



201 N 1st Street #706
Coeur d'Alene, ID 83814



Adriana Pickard

REALTOR®

Coldwell Banker Schneidmiller Realty

208.651.9757

homes@adrianapickard.com

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. 4 th 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
Assessor 446-1500 Personal Prop 446-1525 Timber/Ag 446-1526	
Community Development (Formerly Planning & Zoning) 446-1070	
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

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. 15 th 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	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
City of Rathdrum, 8047 W. Main St, Rathdrum	208-687-0261
Coeur d'Alene Water Dept, 3145 N. Howard St, Cd'A	208-769-2210
Dalton Water Assoc, 6360 4 th St, Dalton	208-772-5639
East Greenacres 2772 N. McGuire Rd, PF	208-773-7579
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
Remington Water, PO Box 2788, Hayden Lake	208-449-8635
Ross Point Water Dist. 8584 W. Prairie Ave, PF	208-773-1120

Law Enforcement

POLICE & FIRE EMERGENCY	911
NON-EMERGENCY / ANIMAL CONTROL	208-446-1300
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



Updated: 8/14/2025

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. 7 th 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	
Coeur d'Alene District #271 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
Lakeland District #272 sd272.org	
Admin Office, 15506 N. Washington St, Rathdrum	208-687-0431
NI STEM Charter Academy District #480 northidahostemcharteracademy.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	208-676-1667
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
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. 4 th St, Cd'A	208-765-8238
Venture High School, 1619 N. 9 th 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	
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



**Property Address:** 201 N 1st St #706

Coeur D Alene ID 83814

Property Picture**Owner Information****Name:** Guinn Linda Kathryn**Address:** 614 Sandpiper St**City State ZIP:** Palm Desert CA 92260**Assessor Information****Property ID #:** CL479RU07060**Tax ID #:** 343090**Section:** 50N04W13**Instrument:****TCA Code:** 001000**Legal Description:** ONE LAKESIDE CONDOS,
RESIDENTIAL UNIT 706 & UNDIV INT
IN COMMON AREA 1350N04W**Property Class:** 526 - Residential condo**Neighborhood** 827 - One Lakeside Condo**Code:****Acres:****Taxes:** \$2,013.75 - 2024**Assessments**

Description	Value
Total Market Value	\$581,012.00
Assessed Land Value	\$1,000.00
Assessed Improvement Value	\$580,012.00
Total Assessed Value	\$581,012.00
Exemption: Homeowner	\$125,000.00
Net Taxable Value (2025)	\$456,012.00

Value Details

Dwl	Ext	Type	Category	Value
1	R01	DWELL	26H Res condo	\$580,012.00

Land Information**Land Use / Land Use** 526 - Residential condo / 1004 -**Standard:** Condominium Unit (Residential)**Zoning:** CDA-DC - Downtown Core District**Sewer Available:****Waterfront:****Watershed:** 1701030304 - Fernan Lake-Coeur
d'Alene Lake**Recreation:****Improvement Information****Improvement Type:** DWELL**Year Built:** 2020**Stories:** 1**Heat:** Forced hot air-gas**Central Air:** No**Foundation:** Formed conc**Construction Type:****Finished Sq. Ft.** 787 SqFt**Commercial Sq. Ft.****Improvements by Floor**

Dwl	Ext	Flr	BR	Full Bath	Half Bath	LR	DR	GR	Kit	Den	Oth	Base Area	Fin. Area
1	R01	1.0	1	1	0	1	0	0	1	0	0	787	787

 General Information

Owner: Guinn Linda Kathryn Mailing Address: 614 Sandpiper St Palm Desert Ca 92260 Property Address: 201 N 1st St #706 Neighborhood: 827 One Lakeside Condo District (TCA): 001000	Parcel ID (PIN): CL479RU07060 Alternate ID (AIN): 343090 Property Class: 526- Res Condo Deeded Acres: 0.0036
Last updated: 9/26/2025 01:54:00 AM	

 Legal Descriptions

Description
ONE LAKESIDE CONDOS, RESIDENTIAL UNIT 706 & UNDIV INT IN COMMON AREA 1350N04W

 Net Taxable Value

Tax Year	Value
2025	\$456,012.00
2024	\$444,364.00
2023	\$444,364.00
2022	\$444,364.00
2021	\$293,434.00

 Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	Assessment Update	\$1,000.00	\$580,012.00	\$581,012.00
2024	Assessment Update	\$1,000.00	\$568,364.00	\$569,364.00
2024	Assessment Update	\$1,000.00	\$568,364.00	\$569,364.00
2023	Assessment Update	\$1,000.00	\$568,364.00	\$569,364.00
2022	Assessment Update	\$1,000.00	\$568,364.00	\$569,364.00

◀ ◁ 1 2 ▶ ▷ 5 ▾ items per page	1 - 5 of 7 items
--------------------------------	------------------

 Exemption History

Effective Year	Exemption Type	Percent	Total Value	Exemption Value	Net Taxable Value
2021	Homeowner's Exemption	100	\$418,434.00	\$125,000.00	\$293,434.00
2022	Homeowner's Exemption	100	\$569,364.00	\$125,000.00	\$444,364.00
2023	Homeowner's Exemption	100	\$569,364.00	\$125,000.00	\$444,364.00
2024	Homeowner's Exemption	100	\$569,364.00	\$125,000.00	\$444,364.00
2025	Homeowner's Exemption	100	\$581,012.00	\$125,000.00	\$456,012.00

 Land Details

Land Type	Acres	Total Value
Common Areas-Condos	0.00	\$1,000



Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	2020	n/a	n/a	787	Fin SF

Additional Commercial Info.

