74	
	All Totals			State Credit	HOE Savings	Net Tax

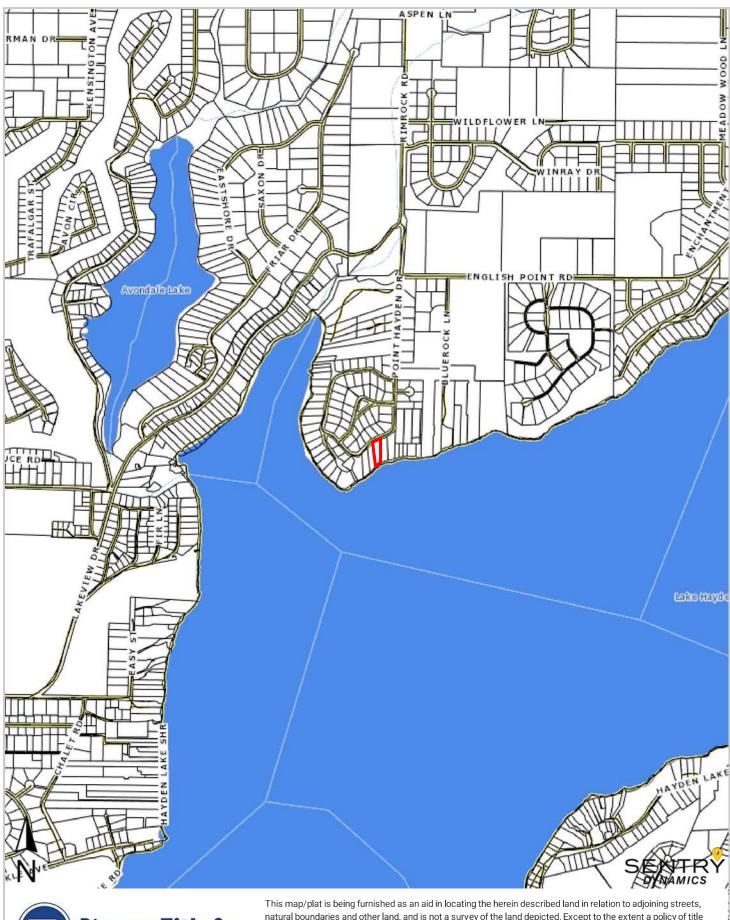




ParcelID: V84000010220
Tax Account #: 119873

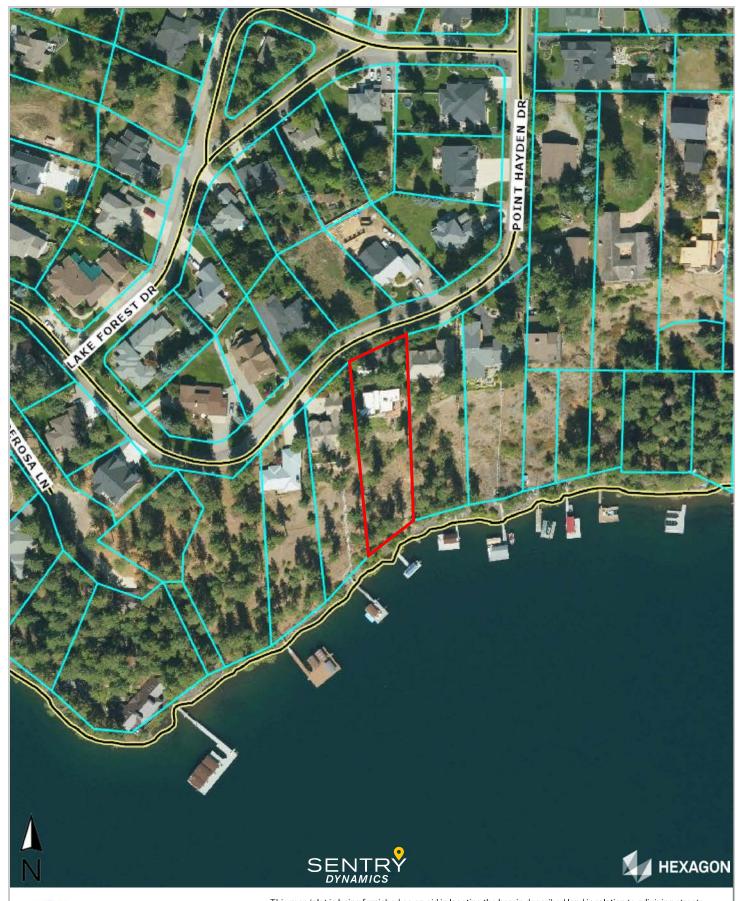
3086 E Point Hayden Dr, Hayden ID 83835

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.





