

2157 N. Main Street

Coeur d'Alene, ID 83814

Phone (208) 667-3402 Fax (208) 664-0695

November 7, 2024

12480 N Warren St. Hayden, ID 83835

Thank you for Choosing Alliance Title and Escrow. We are happy to provide this service for you.

Angie McPhee The Experience Northwest

Please specify
Alliance Title & Escrow on your next Purchase Transaction.
Thank you!

Prepared by: Danielle Hamilton



2157 N Main St., Coeur d'Alene, ID 83814 - Phone 208.667.3402 - Fax 208.664.0695

LISTING PACKAGE

DATE: November 7, 2024

OWNERSHIP INFORMATION		Attachment
Primary Owner:	Rock Properties LLC	X
Last Deed:	See Attached	Х
Deed of Trust/Mtg:		
Property Address:	12480 North Warren Street, Hayden, ID 83835	
Mailing Address:	2431 S Espinazo Rd, Coeur d'Alene, ID 83814	

PROPERTY CHARACTERISTICS Att			Atta	chment
Legal Description:				
	Lot 1 Block	2 New Frontier East 1st Addition		
Appr. Lot Size:	Acres:	0.96		X
Year Built				
Square Footage				
County/City::	Kootenai /	Hayden		
Protective Covenants:	Yes			

TAX INFORMATION	Atta	chment
Parcel Number(s)::	HL6360020010 / 345887	
	Land Value \$391,622.00	
	Improvement Value \$0.00	
Assessed Value:	Total Assessed Value \$391,622.00	X
Property Taxes:	\$1,799.78	
Exemptions:		

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 for this report is assumed hereunder, and the Company is not responsible for any errors or omissions contained herein.

PREPARED FOR: Angie McPhee

The Experience Northwest

PROPERTY ADDRESS: 12480 North Warren Street

Hayden, ID 83835

Prepared By: Danielle Hamilton

Kootenai County Parcel Information



Parcel Information

Parcel #: HL6360020010

AIN/Tax Bill: 345887

Site Address: 12480 N Warren St

Hayden ID 83835

Owner: Rock Properties LLC

2431 S Espinazo Rd

Coeur D Alene ID 83814

Twn/Range/Section: 51N / 04W / 11

Instrument:

Parcel Size: 0.96 Acres (41,764 SqFt)

Lot Dimensions: 0

0

Plat/Subdivision: New Frontiers East 1st Add

Plat Volume/Page:

Lot: 1

Block: 2

Census Tract/Block: 000702 / 2000

Waterfront:

Market Value Land: \$391,622.00

Market Value Impr: \$0.00

Total Market Value: \$391,622.00 Net Taxable Value: \$391,622.00

Tax Information

Tax Year	Annual Tax
2023	\$1,799.78
2022	\$606.71
2021	\$0.00

<u>Legal</u>

NEW FRONTIERS EAST 1ST ADD, LT 1 BLK 2 URD HAYDEN

2005 1151N04W

Land

Land Use: 421 - Comm lot/tract in city Zoning: Hayden-C - Commercial

Neighborhood: 17 HAYDEN COMMERCIAL School District: 272 - Lakeland

Sewer: Watershed: 1701030502 - Cedar Creek-Spokane

River

Recreation:

Improvement

Year Built:A/C:Building Type:Stories:Bedrooms:Heat:Bathrooms:Full Baths:Half Baths:Finished Area:1st Floor:2nd Floor:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.









General Information

Owner: Rock Properties Llc

Mailing Address: 2431 S Espinazo Rd Coeur D Alene Id 83814

Property Address: 12480 N Warren St Neighborhood: 17 Hayden Commercial

District (TCA): 004020

Parcel ID (PIN): HL6360020010 Alternate ID (AIN): 345887

Property Class: 421- Comm lot/tract in city

Deeded Acres: 0.9588

Last updated: 11/07/2024 01:53:10 AM

Legal Descriptions

Description

NEW FRONTIERS EAST 1ST ADD, LT 1 BLK 2 URD HAYDEN 2005 1151N04W

Net Taxable Value

Tax Year	Value
2024	\$391,622.00
2023	\$393,129.00
2022	\$136,315.00

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2024	Assessment Update	\$391,622.00	\$0.00	\$391,622.00
2024	Assessment Update	\$391,622.00	\$0.00	\$391,622.00
2023	Assessment Update	\$393,129.00	\$0.00	\$393,129.00
2022	Assessment Update	\$136,315.00	\$0.00	\$136,315.00

Exemption History

Effective Year	Exemption Type	Percent	Total Value	Exemption Value	Net Taxable Value	
	No modifier data is available for this record.					

