

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
P83500020070

Parent Parcel Number

Property Address
1631 E SELTICE WAY

Neighborhood
36 POST FALLS-SELTICE CORRIDOR

Property Class
442 442- Com Imp lot/tract in city

TAXING DISTRICT INFORMATION

Jurisdiction 28

Area 001

District 011000

OWNERSHIP

WELLESLEY PROPERTY II LLC
4300 W RIVERBEND AVE
POST FALLS, ID 83854

SELTICE PLAZA, LT 7 BLK 2
02 50N 05W

Tax ID 204646

TRANSFER OF OWNERSHIP

Date		
07/19/2019	MURPHYS OX YOKE RANCH LTD PRTNR Doc #: 2702829	\$625000

Printed 01/31/2020 Card No. 1 of 1

COMMERCIAL

VALUATION RECORD								
Assessment Year		01/01/2015	01/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2019
Reason for Change		Reval/MktAdj	16	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj	Reval/MktAdj
VALUATION	L	336366	336366	370002	407003	411114	472781	440639
Market Value	B	372031	305503	306123	301157	312007	332203	230696
	T	708397	641869	676125	708160	723121	804984	671335

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:
Commercial
Commercial
Commercial

Legal Acres:
0.8580

LAND DATA AND CALCULATIONS

	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Land Type	1 Commercial/Industrial	DB		37374.00	11.79	11.79	440639		440639

IMP: IMPROVEMENT INFORMATION

TJJ-04/19 building vacant with very little interior finish

TJJ-09/17 vacant at this time for sale \$795,000

DKH-06/15 property review, change of use to discount store, value change

DKH-12/10 permit B100661 no value change.

LAND: LAND INFORMATION

RY18: REVAL

TJJ-09/17

ZS: SOLID WASTE

VAY-09/18 SW Service Account.

Supplemental Cards

MEASURED ACREAGE 0.8580

Supplemental Cards

TRUE TAX VALUE 440639

Supplemental Cards
TOTAL LAND VALUE

440639

PHYSICAL CHARACTERISTICS

ROOFING

Built-up

WALLS

	B	1	2	U
Frame		Yes		
Brick				
Metal				
Guard				

FRAMING

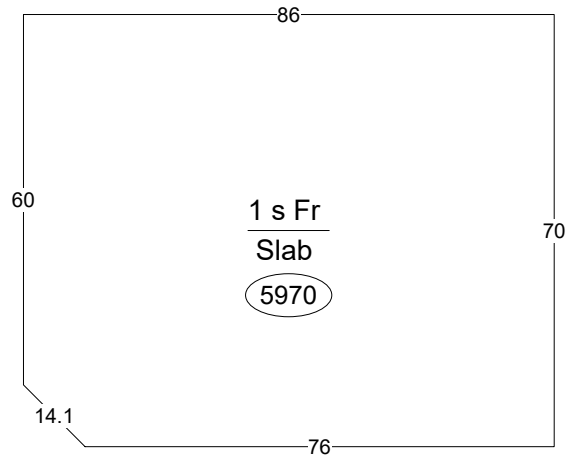
	B	1	2	U
Wd Jst	0	5970	0	0

HEATING AND AIR CONDITIONING

	B	1	2	U

#204646

VACANT



01

---1631 E. Seltice Way---



(LCM: 100.00)

SPECIAL FEATURES**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	PhysDepr	ObsolDepr	Market Adj	% Comp	Value
		C 01	GENRET PAVING	0.00		Fair	1998	1998	AV	0.00	N	0.00	5970	0	0	0	105	100	208176
				5.00	85	Avg	1998	1998	AV	1.90	N	1.90	15000	28500	21	0	100	100	22520

Data Collector/Date

TJJ 09/07/2017

Appraiser/Date

TJJ 09/22/2017

Neighborhood

Neigh 36 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

230696