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1884215



STATE OF IDAHO COUNTY OF KOOTENAL AT THE REQUEST OF...

PIONEER TITLE CO. 2304 JUN 24 P 4: 08

PIONEER TITLE COMPANY

OF KOOTENAI COUNTY

100 Wallace Avenue/ Coeur d Alene, Idaho 83814 / (208) 664-8254

DANIEL J. ENGLISH 4

WARRANTY DEED

For Value Received

John Frederick Anderson and Julie Cohen Anderson, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto Doris C. Porch, Trustee of the Doris C. Porch Trust

hereinafter referred to as Grantee, whose current address is

Order No. 112603-CD

1985 MAY CT. PLEASANT HILL CA 94523

the following described premises, to-wit:

Lot 22, Block 1, POINT HAYDEN, according to the Plat recorded in the office of the County Recorder in Book "E" of Plats, at Page 19, records of Kootenai County, Idaho.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his 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 said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: June 21, 2004

John Frederick Anderson

Julie Cohen Anderson

STATE OF IDAHO

SS.

COUNTY OF KOOTENAI

On this 24 day of June, in the year of 2004, before me, the undersigned, a Notary Public, personally appeared John Frederick Anderson and Julie Cohen Anderson, known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that

he/she/they executed the same.

Cindy Dobson Notary Public of Idaho

Residing at Hayden

Commission expires: August 23, 2005



Demographics Report

Kootenai County ID

Subject Parcel

Report Details

Site Address

3086 E Point Hayden Dr Hayden ID 83835

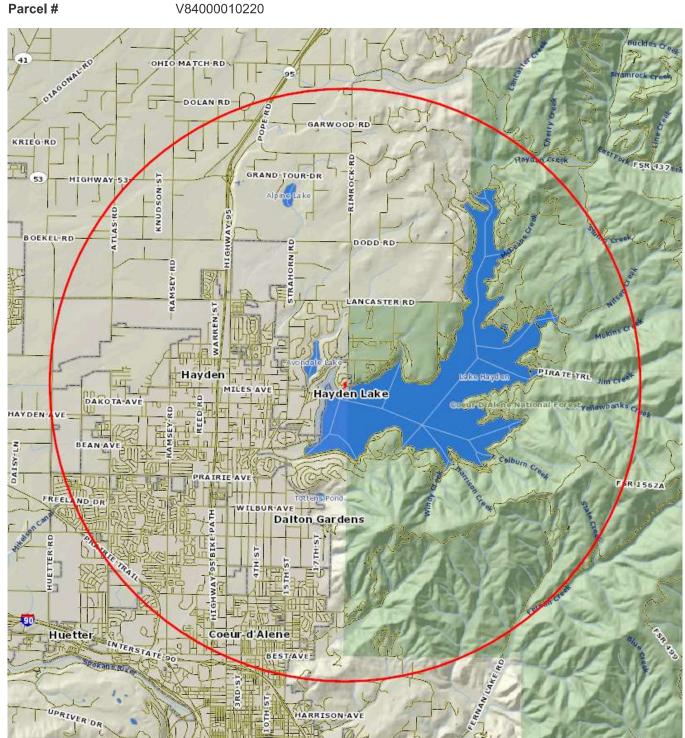
V84000010220

Query Distance From Parcel

5 miles

922

Census Blocks In Query





Subject Parce	arcel	Pá	iect	bi	Su
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Site Address 3086 E Point Hayden Dr

Hayden ID 83835

Parcel # V84000010220

Report Details

Query Distance From Parcel
Census Blocks In Query

5 miles 922

Blocks in Query

Population

 Population
 59372

 Urban
 54097

 Rural
 5275

Gender

	%	Total
Male	49	29077
Female	51	30295

Households Housing

Total Households	2316		Total
	3	Total Housing Units	24649
1 - person household - male	1083	Vacant	1486
1 - person household - female	2225	Owner Occupied	22791
Family households, married	1281	Renter Occupied	372
	1		
Family households, unmarried	1461		
Family households, w/ children under 18 yrs	1316		

