



PROPERTY ONE PROFILE

Date: 3/23/2026

Ownership: Clover, Debra J Trust

Property Address: 1415 S Fern St, Nampa ID 83686

Parcel Number: R1178900000

Brief Legal: 34-3N-2W NE KURTZ ADD LT 6 & S 8' LT 7 BLK 190 & 1/2 ADJ VAC ST ON E & 1/2 ADJ VAC ALLEY ON W & ADJ VAC RD ON S & TX 33-A

If we can assist you further, please feel free to contact us.

Customer Service Contact Information:

By Phone: (208)424-8511

By Email: cservice@titleonecorp.com

www.TitleOneCorp.com

Any property information contained in this report is deemed reliable, but is not guaranteed, and subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Property Address: 1415 S Fern St, Nampa
Canyon County Parcel Information

Property Information

Parcel ID #: R1178900000

Property Address: 1415 S Fern St Nampa, ID 83686

Property Type: Residential

Owner Information

Owner Name: Clover, Debra J Trust

Second Owner: Clover, Debra J Trustee

Mailing Address: 335 W Sherman Ave Nampa, ID 83686



Assessor Information

Abbreviated Legal: 34-3N-2W NE KURTZ ADD LT 6 & S 8' LT 7
BLK 190 & 1/2 ADJ VAC ST ON E & 1/2 ADJ
VAC ALLEY ON W & ADJ VAC RD ON S & TX
33-A

Plat / Subdivision: Kurtz Add

Lot/Block: 6,7/190

TwN/Rng/Sec: 03N/02W/34

Acres: 0.36

Irrigation District: Nampa & Meridian Irrigation District

Zoning: RD

Zoning Description: Two Family (Duplex) Residential

School District: Nampa

Tax Information

Year: 2025

Tax: \$1,547.07

Year: 2024

Tax: \$1,247.78

Year: 2023

Tax: \$1,570.72

Levy Code 2025: 002-00

Levy Rate 2025: 0.006679883

Assessment Information

Year	Description	Acres	Value
2025	Land Value	0.36	\$135,000.00
2025	Improvement Value		\$221,600.00
Totals:		0.36	\$356,600.00
Homeowner's Exemption:			\$0.00

