

Density is 2.11 residential units/acre. Surrounding subdivisions in the local vicinity range from 0.21 units/acre to 2.47 units/acre. Attached is a density map...

9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.

2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:

Plus 2 - assigned for full compatibility (adjacency encouraged).

Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).

0 - assigned if not applicable or neutral.

Minus 1 - assigned for minimal compatibility (adjacency not discouraged).

Minus 2 - assigned for no compatibility (adjacency not acceptable).

2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:

x4 - indicates major relative importance.

x3 - indicates above average relative importance.

x2 - indicates below average relative importance.

x1 - indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

E. Terms:

DOMINANT ADJACENT LAND USE: Any use which is within three hundred feet (300') of the use boundary being proposed; and

1. Comprises at least one-half ($\frac{1}{2}$) of the adjacent uses and one-fourth ($\frac{1}{4}$) of the total adjacent area; or

2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or

3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

LOCAL VICINITY: Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.

2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

Staff's Compatibility Rating: +13

Questions 1-3:

See enclosed Parcel Summary and Improvement Reports from Valley County Assessor's Office.

I determined that the dominant adjacent use is agricultural. Two of the agricultural parcels to the east and south also have single family residential uses (RP16N03E277204 and RP16N03E263940). One of the agricultural parcels to the north is actually a rural residential parcel instead of agricultural (RP16N03E228555 – 20 acres).

The other adjacent uses are single family residential subdivisions.

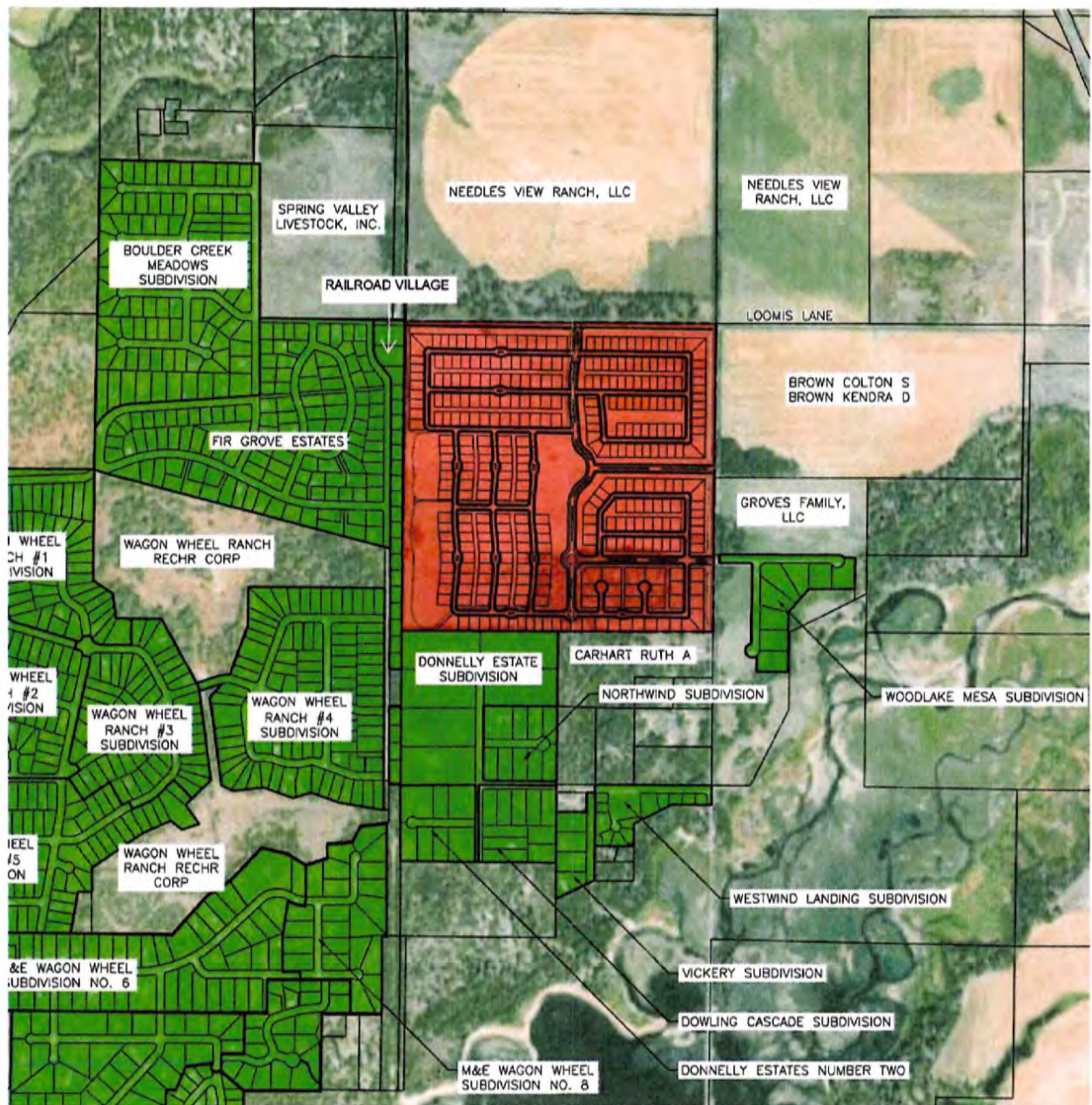
Question 4: The site is flat with very little treed areas. The applicant is providing landscaping and ponds along the western border and landscaping throughout. Commercial/recreation uses are in the center of the acreage. Residential uses compared to residential uses is compatible and there should be very little impact to the agricultural field from the residential uses.