4

Age Distribution

	Under 10	10-19	20-29	30-49	50-64	65-79	80 +	Median Age
Female	3343	3796	2996	7034	5832	5510	1784	38
Male	3657	4147	3083	6980	5253	4639	1318	37
Total	7000	7943	6079	14014	11085	10149	3102	39
%	11.8	13.4	10.2	23.6	18.7	17.1	5.2	



School Report

Kootenai County

Subject Parcel

Site Address 3086 E Point Hayden Dr

Hayden ID 83835

Parcel V84000010220

School District 271 Coeur d'Alene

Assigned Primary Hayden Meadows Elementary

School School

Assigned Middle

Assigned High

School

Canfield Middle School

Coeur d'Alene High School

School

High School

Report Detail

Schools In Query

Query Distance From Parcel

Other School

1 miles

3

Hayden Meadows Elementary School

Primary School

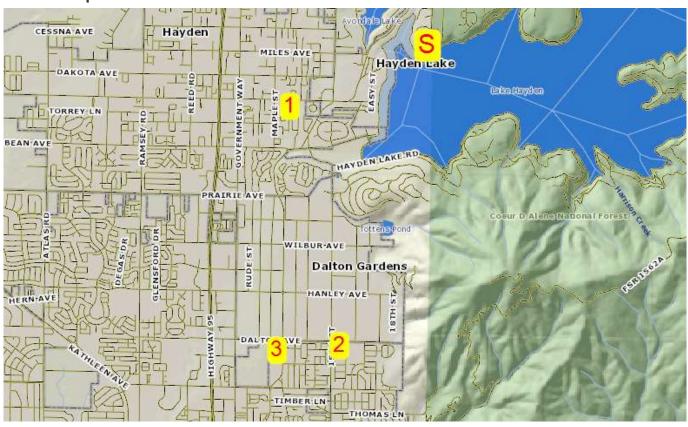
Canfield Middle School

Middle School

Coeur D'alene High

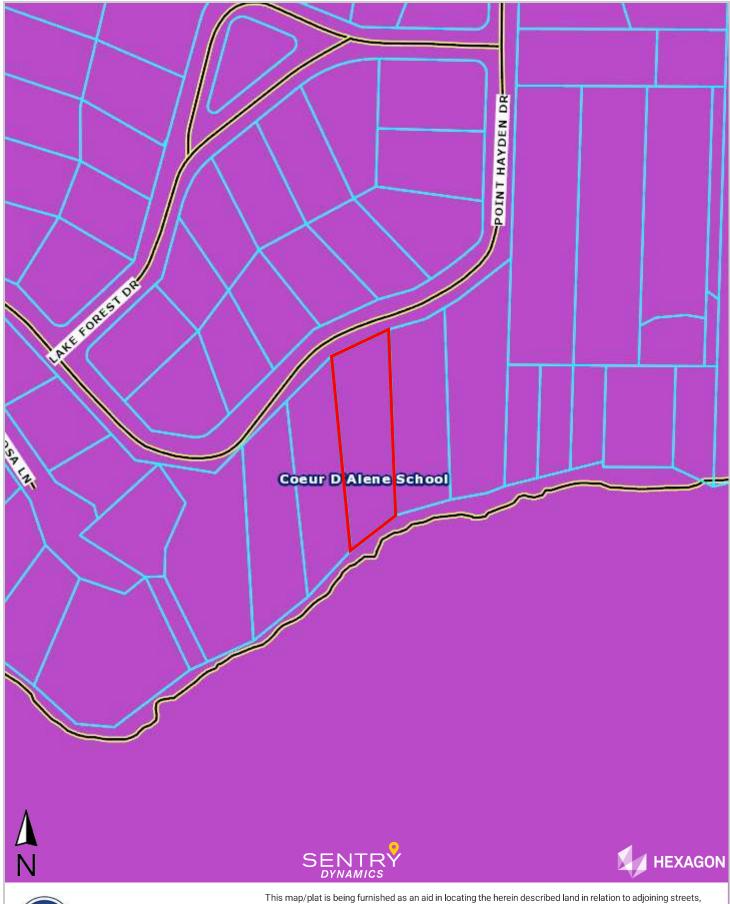
School

School Map



School #1

School District	COEUR D'ALENE DISTRICT	Dist From Subject	1.58 miles
School	Hayden Meadows Elementary School	Site Address	900 East Hayden Avenue
City	Hayden Lake	Zip	83835
Туре	1-Regular school	Students	496
Charter	No	Magnet	No
Title 1 Elig	2-No	Title 1	6-Not a Title I school
Free/Reduced Lunch	92	FTE Teachers Count	25.78
Student/Teacher Ratio	r 19.24	Grade Levels	Prekindergarten - 5th Grade
Male	225	Female	271
School #2			
School District	COEUR D'ALENE DISTRICT	Dist From Subject	3.27 miles
School	Canfield Middle School	Site Address	East 1800 Dalton Avenue
City	Coeur d'Alene	Zip	83815
Туре	1-Regular school	Students	728
Charter	No	Magnet	No
Title 1 Elig	2-No	Title 1	6-Not a Title I school
Free/Reduced Lunch	148	FTE Teachers Count	40.60
Student/Teacher Ratio	r 17.93	Grade Levels	6th Grade - 8th Grade
Male	364	Female	364
School #3			
School District	COEUR D'ALENE DISTRICT	Dist From Subject	3.56 miles
School	Coeur d'Alene High School	Site Address	North 5530 4th Street
City	Coeur d'Alene	Zip	83815
Туре	1-Regular school	Students	1477
Charter	No	Magnet	No
Title 1 Elig	2-No	Title 1	6-Not a Title I school
Free/Reduced Lunch	214	FTE Teachers Count	76.43
Student/Teacher Ratio	r 19.32	Grade Levels	9th Grade - 12th Grade
Male	791	Female	686





natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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CLOSING IN ON NEW BEGINNINGS

Close of escrow is a phrase that many people have heard but the closing process may confuse even the most seasoned buyers and sellers.