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



Permits

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



Sales History

Document Number	Date	Owner	Grantee	Type
2794030	11/24/20	Cda Hybrid Spe Llc	Guinn Linda Kathryn	Single Parcel Transfer



Building Detail | Public Access

ASSESSOR ► PROPERTY SEARCH ► DETAIL ► BUILDING DETAIL

[← Return](#)

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length	Width	Area	Area Units
R01	D	DWELL	Dwelling	2020	0	0.00	787	Fin SF

Dwelling Attributes

Floor	Attribute	Detail
-	Type	68 Condo
-	Occupancy	Single family
-	Roof Structure	Gable-Hip
-	Roof Cover	Comp sh to 235#
-	Heating	Forced hot air-gas
-	A/C	None
-	Stories	1.0
-	Bedrooms	1
-	Bathrooms	1
1	Exterior Wall	Wood siding

Exterior Features

Code	Description	Area sq. ft.	Construction
No exterior features data exists.			

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	Reinforced concrete	1	0	0	1	0	1	1	0	0	787	787
		1	0	0	1	0	1	1	0	0	787	787





Taxing District Charges

PIN: CL479RU07060 Owner: GUINN LINDA KATHRYN	AIN: 343090 TAG: 001000	Tax Roll: Real Property
For Tax Year: 2024 Net Tax: \$2,313.27	Bill Number: 289684	Tax Bill ID: 4424072

i 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	\$444,364.00	0.000000000	\$0.00	\$0.00	\$0.00
County Fair	\$125,000.00	\$444,364.00	0.000000000	\$0.00	\$0.00	\$0.00
Current Expense	\$125,000.00	\$444,364.00	0.000197086	-\$12.07	\$24.64	\$75.51
District Court	\$125,000.00	\$444,364.00	0.000168556	-\$10.33	\$21.07	\$64.57
Health Unit	\$125,000.00	\$444,364.00	0.000035021	-\$2.15	\$4.38	\$13.41
Historical Society	\$125,000.00	\$444,364.00	0.000000203	-\$0.01	\$0.03	\$0.08
Indigent	\$125,000.00	\$444,364.00	0.000000000	\$0.00	\$0.00	\$0.00
Justice Fund	\$125,000.00	\$444,364.00	0.000783868	-\$48.02	\$97.98	\$300.30
Liability Insurance	\$125,000.00	\$444,364.00	0.000026019	-\$1.59	\$3.25	\$9.97
Noxious Weeds	\$125,000.00	\$444,364.00	0.000008815	-\$0.54	\$1.10	\$3.38
Parks & Rec	\$125,000.00	\$444,364.00	0.000013279	-\$0.81	\$1.66	\$5.09
Revaluation	\$125,000.00	\$444,364.00	0.000089601	-\$5.49	\$11.20	\$34.33
				State Credit	HOE Savings	Net Tax
				-\$81.01	\$165.31	\$506.64

▼ Authority : 202-CITY CDA

				State Credit	HOE Savings	Net Tax
				-\$146.90	\$299.72	\$918.59

▼ Authority : 202B-BOND CDA PS

				State Credit	HOE Savings	Net Tax
				\$0.00	\$9.06	\$32.21

▼ Authority : 229-WORLEY HIGHWAY #4-CDA

				State Credit	HOE Savings	Net Tax
				-\$33.77	\$68.92	\$211.22

▼ 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	\$3.59



PioneerTitleCo.
GOING BEYOND

ParcelID: CL479RU07060

Tax Account #: 343090

201 N 1st St #706, Coeur D Alene ID 83814

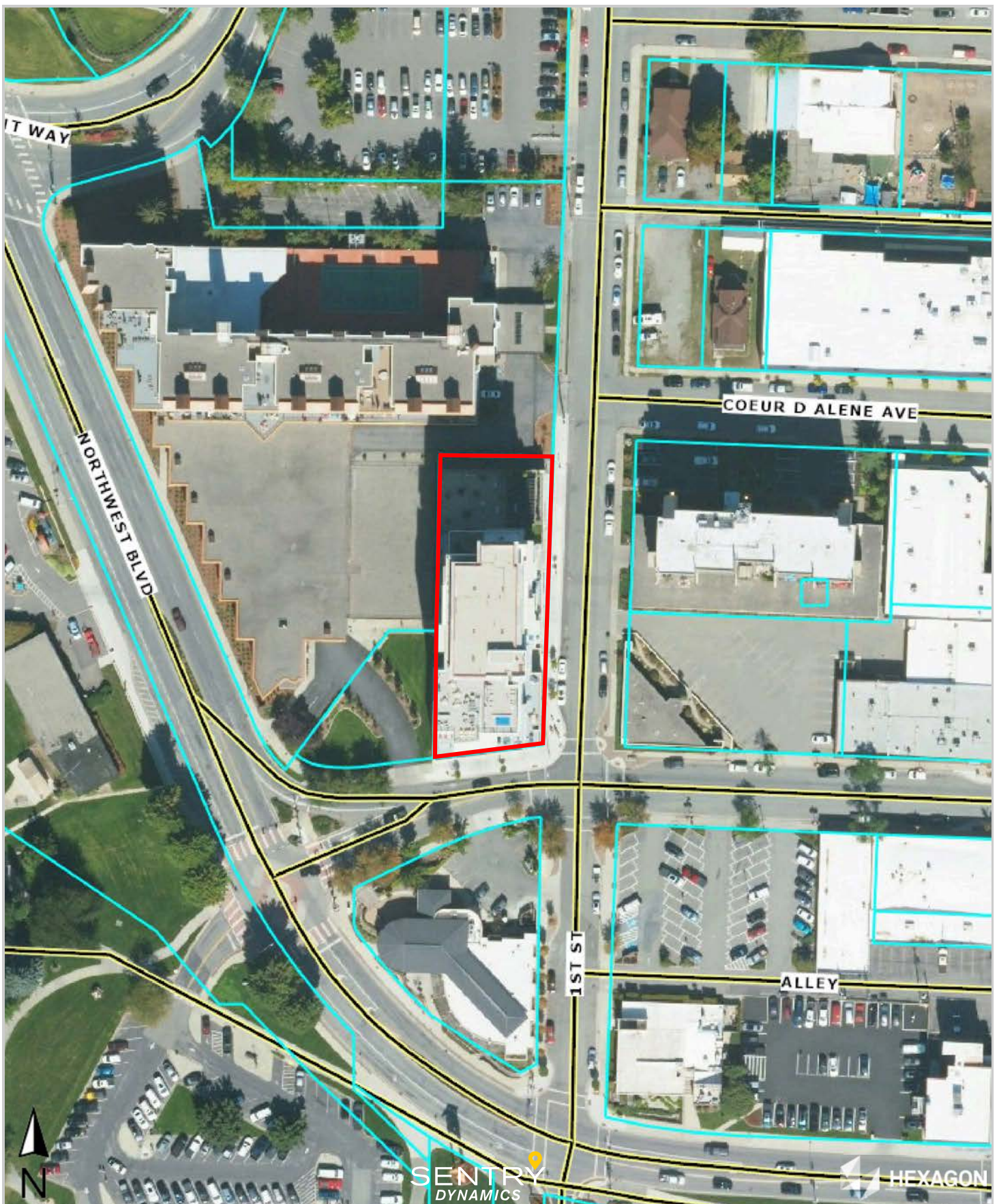
This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does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

