

REC'D JUL 09 2024

JENNIFER LOCKE 32 P 2973365000
KOOTENAI COUNTY RECORDER
MRR 7/3/2024 12:18 PM
REQ OF KC COMMISSIONERS

RECORDING FEE: \$0.00
Electronically Recorded

XX

THE MATTER OF THE PETITION TO ANNEX)
CERTAIN PROPERTIES INTO THE)
NORTHERN LAKES FIRE DISTRICT)

ORDER

A petition has been filed by seven (7) property owners to annex certain real property known as Parcel Nos. 0-6975-002-002-0; 0-6975-002-003-0; 0-6975-001-001-A; 0-6975-001-002-A; 0-6975-001-003-0; 0-6975-001-004-0; 0-6975-001-005-0 into the Northern Lakes Fire Protection District. Notice of said hearing has been given by publication within the District on May 30, 2024 as provided for by law;

The Public Hearing was held on June 13, 2024 at which time the Fire District Commissioners took the matter under advisement and subsequently decided to approve each of the individual petitions; and

The Board of Commissioners of Northern Lakes Fire Protection District has certified the results of said hearings in the form of an Order containing the attached legal description of the property to be annexed to the Northern Lakes Fire Protection District and has forwarded said order to the County Commissioners of Kootenai County; and

Further, it appears that the Northern Lakes Fire Protection District has complied with all requirements of the law for annexation of the described real property;

NOW, THEREFORE, IT IS HEREBY ORDERED that the annexation petitioned for by the owners be and hereby is granted.

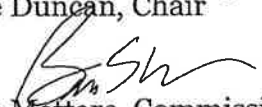
IT IS FURTHER ORDERED that the boundaries of the Northern Lakes Fire Protection District be amended so as to include the real property which is described in the attached Exhibit A.

Dated this 2nd day of July, 2024 by order of the Kootenai County Board of Commissioners.

KOOTENAI COUNTY
BOARD OF COMMISSIONERS



Leslie Duncan, Commissioner - Signed 7/3/2024
Leslie Duncan, Chair



Bruce Mattare, Commissioner
Bruce E. Mattare, Commissioner - Signed 7/2/2024

Bill Brooks, Commissioner

ATTEST:
JENNIFER LOCKE, CLERK

By: 

Deputy Clerk
Teri Johnston, Deputy Clerk - Signed 7/3/2024



C: Auditor; Assessor; Elections; State Tax Commission; Fire District; Petitioners

Northern Lakes Fire Protection District

Proudly serving the areas of and surrounding Hayden and Rathdrum

RECEIVED

JUN 24 2024

County Commissioners



Hayden Area (208) 772-5711 • Fax: (208) 772-3044
Rathdrum Area (208) 687-1815 • (208) 687-2088

www.northernlakesfire.com

June 17, 2024

Kootenai County Board of Commissioners
PO Box 9000
Coeur d'Alene ID 83816

RE: Northern Lakes Fire Protection District Annexation of Territory

Dear Members of the Board,

Enclosed please find the necessary documentation for the consideration and processing of a recent annexation by petition of territory into the Northern Lakes Fire District, including:

1. Certified order of the Fire District Commissioners annexing said territory including description in Exhibit A;
2. Petition for Annexation signed by property owners;
3. Affidavit of public hearing publication in the *Coeur d'Alene Press*;
4. Parcel information and maps of annexed parcels

The Fire District respectfully requests that the annexation request be considered for approval by the Kootenai County Board of Commissioners so that an Order of Annexation can be entered and recorded.

I can be reached at the Hayden number above if there are any questions or if further information is required.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler S. Drechsel".

Tyler S. Drechsel
Division Chief of Fire Prevention/Fire Marshal

Encl (4)

**NORTHERN LAKES FIRE PROTECTION DISTRICT
BOARD OF COMMISSIONERS**

THE MATTER OF THE PETITION TO ANNEX)
CERTAIN PROPERTIES INTO THE)
NORTHERN LAKES FIRE PROTECTION DISTRICT)

ORDER

On the 13th day of June 2024 at 10:00 a.m., the Northern Lakes Fire Protection District's Board of Commissioners conducted a Public Hearing, after duly advertising and conforming to the requirements of Idaho Code Section 31-1411, to consider a petition of certain properties located within the County of Kootenai, to annex real property into the Northern Lakes Fire Protection District.

The land sought to be annexed meets the requirement of a territory that is contiguous to Northern Lakes Fire Protection District boundaries, is located in Kootenai County, Idaho, and more particularly described on Exhibit "A" attached hereto, and by this reference incorporated herein.

The Northern Lakes Fire Protection District's Board of Commissioners reviewed the "Petition for Annexation," which was found to be conforming with respect to Idaho Code Section 31-1411, entertained public comments at said hearing, and after having given full consideration to the matter, approved the "Petition for Annexation".

NOW, THEREFORE, IT IS HEREBY ORDERED that the property described in the attached Exhibit "A" has been approved for annexation. It is further ordered that a certified copy of this Order, along with an accurate and complete legal description of said annexed property, shall be delivered to the Board of County Commissioners, Kootenai County, State of Idaho, so that the same can be recorded upon the tax rolls of Kootenai County.

DATED this 13th day of June 2024

MICHAEL R. PEARCE, Chairman
Northern Lakes Fire Protection District

DENNIS L. AMENDE, Commissioner
Northern Lakes Fire Protection District

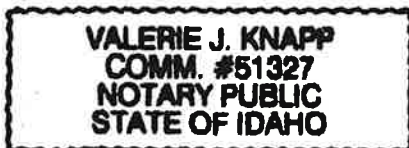
DOUGLAS D. DUNCAN, Commissioner
Northern Lakes Fire Protection District

ZACH S. HAMILTON, Commissioner
Northern Lakes Fire Protection District

JAMES C. WASHKO, Commissioner
Northern Lakes Fire Protection District

STATE OF IDAHO)
County of Kootenai)

On this 13th day of June 2024, before me, a Notary Public in and for said state, personally appeared the Northern Lakes Fire Protection District Board of Commissioners, a corporation authorized by the laws of the State of Idaho that executed the foregoing instrument and acknowledged to me that said corporation authorized by the laws of the State of Idaho executed the same.



Notary Public for the State of Idaho
My Commission Expires on 12/30/2025

EXHIBIT A

Property Descriptions for Parcels Annexed into the Northern Lakes Fire Protection District on 6/13/2024

1. PARCEL ID 069750020020, Saddle Ridge Ranch Estates, LOT 2, BLOCK 2, SECTION 32, TOWNSHIP 52 N, RANGE 05 W, B.M., Kootenai County, Idaho
Site Address: 14563 N Saddle Ridge Road, Rathdrum, Idaho
Petitioner: WILLIAM WELCH and DELINDA WELCH
Acreage: 1.8870
2. PARCEL ID 069750020030, Saddle Ridge Ranch Estates LOT 3, BLOCK 2, SECTION 32, TOWNSHIP 52 N, RANGE 05 W, B.M., Kootenai County, Idaho
Site Address: 14693 N Saddle Ridge Road, Rathdrum, Idaho
Petitioner: FARIS HYATT SHORT, JR and DEANNA LYN SHORT
Acreage: 1.4280
3. PARCEL ID 06975001001A, Saddle Ridge Ranch Estates LOT 1 EX TAX #19988, BLOCK 1, SECTION 32, TOWNSHIP 52 N, RANGE 05 W, B.M., Kootenai County, Idaho
Site Address: 14754 N Saddle Ridge Road, Rathdrum, Idaho
Petitioner: SHERRY L. CHRISTENSEN
Acreage: 3.5030
4. PARCEL ID 06975001002A, Saddle Ridge Ranch Estates LOT 2 & TAX #19988 IN LOT 1, BLOCK 1, SECTION 32, TOWNSHIP 52 N, RANGE 05 W, B.M., Kootenai County, Idaho
Site Address: 14748 N Saddle Ridge Road, Rathdrum, Idaho
Petitioner: ROBERT D. BARKER and BARBARA L. BARKER
Acreage: 2.2730
5. PARCEL ID 069750010030, Saddle Ridge Ranch Estates LOT 3, BLOCK 1, SECTION 32, TOWNSHIP 52 N, RANGE 05 W, B.M., Kootenai County, Idaho
Site Address: NOT AVAILABLE, Rathdrum, Idaho
Petitioner: CODY AND MICHELLE HODGSON
Acreage: 2.2440
6. PARCEL ID 069750010040, Saddle Ridge Ranch Estates LOT 4, BLOCK 1, SECTION 32, TOWNSHIP 52 N, RANGE 05 W, B.M., Kootenai County, Idaho
Site Address: NOT AVAILABLE, Rathdrum, Idaho
Petitioner: HANDY ANDY HOME SERVICES, LLC, SARAH SMITH
Acreage: 2.0390
7. PARCEL ID 069750010050, Saddle Ridge Ranch Estates LOT 5, BLOCK 1, SECTION 32, TOWNSHIP 52 N, RANGE 05 W, B.M., Kootenai County, Idaho
Site Address: 14558 N Saddle Ridge Road, Rathdrum, Idaho
Petitioner: SARAH SMITH
Acreage: 2.5510