Land Details

Land Type	Acres	Total Value
Commercial/Industrial	0.86	\$391,622
Right Of Way (Easement)	0.09	\$0

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
	N	lo additional commercial improvements data present.	

Permits

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

Sales History

Document Number	Date	Owner	Grantee	Туре
			No sales history data exists.	



PublicAccess.Payments.AccountSummary

415			
T:	axina	District	Charges

PIN: HL6360020010 Owner: ROCK PROPERTIES LLC	AIN: 345887 TAG: 004020	Tax Roll: Real Property
For Tax Year: 2023 Net Tax: \$1,799.78	Bill Number: 191744	Tax Bill ID: 4225825

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 : 08 HAYDEN URD

Fund	Exemption	Taxable Value	Rate	State Credit	HOE Savings	Net Tax
08 Hayden Urd	\$0.00	\$0.00	0.000000000	-\$15.11	\$0.00	\$1,363.00
				State Credit	HOE Savings	Net Tax
				-\$15.11	\$0.00	\$1,363.00

▼ Authority : 1-KOOTENAI CO

		State Credit	HOE Savings	Net Tax
		-\$0.04	\$0.00	\$3.57

▼ Authority : 207-CITY HAYDEN

	State Credit	HOE Savings	Net Tax
	-\$0.02	\$0.00	\$2.16

▼ Authority : 227-LAKES HIGHWAY #2-HAYDEN

	State Credit	HOE Savings	Net Tax
	-\$0.01	\$0.00	\$0.77

▼ Authority : 231-SCHOOL DIST #272J-BOND

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

▼ Authority : 231-SCHOOL DIST #272J-OTHER

	State Credit	HOE Savings	Net Tax
	\$0.00	\$0.00	\$0.03

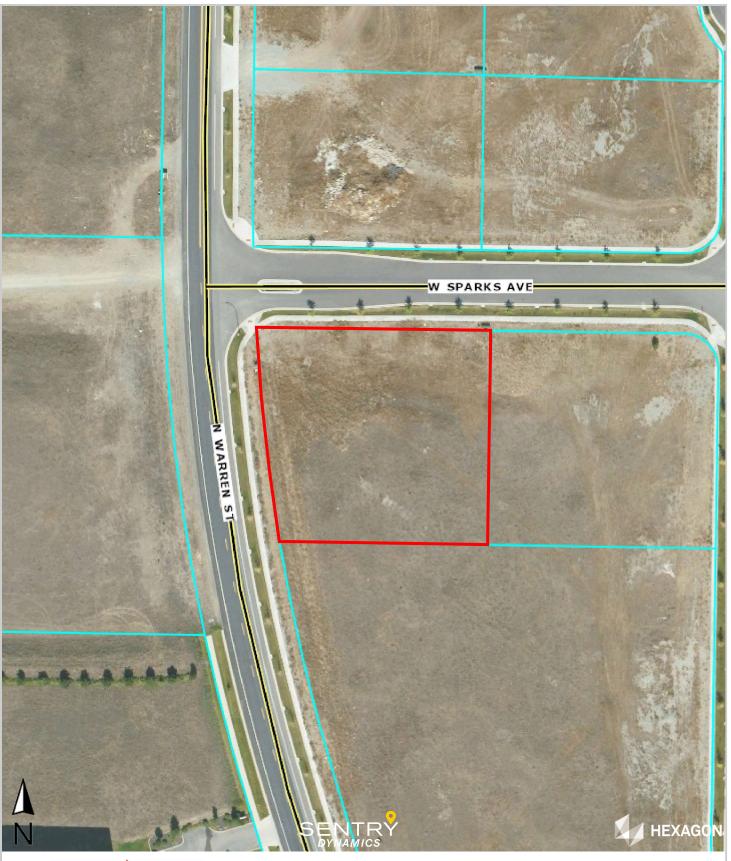
▼ Authority : 231-SCHOOL DIST #272J-SUPP