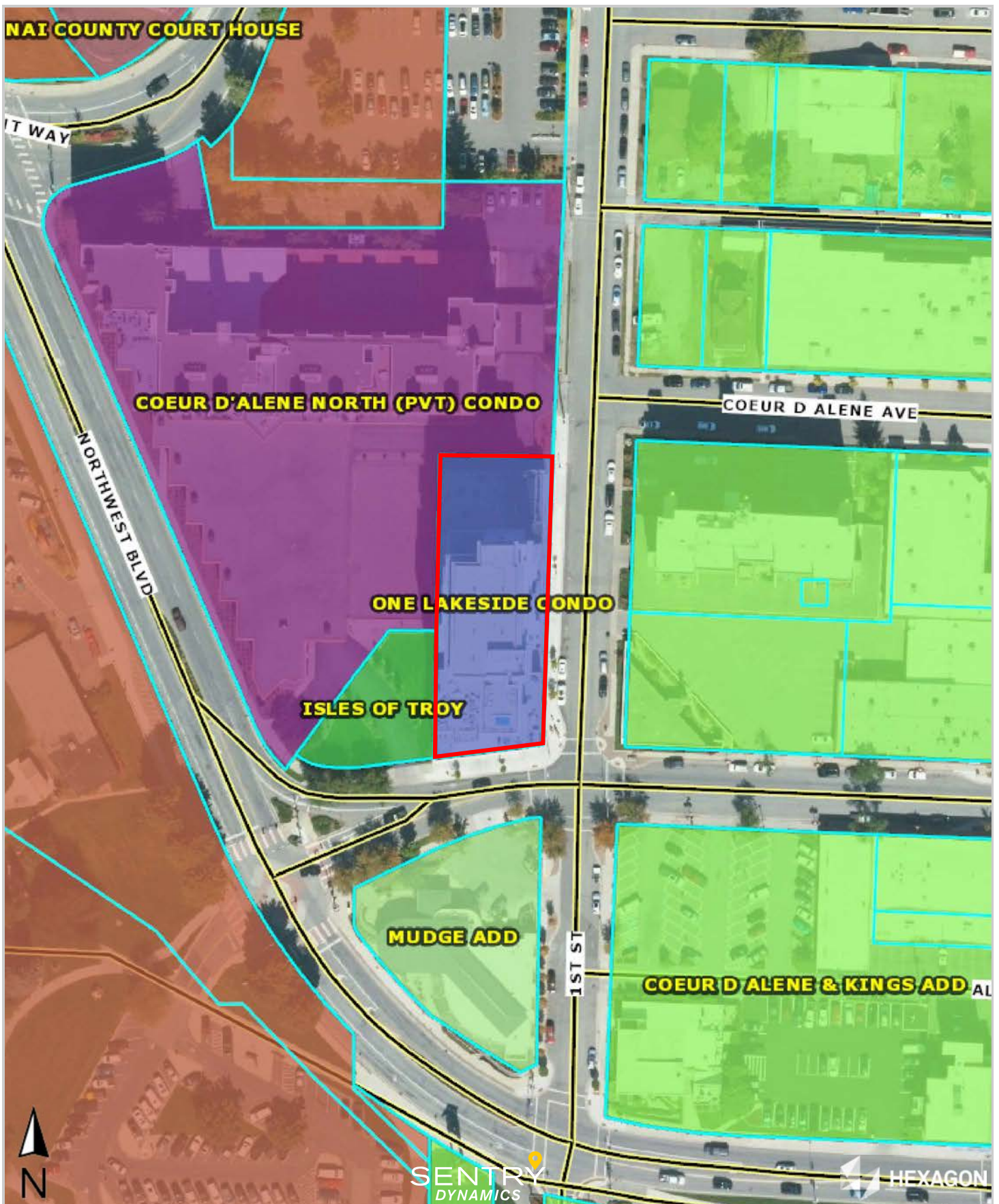


PioneerTitleCo.
GOING BEYOND

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.









