

106 E. Second Street
P.O. Box 8924
Moscow, Idaho 83843
208-882-4822
208-882-4255 - fax

Latah County Title Company

PROPERTY PROFILE #4868

TO: UNITED COUNTRY REAL ESTATE: TEAM IDAHO

ATTN: DEANN BILLING

EMAIL: DEANN@UCTEAMIDAHO.COM

DATE: 8/6/2024

FROM: MICHELLE MLAZGAR

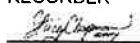
~~~~~  
ATTACHED HERETO YOU WILL FIND THE FOLLOWING INFORMATION RELATING TO THE OWNERSHIP AND STATUS OF TITLE TO REAL PROPERTY LOCATED IN LATAH COUNTY, IDAHO, HAVING A PROPERTY ADDRESS OF: 5505, 5513, 5519, 5525, 5529 Highway 95, Potlatch.

Owner: Odd Chester Industries, LLC

- 1.) The last deed appearing of record;
- 2.) Deeds of trust or mortgages which appear to be in full force and effect;
- 3.) A plat map reproduction;
- 4.) A copy of applicable restrictive covenants;
- 5.) Tax information; and
- 6.) Property characteristics such as number of rooms, square footage and year built.

This information is being provided to facilitate the listing and/or sale of Idaho property and is being provided without charge and Latah County Title Company is not providing any conclusions of marketable ownership or encumbrances.

.....

NO 607769  
AT THE REQUEST OF  
LATAH COUNTY TITLE COMPANY  
DATE AND HOUR  
08-14-2020 12:07:51 PM  
HENRIANNE K. WESTBERG  
LATAH COUNTY RECORDER  
Fee: \$15.00 BY 

Upon Recording return to:  
Spokane Business Attorneys  
421 W Riverside Ave, Suite 1000  
Spokane, WA 99201

61722 ①

---

#### QUITCLAIM DEED

FOR VALUE RECEIVED, **Jonathan S. Billing and Kathryn Deann Billing**, husband and wife, does hereby convey, release, remise and forever quit claim unto **Odd Chester Industries, LLC**, an Idaho limited liability company, whose current address is: ~~1304~~ <sup>1034</sup> S. Harding St, Moscow, ID 83843, the following described premises:

Commonly known as 5505, 5513, 5519 and 5525 Highway 95 N., Potlatch, ID 83855 with Parcel number RP41N05W023145A, RP040041502010A, RP040041502020A, RP040041502030A.

The legal description of the property is:

A parcel of land located in Government Lots 3 and 4 (N1/2NW1/4) of Section 2, Township 41 North, Range 5 West, B.M., (a portion of which has been platted into Lots 1, 2 and 3, Billing Short Plat to Latah County), and being more particularly described as follows: COMMENCING at a point 769.0 feet South and 1315 feet East of the Northwest corner of said Section 2; thence East to the West right of way line of U.S. Highway 95; thence S. 02°25' E., along said West right of way line, 60 feet, more or less, to a point of curve on said highway; thence along said curve adjoining the right of way, 428 feet to a

point directly South of the point of beginning; thence North 325 feet to the POINT OF BEGINNING. ALSO, BEGINNING at a point on the East boundary of the NW1/4NW1/4 of said Section 2, which is S. 00°30' E., 565.45 feet from the Northeast corner of said NW1/4NW1/4; thence N. 89°49' W., 208.11 feet; thence N. 03°58' E., 44.0 feet; thence S. 16°00' W., 25.3 feet; thence S. 25°49' W., 79.4 feet; thence S. 03°58' W. 70.4 feet; thence S. 28°41' W. 55.3 feet; thence S. 38°26' W., 41.7 feet; thence S. 11°59' W. 122.9 feet; thence S. 08°02' E., 147.6 feet; thence S. 02°14' E., 105.2 feet; thence S. 31°23' W., 154.9 feet; thence N. 85°24' E., 48 feet; thence on a curve of 10°06' to the left with a radius of 567.0 feet for 175.1 feet; thence N. 58°52' E., 110.6 feet; thence on a curve 11°58' to the left with a radius of 478.9 feet for 160.00 feet to intersect the East line of said NW1/4NW1/4; thence North on the last line N. 00°30' W. 515.15 feet, more or less, to the POINT OF BEGINNING. ALSO, BEGINNING at the Northwest corner of said Section 2; thence East along the North boundary line of said Section 2, 1330.00 feet; thence