**PETITION FOR ANNEXATION INTO NORTHERN LAKES FIRE PROTECTION DISTRICT
OF PROPERTY LOCATED WITHIN KOOTENAI COUNTY**

TO: THE COMMISSIONERS OF NORTHERN LAKES FIRE PROTECTION DISTRICT

FROM: ORGANIZING PETITIONER(S) NAME(S):

Cody Hodgson

Phone Number: (208) 660-3166

Mailing Address: 2303 E Grandview Dr, Coeur d'Alene, ID, 83815

WHEREAS, the Northern Lakes Fire Protection District provides fire protection services to real property that is located within the boundaries of the district; and

WHEREAS, the real property hereinafter described is located within Kootenai County and is not presently situated within the fire district but is either contiguous to the district's boundaries, and/or is comprised of noncontiguous property that consists of not less than forty (40) acres; and

WHEREAS, your Petitioner(s) is/are the legal owner(s) or contract purchaser(s) of at least seventy-five percent (75%) of the real property described below.

NOW, THEREFORE, your Petitioner(s) respectfully submit(s) this Petition in accordance with the provisions of Title 31, Chapter 14, Idaho Code and specifically, Section 31-1411 thereof, requesting that the same be heard by the board of commissioners to consider the annexation of the following described real property into Northern Lakes Fire Protection District.

LEGAL DESCRIPTION

PLEASE PRINT PHYSICAL ADDRESS(ES): See attachment A

PLEASE PRINT METES AND BOUNDS DESCRIPTION(S): See attachment B

Kootenai Co. Assessment Map Property Description Physical Address Mailing Address

I, Cody Hodgson, of Post Falls, Idaho, hereby swear that I am an Organizing Petitioner who has signed the attached Petition For Annexation Into The Northern Lakes Fire Protection District, that I am an owner or contract purchaser of real property located in the lands sought to be annexed into the fire district, that I personally observed each of the other Petitioners sign their names to the attached Petition and those individuals are known to me to be the persons whose names are subscribed to the Petition, or I verified the same by seeing proper photo identification. Each signing petitioner proved to me by satisfactory evidence that they are owners or contract purchasers of real property located in the lands sought to be annexed into the fire district. I am also familiar with the contents of the Petition For Annexation Into The Northern Lakes Fire Protection District, I have read the Petition and know and understand the contents thereof, and that based upon information and belief, said contents are true as I verily believe.

DATED this 14th day of May, 2024.

[Signature]
ORGANIZING PETITIONER SIGNATURE

Cody Hodgson
PRINTED NAME

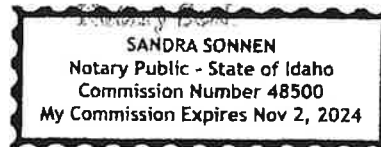
STATE OF IDAHO)
) SS.
County of Kootenai)

On this 14 day of MAY, 2024, before me, a Notary Public in and for said state, personally appeared CODY HODGSON (and) _____ known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

IN WITNESS THEREOF, I have hereunto set my hand and official seal the day and year first above written.

[Signature]
Notary Public for the State of Idaho
Residing at DALTON GARDENS

11-02-2024
Notary Commission Expiration Date



NORTHERN LAKES FIRE PROTECTION DISTRICT:

Michael R. Pearce, Chairman

Dennis L. Amende
Dennis L. Amende, Fire Commissioner

Douglas D. Duncan
Douglas D. Duncan, Fire Commissioner

Zach S. Hamilton
Zach S. Hamilton, Fire Commissioner

James C. Washko
James C. Washko, Fire Commissioner

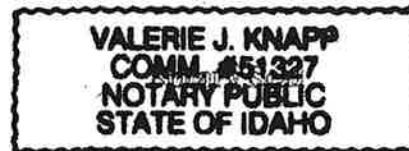
ATTEST: Valerie J. Knapp
Valerie Knapp, District Secretary


STATE OF IDAHO)
) SS.
County of Kootenai)

On this 13th day of June, 2024 before me, a Notary Public in and for said state, personally appeared the Northern Lakes Fire Protection District Board of Commissioners, a corporation authorized by the laws of the State of Idaho that executed the foregoing instrument and acknowledged to me that said corporation authorized by the laws of the State of Idaho executed the same.

IN WITNESS THEREOF, I have hereunto set my hand and official seal the day and year first above written.

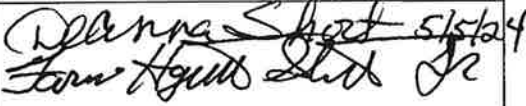
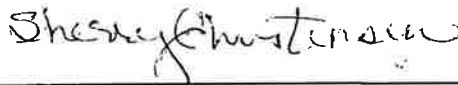
Valerie J. Knapp
Notary Public for the State of Idaho
Residing at Coeur d'Alene, ID
12/30/2025
Notary Commission Expiration Date



Attachment A

For Multi-Party Annexation Requests:

Our signature below verifies that I (we) are the legal owners or contract purchasers of real property located within the territory legally described in this Petition For Annexation, and wish to have our property annexed into the Northern Lakes Fire Protection District.

<u>Print Name</u>	<u>Address</u>	<u>Phone Number</u>	<u>Signature & Date</u>
Sarah Smith	14558 Saddle ridge Rd, Rathdrum	208 597 4683	 5/1/24
Handy Andy Home Services/ Sarah Smith	NNA	208 597 4683	 5/1/24
Bill E. DeFunder Welch	14563 Saddle Ridge Rd Rathdrum	208-660-6954	 05/01/24
ROBERT BARKER Barbara L Barker	14748 N- SADDLE RIDGE RD	509.999.0895	
Farris Hyatt Short Jr. Deanna Lynne Short	14693 N. Saddle Ridge Rd	(909) 518-1193	 5/5/24
Sherry Christensen	14754 N. Saddle Ridge Rd Rathdrum ID	208 891-5150	
Andy Hodgson Michelle Hodgson	NNA	(208) 660-3166	 05/14/24

Attachment B

Northern Lakes Fire Protection District Boundary and Legal Description

May 14, 2024

A TRACT OF LAND IN KOOTENAI COUNTY, IDAHO IN TOWNSHIPS 51, 52, 53 NORTH AND RANGES 3, 4, 5
WEST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW COR. OF SEC 8 T51N R5W THENCE NORTH APPROXIMATELY 2 MILES TO THE NW COR. OF SEC 5 T51N R5W THENCE EAST ALONG THE NORTH SEC. LINE OF SEC. 5 TO THE EAST R/W LINE OF CHURCH ROAD. THENCE NORTH ALONG CHURCH ROAD 70.05' THENCE NORTHEASTERLY 320.41' TO THE WEST R/W LINE OF SADDLE RIDGE ROAD THENCE SOUTHEASTERLY ALONG THE WEST SIDE OF SADDLE RIDGE ROAD APPROXIMATELY 92' TO THE SOUTH SEC. LINE OF SEC. 32 T52N R5W (SEE NON CONTIGUOUS PARCEL) THENCE EAST TO THE SW COR. OF SEC. 33 T52N R5W THENCE NORTH TO THE NW COR. OF SEC 33 T52N R5W;