Land Information

Residential Acres: 0.36

Residential Characteristics

Walk Score®: 34

Bike Score®: 39

Main Floor Sq Ft: 1115

Deck Sq Ft: 64

Garage Sq Ft: 0

Year Built: 1909

Lower Floor Sq Ft: 1115

Porch Sq Ft: 521

Carpport Sq Ft: 344

AC: N

Upper Floor Sq Ft: 0

Patio Sq Ft: 0

Bedrooms: 2

Attic Fin. Sq Ft: 0

Attic Unf. Sq Ft: 0

Bathrooms: 1

Bsmnt Fin. Sq Ft: 0

Bsmnt Unf. Sq Ft: 0

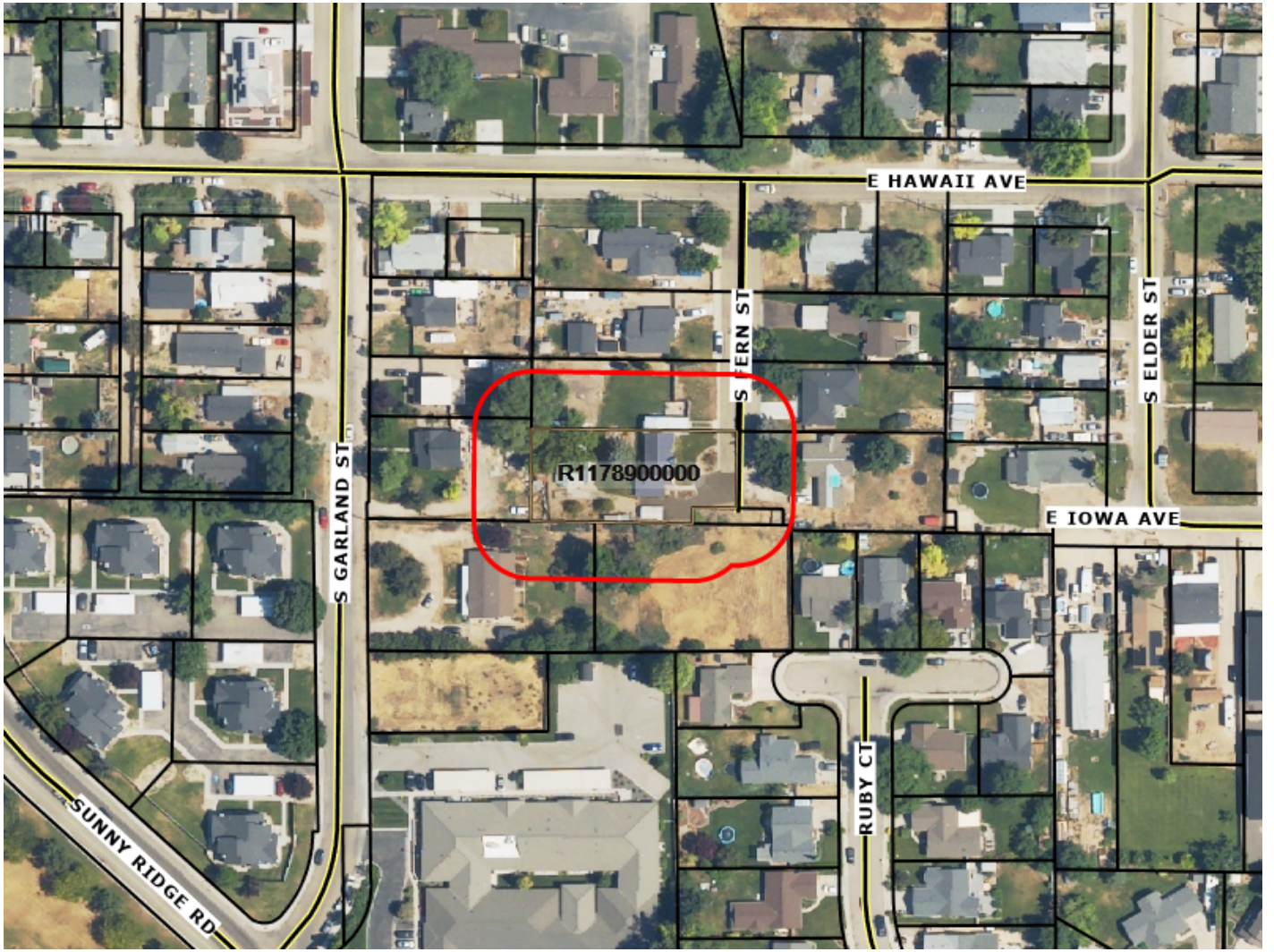
Fireplace: 1

Total Sq Ft: 1115

Total Unfinished: 0

Pool: N

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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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KURTZ ADDITION

TO NAMPA IDAHO

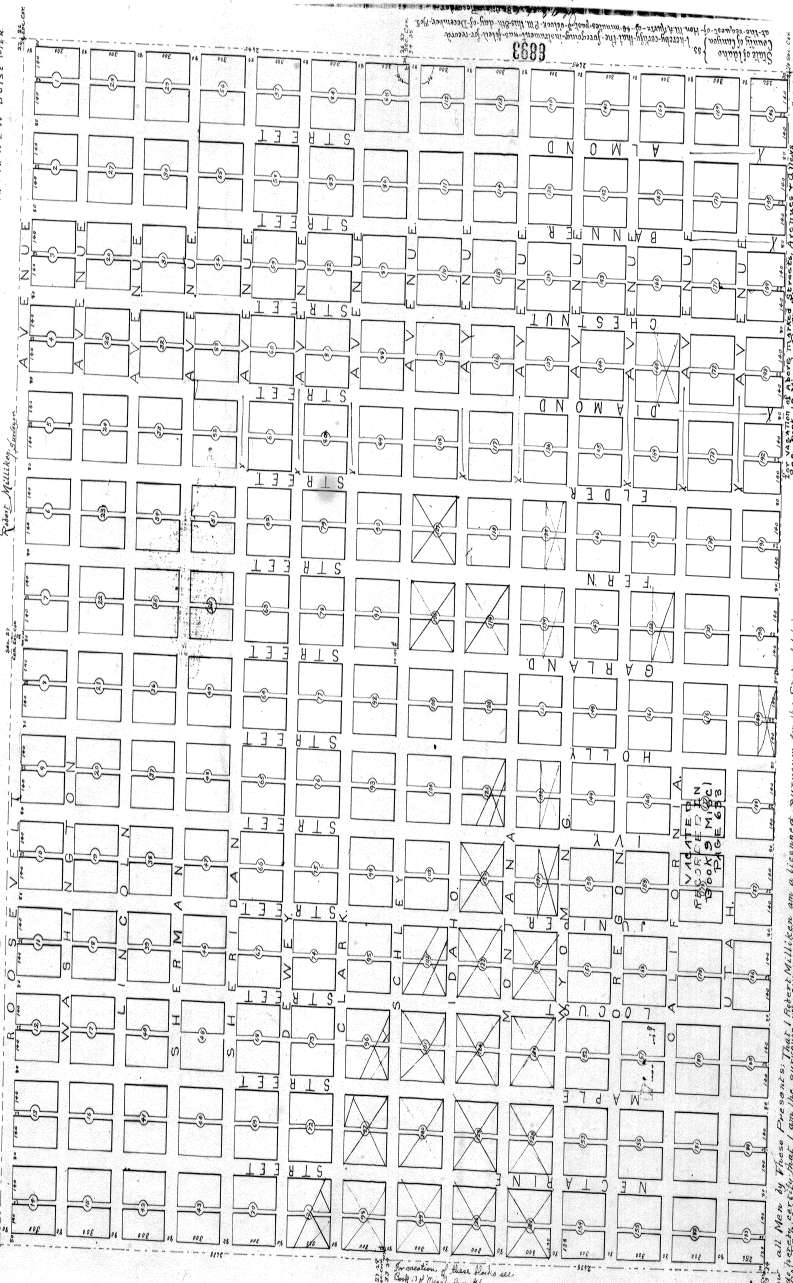
THE S & OF SEC 27
AND N & OF SEC 28
T4N 24W R2E S1E4