The closing process usually begins three to five days prior to the scheduled close of escrow with the lender delivering the Buyer's loan package and closing instructions to the title company. The escrow officer then prepares a settlement statement containing a full accounting of all the costs in the transaction, notifies the Buyers of any additional funds needed to close and sets an appointment for the Buyers to sign the loan documents.

When the lender's documents have been signed, they are returned via messenger, express mail or fax to the lender's loan closer who will review and approve the package for loan funding. After the package receives final approval, the lender notifies the escrow officer that loan proceeds are available. Once all required funds are deposited and available for withdrawal in the escrow bank account, the deed is released for recording. When the deed records, escrow has closed.

Because this is an informal process, it requires a coordination of efforts among all the parties to ensure a timely, successful closing. Employing an experienced real estate professional to captain your closing team is the best way to make sure your escrow closes on time. Many variables can come into play which could delay the closing or create last minute surprises. Your agent can prepare you for possible problems and have options available to smooth the way.

WHO PAYS WHAT

This schedule demonstrates typical and customary allocation of different costs associated with various transcation types commonly seen in our area. Some may or may not be negotiatiable depending on your situation. Please consult a real estate professional or attorney to determine what suits your needs.

	FHA	VA	Conventional	CASH
Property Inspection	Buyer	Buyer	Buyer	Buyer
Lender-Required Property Repairs (if any) ex. VA	Seller	Seller	Seller	Seller
New Loan Origination Fee	Buyer	Buyer	Buyer	-
Discount Points	Buyer	Buyer	Buyer	-
Document Prep Fee	Buyer	Seller	Buyer	-
Credit Report	Buyer	Buyer	Buyer	-
Appraisal Fee	Negotiable	Negotiable	Negotiable	-
Existing Loan Payoff	Seller	Seller	Seller	Seller
Assessment Payoff (Sewer, etc.)	Seller	Seller	Seller	Seller
Taxes (at time of close)	Prorate	Prorate	Prorate	Prorate
Tax Service Fee	Seller	Seller	Buyer	-
Homeowner's Association (HOE) Transfer Fee	Buyer	Buyer	Buyer	Buyer
Current Homeowner's Association Payment	Prorate	Prorate	Prorate	Prorate
Next HOA payment	Buyer	Buyer	Buyer	Buyer
Home Warranty Premium	-	-	-	-
Real Estate Agent Commission	Seller	Seller	Seller	Seller
Homeowner's Title Policy	Seller	Seller	Seller	Seller
Lender's Title Policy, Endorsements, and Extended	Buyer	Buyer	Buyer	-
Escrow Fees	Split	Seller	Split	Split
Recording Fees	Buyer	Buyer	Buyer	Buyer
Courier Fees (benefitting party)	-	-	-	-
Outgoing Wire Fees (benefitting party)	-	-	-	-
Email Loan Documents	Buyer	Buyer	Buyer	Buyer