THENCE EAST 1 1/2 MILES TO THE SW COR. OF THE W 1/2 OF THE SE 1/4 OF SEC. 27 T52N R5W THENCE NORTH TO THE CENTER OF SEC. 27 T52N R5W; THENCE EAST TO THE NE COR. OF THE W 1/2 OF THE SE 1/4 OF SEC 27 T52N R5W; THENCE SOUTH TO THE SE COR OF THE W 1/2 OF THE SE 1/4 OF SEC 27 T52N R5W; THENCE EAST TO THE S 1/4 COR OF SEC 26 T52N R5W; THENCE NORTH TO THE CENTER 1/4 COR OF SEC 26 T52N R 5W;

THENCE EAST TO THE SW COR. OF THE SE 1/4 OF THE NE 1/4 OF SEC 26 T52N R5W; THENCE NORTH TO THE NW COR. OF THE SE 1/4 OF THE NE 1/4 OF SEC 26 T52N R5W; THENCE EAST TO THE NE COR. OF THE SE 1/4 OF THE NE 1/4 OF SEC 26 T52N R5W;

THENCE NORTH TO THE NW COR. OF SEC 25 T52N R5W THENCE EAST TO THE SW COR. OF THE SE 1/4 OF THE SE 1/4 OF SEC 24 T52N R5W THENCE NORTH TO THE NW COR. OF THE NE 1/4 OF THE SE 1/4 OF SEC. 24 T52N R5W THENCE EAST TO THE W 1/4 COR. OF SEC 19 T52N R4W;

THENCE NORTH 1 1/2 MILES TO THE NW COR. OF SEC 18 T52N R4W THENCE EAST 1 MILE TO THE SW COR. OF SEC. 8 T52N R4W THENCE NORTH TO THE NW COR. OF THE SW 1/4 OF SAID SEC. 8 THENCE EAST TO THE WEST SHORELINE OF LOWER TWIN LAKES THENCE SOUTH TO THE SOUTH LINE OF SEC. 8 APPROXIMATELY 1/2 MILE THENCE EAST TO THE EAST SHORELINE OF LOWER TWIN LAKES;

THENCE NORTH ALONG THE EAST SHORELINE OF LOWER TWIN LAKES TO ITS INTERSEC. WITH THE SOUTH LINE OF SEC. 31 T53N R4W THENCE WEST ALONG THE SOUTH LINES OF SEC. 31 T53N R4W AND SEC. 35 AND 36 T53N R5W TO THE SW COR. OF SEC. 35 T53N R5W THENCE NORTH 1 MILE TO THE NW COR. OF SEC. 35 THENCE EAST 1 1/2 MILES TO THE SW COR. OF THE SE 1/4 OF SEC. 25 T53N R5W THENCE NORTH 1/2 MILE TO THE CENTER OF SAID SEC. 25 THENCE EAST 1/4 MILE TO THE NE COR. OF THE NW 1/4 OF THE S E 1/4 OF SEC. 25 T53N R5W THENCE SOUTH 1/2 MILE TO THE NW COR. OF THE NE 1/4 OF THE NE 1/4 OF SEC. 36 T53N R5W;

THENCE EAST TO THE NE COR. OF THE NW 1/4 OF SEC. 31 T53N R4W; THENCE NORTH ALONG THE CENTERLINE OF SEC. 30 T53N R4W AND THE CENTERLINE OF EDWARDS ROAD TO ITS INTERSECTION WITH TIMBER RIDGE ROAD; THENCE ALONG THE CENTERLINE OF TIMBER RIDGE ROAD TO ITS INTERSECTION WITH THE NORTH LOT LINE OF PARCEL NUMBER 187089 IN THE PLAT OF MEADOW TRACE; THENCE EAST ALONG THE NORTH PARCEL LINE TO THE EAST LINE OF SEC. 30 T53N R4W;

THENCE SOUTH ALONG THE EAST SEC. LINE TO THE NORTH LINE OF PARCEL 151042; THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL TO THE NW COR.; THENCE SOUTH ALONG THE WEST PROPERTY LINE OF PARCELS 151042 AND 151043 TO THE SW COR. OF PARCEL 151043;

THENCE EAST TO THE EAST SEC. LINE OF SEC 30 T53N R4W; THENCE SOUTH TO THE SE COR. OF SEC. 30 T53N R4W; THENCE EAST APPROXIMATELY 4 MILES TO THE NE COR. OF SEC. 35 T53N R4W;

THENCE SOUTH APPROXIMATELY 4 MILES TO THE NE COR. OF SEC. 23 T52N R4W;
THENCE EAST APPROXIMATELY 4 MILES TO THE NE COR. OF SEC. 21 T52N R3W; THENCE SOUTH ALONG
THE EAST LINE OF SEC. 21 TO THE SE COR. OF SAID SEC. THENCE WEST APPROXIMATELY 660 FT. ALONG
THE SOUTH LINE OF SEC. 21 TO THE NE COR. OF THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4; THENCE
SOUTH APPROXIMATELY 660 FEET TO THE SE COR. OF THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4;
THENCE WEST APPROXIMATELY 660 FT. TO THE SW COR. OF THE NW 1/4 OF THE NE 1/4 OF THE
NORTHEAST 1/4; THENCE SOUTH APPROXIMATELY 660 FEET TO THE SW CORNER OF THE NE 1/4 OF THE
NE 1/4; THENCE EAST APPROXIMATELY 1320 FEET TO SE COR OF THE NE 1/4 OF THE NE 1/4; THENCE
SOUTH APPROXIMATELY 660 FEET TO THE SE COR OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4; THENCE
WEST APPROXIMATELY 1320 FEET TO THE SW COR OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4; THENCE
SOUTH APPROXIMATELY 660 FEET TO THE SW COR OF THE SE 1/4 OF THE NE 1/4; THENCE EAST TO THE
NE COR. OF THE SE 1/4; THENCE SOUTH ALONG THE EAST SEC. LINE OF SEC. 28 TO THE SE COR. OF SAID
SEC.; THENCE LEAVING SAID EAST LINE ALONG THE NORTHERLY LINE OF SEC. 34 EAST APPROXIMATELY
12 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH $1^{\circ}07'48''$ WEST A DISTANCE OF 40.00 FEET TO
THE NORTHEAST CORNER OF LOT 136 OF HAYDEN LAKE PARK AS RECORDED IN BOOK C OF PLATS AT
PAGE 95;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 136 SOUTH $12^{\circ}50'12''$ EAST A DISTANCE OF 419.42
FEET TO THE SOUTHEAST CORNER OF SAID LOT 136, BEING ON THE SHORELINE OF HAYDEN LAKE;
THENCE LEAVING SAID EASTERLY LINE ALONG SAID SHORELINE THE FOLLOWING COURSES;
SOUTH $63^{\circ}43'50''$ WEST A DISTANCE OF 23.08 FEET;
THENCE SOUTH $49^{\circ}46'10''$ WEST A DISTANCE OF 23.48 FEET;
THENCE SOUTH $43^{\circ}40'20''$ WEST A DISTANCE 27.79 FEET;
THENCE SOUTH $27^{\circ}11'22''$ WEST A DISTANCE OF 20.13 FEET TO THE MOST SOUTHERLY CORNER OF LOT
135 BEING ON THE SHORELINE OF HAYDEN LAKE;

THENCE CONTINUING SOUTH ALONG SAID SHORELINE TO THE NE COR. OF LOT 124 OF SAID
HAYDEN LAKE PARK; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 124 TO THE MOST SOUTHERLY
CORNER OF SAID LOT; THENCE SOUTHWESTERLY 129 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2
OF THE VACATED ROW LYING WESTERLY OF LOT 55 OF SAID HAYDEN LAKE PARK; THENCE SOUTHERLY
ALONG THE CENTERLINE OF SAID VACATED ROW TO ITS INTERSEC. WITH THE SHORELINE OF HAYDEN
LAKE;