File No. 412383-KM

WARRANTY DEED

For Value Received

CDA Hybrid SPE, LLC, an Idaho limited liability company

The Grantor, does hereby grant, bargain, sell and convey unto

Linda Kathryn Guinn, a single person

Address: 614 Sandpiper St, Palm Desert, CA 92260

The Grantee, the following described premises, in Kootenai County, Idaho, to wit:

Residential Unit 706, One Lakeside Condominiums, according to the plat thereof recorded in Book L of Plats at Page 479, and as further identified and defined in the Declaration of Covenants, Conditions and Restrictions for One Lakeside Condominiums recorded August 7, 2020 as Instrument No. 2769384000, records of Kootenai County, Idaho.

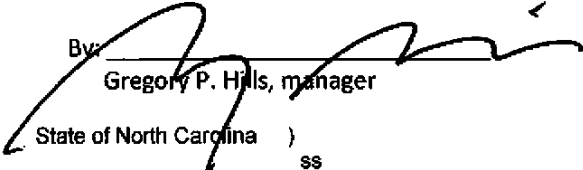
Together with an undivided interest in and to the Common Area and Limited Common Area as set forth in said Declaration.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: November 2, 2020

CDA Hybrid SPE LLC, an Idaho limited liability company

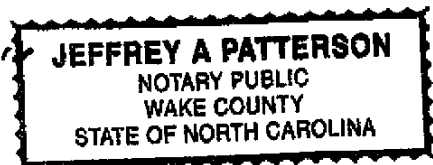
By: Austin Lawrence Partners, LLC, manager

By: 
Gregory P. Hills, manager

State of North Carolina)
 ss
County of Durham)

On this 6th day of November, 2020, before me, Jeffrey A. Patterson, a Notary Public in and for said State, personally appeared Gregory P. Hills, known or identified to me to be the manager of Austin Lawrence Partners, LLC, a limited liability company, and acknowledged to me that they executed the within instrument in their authorized capacity for said limited liability company, said limited liability company being known to me to be the manager of CDA Hybrid SPE LLC, a limited liability company, and acknowledged to me that such limited liability company executed the same in their authorized capacity, and that by their signature on said instrument, such limited liability company executed same for the purposes therein contained.


Notary Public for Wake County
Residing at 10723 Fritchley Avenue - Lenoir, Raleigh, NC 27617
My Commission Expires: 11-25-23