Important tax information...

- Annual statements are billed for the calendar year, although they are not issued until the fall of the current year.
- 2. Taxes may be paid in two halves:
 - The first installment is due December 20th and delinquent December 21st.
 - The second installment is due June 20th of the following year and delinquent June 21st.
- 3. Always check the property description on the tax statement to avoid paying on the wrong property. The Treasurer cannot be held responsible for payments made on the wrong property. To assure proper posting of payments and information to your address, please furnish your parcel number when making any payments or inquiries at the Assessor's

- or Treasurer's office. The number can be found on paperwork supplied to you by your escrow officer
- 4. The law does not recognize failure to receive a tax statement as reason for waiving interest. The Treasurer must assess interest on all delinquent payments.
- Each year, an Assessment Notice is sent from the Assessor to each property owner, at the last known address. The Notice includes information for the new tax year, such a property full cash value, assessed value, classification and assessment ratio.
- During a specified period after receipt of assessment notice, valuations can be protested through the County Assessor. For information, call your local County Assessor's office.



CHANGING YOUR ADDRESS

	Establish tentative dates for your move.	Personal Checklist:
	Notify friends and family. Utilities	
ш	O Electric	Δ
	O Gas	
	O Water/Sewer	
	O Trash O Fuel (Oil/Propane)	Δ
	O Telephone	△
	O Internet	Δ
	O Cable/Satellite	
	Government Offices	
	US Postal Service - usps.comDept. of Motor Vehicles - dmv.org	Δ
	O Social Security Administration - ssa.gov	△
	O State/Federal Tax Bureaus - irs.gov (FORM 8822)	
	O City/County Tax Assessor (see Page 14)	<u> </u>
	O Veterans Administration - va.gov	
\cap	O Voter Registration Professional Services	
	O Doctor	Δ
	O Dentist	
	O Accountant	
	O Lawyer O Broker	
	O Insurance Agencies	
\triangle	Publications	Δ
	O Newspapers	△
	O Magazines O Newsletters	
	O Professional Journals / Subscriptions	
	Personal Accounts	^
	O Pharmacy	<u> </u>
	O Dry Cleaner	Δ
	O Lawn ServiceO Banks / Finance Companies	
	O Credit Card Companies	\triangle
	O Laundry Service	
	O Auto Finance Companies	
	O Health Clubs	Δ
		Δ
		Δ
		Δ
		△



PREPARING YOUR HOME FOR SALE

Outside

- △ Lawn mowed and trimmed
- △ Landscape shrubs/plants trimmed
- △ Sprinkler systems in order
- △ Sprinkler systems set for non showing hours
- △ Bulbs in exterior lighting all working
- △ Deck rails, hand rails secure

- △ Clean grease or oil on driveway
- △ All fencing clean
- △ Replace doormat if worn
- △ No obstruction on "For Sale" sign

GARAGE

- Other items neatly boxed and stored
- △ Garage floor clean

KITCHEN

- △ All appliances clean
- △ Clean and clear countertops
- △ Pantry well organized
- △ All cabinets well organized
- △ All faucets working properly
- △ Oven clean
- △ Refrigerator free of odors
- ☐ Freezer defrosted and free of odors

CLOSETS

- △ Clean and free of clutter
- △ Clothes organized
- △ Clutter removed
- △ Dirty clothes out of sight
- △ Valuables secured (jewelry etc ..)