THENCE SOUTHERLY, WESTERLY, EASTERLY AND NORTHERLY APPROXIMATELY 24.5 MILES ALONG
THE SHORE LINE OF SAID HAYDEN LAKE TO THE SOUTHWEST CORNER OF TAX NO. 13557 (BOOK 345 OF
DEEDS, PAGE 788) IN SEC. 34, T52N, R3W; THEN EASTERLY, NORTHERLY AND WESTERLY AROUND THE
BOUNDARY OF SAID TAX NO. 13557 TO THE INTERSECTION OF ITS NORTHERLY LINE WITH THE SHORELINE
OF HAYDEN LAKE;

THENCE NORTHERLY ALONG SAID SHORELINE TO THE SOUTH LINE OF LOT 208 OF SAID HAYDEN
LAKE PARK; THENCE EASTERLY TO THE EAST LINE OF SAID HAYDEN LAKE PARK IN SAID SEC. 34; THENCE
NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID HAYDEN LAKE PARK; THENCE EAST
TO THE SOUTH 1/4 CORNER OF SEC. 27, T52N, R3W;

THENCE NORTH 1320 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST
1/4 OF SAID SEC. 27; THENCE EAST APPROXIMATELY 1/2 MILE TO THE NE COR. OF THE SE 1/4 OF THE SE
1/4; THENCE SOUTH TO THE NW COR. OF SEC. 35 T52N R3W; THENCE EAST APPROX 1/2 MILE TO THE NE
COR. OF THE NW 1/2; THENCE SOUTH APPROXIMATELY 1/2 MILE TO THE CENTER OF SEC. 35 T52N R3W;
THENCE WEST TO THE NE COR. OF PARCEL 0-5726-008-002 -0 (PALMER ESTATES 1ST ADDITION, LOT 2 BLK
B); THENCE SOUTH TO THE SE COR. OF SAID OF PARCEL 0-5726-008-002 -0; THENCE WEST
APPROXIMATELY 875 FT. TO THE SW COR. OF PARCEL 0-5726-008 -001-0 (PALMER ESTATES 1ST
ADDITION, LOT 1 BLK B); THENCE , APPROXIMATELY 340 FT. SOUTH TO THE CENTER POINT OF THE SW
1/4 OF SEC. 35; THENCE WEST TO THE NW COR. OF THE SW 1/4 OF THE SW 1/4 OF SEC. 35 THENCE

SOUTH TO THE SW COR. OF SEC. 35 T52N R3W; THENCE WEST TO THE NW COR. OF SEC. 2 T51N R3W; THENCE SOUTH ALONG THE WEST LINE OF SEC. 2 TO THE SW COR. OF PARCEL 51N03W-02-3800; THENCE EAST TO THE SE CORNER OF SAID PARCEL 51N03W-02-3800;

THENCE NORTH ALONG THE CENTER OF THE NORTHWEST 1/4 OF SEC. 2, TO THE NW COR. OF THE SE 1/4 OF THE NW 1/4 OF SEC. 2, T51 N R3W; THENCE EAST ALONG THE CENTERLINE OF THE NW 1/4 OF SEC. 2, T51 N R3W, TO THE SE CORNER OF THE WEST HALF OF THE NE 1/4 OF THE NW 1/4 OF SEC. 2 T51N R3W;

THENCE NORTH TO THE NW COR. OF THE EAST HALF OF GOVT LOT 3; THENCE WEST APPROXIMATELY 300 FT. TO THE SW COR. OF THE SE 1/4 OF THE SW 1/4 OF SEC. 35 T52N R3W; THENCE NORTH TO THE NW COR. OF THE SE 1/4 OF THE SW 1/4 OF SEC. 35 T52N R3W, WHICH IS COINCIDENT WITH THE CENTERPOINT OF THE SW 1/4 OF SEC. 35 T52N R3W;

THENCE EAST APPROX 3/4 MILE TO THE NE COR. OF THE SE 1/4 OF THE SE 1/4; THENCE SOUTH TO THE SE COR. OF SAID SEC. 35; THENCE WEST ALONG THE NORTH LINE OF SEC. 2 T51N R3W TO THE NW COR. OF THE NE 1/4 OF SEC 2 T51N R3W;

THENCE SOUTH TO THE SE COR. OF THE NW 1/4 AND THE CENTER OF SEC. 2; THENCE WEST TO THE NW COR. OF THE SW 1/4 OF SEC. 2 T51N R3W; THENCE SOUTH TO THE SE COR. OF SEC. 3 T51N R3W; THENCE EAST TO THE NE COR. OF THE NW 1/4 OF SEC. 11 AND ITS INTERSEC. WITH HAYDEN LAKE ROAD;

THENCE SOUTH ALONG THE CENTERLINE OF HAYDEN LAKE ROAD TO THE SHORE LINE DYKE OF HAYDEN LAKE; THENCE WEST A LONG THE SHORELINE TO ITS INTERSECTION WITH THE CENTERLINE OF SEC. 11 T51N R3W; THENCE SOUTH TO THE CENTER OF SAID SEC.; THENCE EAST TO THE NE COR OF THE NW 1/4 OF THE SE 1/4 OF SEC. 11;

THENCE SOUTH TO THE SE COR. OF THE SW 1/4 OF THE SE 1/4 THENCE WEST TO THE NE 1/4 OF THE NORTH 1/4 OF SEC. 14 T51N R3W; THENCE SOUTH 1 1/2 MILES TO THE CENTER OF SEC. 23 T51N R3W THENCE WEST TO THE NE COR. OF THE SE 1/4 OF SEC. 22 T51N R3W;

THENCE SOUTH TO THE SE COR. OF SAID SEC. 22; THENCE WEST APPROX 6 MILES TO THE NE COR. OF SEC. 27 T51N R4W; THENCE SOUTH ALONG THE EAST LINE OF SEC. 27 TO THE CITY OF COEUR D ALENE BOUNDARY; THENCE WEST ALONG THE CITY OF COEUR D ALENE BOUNDARY TO THE WEST SEC. LINE OF SEC. 27 T51N R4W; THENCE WEST TO THE SW COR. OF SEC. 21 T51N R4W;

THENCE NORTH APPROXIMATELY 2 MILES TO THE SW COR. OF SEC. 9 T51N R4W; THENCE WEST APPROXIMATELY 5 1/4 MILES TO THE INTERSECTION OF THE SOUTH SEC. LINES OF SEC. 9 WITH HIGHWAY 53; THENCE SOUTHWESTERLY ALONG HIGHWAY 53 TO THE CENTERLINE OF SEC. 16 T51N R5W; THENCE NORTH TO THE NE COR. OF THE NW 1/4 OF SEC. 16 T51N R5W THENCE WEST APPROX 1 1/2 MILES TO THE POINT OF BEGINNING.

LOTS 1, 2, 3, 4, 5 OF BLOCK 1 OF SADDLE RIDGE RANCH ESTATES AS RECORDED IN BOOK I OF PLATS, PAGE 305, RECORDS OF KOOTENAI COUNTY IDAHO.

LOTS 2, 3 OF BLOCK 2 OF SADDLE RIDGE RANCH ESTATES AS RECORDED IN BOOK I OF PLATS, PAGE 305, RECORDS OF KOOTENAI COUNTY IDAHO.

NON CONTIGIOUS PARCEL IN SEC. 32 T52N R5W Sept 8, 2014

BEGINNING AT THE SE COR. OF THE SW 1/4 OF SEC 32 T52N R5W; THENCE NORTH ALONG THE CENTERLINE OF SEC. 32 T52N R5W 2622.06'; TO THE CENTER OF SEC. 32 AND THE POINT OF BEGINNING; THENCE WEST 1344.94' TO THE SW COR. OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4; THENCE NORTH 658 .20' TO THE NW COR OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4; THENCE EAST TO THE SW COR. OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4; THENCE NORTH 658.46' TO THE NW COR. OF THE NE 1/4

OF THE SE 1/4 OF THE NW 1/4; THENCE EAST 673.06' TO THE NE COR. OF THE SE 1/4 OF THE NW 1/4 AND THE CENTERLINE OF SEC 32; THENCE SOUTH 492.19' ALONG THE CENTERLINE OF SAID SEC.; THENCE EAST 1320'; THENCE SOUTH 1320.0'; THENCE EAST 460.58'; THENCE NORTH TO FORM A TRIANGLE 473 .51' NORTH X 40.0' EAST X 473.57' SOUTH TO THE POINT OF BEGINNING OF THE TRIANGLE; THENCE SOUTH 191.70'; THENCE WEST 1528.38'; THENCE NORTH APPROXIMATELY 40.0'; THENCE WEST ACROSS CHURCH ROAD AND APPROXIMATELY 132.0' TO THE POINT OF BEGINNING .