Demographics Report

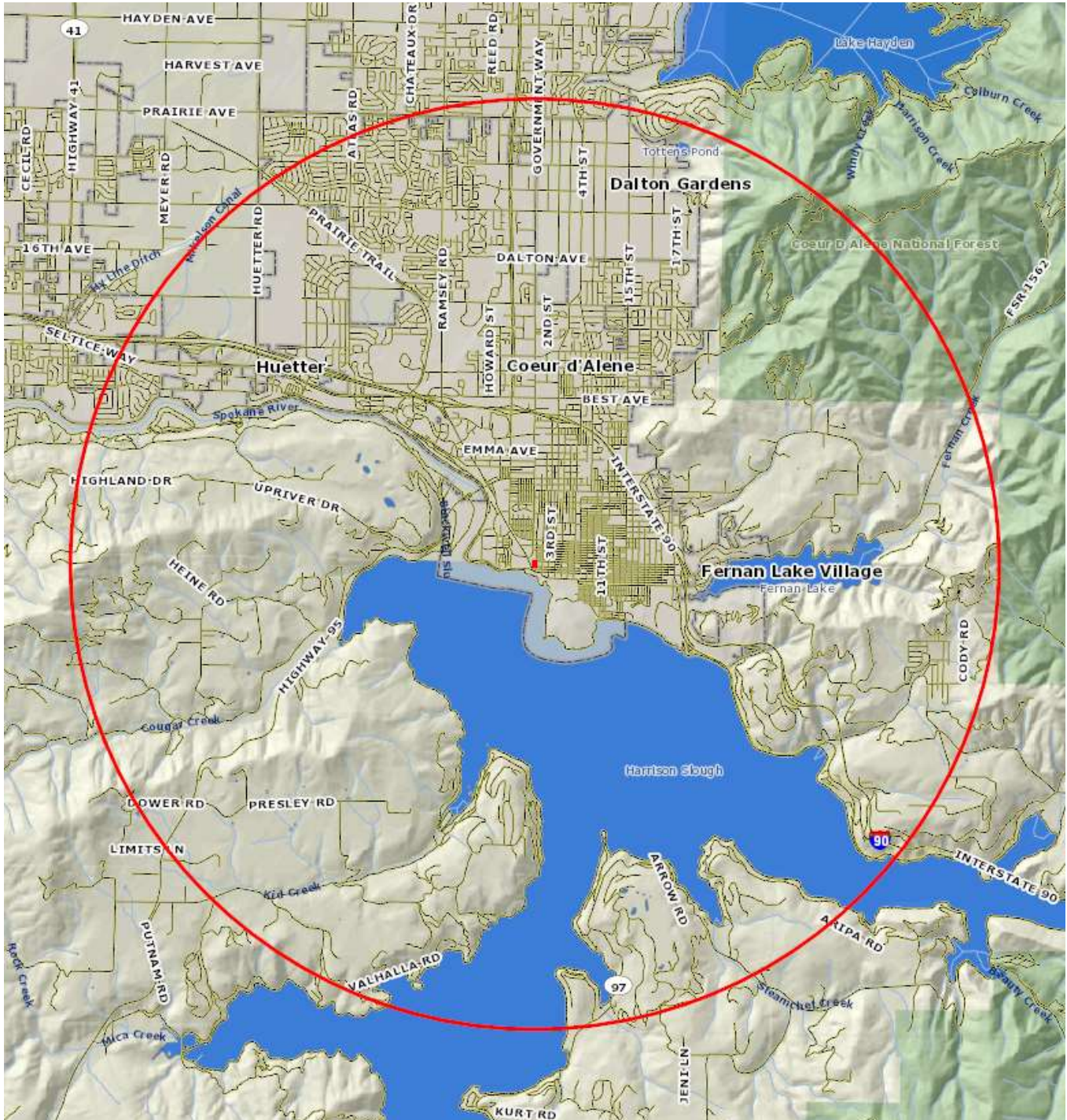
Kootenai County ID

Subject Parcel

Site Address 201 N 1st St #706
Coeur D Alene ID 83814
Parcel # CL479RU07060

Report Details

Query Distance From Parcel 5 miles
Census Blocks In Query 1335





Subject Parcel

Site Address 201 N 1st St #706
Coeur D Alene ID 83814
Parcel # CL479RU07060

Report Details

Query Distance From Parcel 5 miles
Census Blocks In Query 1335

Population

Population 66057
Urban 60110
Rural 5947

Gender

	%	Total
Male	49.2	32470
Female	50.8	33587

Households

Total Households 2732
1 - person household - male 1357
1 - person household - female 2814
Family households, married 1308
Family households, unmarried 1940
Family households, w/ children under 18 yrs 1361

Housing

	Total
Total Housing Units	29649
Vacant	2327
Owner Occupied	26803
Renter Occupied	519

Age Distribution

	Under 10	10-19	20-29	30-49	50-64	65-79	80+	Median Age
Female	3654	3756	3960	7860	6476	5846	2035	37
Male	3943	4173	4088	8043	5827	4929	1467	36
Total	7597	7929	8048	15903	12303	10775	3502	38
%	11.5	12	12.2	24.1	18.6	16.3	5.3	