	State Credit	HOE Savings	Net Tax
	-\$4.67	\$0.00	\$421.06

▼ Authority : 254-NORTHERN LAKES FIRE

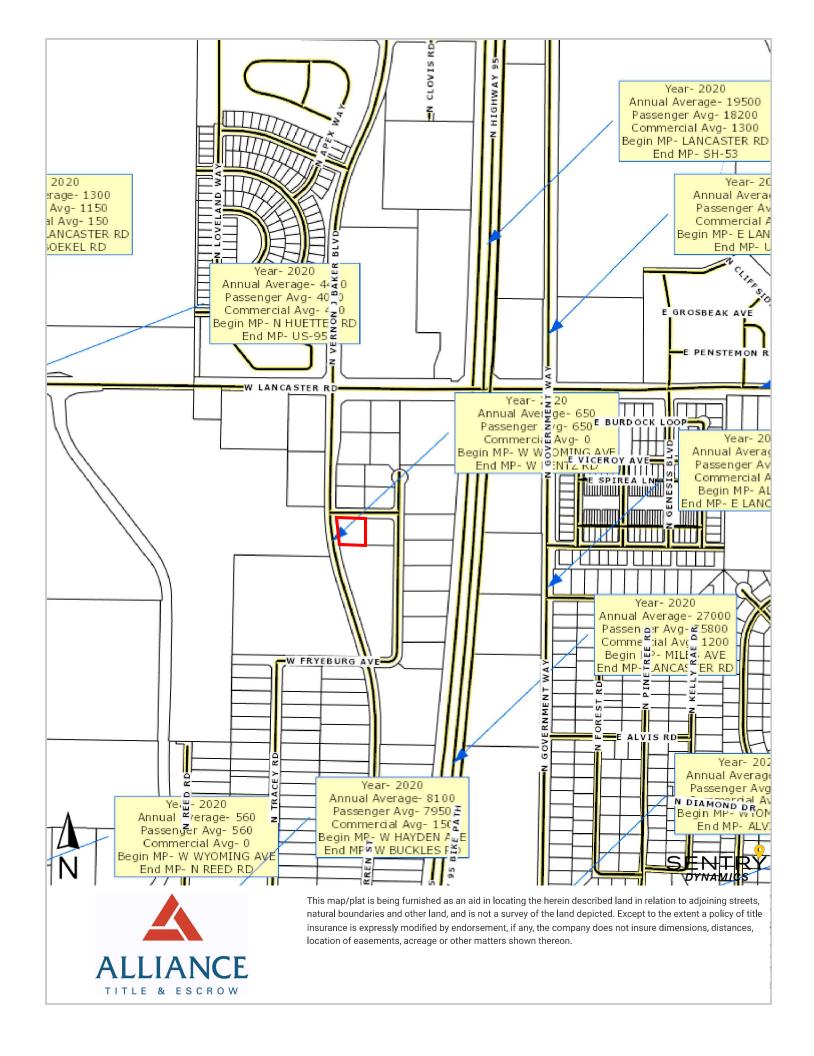
		State Credit	HOE Savings	Net Tax
		-\$0.02	\$0.00	\$1.75