NON CONTIGUOUS PARCEL IN SEC.S 28 AND 29, T52N R5W

A portion of SEC.s 28 and 29, Township 52 North, Range 5 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Commencing at the Northeast Corner of said SEC. 29, said point being the REAL POINT OF BEGINNING.

thence along the easterly line of said SEC. 29 South 00°07'08" West a distance of 1321.98 feet;
thence leaving said westerly line along the boundary of Tax No. 17309 as described in Warranty Deed recorded as Instrument No. 1465800 (Records of Kootenai County, Idaho) the following courses;
South 86°37'29" West a distance of 180.23 feet;
thence South 13°00'56" West a distance of 365.59 feet;
thence South 14°32'33" East a distance of 159.10 feet;
thence South 42°11'10" East a distance of 143.83 feet;
thence south 00°10'50" East a distance of 191.30 feet;
thence North 70°11'13" East a distance of 135.90 feet;
thence leaving the boundary of said Tax No. 17309 along the easterly line of said SEC. 29 South 00°00'00" West a distance of 551.48 feet to the Northwest Corner of Tax No. 15205 described as an exception in Instrument No. 1262798 (Records of Kootenai County, Idaho);
thence leaving said easterly line along the boundary of said Tax No. 15205 the following courses:
North 89°58'53" East a distance of 466.70 feet;
thence South 00°00'00" East a distance of 466.70 feet;
thence South 89°58'53" West a distance of 466.70 feet;
thence North 00°00'00" East a distance of 466.70 feet;
thence leaving the boundary of said Tax No. 15205 along the east-west center of SEC. line of said SEC. 29 North 89°19'04" West a distance of 1301.44 feet to the Northeast Corner of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said SEC. 29;
thence leaving said east-west center of SEC. line along the boundary of the Northeast 1/4 of the

Northwest 1/4 of the Southeast 1/4 of said SEC. 29 the following courses:
South 00°01'03" East a distance of 651.36 feet;
thence South 89°57'51" West a distance of 650.95 feet;
thence North 00°02'23" East a distance of 656.28 feet;
thence leaving said boundary along the east-west center of SEC. line of said SEC. 29 North 89°36'09"
West a distance of 651.06 feet;
thence leaving said east-west center of SEC. line along the north-south center of SEC. line of said SEC. 29
North 00°01'53" East a distance of 2627.97 feet;
thence leaving said north-south center of SEC. line along the northerly line of said SEC. 29 South
89°51'31" East a distance of 2601.26 feet to the REAL POINT OF BEGINNING.

The bearings and distances for the above descriptions are derived from the records of the Assessor of Kootenai County, Idaho and are not the result of a survey.

EXCLUDED PARCEL IN SEC. 28, T52N R3W

A portion of the the Northeast 1/4 of SEC. 28, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, Idaho, described as follows;

Commencing at the Center 1/4 Corner of said SEC. 28, said point being the REAL POINT OF BEGINNING.

thence east approximately 660 feet to the Southeast Corner of that certain tract of land described in Warranty Deed recorded as Instrument Number 2488700000, Records of Kootenai County, Idaho;
thence along the boundary of said tract the following courses and distances;
North 00°38'52" East a distance of 566.60 feet;
thence South 89°15'19" East a distance of 160.00 feet;
thence North 00°38'52" East a distance of 80.00 feet;
thence South 89°15'19" East a distance of 335.68 feet;
thence North 00°42'40" East a distance of 80.00 feet;
thence South 89°15'19" East a distance of 160.00 feet;
thence leaving said boundary along the West line of the Southeast 1/4 of the Northeast 1/4 of said SEC. 28 North 00°42'40" East a distance of 578.51 feet to the Northwest 1/4 of said Southeast 1/4;
thence West approximately 660 feet to the Southeast Corner of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said SEC. 28;
thence North approximately 660 feet to the Northeast Corner of said Southwest 1/4;
thence West approximately 660 feet Northwest Corner of said Southwest 1/4 ;
thence South approximately 1,980 feet to the REAL POINT OF BEGINNING.

The bearings and distances for the above descriptions are derived from the records of the Assessor of Kootenai County, Idaho and are not the result of a survey.

AFFIDAVIT OF PUBLICATION

STATE OF IDAHO)
) ss.
County of Kootenai)

RikkiJade Lindstrom, being first duly sworn upon oath, deposes and states:

1. I am now and at all times hereinafter mentioned was a citizen of the United States, resident of the State of Idaho, over the age of twenty-one years and not a party of the above entitled action.

2. I am now and at all times hereinafter mentioned was the printer (principal clerk) of the "Coeur d'Alene Press", a newspaper printed and published daily in Coeur d'Alene, Kootenai County, Idaho, and having a general circulation in said county.

3. The Legal Notice of which the annexed is a printed copy, was published in the regular Thursday issue of said newspaper for 1 consecutive day commencing on the 30 day of May, 2024, and ending on the 30 day of May, 2024, and such publication was made as often during said period as said daily newspaper was regularly issued.

4. That said newspaper has been continuously and uninterruptedly published in said Kootenai County, during a period of more than seventy-eight consecutive weeks immediately prior to the first publication of said notice.

R. Lindstrom

On this 30 day of May in the year of 2024 before me, a Notary Public, personally appeared RikkiJade Lindstrom, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.



Angela Minehart
Notary Public for the State of Idaho
Residing in Coeur d'Alene, Idaho

My Commission Expires 03/20/2029

**NOTICE OF
PUBLIC HEARING**

A Public Hearing will be held on Thursday, June 13th, 2024 at 10:00 a.m., at Northern Lakes Fire Protection District, Station 1, located at 125 W. Hayden Avenue, Hayden, Idaho, to receive public input on the potential annexations of certain properties into the Northern Lakes Fire Protection District as follows:

The petition and request of William Welch and Delinda Welch for annexation regarding property commonly known as Saddle Ridge Ranch Estates, Lt 2 Blk 2, 14563 N Saddle Ridge Rd, Rathdrum, Idaho, containing 1.887 acres described as Parcel ID 069750020020; and

The petition and request of Farris Hyatt Short Jr. and Deanna Lyn Short for annexation regarding property commonly known as Saddle Ridge Ranch Estates, Lt 3 Blk 2, 14693 N Saddle Ridge Rd, Rathdrum, Idaho, containing 1.428 acres described as Parcel ID 069750020030; and

The petition and request of Sherry L. Christensen for annexation regarding property commonly known as Saddle Ridge Ranch Estates, Lt 1 EX TAX #19988, Blk 1, 14754 N Saddle Ridge Rd, Rathdrum, Idaho, containing 3.503 acres described as Parcel ID 06975001001A; and

The petition and request of Robert D. Barker and Barbara L. Barker for annexation regarding property commonly known as Saddle Ridge Ranch Estates, Lt 2 & TAX #19988 in Lt 1, Blk 1, 14748 N Saddle Ridge Rd, Rathdrum, Idaho, containing 2.273 acres described as Parcel ID 06975001002A; and

The petition and request of Cody and Michelle Hodgson for

annexation regarding property commonly known as Saddle Ridge Ranch Estates, Lt 3 Blk 1, Rathdrum, Idaho, containing 2.244 acres described as Parcel ID 069750010030; and

The petition and request of Handy Andy Homes Services, LLC, Sarah Smith, for annexation regarding property commonly known as Saddle Ridge Ranch Estates, Lt 4, Blk 1, Rathdrum, Idaho, containing 2.039 acres described as Parcel ID 069750010040; and

The petition and request of Sarah Smith for annexation regarding property commonly known as Saddle Ridge Ranch Estates, Lt 5, Blk 1, 14558 N Saddle Ridge Rd, Rathdrum, Idaho, containing 2.551 acres described as Parcel ID 069750010050; and

For legal descriptions and accurate maps of the subject parcels proposed to be subject to potential annexation are available for preview at the Northern Lakes Fire Protection District Administrative Offices, 125 W Hayden Ave, Hayden, ID, during regular business hours of 7:30 a.m. to 4:00 p.m. local prevailing time, Monday through Friday.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Following the public input portion of hearing, the Board of Fire Commissioners will vote on the Petition.