South 565.45 feet to the POINT OF BEGINNING; thence West 15 feet; thence South 203.55 feet; thence East 15 feet to an existing fence corner; thence North along said fence 203.55 feet to the TRUE POINT OF BEGINNING. EXCEPTING THEREFROM the following described parcel of land: BEGINNING at a point 110.68 feet West and 989.9 feet S. 00°30' E. (measured along the subdivision line) of the Northeast corner of the NW1/4NW1/4 of said Section 2; thence S. 89°02' W., 267.7 feet; thence S. 08°02' E., 48.0 feet; thence S. 02°14' E., 105.2 feet; thence S. 31°23' W., 154.9 feet; thence N. 85°24' E., 48.0 feet; thence on a curve 10°06' to the left with a radius of 567.0 feet 30.0 feet, more or less, to a point in the North right of way line of U.S. Highway No. 95; thence along said North right of way, N. 67°34' E., 256.0 feet and then along a curve 11°58' to the left with a radius of 478.9 feet a distance of 28.8 feet; thence N. 00°54' W. 173 feet to the POINT OF BEGINNING. ALSO EXCEPTING THEREFROM a parcel of land located in the NW1/4 of Section 2, Township 41 North, Range 5 West, B.M., as

more fully set out in that certain Quitclaim Deed recorded under Recorder's Fee No. 275035.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: August 10, 2020

By: [Signature]  
Jonathan S. Billing

By: [Signature]  
Kathryn Deann Billing

STATE OF IDAHO )  
County of Latah ) ss

On this 11 day of August 2020, before me personally appeared **Jonathan S. Billing and Kathryn Deann Billing**, whose identity was verified and who certified s/he executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of her/himself, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.

[Signature]  
Notary Public Signature

Dave Kibien  
Printed Name

My commission expires: 7/18/24

My commission number: \_\_\_\_\_



NO 633352  
AT THE REQUEST OF  
LATAH COUNTY TITLE COMPANY  
DATE AND HOUR  
03-07-2024 02:43:19 PM  
Julie Fry  
LATAH COUNTY RECORDER  
Fee: \$45.00 BY [Signature]

Upon Recording return to:  
Spokane Business Attorneys  
21802 E Indiana Ave, Suite 207  
Liberty Lake, WA 99019

64350

---

**COMMERCIAL DEED OF TRUST**

Grantor: Odd Chester Industries, LLC, an Idaho limited liability company

Grantees: Michael J. Kirkpatrick and DSN LLC, a Washington limited liability company

Trustee: Latah County Title Company

Legal Description: Attached as Exhibit A

Tax Parcel No: RP040041502010  
RP040041502020  
RP040041502030  
RP41N05W023145

THIS DEED OF TRUST ("Security Instrument" or "Deed") is made on March 6, 2024. The Grantor is Odd Chester Industries, LLC, an Idaho limited liability company, whose address is 3045 HWY 95 S, Moscow, ID 83843 ("Grantor"). The Trustee is Latah County Title Company ("Trustee"), whose address is 106 E Second St, Moscow, ID 83843.

The Grantees, Beneficiaries, and Lenders are Michael J. Kirkpatrick, an individual, as to a 66.67% undivided interest and DSN LLC, a Washington limited liability company, as to a 33.33% undivided interest, jointly known as the Lender.

The Lenders and Beneficiaries' address is c/o Commercial Lending Northwest, 9015 E Euclid Ave, Spokane WA 99212.

Grantor owes Lender the principal sum of Six Hundred Thousand and no/100 Dollars (\$600,000.00). This debt is evidenced by Grantor's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on March 6, 2025. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced to protect the security of this Security Instrument; and (c) the performance of Grantor's covenants and agreements under this Security Instrument and the Note. This Deed of Trust shall remain in effect until the full amount of the Note has been repaid.

For this purpose, Grantor irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Latah County, Idaho.

**COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A.**

Tax Parcel No. RP040041502010  
 RP040041502020  
 RP040041502030  
 RP41N05W023145

which has the address of **5505, 5513, 5519, 5523, and 5525 Highway 95, Potlatch, ID 83855.**

**TOGETHER WITH** all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the Property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

**Assignment of Rents.** Borrower hereby absolutely and unconditionally assigns and grants to Lender all of Borrower's right, title and interest, if any, in and to the following property, rights, interests and estates, now owned, or hereafter acquired by Borrower (each only to the extent permitted by applicable law and the instrument or document creating Borrower's interest thereunder, if applicable) (collectively, the "Collateral"):

- a. **Leases.** All leases, subleases or subsubleases, lettings, licenses, concessions or other agreements made a part hereof (whether written or oral and whether now or hereafter in effect), pursuant to which any Person or Company is granted a possessory interest in, or a right to use or occupy, all or any portion of any space in that certain lot or piece of land, more particularly described in Exhibit A annexed hereto and made a part hereof, together with the buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter located thereon (collectively, the "Property") and every modification, amendment or other agreement relating to such leases, subleases, subsubleases, or other agreements entered into in connection with such leases, subleases, subsubleases, or other agreements and every guarantee of the performance and observance of the covenants, conditions and agreements to be performed and observed by the other party thereto, and the right, title and interest of Borrower, its successors and assigns, therein and thereunder.
- b. **Other Leases and Agreements.** All other leases and other agreements, whether or not in writing, affecting the use, enjoyment or occupancy of the Property or any portion thereof now or hereafter made, whether made before or after the filing by or against Borrower of any petition for relief under 11 U.S.C. §101 et seq., as the same may be amended from time to time (the "Bankruptcy Code") together with any extension, renewal or replacement of the same. This Assignment of other present and future leases and present and future agreements being effective without further or supplemental assignment. The "leases" described above in Section 8(a) and the leases and other agreements described in this Section 8(b) are collectively referred to as the "Leases".

- c. **Rents.** All rents, rent equivalents, income, receivables, revenues, receipts, insurance proceeds, deposits and profits arising from the Leases and renewals thereof together with all rents, rent equivalents, income, fees, receivables, accounts, profits (including, but not limited to, all oil and gas or other mineral royalties and bonuses), charges for services rendered and any and all payment and consideration of whatever form or nature received by Borrower or its agents or employees from any and all sources relating to the use, enjoyment and occupancy of the Property whether paid or accruing before or after the filing by or against Borrower of any petition for relief under the Bankruptcy Code (collectively, the "Rents").
- d. **Proceeds.** All proceeds from the sale or other disposition of the Leases or the Rents.
- e. **Other.** All rights, powers, privileges, options and other benefits of Borrower as lessor under the Leases, including without limitation the immediate and continuing right to make claim for, receive and collect all Rents payable or receivable under the Leases and to do all other things which Borrower or any lessor is or may become entitled to do under the Leases.
- f. **Entry.** The right, at Lender's option, upon revocation of the license granted herein, to enter upon the Property in person, by agent or by court-appointed receiver, to collect the Rents.
- g. **Other Rights and Agreements.** Any and all other rights of Borrower in and to the items set forth in subsections (a) through (i) above, and all amendments, modifications, replacements, renewals and substitutions thereof.
- h. **Present Assignment and License Back.** It is intended by Borrower that this Assignment constitute a present, absolute assignment of the Collateral, and not an assignment for additional security only. Nevertheless, Lender grants to Borrower a revocable license to collect, receive, use and enjoy the Rents and other sums due under the Leases, so long as Borrower is not in Default.

**GRANTOR COVENANTS** that Grantor is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Grantor warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

**DEFINITIONS.** The following words shall have the following meanings when used in this Deed of Trust. Terms not otherwise defined in this Deed of Trust shall have the meaning attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful money of the United States of America.

**Beneficiary.** The Word "Beneficiary" means Michael J. Kirkpatrick, an individual, as to a 66.67% undivided interest and DSN LLC, a Washington limited liability company, as to a 33.33% undivided interest, and to all of their successors and assigns.

**Deed of Trust.** The words "Deed of Trust" mean this Deed of Trust among Grantor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

**Grantor.** The word "Grantor" means any and all persons and entities executing this Deed of Trust, including without limitation, Odd Chester Industries, LLC, an Idaho limited liability company.