Question 5: These will be single family residential structures with some recreation/commercial use buildings centered in the development. If the open space was removed along the rear of all residential lots the lots would be larger; each residential lot backs up to open space. It is clustered as promoted through the PUD process.

Question 6: Traffic volume will increase but is similar to other residential traffic. There was no definite mitigation proposed, so the (+1) was without mitigation.

Question 7: Single family residential uses adjacent to single family residential uses and agricultural fields. There is no multi-family proposed.

Question 8: There will be impacts to service providers; service providers have expressed no concerns or identified impacts that would not be mitigated with addition revenues. Taxes from improvements will exceed revenues generated by agricultural land. The fire department has imposed impact fees on each residential unit.



Density as Platted (# lots / acre)

Donnelly Estates	0.21
Woodlake Mesa	0.66
Donnelly Estates 2	0.84
Northwind	1.08
Boulder Creek Meadows	1.56
Fir Grove	1.71
Wagon Wheel Ranch #4	1.71
MacGregor Townsite	2.11
Timber Creek Reserve*	2.18
Railroad Village	2.47

* Approved, not yet recorded

Compatibility Questions and Evaluation

Matrix Line # / Use: #7 Planned Unit Development

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) -2 X 4 -8

1. Is the proposed use compatible with the dominant adjacent land use?

Agricultural: Irrigated Crops & Forest Land

(+2/-2) +1 X 2 +2

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

S.F. Residential Subdivisions

(+2/-2) 0 X 1 0

3. Is the proposed use generally compatible with the overall land use in the local vicinity? Both residential & agricultural; see attached map

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +1 X 3 +3

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses? The site is flat with little tree cover. The applicant is mitigating impacts with landscaping. It is residential use, adjacent to residential use.

(+2/-2) +2 X 1 +2

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

Yes - single family residential. Lots are smaller but open space.

(+2/-2) +1 X 2 +2

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

traffic volume will increase but is similar to other residential traffic. [It assigned w/o mitigation]

(+2/-2) +2 X 2 +4

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

Same type of residential use.

(+2/-2) +2 X 2 +4

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas? No agencies identified impacts that would not be mitigated with additional revenues

(+2/-2) +2 X 2 +4

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

will increase revenues in comparison to agricultural uses.