Valerie Knapp
District Secretary
Northern Lakes Fire Protection District
Legal#12539
AD#23486
May 30, 2024

General Information

Owner: Welch William, Welch Delinda
Mailing Address: Po Box 879 Post Falls Id 83877
Property Address: 14563 N Saddle Ridge Rd
Neighborhood: 2001 Three-Forks-Nelson Loop
District (TCA): 033000

Parcel ID (PIN): 069750020020
Alternate ID (AIN): 233050
Property Class: 537- Imp res rural sub
Deeded Acres: 1.8870

Last updated: 5/23/2024 01:53:00 AM

Legal Descriptions

Description

SADDLE RIDGE RANCH ESTATES, LT 2 BLK 2

32 52N 05W

Net Taxable Value

(C)

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2023	Assessment Update	\$258,173.00	\$862,951.00	\$1,121,124.00
2022	Assessment Update	\$208,318.00	\$1,015,236.00	\$1,223,554.00
2021	Assessment Update	\$145,366.00	\$628,360.00	\$773,726.00
2020	Occupancy	\$74,879.00	\$587,550.00	\$662,429.00
2020	Assessment Update	\$74,879.00	\$0.00	\$74,879.00

1 2 3 4 5 6 Items per page

1 - 5 of 22 items

Exemption History

(C)

Land Details

Land Type	Acres	Total Value
Homesite	1.00	\$240,000
Remaining Land Market Value	0.89	\$18,173

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	3773	Fin SF
R01	G01	ATTGAR	Attached Garage	2020	13.00	8.00	946	SF

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	01	PAV	Residential Paving	2020	n/a	n/a	7500	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
7/20/22	2700	Outbuilding/Garage Permit

Sales History

Document Number	Date	Owner	Grantee	Type
2671828	11/28/18	Roland Keith	Welch William	Single Parcel Transfer
2652433	7/16/18	Parker Landon	Roland Keith	Single Parcel Transfer
2587188	1/1/17	Idaho Banking Company	Parker Landon	Single Parcel Transfer
2308340	1/1/11	Leammon Wilfried Erich Gunther	Idaho Banking Company	Single Parcel Transfer
2176970	1/1/08	Leammon Wilfried E Etux	Leammon Wilfried Erich Gunther	Single Parcel Transfer

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General Information

Owner: Farris Hyatt Short Jr And Deanna Lyn

Mailing Address: 14693 N Saddle Ridge Rd Rathdrum Id 83858

Property Address: 14693 N Saddle Ridge Rd

Neighborhood: 2001 Three-Forks-Nelson Loop

District (TCA): 033000

Parcel ID (PIN): 069750020030

Alternate ID (AIN): 233051

Property Class: 537- Imp res rural sub

Deeded Acres: 1.4280

Last updated: 5/23/2024 01:53:00 AM

Legal Descriptions

Description

SADDLE RIDGE RANCH ESTATES, LT 3 BLK 2

32 52N 05W

Net Taxable Value

(C)

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2023	Assessment Update	\$248,926.00	\$362,937.00	\$611,863.00
2022	Assessment Update	\$202,190.00	\$426,984.00	\$629,174.00
2021	Assessment Update	\$142,589.00	\$240,000.00	\$382,589.00
2020	Assessment Update	\$107,354.00	\$172,280.00	\$279,634.00
2019	Assessment Update	\$87,354.00	\$161,920.00	\$249,274.00

1 2 3 4 5 5 Items per page

1 - 5 of 22 items

Exemption History

(C)

Land Details

Land Type	Acres	Total Value
Homesite	1.00	\$240,000
Remaining Land Market Value	0.43	\$8,926

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	2011	n/a	n/a	1498	Fin SF
R01	01	POLEBLDG	General Purpose Bldg Wood Pole Frame	2020	60.00	40.00	2400	SF

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	G01	ATTGAR	Attached Garage	2011	22.00	22.00	484	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
2792727	11/19/20	Short Farris Hyatt Jr	Farris Hyatt Short Jr And Deanna Lyn	Single Parcel Transfer
2572750	12/15/16	Fuller Marc Lewis	Short Farris Hyatt Jr	Single Parcel Transfer
2334092	11/7/11	Timbered Ridge Custom Homes Llc	Fuller Marc Lewis	Single Parcel Transfer
2323049	8/9/11	Tripp Jermiah	Timbered Ridge Custom Homes Llc	Single Parcel Transfer
2317651	6/21/11	Wells Fargo Bank Na	Tripp Jermiah	Single Parcel Transfer

1	2	5 items per page	1 - 5 of 8 items
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General Information

Owner: Christensen Sherry L

Mailing Address: 14754 N Saddle Ridge Rd Rathdrum Id 83858

Property Address: 14754 N Saddle Ridge Rd

Neighborhood: 2001 Three-Forks-Nelson Loop

District (TCA): 033000

Parcel ID (PIN): 06975001001A

Alternate ID (AIN): 233044

Property Class: 537- Imp res rural sub

Deeded Acres: 3.5030

Last updated: 5/23/2024 01:53:00 AM

Legal Descriptions

Description

SADDLE RIDGE RANCH ESTATES, LT 1 EX TAX #19988 BLK 1

32 52N 05W

Net Taxable Value

(C)

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2023	Assessment Update	\$288,058.00	\$87,862.00	\$375,920.00
2022	Assessment Update	\$225,723.00	\$116,340.00	\$342,063.00
2021	Assessment Update	\$155,143.00	\$48,490.00	\$203,633.00
2020	Assessment Update	\$118,767.00	\$45,880.00	\$164,647.00
2019	Assessment Update	\$98,767.00	\$45,870.00	\$144,637.00

1 2 3 4 5 5 Items per page

1 - 5 of 23 items

Exemption History

(C)

Land Details

Land Type	Acres	Total Value
Remaining Land Market Value	2.50	\$48,058
Homesite	1.00	\$240,000

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	03	FLATCP	Carport	2022	18.00	10.00	180	SF
R01	02	LEANTO	Lean-to	2005	8.00	21.00	168	SF

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	01	POLEBLDG	General Purpose Bldg Wood Pole Frame	2005	50.00	30.00	1500	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
2131365	11/13/07	White Family Trust	Christensen Sherry L	Single Parcel Transfer
1862638	3/9/04	Best, Thor A	White Family Trust	Single Parcel Transfer

General Information

Owner: Barker Robert D, Barker Barbara L

Mailing Address: 14748 N Saddle Ridge Rd Rathdrum Id 83858

Property Address: 14748 N Saddle Ridge Rd

Neighborhood: 2001 Three-Forks-Nelson Loop

District (TCA): 033000

Parcel ID (PIN): 06975001002A

Alternate ID (AIN): 233045

Property Class: 537- Imp res rural sub

Deeded Acres: 2.2730

Last updated: 5/23/2024 01:53:00 AM

Legal Descriptions

Description

SADDLE RIDGE RANCH ESTATES, LT 2 & TAX #19988 IN LT 1 BLK 1

32 52N 05W

Net Taxable Value

(C)

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2023	Assessment Update	\$265,694.00	\$321,759.00	\$587,453.00
2022	Assessment Update	\$213,074.00	\$370,392.00	\$583,466.00
2021	Assessment Update	\$147,702.00	\$229,010.00	\$376,712.00
2020	Assessment Update	\$112,001.00	\$204,670.00	\$316,671.00
2019	Assessment Update	\$92,001.00	\$191,970.00	\$283,971.00

1 2 3 4 5 Items per page

1 - 5 of 22 Items

Exemption History

(C)

* Land Details

Land Type	Acres	Total Value
Remaining Land Market Value	1.27	\$25,694
Homesite	1.00	\$240,000

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	2002	n/a	n/a	1781	Fin SF
R01	G01	ATTGAR	Attached Garage	2002	26.00	24.00	624	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
2317775	6/22/11	Federal National Mortgage Associatio	Barker Robert D	Single Parcel Transfer
2278634	1/1/10	Best Thor A	Federal National Mortgage Associatio	Single Parcel Transfer