**Successor Trustee.** Lender, at Lender's option, may from time to time appoint a successor Trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the recorder Latah County, Idaho. The instrument shall contain, in addition to all other matters required by state law, the names of the original Lender, Trustee, and Grantor, the book and page where this Deed of Trust is recorded, and the name and address of the successor trustee, and the instrument shall be executed and acknowledged by Lender or its successors in interest. The successor trustee, without conveyance of the Property, shall succeed to all the title, power, and duties conferred upon the Trustee in this Deed of Trust and by applicable law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

**NOTICES TO GRANTOR AND OTHER PARTIES.** Any notice under this Deed of Trust shall be in writing, may be sent by telefacsimile (unless otherwise required by law), and shall be effective when actually delivered, or when deposited with a nationally recognized overnight courier, or, if mailed, shall be deemed effective when deposited in the United States mail fast class, certified mail, postage prepaid, directed to the addressees shown near the beginning of this Deed of Trust. Any party may change its address for notices under this Deed of Trust by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. All copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust shall be sent to Lender's address, as shown near the beginning of this Deed of Trust. For notice purposes, Grantor agrees to keep Lender and Trustee informed at all times of Grantor's current address.

|                    |                                                                  |
|--------------------|------------------------------------------------------------------|
| Notice to Trustee: | Latah County Title<br>106 E Second St<br>Moscow, ID 83843        |
| Notice to Grantor: | Odd Chester industries,LLC<br>3045 HWY 95 S.<br>Moscow, ID 83843 |
| Notice to Lender:  | c/o 9015 E Euclid Ave<br>Spokane, WA 99212                       |

**NON-UNIFORM COVENANTS.** Grantor and Lender further covenant and agree as follows:

**Reconveyance.** Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt seemed by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs and the Trustee's fee for preparing the reconveyance.

**Substitute Trustee.** In accordance with Applicable Law, Lender may from time to time appoint a successor trustee to any Trustee appointed hereunder who has ceased to act. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by Applicable Law.

**MISCELLANEOUS PROVISIONS.** The following miscellaneous provisions are a part of this Deed of Trust:

**Amendments.** This Deed of Trust, together with any related documents, constitutes the entire understanding and agreement of the parties as to the matter set forth in this Deed of Trust. No alteration of or amendment to this Deed of Trust shall be effective unless given in writing and signed by the party or parties sought to be changed or bound by the alteration or amendment.

**Applicable Law.** The laws of the State of Idaho shall apply.

**Caption Headings.** Caption headings in this Deed of Trust are for convenience purposes only and are not to be used to interpret or define the provisions of this Deed of Trust.

**Merger.** There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

**Multiple Parties.** All obligations of Grantor under this Deed of Trust shall be joint and several, and all references to Grantor shall mean each and every Grantor. This means that each of the persons signing below is responsible for all obligations in this Deed of Trust.

**Severability.** If a court of competent jurisdiction finds any provision of this Deed of Trust to be invalid or unenforceable as to any person or circumstance, it shall be stricken and all other provisions of this Deed of Trust shall remain valid and enforceable.

**Successors and Assigns.** Subject to the limitations stated in this Deed of Trust together with any Related Documents, on transfer of Grantor's interest, this Deed of Trust shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Deed of Trust and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Deed of Trust or liability under the Indebtedness.

**Time is of the Essence.** Time is of the essence in the performance of this Deed of Trust.

**Independent Counsel.** Grantor expressly agrees that they have been given the opportunity to consult with independent legal and financial counsel. They have done so to the extent deemed necessary.

**Waivers and Consents.** Lender shall not be deemed to have waived any rights within this Deed of Trust (or under the Related Documents) unless such waiver is in writing and signed by Lender. A waiver by any party of a provision of this Deed of Trust shall not constitute a waiver of or prejudice the party's right otherwise to demand strict compliance with that provision or any other provision. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or any of Grantor's obligations as to any future transactions. Whenever consent by Lender is required in this Deed of Trust, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required.

**Commercial Deed of Trust.** Grantor agrees with Lender that this Deed of Trust is a commercial deed of trust and that Grantor will not change the use of the Property without Lender's prior written consent.

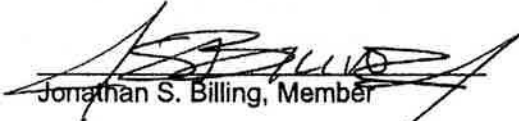
**Use of Property.** The Property is not used principally for agricultural purposes.

**ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY,  
EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF  
A DEBT ARE NOT ENFORCEABLE UNDER IDAHO LAW.**

[Signature Page to Follow]

**GRANTOR:**

**ODD CHESTER INDUSTRIES, LLC**

  
Jonathan S. Billing, Member

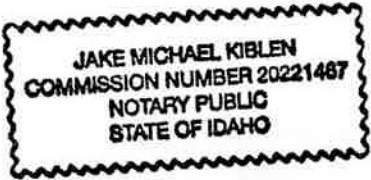
  
Kathryn D. Billing, Member

STATE OF IDAHO )  
County of Latah ) ss

On this 6<sup>th</sup> day of March 2024, before me personally appeared **JONATHAN BILLING AND KATHRYN D. BILLING**, whose identity was verified and who certified s/he is a Member of ODD CHESTER INDUSTRIES, LLC that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said company, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.