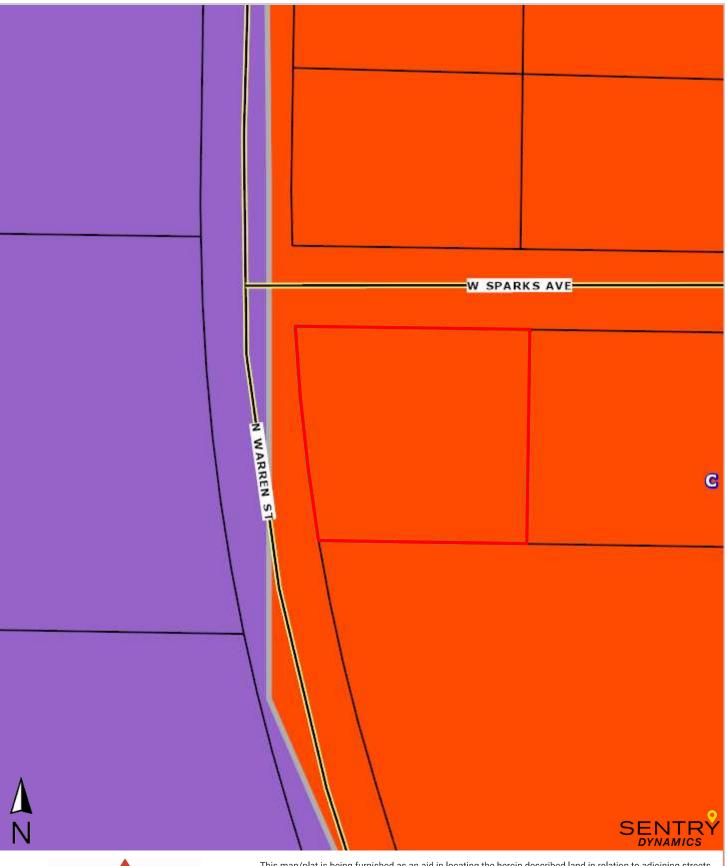
			State Credit	HOE Savings	Net Tax
			\$0.00	\$0.00	\$0.40
Authority : 272-COMM LIB NET-I	BOND J				
			State Credit	HOE Savings	Net Tax
			\$0.00	\$0.00	\$0.03
Authority : 351-N ID COLLEGE					
			State Credit	HOE Savings	Net Tax
			-\$0.01	\$0.00	\$1.06
Authority : 354-KOOTENAI-EMS			State Credit	HOE Savings	Net Tax
			State Credit \$0.00	HOE Savings \$0.00	Net Tax \$0.21
Authority : 354-KOOTENAI-EMS Authority : 490-S/A-Aquifer Prot					
			\$0.00	\$0.00	\$0.21
			\$0.00 State Credit	\$0.00	\$0.21
			\$0.00 State Credit	\$0.00	\$0.21
Authority : 490-S/A-Aquifer Prot			\$0.00 State Credit	\$0.00	\$0.21





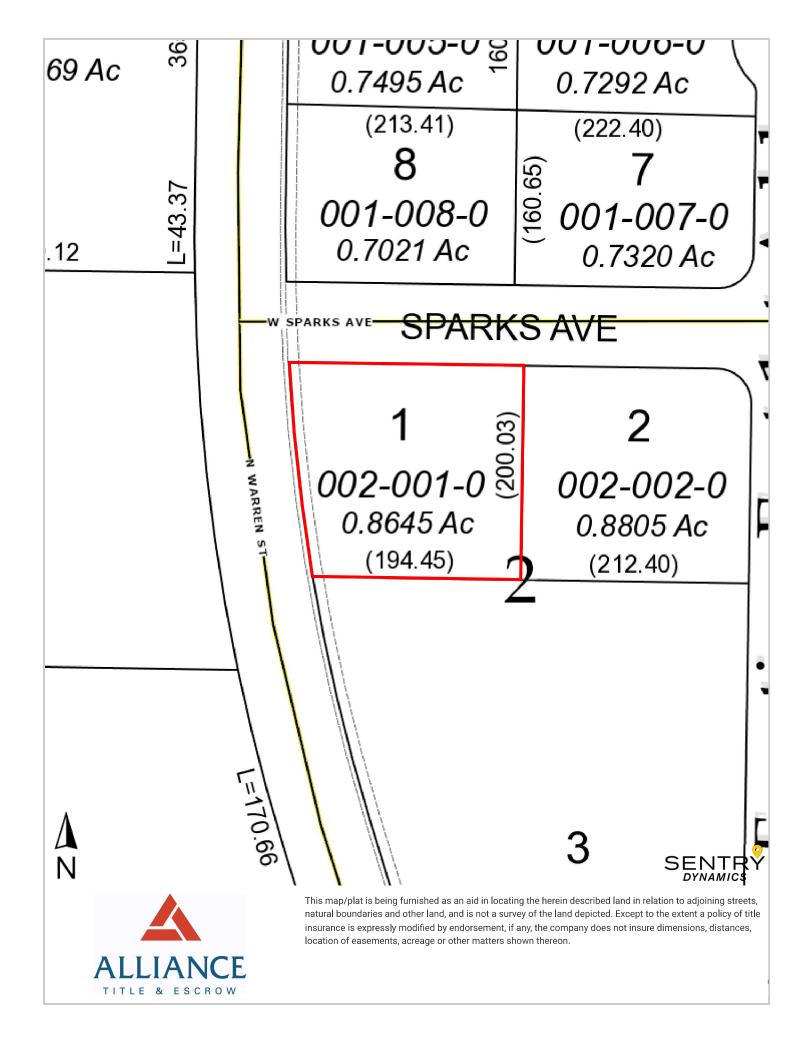
This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does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