General Information

Owner: Hodgson Cody, Hodgson Michelle

Mailing Address: 2303 E Grandview Dr Coeur D Alene Id 83815

Property Address: Not Available

Neighborhood: 2001 Three-Forks-Nelson Loop

District (TCA): 033000

Parcel ID (PIN): 069750010030

Alternate ID (AIN): 233046

Property Class: 515- Rural residential sub

Deeded Acres: 2.2440

Last updated: 5/23/2024 01:53:00 AM

Legal Descriptions

Description

SADDLE RIDGE RANCH ESTATES, LT 3 BLK 1

32 52N 05W

Net Taxable Value

(C)

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2023	Assessment Update	\$225,139.00	\$0.00	\$225,139.00
2022	Assessment Update	\$236,732.00	\$0.00	\$236,732.00
2021	Assessment Update	\$107,526.00	\$0.00	\$107,526.00
2020	Assessment Update	\$76,842.00	\$0.00	\$76,842.00
2019	Assessment Update	\$56,842.00	\$0.00	\$56,842.00

1 2 3 4 5 5 items per page

1 - 5 of 21 items

Exemption History

(C)

Land Details

Land Type	Acres	Total Value
Remaining Land Market Value	1.24	\$25,139
Rural Land Site Value	1.00	\$200,000

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
No improvements data present.								

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
2952925	11/3/23	Kane Lawrence A	Hodgson Cody	Single Parcel Transfer
2775395	9/4/20	Leon And Rita Elam Family Trust	Kane Lawrence A	Single Parcel Transfer
2305397	1/1/11	Elam Leon B Etux	Leon And Rita Elam Family Trust	Multiple Parcel Transfer
1875563	5/12/04	Best, Thor A	Elam, Leon B Etux	Single Parcel Transfer

 General Information**Owner:** Handy Andy Home Services Llc**Mailing Address:** 14558 N Saddle Ridge Rd Rathdrum Id 83858**Property Address:** Not Available**Neighborhood:** 2001 Three-Forks-Nelson Loop**District (TCA):** 033000**Parcel ID (PIN):** 069750010040**Alternate ID (AIN):** 233047**Property Class:** 515- Rural residential sub**Deeded Acres:** 2.0390

Last updated: 5/23/2024 01:53:00 AM

 Legal Descriptions**Description**

SADDLE RIDGE RANCH ESTATES, LT 4 BLK 1

32 52N 05W

 Net Taxable Value

Tax Year	Value
2023	\$221,162.00
2022	\$234,234.00
2021	\$106,286.00
2020	\$75,715.00
2019	\$55,715.00
2018	\$55,715.00

 Value History

Year	Reason	Land Value	Improvement Value	Total Value
2023	Assessment Update	\$221,162.00	\$0.00	\$221,162.00
2022	Assessment Update	\$234,234.00	\$0.00	\$234,234.00
2021	Assessment Update	\$106,286.00	\$0.00	\$106,286.00
2020	Assessment Update	\$75,715.00	\$0.00	\$75,715.00
2019	Assessment Update	\$55,715.00	\$0.00	\$55,715.00

1 2 3 4 5 5 items per page

1 - 5 of 21 items

 Exemption History

(C)

 Land Details

Land Type	Acres	Total Value
Remaining Land Market Value	1.04	\$21,162
Rural Land Site Value	1.00	\$200,000



Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
No improvements data present.								

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
2760554	6/26/20	Leon And Rita Elam Family Trust	Handy Andy Home Services Llc	Single Parcel Transfer
2305397	1/1/11	Elam Leon B Etux	Leon And Rita Elam Family Trust	Multiple Parcel Transfer
1875563	5/12/04	Best, Thor A	Elam, Leon B Etux	Single Parcel Transfer

General Information

Owner: Smith Sara, Smith Andrew

Mailing Address: 14558 N Saddle Ridge Rd Rathdrum Id 83858

Property Address: 14558 N Saddle Ridge Rd

Neighborhood: 2001 Three-Forks-Nelson Loop

District (TCA): 033000

Parcel ID (PIN): 069750010050

Alternate ID (AIN): 233048

Property Class: 537- Imp res rural sub

Deeded Acres: 2.5510

Last updated: 5/23/2024 01:53:00 AM

Legal Descriptions

Description

SADDLE RIDGE RANCH ESTATES, LT 5 BLK 1

32 52N 05W

Net Taxable Value

Tax Year	Value
2023	\$966,189.00
2022	\$1,037,552.00
2021	\$658,104.00
2020	\$363,971.00
2019	\$324,501.00
2018	\$292,701.00

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2023	Assessment Update	\$270,958.00	\$695,231.00	\$966,189.00
2022	Assessment Update	\$216,260.00	\$821,292.00	\$1,037,552.00
2021	Assessment Update	\$149,384.00	\$508,720.00	\$658,104.00
2020	Assessment Update	\$113,531.00	\$350,440.00	\$463,971.00
2019	Assessment Update	\$93,531.00	\$330,970.00	\$424,501.00

1 2 3 4 5 items per page

1 - 5 of 21 items

Exemption History

(C)

Land Details

Land Type	Acres	Total Value
Remaining Land Market Value	1.55	\$30,958
Homesite	1.00	\$240,000

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	2005	n/a	n/a	3570	Fin SF
R01	02	PAV	Residential Paving	2015	235.00	15.00	3525	SF
R01	01	RETAIN	Retaining Wall-Resid & Farm	2010	n/a	n/a	300	LF
R01	G01	ATTGAR	Attached Garage	2005	30.00	27.00	795	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
2753563	5/26/20	Dang Trust	Smith Sara	Single Parcel Transfer
2686204	1/1/19	Gam Dan	Dang Trust	Single Parcel Transfer
2127742	1/1/07	Castleton Timothy L Etux	Gam Dan	Single Parcel Transfer
1866251	3/26/04	Best, Thor A	Castleton, Timothy L Etux	Single Parcel Transfer



Legend

- Proposed Fire Annexation
- Idaho State Taxing Districts (Fire Districts)
- Parcels

BEST, GORDON
TAX #8483
(IN NW-SE)

STRAIN,
PATRICK
TAX #7725

LA TERRA LLC
SE LYING E OF RD, EX
TAX #5 & EX PLTD PTN & EX S2-SE-SE

JACKSON TIMBERLAND
OPPORTUNITIES-TRISTAR
LLC
SW

BEST, THOR
SADDLE RIDGE RANCH ESTATES,
LT 1 BLK 3

CHRISTENSEN, SHERY L
SADDLE RIDGE RANCH ESTATES,
LT 1 EX TAX #19988 BLK 1

UPSHAW, TOM D
TAX #7709

BARKER, ROBERT D
SADDLE RIDGE RANCH
ESTATES, LT 2 & TAX
#19988 IN LT 1 BLK 1

FARIS HYATT SHORT JR
AND DEANNA LYNN
SHORT LIVING TRUST
SADDLE RIDGE RANCH
ESTATES, LT 3 BLK 2

HODGSON, CODY
SADDLE RIDGE RANCH
ESTATES, LT 3 BLK 1

DWINELL FAMILY TRUST
SW-SE W OF
RD EX TAX #5

WELCH, WILLIAM
SADDLE RIDGE RANCH
ESTATES, LT 2 BLK 2

HANDY ANDY HOME SERVICES LLC
SADDLE RIDGE RANCH
ESTATES, LT 4 BLK 1

STEGMANN
FARMS LLC
S2-SE-SE

SMITH, SARA
SADDLE RIDGE RANCH
ESTATES, LT 5 BLK 1

0 150 300 600
Feet
Scale 1" = 400'

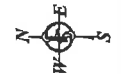
Saddle Ridge Ranch Estates

Northern Lakes Fire District - Annexation Attachment C

Source:
ESRI Base Maps
Kootenai County GIS

PROJECT NO
DRAWN BY
FILENAME
DATE

NLFD_FireAnnex
CSH
NLFD_FireAnnex
05/14/2024



THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN.