  
Notary Public Signature  
Jake Michael Kiblen  
Printed Name



My commission expires: 3/24/2028  
My commission number: 20221467

**Exhibit A**  
**Legal Description of Property**

A parcel of land located in Government Lots 3 and 4 (lying in the N1/2NW1/4) of Section 2, Township 41 North, Range 5 West, B.M., (a portion of which has been platted into Lots 1, 2, and 3, Billing Short Plat to Latah County), and being more particularly described as follows:

COMMENCING at a point 769.0 feet South and 1315 East of the Northwest corner of said Section 2; thence East to the West right of way line of U.S. Highway 95; thence S. 02°25' E., along said West right of way line, 60 feet, more or less, to a point of curve on said highway; thence along said curve adjoining the right of way, 428 feet to a point directly South of the point of beginning; thence North 325 feet to the POINT OF BEGINNING.

ALSO, BEGINNING at a point on the East boundary of the NW1/4NW1/4 of said Section 2, which is S. 00°30' E., 565.45 feet from the Northeast corner of said NW1/4NW1/4; thence N. 89°49' W., 208.11 feet; thence N. 03°58' E., 44.0 feet; thence S. 16°00' W., 25.3 feet; thence S. 25°49' W., 79.4 feet; thence S. 03°58' W., 70.4 feet; thence S. 28°41' W., 55.3 feet; thence S. 38°26' W., 41.7 feet; thence S. 11°59' W., 122.9 feet; thence S. 08°02' E., 147.6 feet; thence S. 02°14' E., 105.2 feet; thence S. 31°23' W., 154.9 feet; thence N. 85°24' E., 48 feet; thence on a curve of 10°06' to the left with a radius of 567.0 feet for 175.1 feet; thence N. 58°52' E., 110.6 feet; thence on a curve 11°58' to the left with a radius of 478.9 feet for 160.0 feet to intersect the East line of said NW1/4NW1/4; thence North on the last line N. 00°30' W., 515.15 feet, more or less to the POINT OF BEGINNING.

ALSO, BEGINNING at the Northwest corner of said Section 2; thence East along the North boundary line of said Section 2; 1330.00 feet; thence South 565.45 feet to the POINT OF BEGINNING; thence West 15 feet; thence South 203.55 feet; thence East 15 feet to an existing fence corner; thence North along said fence 203.55 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the following described parcel of land:

BEGINNING at a point 110.68 feet West and 989.9 feet S. 00°30' E. (measured along the subdivision line) of the Northeast corner of the NW1/4NW1/4 of said Section 2; thence S. 89°02' W., 267.7 feet; thence S. 08°02' E., 48.0 feet; thence S. 02°14' E., 105.2 feet; thence S. 31°23' W., 154.9 feet; thence N. 85°24' E., 48.0 feet; thence on a curve 10°06' to the left with a radius of 567.0 feet 30.0 feet; more or less, to a point in the North right of way line of U.S. Highway No. 95; thence along said North right of way, N. 67°34' E., 256.0 feet and then along a curve 11°58' to the left with a radius of 478.9 feet a distance of 28.8 feet; thence N. 00°54' 173 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM a parcel of land located in the NW1/4 of Section 2, Township 41 North, Range 3 West, B.M., as more fully set out in that certain Quitclaim Deed recorded under Recorder's Fee No. 275035.