School Report

Kootenai County

Subject Parcel

Site Address 201 N 1st St #706
Coeur D Alene ID 83814

Parcel CL479RU07060

School District 271 Coeur d'Alene

Assigned Primary School Bryan Elementary School

Assigned Middle School Lakes Magnet School

Assigned High School Coeur d'Alene High School

Report Detail

Query Distance From Parcel 1 miles

Schools In Query 6

Primary School

Discovery Christian
Dayschool

Sorensen Magnet
School Of The Arts And
Humanities

Bryan Elementary
School

Middle School

Lakes Magnet School

High School

Kootenai Bridge
Academy

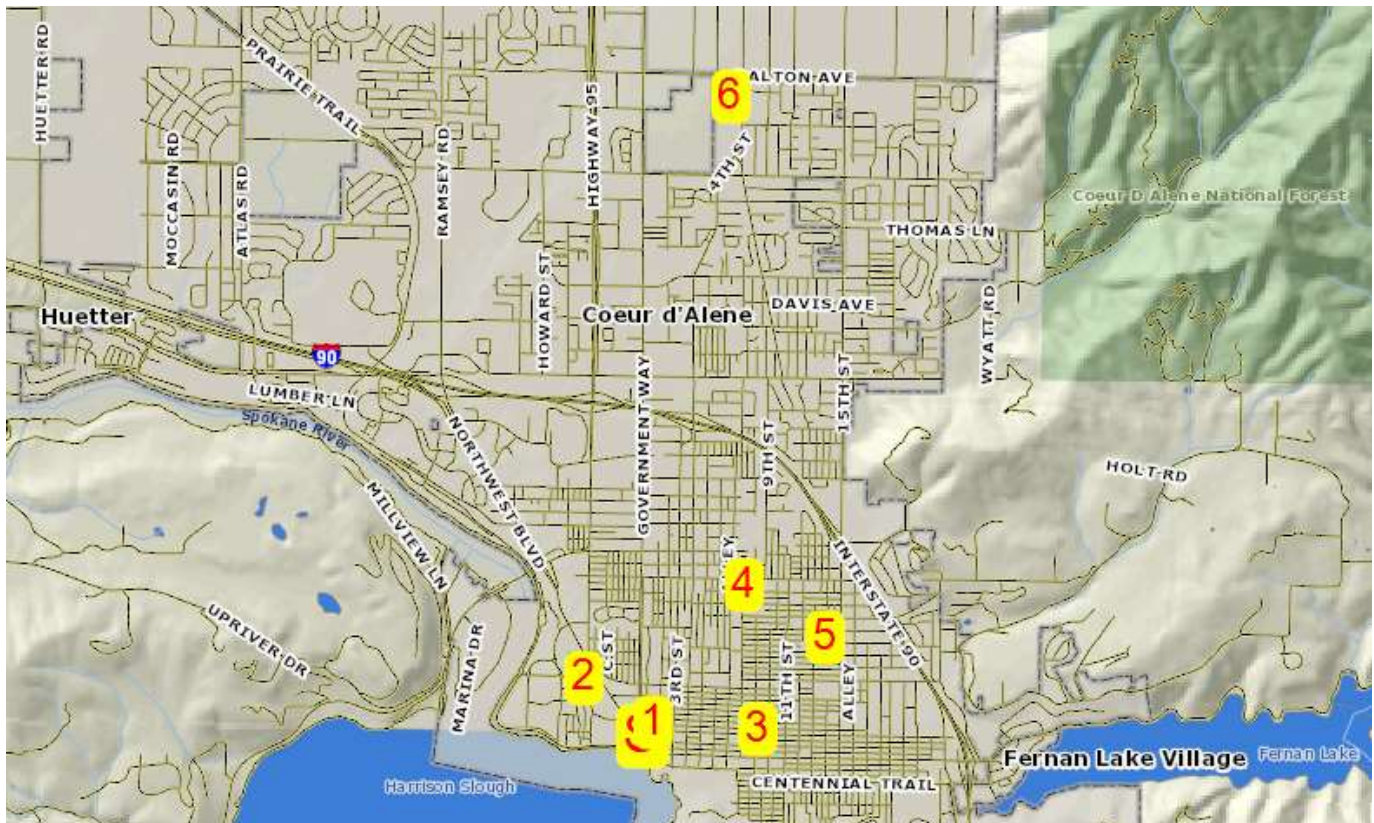
Coeur D'alene High
School

Other School

Discovery Christian
Dayschool

Kootenai Bridge
Academy

School Map



School #1

School District		Dist From Subject	0.09 miles
School	Discovery Christian Dayschool	Site Address	108 E Indiana Ave
City	Coeur D Alene	Zip	83814
Type	7-Early Childhood Program/child care center	Students	57
Charter		Magnet	
Title 1 Elig		Title 1	
Free/Reduced Lunch		FTE Teachers Count	
Student/Teacher Ratio		Grade Levels	Prekindergarten - Kindergarten
Male		Female	

School #2

School District		Dist From Subject	0.41 miles
School	Kootenai Bridge Academy	Site Address	637 North Park Drive
City	Coeur d'Alene	Zip	83814
Type	4-Alternative Education School	Students	342
Charter	Yes	Magnet	No
Title 1 Elig	2-No	Title 1	6-Not a Title I school
Free/Reduced Lunch		FTE Teachers Count	5.50
Student/Teacher Ratio	62.18	Grade Levels	9th Grade - 12th Grade
Male	176	Female	166

School #3

School District		Dist From Subject	0.58 miles
School	Sorensen Magnet School Of The Arts And Humanities	Site Address	311 North 9th Street
City	Coeur d'Alene	Zip	83814
Type	1-Regular school	Students	313
Charter	No	Magnet	Yes
Title 1 Elig	2-No	Title 1	6-Not a Title I school
Free/Reduced Lunch	46	FTE Teachers Count	15.50
Student/Teacher Ratio	20.19	Grade Levels	Prekindergarten - 5th Grade
Male	148	Female	165