Sub-Total (+) 21

Sub-Total (-) 8

Total Score +13

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) _____ X 4 _____

1. Is the proposed use compatible with the dominant adjacent land use?

(+2/-2) _____ X 2 _____

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

(+2/-2) _____ X 1 _____

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) _____ X 3 _____

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

(+2/-2) _____ X 1 _____

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

(+2/-2) _____ X 2 _____

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2) _____ X 2 _____

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(+2/-2) _____ X 2 _____

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

(+2/-2) _____ X 2 _____

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

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APPENDIX A

MATRIX FOR RATING

QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	-1	+2	-1	-2	+1	+2	+2
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
8. REL, EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	-1
9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	-1	+1	+1	+1	-1	+1	+1	+1	+1	+2	+2
11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+1	-1	+1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1
13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	+2
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1		-2	-2	-1	-2	-2	+2	-1	+1
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2		+1	+2	+2	+1	+2	-1	-1
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	-1	+1	+1	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1		+2	+2	+1	+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	-1	+2		+1	+2	-2	-2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1		+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+2	+2	+2		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2	-1	-1	-1	-1	-2	-1	-2	+1		+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-1	-2	-1	-2	+1	+1	+2

RATE THE SOLID SQUARES AS +2

VALLEY COUNTY ASSESSOR'S OFFICE

Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | assessor@co.valley.id.us**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP16N03E270005
OWNER(S)	GROVES FAMILY LLC
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	DONNELLY, ID 83615
MAILING ATTENTION	
MAILING ADDRESS	1500 W BANNOCK ST
MAILING CITY, STATE, ZIP	BOISE ID 83702
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

ACREAGE - SQ FT - FRONTAGE	ACRES: 160	SQUARE FEET: 6969600	FRONTAGE: 0
LAND DESCRIPTION	Irrigated Ag - Cat 1 Market Value Bare Forestland - Cat 7		
LEGAL DESCRIPTIONS	NE4 S27 T16N R3E MEDIUM CLASS TIMBER		
NEIGHBORHOOD	200000 Donnelly area Rural Investment		
PLAT LINKS	16N 3E S27.pdf		
CURRENT LAND USES	USE: Irrigated Ag - Cat 1 ACRES: 136 Bare Forestland - Cat 7 17 Market Value 7		

SALES HISTORY

SALE DATE	GRANTOR	DEED REFERENCE
09/22/2023	BURNS DONNA	459413
04/25/2023	WOODLAKE MESA LLC	456631
08/27/2009	ROBERTS FAMILY 2006 TRUST	344795

ASSESSMENT HISTORY

ASSESS DATE	1/1/2023	01/01/2022	01/01/2021	01/01/2020	1/1/2019
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	59789	57596	47906	47090	53278
IMPROVEMENTS	0	0	0	0	0
TOTAL	59789	57596	47906	47090	53278

ASSESSMENT TRENDS



TAX CODE AREAS & DISTRICTS

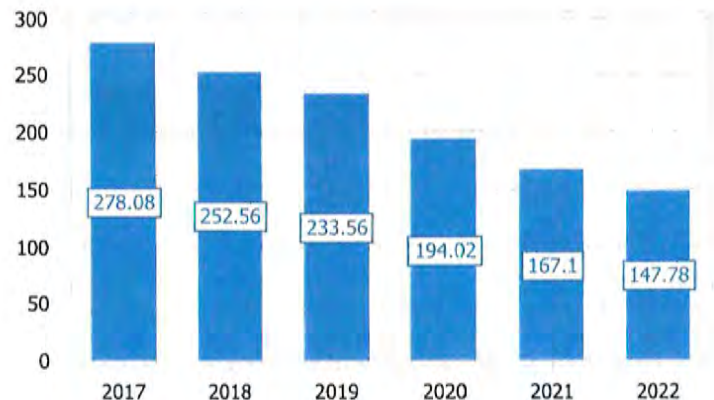
TAX CODE AREA (TAG): 067-0000

CEMETERY	VALLEY CENTER CEMETERY
FIRE	DONNELLY RURAL FIRE PROTECTION DISTRICT
HOSPITAL	MCCALL MEMORIAL HOSPITAL
SCHOOL	MCCALL-DONNELLY SCH #421

VOTER PRECINCT	006 - ROSEBERRY
COMMISSIONER DISTRICT	CASCADE

TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2022	147.78
2021	167.1
2020	194.02
2019	233.56
2018	252.56



HOMEOWNER'S EXEMPTION?