8/06/24

PA0410 - PARCEL MASTER INQUIRY

12:18:58

PARCEL: RP 040041502010 A

F12=RC

F17=DD

F24=LD

ODD CHESTER INDUSTRIES, LLC

LEGAL DESCRIPTION  
BILLING SHORT PLAT  
LOT 1  
2 41 5

PO BOX 8551

CODE AREA 53-0000 OWNER CD

MOSCOW ID 83843

PARC TYPE LOC CODE 2850

5505 HWY 95 N

EFFDATE 10/20/16 EXPDATE

83855

PREV PARCEL RP41N05W022852T

X for parcel comments

| CAT | RY   | QUANTITY | UN | VALUE | HO MRKT | HO EXMP | CB MRKT | OTHER |
|-----|------|----------|----|-------|---------|---------|---------|-------|
| 12  | 2023 | 280      | AC | 84000 |         |         |         |       |
| 34  | 2023 |          |    | 99046 |         |         |         |       |

TOTALS 280 183046

ENTER NEXT PARCEL NUMBER RP \_\_\_\_\_ A

FKeys: F3=Exit F6=NM F7=LG  
F8=CT F13=TM F18=HS F20=SrcH

8/06/24 TAX MASTER INQUIRY - LATAH COUNTY

PMPKEY: RP 040041502010 A YEAR 2023  
TXPKY: RP040041502010A  
NAME ODD CHESTER INDUSTRIES, LLC

BILLED TO: ODD CHESTER INDUSTRIES, LLC  
CODE AREA 53-0000 ACCT TYP  
BANK FLB OWNER PUP

BILL# 12348

ADDRESS PO BOX 8551  
MOSCOW ID 83843  
LEGAL BILLING SHORT PLAT  
LOT 1  
2 41 5

MARKET VALUE 187,481  
HARDSHIP  
HOMEOWNER  
NET MARKET 187,481  
TAX AMOUNT 1,430.06  
LESS: PTR/HTR/ATR 15.66  
PLUS: SPECIALS  
NET TAX BILLED 1,414.40  
TAX PAYMENTS 1,414.40  
TAX CANCELLED  
SPEC CANCELLED  
REMAINING TAX DUE

5505 HWY 95 N 83855

NEXT PARCEL# RP \_\_\_\_\_ A OR NEXT BILL# RP \_\_\_\_\_ 2023  
F3=EXIT F14=OTHER TAXES F2=PRT SCREEN

F24=MORE  
F22=PTR/HTR/ATR

IDAHO RESIDENTIAL PROPERTY RECORD  
Inquiry

Screen 1

Parcel No **RP 040041502010 A** Sheet No **1** of **1**  
Property address **5505 HWY 95 N 83855**  
Other improvements only?  
Inspected by **CS** Date **4/03/2023** Review year **2023**  
Purchase price Date  
Monthly rent Date  
Multiple addresses/rents? **N**  
Class **3** Manual used **3**  
Use code **3421** **2005 Oregon Manual**  
No of units **1** Sketch stored  
Market grade **1** Photo stored  
Year built **1939** HO applies  
Year remodeled Exempt sheet  
Eff age/year **/** Prebuilt  
Shape code **A** Building permit  
Date occupied Under construction

Land data to view? **Y**

**F2=Start F3=Exit F4=Inv F5=OI**

RESIDENTIAL/COMM LAND APPRAISAL  
INQUIRY

SCREEN 1

PARCEL NO: RP 040041502010 A

- - - L A N D I N F O R M A T I O N - - -

01 NEIGHBORHOOD: 1 URBAN 2 SUBURB 3 RURAL X 4 REC  
6 STABLE X 7 IMPROVE 8 DECLINE  
02 OFF-SITE IMP: 1 STREET-NONE 2 PUBLIC X 3 PRIVATE 4 ASPHALT X  
5 GRAVEL 6 SIDEWALK 7 CB/GUTTER  
03 TOPOGRAPHY: 1 LOW 2 LEVEL 3 MODERATE SLOPE 4 STEEP SLOPE  
04 WATER FRONT: 1 LAKE 2 RIVER 3 ACCRETION 4 BLUFF LAND  
5 FLOOD PLAIN 6 BEACH 7 GRADE  
05 ON-SITE UTIL: 1 ELECTRIC X 2 GAS X 3 UNDERGROUND ELE/TEL 4 CABLE TV X  
5 WATER X 6 WELL 7 SEWER X 8 SEPTIC  
06 SUBJ DIMENSIONS: FRONTAGE DEPTH .280 AC  
07 SITE INFO: 1 LOCATION 2 AMENITIES 3 LANDSCAPING 4 VIEW  
5 DETRIMENTS 6 ZONED  
08 REMARKS:

APPRAISAL DATE: 04032023 APPRAISER: CS  
F7=EXIT

REVIEW YR 2023  
PARCEL--> RP

A

RESIDENTIAL/COMM LAND APPRAISAL

INQUIRY

SCREEN 2

| PARCEL NO | RP 040041502010 A | CLASSIFICATION | QUANTITY | \$ ADJ | VALUE |
|-----------|-------------------|----------------|----------|--------|-------|
|           |                   | 12 C 0033      | .280     |        | 54000 |
|           |                   | 12 AUTO IMP    |          |        | 30000 |

| CAT | QUANTITY | UNIT | VALUE  |
|-----|----------|------|--------|
| 34  |          |      | 99,046 |
| 12  | .280     | AC   | 84,000 |

F1 = ADJUSTMENTS F3/F7 = EXIT  
 ENTER: MORE INVENTORY OR NEXT #

PARCEL--> RP A

IDAHO RESIDENTIAL PROPERTY RECORD

SCREEN 2

Parcel No RP 040041502010 A Sheet No 1 of 1  
 Class 3 Conforming (Y/N/A) Y  