School #4

School District COEUR D'ALENE DISTRICT

Dist From Subject 0.91 miles

School Bryan Elementary School

Site Address 802 Harrison Avenue

City Coeur d'Alene

Zip 83814

Type 1-Regular school

Students 266

Charter No

Magnet No

Title 1 Elig 1-Yes

Title 1 5-Title I schoolwide school

Free/Reduced Lunch 127

FTE Teachers Count 18.20

Student/Teacher Ratio 14.62

Grade Levels Prekindergarten - 5th Grade

Male 143

Female 123

School #5

School District COEUR D'ALENE DISTRICT

Dist From Subject 1.04 miles

School Lakes Magnet School

Site Address 930 North 15th Street

City Coeur d'Alene

Zip 83814

Type 1-Regular school

Students 582

Charter No

Magnet Yes

Title 1 Elig 1-Yes

Title 1 4-Title I schoolwide eligible school-No program

Free/Reduced Lunch 230

FTE Teachers Count 35.00

Student/Teacher Ratio 16.63

Grade Levels 6th Grade - 8th Grade

Male 298

Female 284

School #6

School District COEUR D'ALENE DISTRICT

Dist From Subject 3.22 miles

School Coeur d'Alene High School

Site Address North 5530 4th Street

City Coeur d'Alene

Zip 83815

Type 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

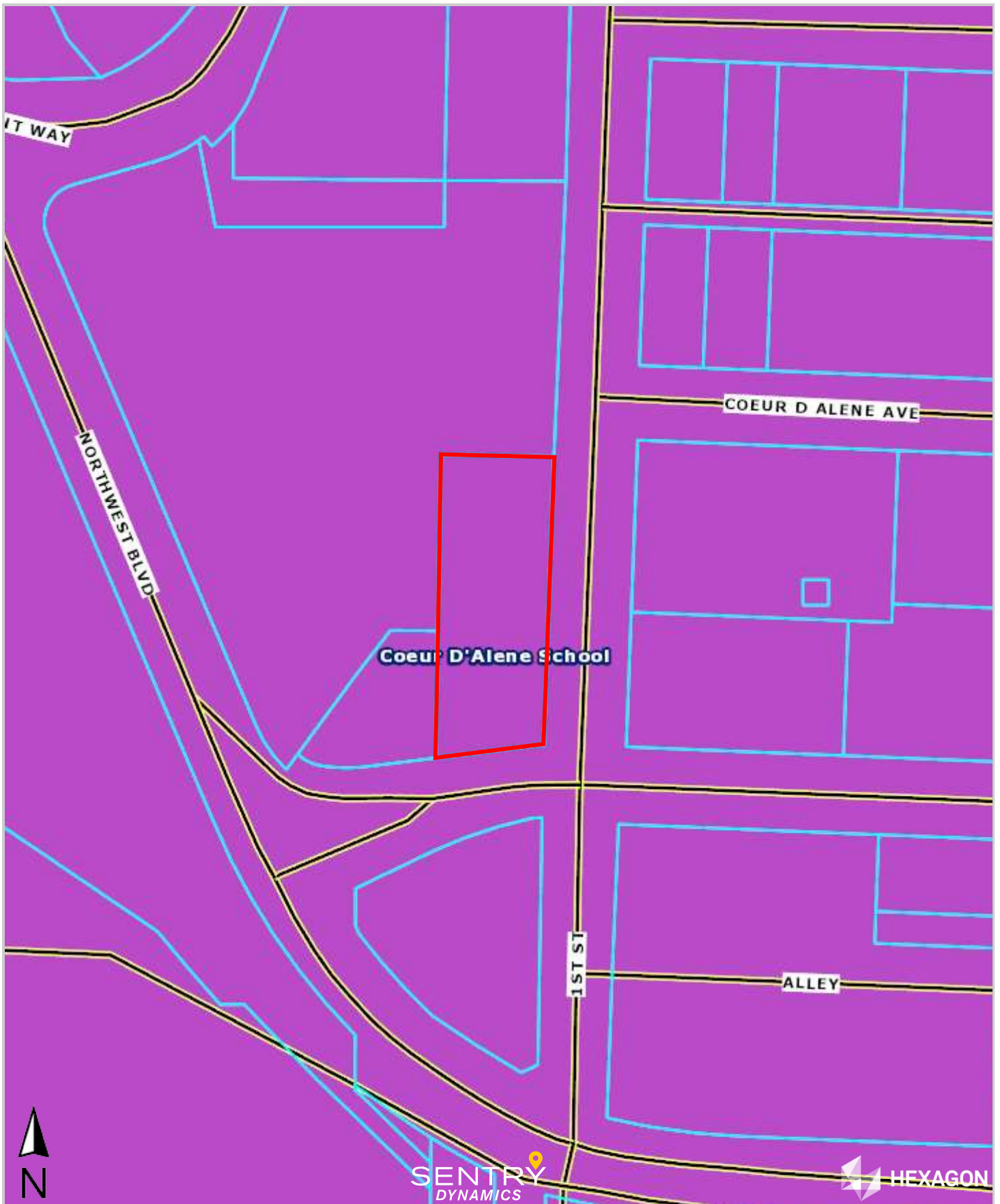
FTE Teachers Count 76.43

Student/Teacher Ratio 19.32

Grade Levels 9th Grade - 12th Grade

Male 791

Female 686



PioneerTitleCo.
GOING BEYOND

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.



Experience Matters

Call Your Agent

Buying and selling real estate is no walk in the park and you don't have to do it alone.
When you're ready to make a move, call your real estate agent.



PioneerTitleCo.

GOING BEYOND



Locally owned and operated since 1949.
pioneertitleco.com

Share your #CallYourAgent and #PTCHappyClosings photos with @pioneertitleco on Instagram and Facebook.



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 transaction types commonly seen in our area. Some may or may not be negotiable 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.
- 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.
- 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.
- 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.



GOING BEYOND

CHANGING YOUR ADDRESS

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

Personal Checklist:

[illegible]



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
- ☐ Gutters clean of debris
- ☐ Deck rails, hand rails secure
- ☐ Exterior trim painted
- ☐ Exterior door handles polished
- ☐ Exterior door freshly painted or stained
- ☐ Weeds in yard fully removed
- ☐ Sidewalks neatly edged
- ☐ Clean grease or oil on driveway
- ☐ All fencing clean
- ☐ Replace doormat if worn
- ☐ Outside windows clean
- ☐ No obstruction on "For Sale" sign

GARAGE

- ☐ Storage or packing boxes stored off site if possible
- ☐ Other items neatly boxed and stored
- ☐ Garage floor clean
- ☐ Remove clutter and tidy up shelves

KITCHEN

- ☐ All appliances clean
- ☐ Clean and clear countertops
- ☐ Pantry well organized
- ☐ Dishes out of sink
- ☐ 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
- ☐ Shoes organized
- ☐ Clutter removed
- ☐ Dirty clothes out of sight
- ☐ Valuables secured (jewelry etc ..)
- ☐ Free of odors
- ☐ Create extra room to look ample

BEDROOMS

- ☐ Repair cracks in ceilings and walls
- ☐ Remove personal items (photos etc ..)
- ☐ Remove clutter
- ☐ Draperies and blinds clean
- ☐ Fresh paint if needed
- ☐ 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
- ☐ Grout in tiles and sinks 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
- ☐ Clutter removed
- ☐ Furniture positioned to showcase size and -space
- ☐ All toys, video games etc ... put away
- ☐ Extra books or magazines removed
- ☐ All lighting functioning properly
- ☐ Shades and windows open to allow natural light
- ☐ Any signs or smells of pet removed