BEDROOMS

- Repair cracks in ceilings and walls
- △ Remove personal items (photos etc ..)
- △ Remove clutter
- △ Draperies and blinds clean
- △ Toys, video games etc ... put away
- △ Beds neatly made
- △ Blinds and shades open to let in natural light

BATHROOMS

- △ All sinks, tubs, showers and countertops clean
- △ All joints are caulked
- △ All fixtures including exhaust fans are working
- ☐ Install new shower curtain if needed
- △ Store all shampoos, toiletries etc ...
- △ Repair leaky faucets
- ☐ Toilets clean and working properly
- △ All glass and mirrors clean

LIVING AREAS

- △ All windows clean
- △ Neutral colored walls
- △ Draperies and blinds clean
- △ Carpets steam-cleaned
- ☐ Furniture positioned to showcase size and ·space
- △ All toys, video games etc ... put away
- △ All lighting functioning properly
- △ Any signs or smells of pet removed

DAY OF SHOWING

- Open all drapes and curtains
- △ Leave porch lights on at night to showcase
- △ Avoid cooking a meal that would leave distinct odors
- △ Keep all pets in an area away from prospects
- △ Keep children occupied in one room
- ☐ If possible, leave the house while being shown
- ☐ Give brief polite answers if asked a question
- △ Allow your agent to show
- △ Allow your agent to negotiate



MOVING PREPARATION TIPS

	Establish tentative dates for your move.	Personal Checklist:
	Keep records of all moving expenses – they may be	
	tax-deductable. Book the services you will need:	
	O Professional Movers – Note: It is responsibility to see that all of your goods are loaded. Remain on the premises until loading is complete.	Δ
		Δ
	O Cleaning Services (i.e. carpet, windows, chimney)	
	O Sitter for kids and pets on moving day	Δ
	When changing schools:	△
	O Notify current school of your move date	
	O Check with new school for schedules and enrollment requirements	A
	Purchase packing supplies:	
	O Boxes	Δ
	 Tape Packing Paper Bubble Wrap Box Cutter Moving Pads/Blankets Rope 	Δ
		•
		Δ
	O Dolly/Handtruck	
	O Felt Tip Markers	
	O Labels for Boxes Remove unnecessary items from attic, basement, storage,	•
	shed, etc.	
	Have a garage sale or donate unwanted items.	Δ
	Clean out and dispose of:	
	O Hazardous goods (paint, aerosols, old batteries, etc).	
	O Flammables and pesticides. Pack items not used daily.	
	npty refrigerator and freezer.	
\triangle	Gather and store important documents in a safe place	Δ
	(medical records, financial documents, birth certificates,	△
	passports, etc). Set aside moving day items (basic tool kit, paper towels,	
	large trash bags, soap, flashlights, etc).	
\triangle	Check on/buy smoke alarms.	^
		<u> </u>
		Δ
		△
		Δ
		Δ
		Δ
		Δ

ABOUT US

Pioneer Title Company has been serving the Idaho market since 1949 — longer than any title company in the area. With strong concentrations in residential and commercial transactions, Pioneer Title Co. continued to diversify its operations and services to facilitate the needs of it's growing client base through continued regional expansion. We maintain a strong financial backing; privately owned and operated, you can rest assured that unlike other companies, we maintain strong and conservative fiscal discipline to weather different economic

climates to ensure uninterrupted service for our customers. So as some title companies close, consolidate, or are acquired by national conglomerates, Pioneer Title Company remains strong. We invest heavily in our asset — our employees — and continue operating offices in convenient locations throughout our markets.

Pioneer serves the counties that constitute 95% of Idaho's population. Along with our residential insurance products, we offer a full

LINCOLN. WA CLEARWATER NEZ PERCE UMATILLA, OR TWIN FALLS

line of coverage aimed at the commercial sector. Originally incorporated in 1949, we provide a broad range of services that include not only title and escrow closing services, but long term escrow collection services, cash for long term escrow receivables, lender trustee services (foreclosure), and 1031 tax-deferred exchanges as well. In July 2013, Pioneer Title Co. expanded to Blaine County, one of Idaho's most famous playgrounds and host of the annual Allen & Company Sun Valley Conference, which features global business leaders, political figures, and major figures in the philanthropic and cultural spheres. Less than 6 months later, we expanded into Payette County extending our coverage area to the westernmost part of Idaho. 2014 also brought additional opportunities as Pioneer Title expanded to include both Twin Falls and Bonneville Counties each comprising Idaho's third and fourth-largest micropolitan statistical areas.











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