 Stories 1 Inspected (Y/N/R) N by  
 Remarks:

|           | Living Room | Kitc | Dining Room | Family /Rec | Bedrm | Baths | Util | Other | Fireplc |
|-----------|-------------|------|-------------|-------------|-------|-------|------|-------|---------|
| 1st floor | 1           | 1    |             |             | 2     | 1.00  |      |       |         |
| 2nd floor |             |      |             |             |       |       |      |       |         |
| Basement  |             |      |             |             |       |       |      |       |         |
| Attic     |             |      |             |             |       |       |      |       |         |

|                 | Class | Area  | Shape | Quality % |
|-----------------|-------|-------|-------|-----------|
| 1st floor       | 3     | 1,108 |       |           |
| 2nd floor       |       |       |       |           |
| Basement-Total: |       |       |       |           |
| Seal:           |       |       |       |           |
| Finish:         |       |       |       |           |
| Attic-Total:    |       |       |       |           |
| Seal:           |       |       |       |           |
| Finish:         |       |       |       |           |

F2=Start F3=Exit F4=Inv F5=OI

IDAHO RESIDENTIAL APPRAISAL

SCREEN 3

Parcel No RP 040041502010 A Sheet No 1 of 1

|            |           |                    |             |       |
|------------|-----------|--------------------|-------------|-------|
| Base cost  | 70,396    | Other multipliers: | 2024 RURAL3 | .6700 |
| LCM        | 2023 3.00 |                    |             |       |
| Quality    | 1.00      |                    |             |       |
| Market     | .70       |                    |             |       |
| % complete |           |                    |             |       |

| <u>Code</u> | <u>Quant</u> | <u>Description</u> | <u>Amount</u> | <u>Class</u> |
|-------------|--------------|--------------------|---------------|--------------|
| 1001        | 100          | Concrete           |               |              |
| 2001        |              | Dbl wall constr    |               |              |
| 2102        | 100          | Asbestos           |               |              |
| 3001        |              | Windows-wood       |               |              |
| 3102        |              | Glazing-2 pane     |               |              |
| 4004        |              | Gable              |               |              |
| 4101        | 100          | Comp shingle       |               |              |
| 5001        | 1,108        | Wood               |               |              |
| 5105        |              | Composition fin    |               |              |
| 5201        |              | Std ceiling        |               |              |

F2=Start F3=Exit F5=OI

Idaho Residential Property Record  
Inquiry

Screen 4

Parcel No RP 040041502010 A  
Sheet No 1 of 1

|                    |      |                   |            |      |           |
|--------------------|------|-------------------|------------|------|-----------|
| Garage/Carport:    |      |                   |            |      | Base Cost |
| Finish             | Type | Class             | Year Built |      |           |
| Found Floor        | Roof | Ext walls         |            | Area |           |
|                    |      | 1.                | 2.         |      | LCM       |
| Storage            |      | Storage cabinets  |            |      | Qual      |
| Door openers       |      | Ext wall: Curtain | Screen     |      | Mkt       |
| Misc               |      |                   |            |      | % comp    |