☐ YES

☒ NO

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PO Box 1350 - 219 N Main St, Cascade, ID 83611



Phone (208) 382 - 7126 | assessor@co.valley.id.us

GENERAL PROPERTY SUMMARY

PARCEL ID	RP16N03E263940
OWNER(S)	ROBERTS VONN CARL
SITUS ADDRESS	12884 OLD STATE RD
SITUS CITY, STATE, ZIP	DONNELLY, ID 83615
MAILING ATTENTION	
MAILING ADDRESS	1209 BLACK CANYON RD
MAILING CITY, STATE, ZIP	SIMI VALLEY CA 93063
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

ACREAGE - SQ FT - FRONTAGE	ACRES: 19.425	SQUARE FEET: 846153	FRONTAGE: 0
LAND DESCRIPTION	Irrigated Pasture - Cat 2 Market Value Fair/Average		
LEGAL DESCRIPTIONS	PT. W/2 W/2 LYING SOUTHWEST OF WOOD LAKE MESA SUBD; S26 T16N R3E		
NEIGHBORHOOD	217400 Donnelly area		
PLAT LINKS	16N 3E S26.pdf		
CURRENT LAND USES	USE: Irrigated Pasture - Cat 2 ACRES: 16.162 Market Value 2.263 Fair/Average 1		

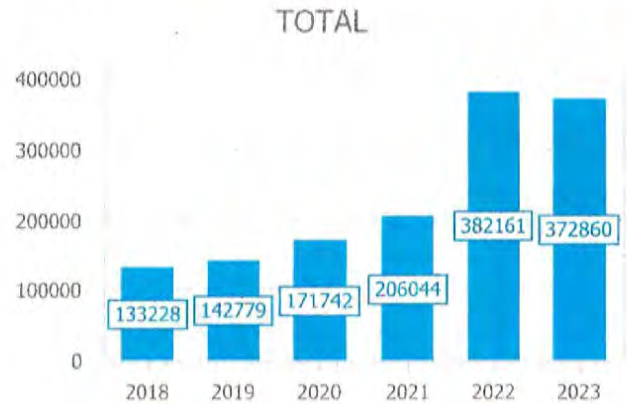
SALES HISTORY

SALE DATE	GRANTOR	DEED REFERENCE
04/25/2023	ROBERTS FAMILY 2006 TRUST	456632

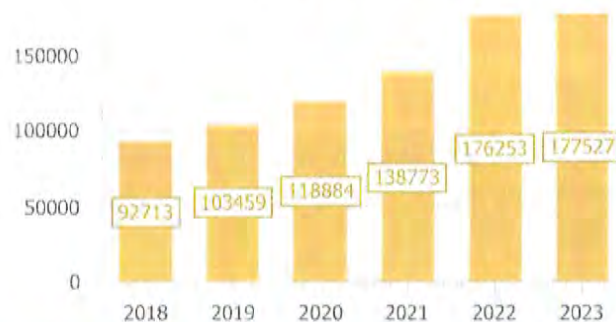
ASSESSMENT HISTORY

ASSESS DATE	1/1/2023	01/01/2022	01/01/2021	01/01/2020	1/1/2019
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	195333	205908	67271	52858	39320
IMPROVEMENTS	177527	176253	138773	118884	103459
TOTAL	372860	382161	206044	171742	142779

ASSESSMENT TRENDS



IMPROVEMENTS



TAX CODE AREAS & DISTRICTS

TAX CODE AREA (TAG): 067-0000

CEMETERY	VALLEY CENTER CEMETERY
FIRE	DONNELLY RURAL FIRE PROTECTION DISTRICT
HOSPITAL	MCCALL MEMORIAL HOSPITAL
SCHOOL	MCCALL-DONNELLY SCH #421