DAY OF SHOWING

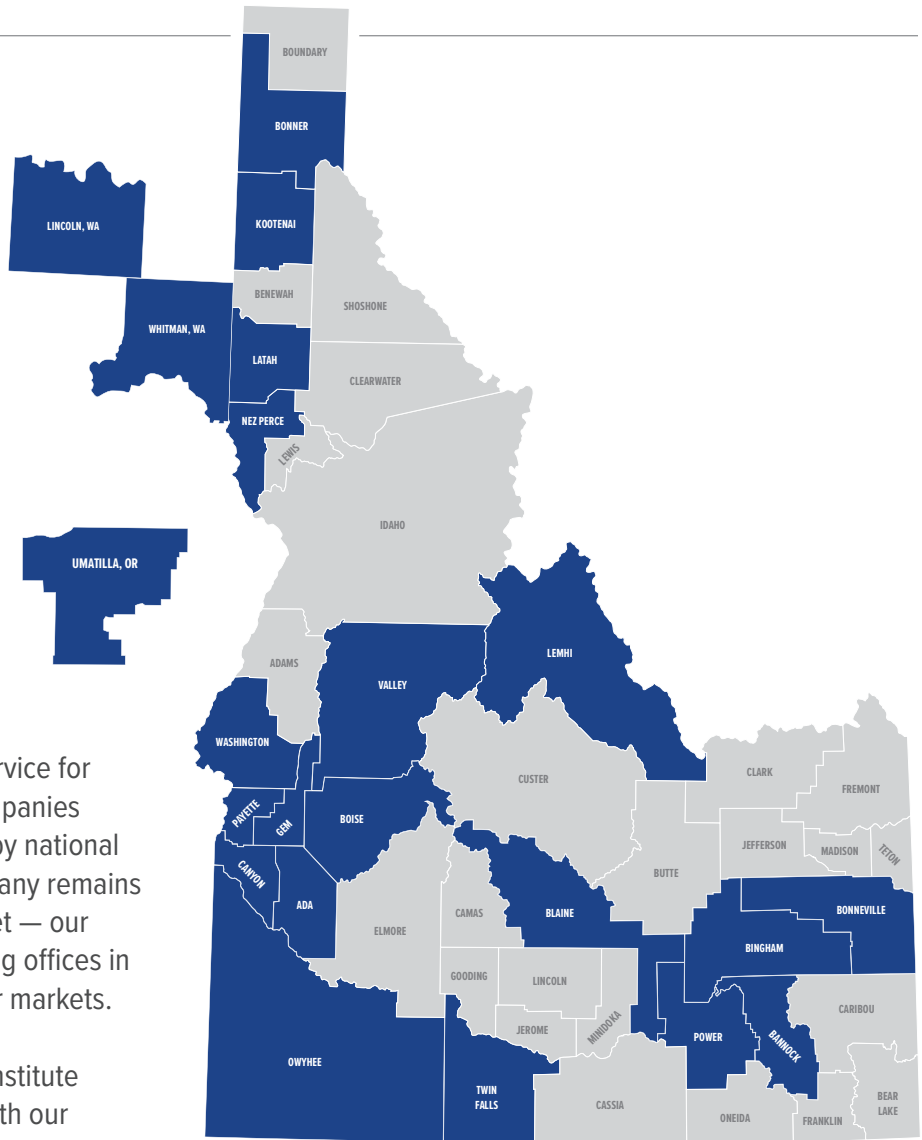
- ☐ Open all drapes and curtains
- ☐ Leave porch lights on at night to showcase
- ☐ Avoid cooking a meal that would leave distinct odors
- ☐ Keep all pets in an area away from prospects
- ☐ Keep children occupied in one room
- ☐ If possible, leave the house while being shown
- ☐ Give brief polite answers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

[illegible]

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 its 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 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.





www.pioneertitleco.com

BOISE, CORP. HEADQUARTERS

8151 West Rifleman Street • Boise, ID 83704
(208) 377-2700

BOISE, DOWNTOWN

1211 W. Myrtle St. Suite 100 • Boise, ID 83702
(208) 373-3744

CALDWELL, ID

610 S. Kimball Ave. • Caldwell, ID
(208) 459-1651

COEUR D'ALENE, ID

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

BLACKFOOT, ID

50 N Ash Street • Blackfoot, ID 83221
(208) 690-7113

EAGLE, ID

775 S. Rivershore Ln., Suite 120 • Eagle, ID 83616
(208) 938-8075

EMMETT, ID

2020 S. Johns Ave., Suite A • Emmett, ID 83617
(208) 365-5343

FRUITLAND, ID

2048 N. Whitley Drive • Fruitland, ID 83619
(208) 452-7500

KETCHUM, ID

491 N. Main St., Suite 102 • Ketchum, ID 83340
(208) 726-6954

HAILEY, ID

126 S. Main Street, Suite A3 • Hailey, ID 83333
(208) 726-6954

IDAHO FALLS, ID

1655 Elk Creek Dr., Suite 100 • Idaho Falls, ID
(208) 542-0040

MERIDIAN, ID

1872 South Eagle Road • Meridian, ID 83642
(208) 888-7230

MOSCOW, ID

674 Pullman Road • Moscow, 83843
(208) 997-4849

NAMPA, DOWNTOWN

100 10th Avenue South • Nampa, ID 83651
(208) 466-6100

NAMPA, IDAHO CENTER

5680 E. Franklin Rd.
Suite 150 & 250 • Nampa, ID 83687
(208) 465-6655

POCATELLO, ID

135 N. Arthur Ave. • Pocatello, ID 83204
(208) 233-9595

HAILEY, ID

126 S. Main Street, Suite A3 • Hailey, ID 83333
(208) 726-6954

DAVENPORT, WA

403 Logan Street • PO BOX 309
Davenport, WA 99122
(509) 725-3161

PULLMAN, WA

840 SE Bishop Blvd., Suite 102
Pullman, WA 99163
(509) 334-2210

HERMISTON, OR

115 E Highland Ave. • Hermiston, OR 97838
(541) 567-9743

PENDLETON, OR

109 SW Court Ave. • Pendleton, OR 97801
(541) 276-4431



Share your #CallYourAgent and #PTCHappyClosings photos with @pioneertitleco on Instagram and Facebook. Locally owned and operated since 1949.