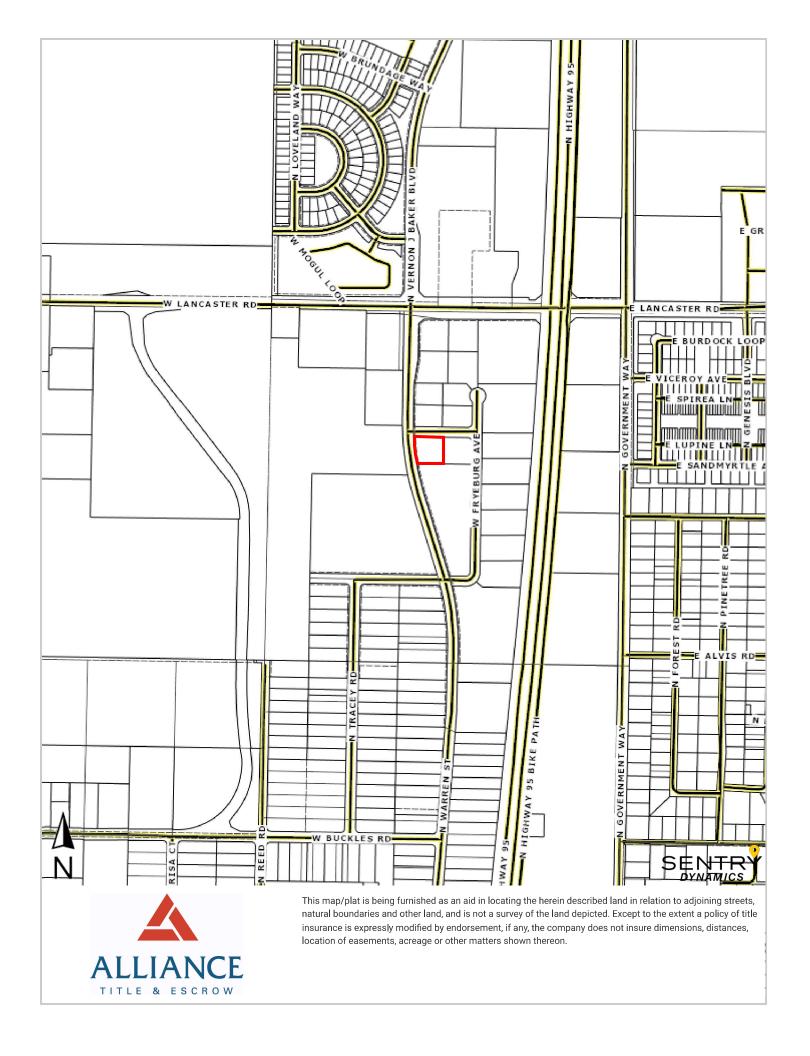






This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does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





JIM BRANNON 4 P 2795940000
KOOTENAI COUNTY RECORDER
CMK 12/4/2020 3:39 PM
REQ OF KOOTENAI COUNTY TITLE
COMPANY
RECORDING FEE: \$15.00 DD

Electronically Recorded

Recording requested by

New Frontiers Investments, LLC 212 W. Ironwood Dr D 282 Coeur d'Alene, ID 83814 412 482にか

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, New Frontiers Investments, L.L.C., an Idaho limited liability company, as Grantor, does hereby grant to Rock Properties, LLC, an Idaho limited liability company, whose current address is 4354 E. Deepwater Ct, Hayden, Idaho 839835, as Grantee, the premises in Kootenai County, Idaho described as follows;

Lot 2, Block 1, New Frontiers East according to the Plat thereof recorded in Book L of Plats at Page 50 records of Kootenal County, Idaho.

SUBJECT TO exceptions for current taxes and other assessments, reservations in patents, and any and all easements, rights of way, reservations, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record including without limitation all items listed on Exhibit A attached which are incorporated by this reference.