VOTER PRECINCT	006 - ROSEBERRY
COMMISSIONER DISTRICT	CASCADE

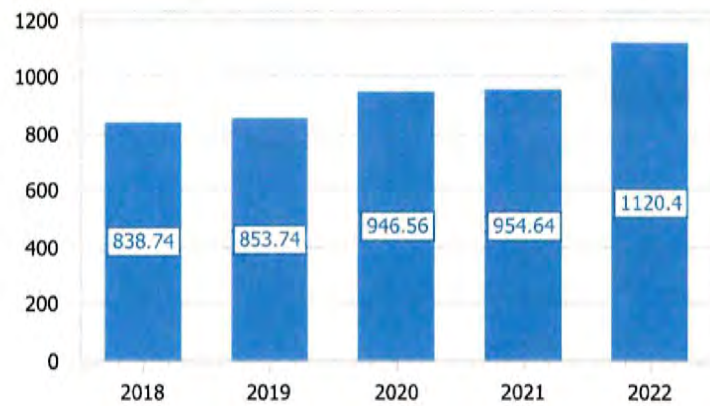
TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2022	1120.4
2021	954.64
2020	946.56
2019	853.74
2018	838.74

HOMEOWNER'S EXEMPTION?

☐ YES

☒ NO



IMPROVEMENTS

RECORD: R01

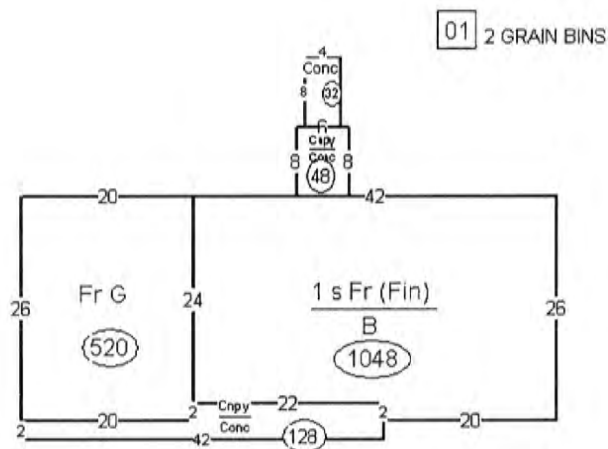
TYPE: DWELLING

USE: Single family - Owner

BUILDING DESCRIPTION

YEAR BUILT	1958
STORIES	1
FOUNDATION	Full Bsmt
STRUCTURE	Wood frame w/sheathing
EXTERIOR 1	Wood siding
EXTERIOR 2	
ROOF STYLE	Hip
ROOF COVER	Enamel steel
BEDROOMS	2
FULL BATHS	1
1/2 BATHS	0
HEATING TYPE	Forced hot air-oil
CENTRAL AIR	N
ATTIC TYPE	None
FIREPLACES	Y

SKETCH



BUILDING DIMENSIONS (SQ FT)

TOTAL SIZE	1048
ATTIC FIN	0
BASEMENT	1048
BASEMENT FIN	0
LOWER	0
LOWER FIN	0
ATTACHED GARAGE	520
DETACHED GARAGE	
ATTACHED CARPORT	520
BSMNT/LL GARAGE	
ENCLOSED PORCH	0
OPEN PORCH	0
WOOD DECK	0

OUT BUILDING & YARD ITEMS

Storage - Grain Bin

IMAGES



VALLEY COUNTY ASSESSOR'S OFFICE

Parcel Summary and Improvement Report

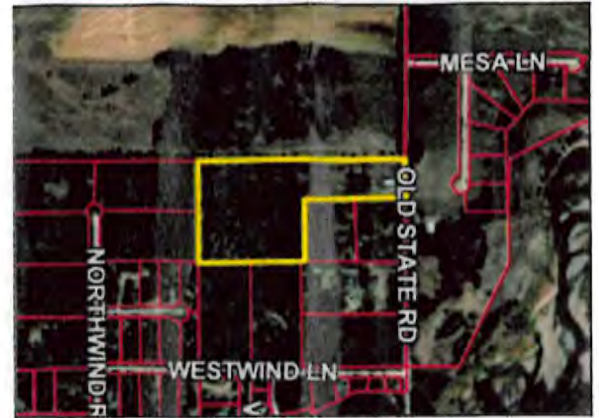
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GENERAL PROPERTY SUMMARY