Map Revisions

02/20/13 - VAW
PT 52N05W-32-1720 out to 7870 as Twp#21009 (13)

Notes:

[illegible]

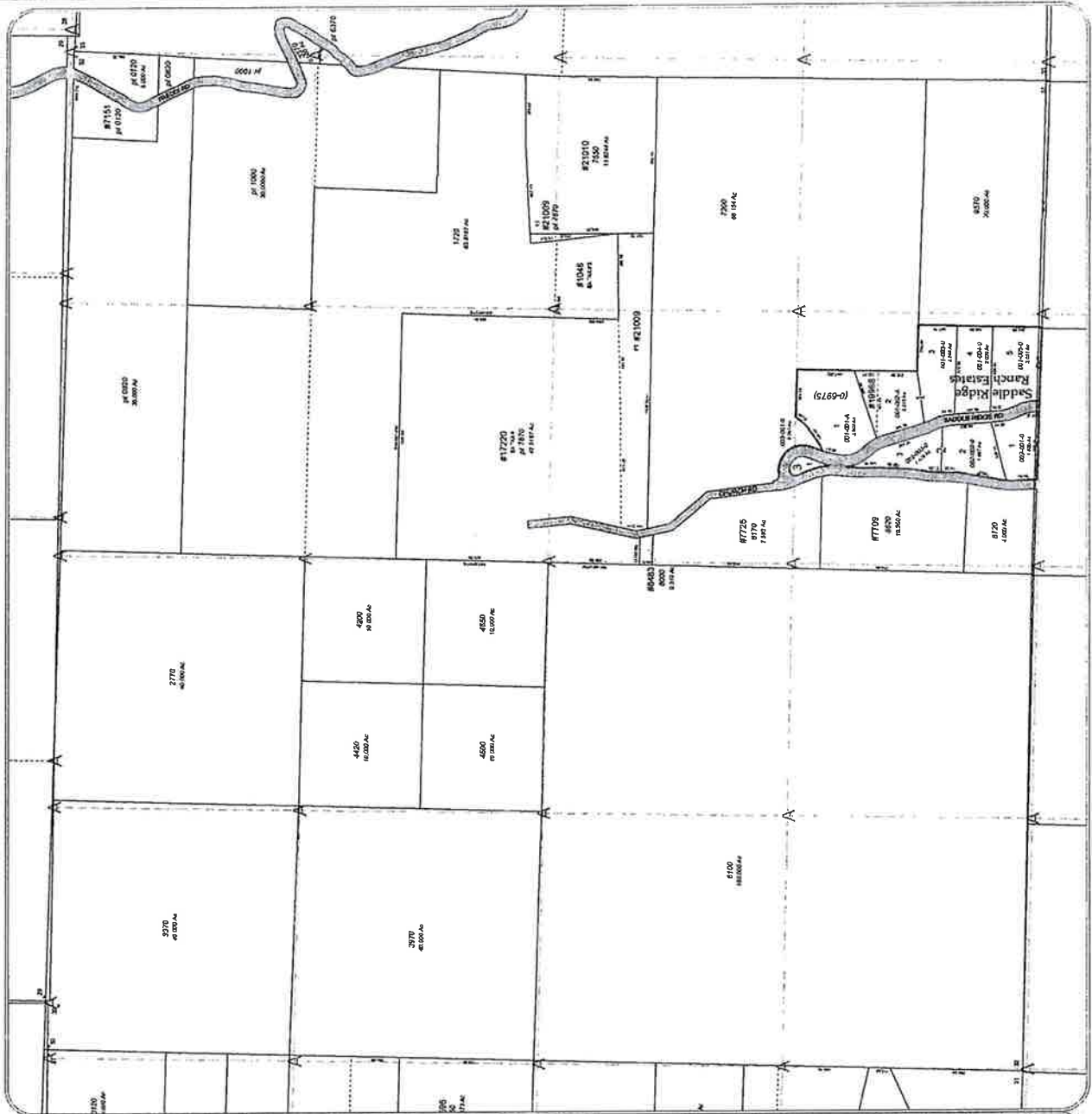
Legend

(C-5357) Sub-code
001-001-44 Parcel ID# (PIN)

 Tax Parcels  Private Roads  City Limits

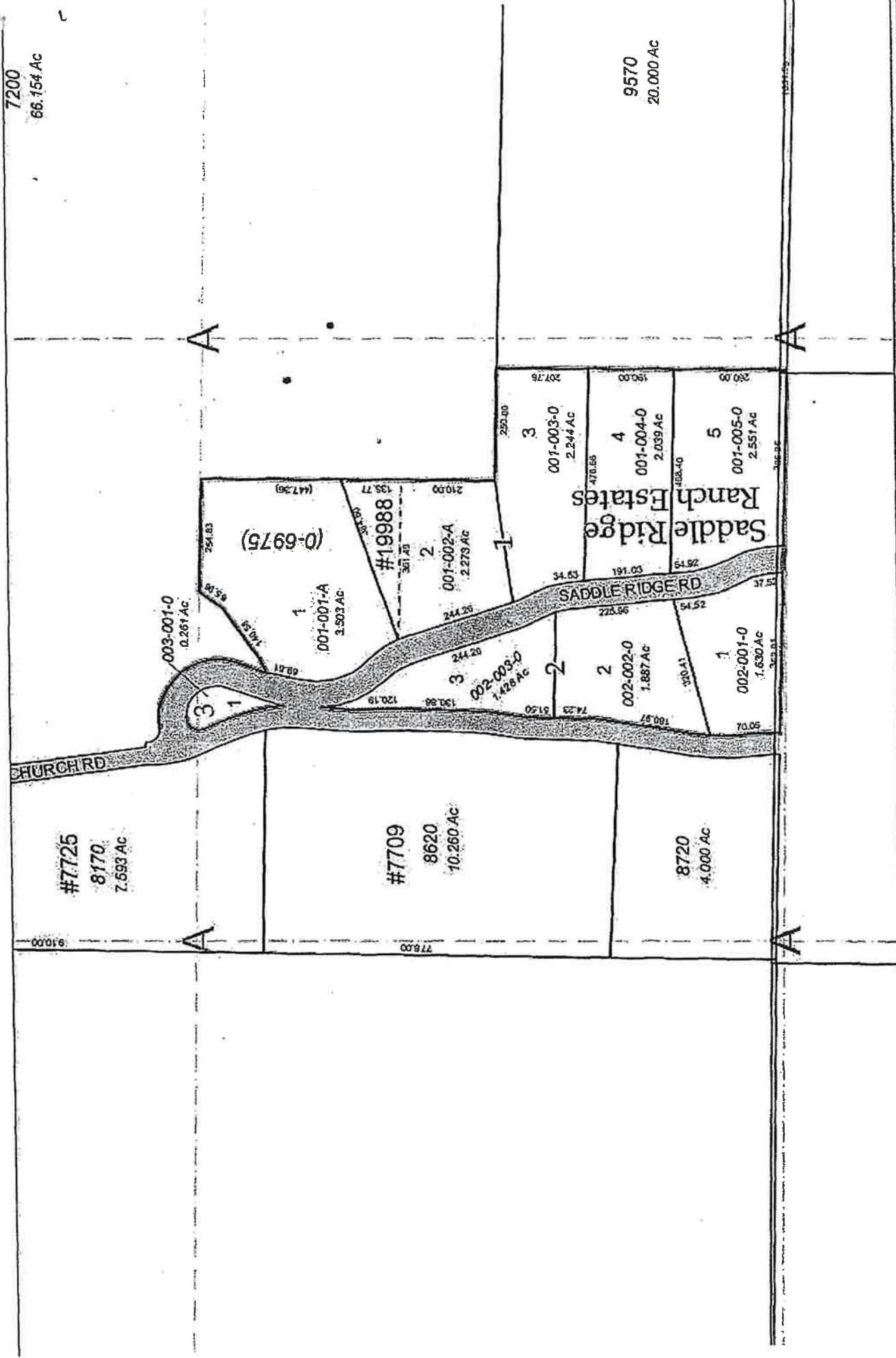
 Legal Areas  Plat Boundaries  GCDB_Corners

 Road RW  Railroad  GCDB_Lines



Maptile: 52N05W32

Sec. 32 Twp 52 N. R. 5 W. B. M.



Sec. 32 Twp 52 N. R. 5