Grantor will only warrant and defend the right and title to the above described property to Grantee against the lawful claims of those persons claiming by, through or under Grantor, but not otherwise, and only if the claim does not fall within the exceptions noted in the preceding paragraph and only if the claim is not covered by the title insurance issued in connection with this transaction by Kootenai Title Insurance Company

Dated: December 4,2020

New Frontiers Investments, L.L.C., an Idaho limited liability company

Roy Glickman

Roy Glicknlan, Wanager

State of Idaho

County of Kootenai

On this ⁴ day of Dec	ember in the	e year <u>2020</u> , before me,
the undersigned	a Notary Public in a	and for said state, personally appeared
Rov Glickman	-	known or identified to me to
be the Managing Member	in the Limited Liability C	Company known as
New Frontiers Investm	ents, L.L.C.	who executed
the foregoing instrument,	and acknowledged to m	ne that he/she executed the same in said LLC
name.	•	· ·
IN WITNESS WHEREOF, I have year in this certificate first		nd and affixed my official seal the day and
	115HE #1//	
E-super by J. T. Jacobsen of Ecomber 34, 2029 21.44 W GPT J.T. JACOBSEN Comm No. 40175	Notary Public for the	e State of ID
NOTARY PUBLIC STATE OF Idaho My Commission Exp: June 24, 2021	Residing at: Pos	st Falls
Received controlly are authorized communication	Commission Expires:	: 06/24/2021

Exhibit A

- 8. Special assessments, if any, for the City of Hayden.
- Assessments of Avondale Irrigation District.
- 10. Assessments of North Kootenai Water and Sewer District.
- 12. Relinquishment of access rights and negative easements for the purpose shown below, and rights incidental thereto, as set forth in a document Granted to: State of Idaho

Recital: Together with all rights of access between the right of way of said project and the remaining contiguous real property belonging to the grantor.

Grantor agrees that no building or structures, except irrigation or drainage structures, will be permitted to be constructed within 20 feet of the right of way of the said project. Grantor conveys unto the Grantee the right to prohibit junkyards on any of her remaining land within 1000 feet of the right of way of said project, and the right to prohibit advertising signs, displays and devices within 660 feet thereof; provided that advertising relating to business conducted on any of the Grantors remaining land be permitted not closer than 20 feet therefrom, but only on land utilized exclusively for said business.

Recorded: August 5, 1969

Instrument No.: Book 231 of Deeds at Page 403, records of Kootenai County, Idaho.

Book 231 of Deeds at Page 403

13. An easement for the purpose shown below and rights incidental thereto as set forth in a document

Granted to: Washington Water Power Company Purpose: Electric transmission and distribution lines

Recorded: April 1, 1997

Instrument No.: 1484949, records of Kootenai County, Idaho.

1484949

14. Declaration of Covenants, Conditions, and Restrictions, New Frontiers Business Park, including without limitation the covenants, conditions, restrictions and easements set forth therein, and those of amendments thereto, and any assessments pursuant thereto, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handlcap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: May 23, 1997

Instrument No.: 1491269, records of Kootenai County, Idaho

Special Amendment to Covenants, Conditions and Restrictions of New Frontiers Business Park

Recorded: December 4, 2015

Instrument No.: 2525472000, records of Kootenai County, Idaho

<u>1491269</u>; <u>2525472000</u>

15. Relinquishment of access rights as set forth in Special Warranty Deed to Lakes Highway District Recital: Together with all rights of access belonging to the Grantor, between the herein above described parcels and the right of way of US-95, Project NH-5110(137)

Highway Survey

Recorded: October 30, 2009

Instrument No.: 2238810000, records of Kootenai County, Idaho.

2238810000

16. An easement for the purpose shown below and rights incidental thereto as set forth in a document

Granted to: Avondale Irrigation District Purpose: Underground water lines

Recorded: August 14, 2014

Instrument No.: 2466711000, records of Kootenai County, Idaho.

2466711000

17. Easements, dedications, conditions, restrictions, notes and provisions created by or delineated, described or otherwise set forth in the plat of New Frontiers East, as recorded in Book L of Plats at Page 50, records of Kootenai County, Idaho.

Book L of Plats at Page 50

18. An easement for the purpose shown below and rights incidental thereto as set forth in a document Granted to: New Frontiers Business Park Association, Inc.

Purpose: Ingress, egress and utilities

Recorded: December 1, 2015

Instrument No.: 2525074000, records of Kootenai County, Idaho.

2525074000

19. An easement for the purpose shown below and rights incidental thereto as set forth in a document

Granted to: City of Hayden

Purpose: Sewer line and improvements

Recorded: February 17, 2017

Instrument No.: 2583372000, records of Kootenal County, Idaho.

2583372000