PARCEL ID	RP16N03E277204
OWNER(S)	CARHART RUTH A
SITUS ADDRESS	12889 OLD STATE RD
SITUS CITY, STATE, ZIP	DONNELLY, ID 83615
MAILING ATTENTION	C/O J A BENSON
MAILING ADDRESS	5239 SUNFISH LN
MAILING CITY, STATE, ZIP	MERIDIAN ID 83642
MAILING COUNTRY	USA



PROPERTY DESCRIPTION & LAND DATA

ACREAGE - SQ FT - FRONTAGE	ACRES: 13.9998	SQUARE FEET: 609831	FRONTAGE: 0
LAND DESCRIPTION	Average Market Value	Bare Forestland - Cat 7	
LEGAL DESCRIPTIONS	SE4 S27 T16N R3E N/2 NE SE, LESS TAX NO 30 AND31 1972 VAN DYKE 24X60 M.H. ON MH ROLL		
NEIGHBORHOOD	217400 Donnelly area		
PLAT LINKS	16N 3E S27.pdf		
CURRENT LAND USES	USE: Bare Forestland - Cat 7	ACRES: 12.8123	
	Average	1	
	Market Value	0.1875	

SALES HISTORY

SALE DATE	GRANTOR	DEED REFERENCE
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05/16/2023	CARHART RUTH A	45062

ASSESSMENT HISTORY

ASSESS DATE	1/1/2023
CHANGE REASON	01- Revaluat
LAND	210987
IMPROVEMENTS	47778
TOTAL	258765

ASSESSMENT TRENDS



TAX CODE AREAS & DISTRICTS

TAX CODE AREA (TAG): 067-0000

CEMETERY	VALLEY CENTER CEMETERY
FIRE	DONNELLY RURAL FIRE PROTECTION DISTRICT
HOSPITAL	MCCALL MEMORIAL HOSPITAL
SCHOOL	MCCALL-DONNELLY SCH #421

VOTER PRECINCT	006 - ROSEBERRY
COMMISSIONER DISTRICT	CASCADE

TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2022	
2021	
2020	
2019	
2018	

HOMEOWNER'S EXEMPTION?

☐ YES

☒ NO



IMPROVEMENTS

RECORD: R01

TYPE: OTHER

USE:

BUILDING DESCRIPTION

YEAR BUILT	
STORIES	
FOUNDATION	
STRUCTURE	
EXTERIOR 1	
EXTERIOR 2	
ROOF STYLE	
ROOF COVER	
BEDROOMS	
FULL BATHS	
1/2 BATHS	
HEATING TYPE	
CENTRAL AIR	
ATTIC TYPE	
FIREPLACES	

SKETCH

BUILDING DIMENSIONS (SQ FT)

TOTAL SIZE	
ATTIC FIN	
BASEMENT	
BASEMENT FIN	
LOWER	
LOWER FIN	
ATTACHED GARAGE	
DETACHED GARAGE	
ATTACHED CARPORT	
BSMNT/LL GARAGE	
ENCLOSED PORCH	0
OPEN PORCH	0
WOOD DECK	184

OUT BUILDING & YARD ITEMS

General Purpose Bldg Wood Pole Frame
General Purpose Bldg Wood Pole Frame
General Purpose Bldg Wood Pole Frame
General Purpose Bldg Wood Pole Frame

IMAGES



VALLEY COUNTY ASSESSOR'S OFFICE

Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611



Phone (208) 382 - 7126 | assessor@co.valley.id.us

GENERAL PROPERTY SUMMARY

PARCEL ID	RP16N03E263604
OWNER(S)	GROVES FAMILY LLC
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	DONNELLY, ID 83615
MAILING ATTENTION	
MAILING ADDRESS	1500 W BANNOCK ST
MAILING CITY, STATE, ZIP	BOISE ID 83702
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