THE SAME BEING
Ranch Addition



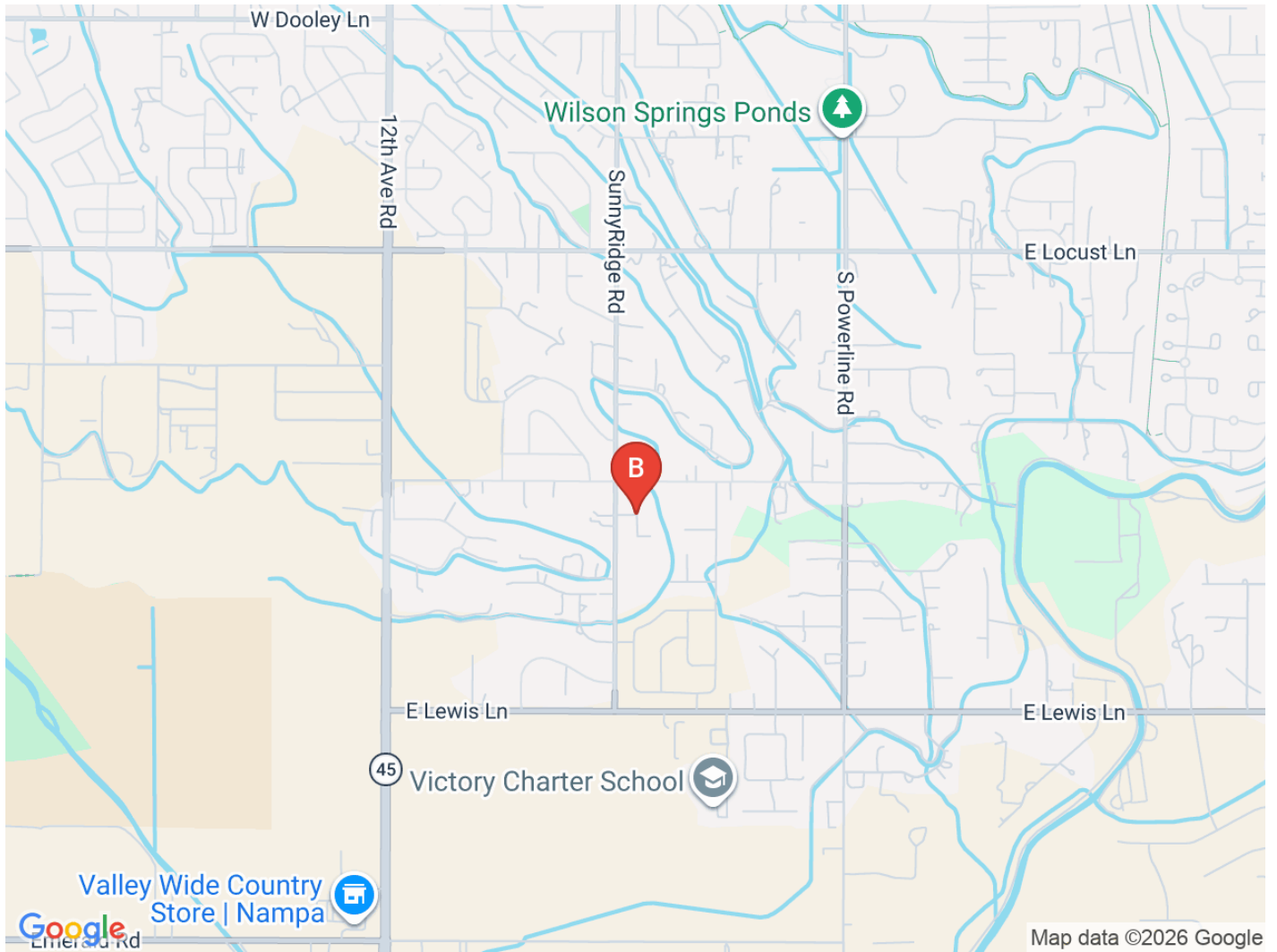
SCALE IN FEET

CONVEYED BY DEED TO NAMPAS, IDAHO
BY M. D. DAVENPORT
RECORD BOOK 10, PAGE 96



State of Idaho
County of Canyon
City of Nampa
Plat Book 10, Page 96
M. D. Davenport
Canyon County Surveyor
JUN 15 1959
PAGES II

I hereby certify that this Duplicate Plat conforms to the Original Plat on file in the Records of Canyon County, Idaho.
M. D. Davenport
Canyon County Surveyor
JUN 15 1959
PAGES II



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