ACREAGE - SQ FT - FRONTAGE	ACRES: 20.874	SQUARE FEET: 909271	FRONTAGE: 0
LAND DESCRIPTION	Irrigated Pasture - Cat 2 Dry Grazing - Cat 5 Market Value		
LEGAL DESCRIPTIONS	N/2 SW4 NW4; TAX NO. 14 IN S/2 SW4 NW4; S26 T16N R3E		
NEIGHBORHOOD	200000 Donnelly area Rural Investment		
PLAT LINKS	16N 3E S26.pdf		
CURRENT LAND USES	USE: Dry Grazing - Cat 5 ACRES: 16.061 Irrigated Pasture - Cat 2 4.059 Market Value 0.754		

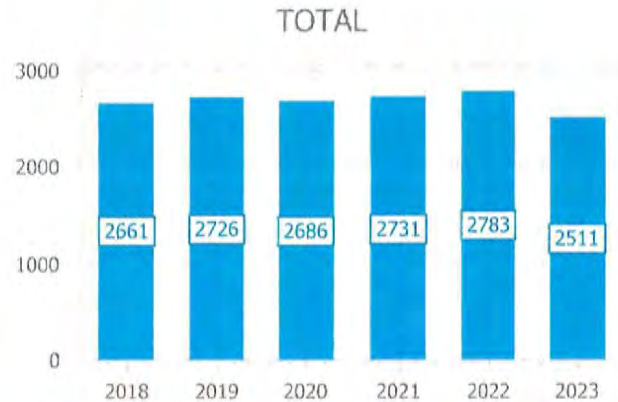
SALES HISTORY

SALE DATE	GRANTOR	DEED REFERENCE
09/13/2023	ROBERTS VONN CARL	459218
04/25/2023	WOODLAKE MESA LLC	456636
08/24/2009	ROBERTS FAMILY 2006 TRUST	344645

ASSESSMENT HISTORY

ASSESS DATE	1/1/2023	01/01/2022	01/01/2021	01/01/2020	1/1/2019
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	2511	2783	2731	2686	2726
IMPROVEMENTS	0	0	0	0	0
TOTAL	2511	2783	2731	2686	2726

ASSESSMENT TRENDS



TAX CODE AREAS & DISTRICTS

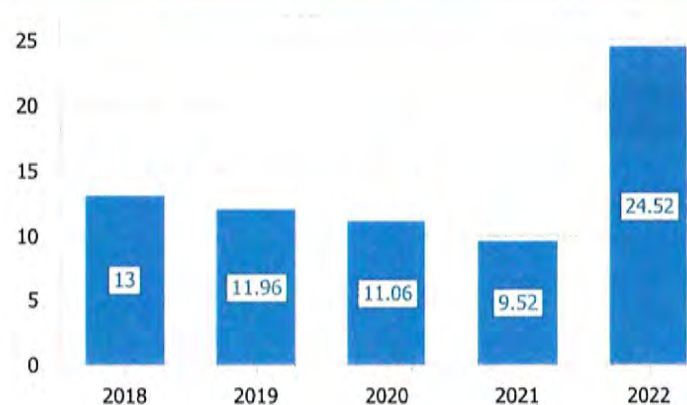
TAX CODE AREA (TAG): 067-0000

CEMETERY	VALLEY CENTER CEMETERY
FIRE	DONNELLY RURAL FIRE PROTECTION DISTRICT
HOSPITAL	MCCALL MEMORIAL HOSPITAL
SCHOOL	MCCALL-DONNELLY SCH #421

VOTER PRECINCT	006 - ROSEBERRY
COMMISSIONER DISTRICT	CASCADE

TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2022	24.52
2021	9.52
2020	11.06
2019	11.96
2018	13



HOMEOWNER'S EXEMPTION?

☐ YES

☒ NO