| Other multipliers: |      |                   |            |      |           |

|                    |      |                   |            |      |           |
|--------------------|------|-------------------|------------|------|-----------|
| Garage/Carport:    |      |                   |            |      | Base Cost |
| Finish             | Type | Class             | Year Built |      |           |
| Found Floor        | Roof | Ext walls         |            | Area |           |
|                    |      | 1.                | 2.         |      | LCM       |
| Storage            |      | Storage cabinets  |            |      | Qual      |
| Door openers       |      | Ext wall: Curtain | Screen     |      | Mkt       |
| Misc               |      |                   |            |      | % comp    |
| Other multipliers: |      |                   |            |      |           |

F2=Start F3=Exit F5=OI

Idaho Residential Property Record  
Inquiry

Parcel No RP 040041502010 A Sheet No 1 of 1

| Use code           | Desc    | Class    | Yr blt | Base    |
|--------------------|---------|----------|--------|---------|
| Fnd                | Flr     | Roof     | Walls  |         |
| Misc1              |         | Misc2    |        |         |
| Area               | Rate    | Lump sum |        | Remarks |
| LCM                | Quality | Market   |        |         |
| Other multipliers: |         |          |        |         |

| Use code           | Desc    | Class    | Yr blt | Base    |
|--------------------|---------|----------|--------|---------|
| Fnd                | Flr     | Roof     | Walls  |         |
| Misc1              |         | Misc2    |        |         |
| Area               | Rate    | Lump sum |        | Remarks |
| LCM                | Quality | Market   |        |         |
| Other multipliers: |         |          |        |         |

+

F2=Start F3=Exit F4=Inventory F12=Toggle

8/06/24

PA0410 - PARCEL MASTER INQUIRY

12:22:46

PARCEL: RP 41N05W023145 A

F12=RC

F24=LD

ODD CHESTER INDUSTRIES, LLC

\*TREND

F17=DD

LEGAL DESCRIPTION

3.8 AC TAX #2573 NWNW;  
0.07 AC BILLING SHORT PLAT  
N OF LOT 1

+

PO BOX 8551

CODE AREA 53-0000 OWNER CD

PARC TYPE LOC CODE 2850

MOSCOW ID 83843

EFFDATE 10/2016 EXPDATE

5513 29

HWY 95

83855

PREV PARCEL RP41N05W023142T

X for parcel comments

| CAT | RY   | QUANTITY | UN | VALUE  | HO MRKT | HO EXMP | CB MRKT | OTHER |
|-----|------|----------|----|--------|---------|---------|---------|-------|
| 13  | 2023 | 3870     | AC | 167000 |         |         |         |       |
| 34  | 2023 |          |    | 65092  |         |         |         |       |

TOTALS

3870

232092

ENTER NEXT PARCEL NUMBER RP \_\_\_\_\_ A

FKeys:

F3=Exit

F6=NM

F7=LG

F8=CT

F13=TM

F18=HS

F20=SrcH

8/06/24 TAX MASTER INQUIRY - LATAH COUNTY

PMPKEY: RP 41N05W023145 A YEAR 2023  
TXPKY: RP41N05W023145A  
NAME ODD CHESTER INDUSTRIES, LLC

BILLED TO: ODD CHESTER INDUSTRIES, LLC  
BILL# 20266  
CODE AREA 53-0000 ACCT TYP  
BANK FLB OWNER PUP

ADDRESS PO BOX 8551  
MOSCOW ID 83843

MARKET VALUE 234,996  
HARDSHIP  
HOMEOWNER  
NET MARKET 234,996  
TAX AMOUNT 1,792.50  
LESS: PTR/HTR/ATR 19.64  
PLUS: SPECIALS  
NET TAX BILLED 1,772.86  
TAX PAYMENTS 1,772.86  
TAX CANCELLED  
SPEC CANCELLED  
REMAINING TAX DUE

LEGAL 3.8 AC TAX #2573 NWNW;  
0.07 AC BILLING SHORT PLAT  
N OF LOT 1  
2 41 5

5513 29 HWY 95 83855

NEXT PARCEL# RP \_\_\_\_\_ A OR NEXT BILL# RP \_\_\_\_\_ 2023  
F3=EXIT F14=OTHER TAXES F2=PRT SCREEN

F24=MORE  
F22=PTR/HTR/ATR

IDAHO RESIDENTIAL PROPERTY RECORD  
Inquiry

Screen 1

Parcel No **RP 41N05W023145 A** Sheet No **1** of **1**  
Property address **5529 NS HWY 95** **83855**  
Other improvements only?  
Inspected by **CS** Date **4/03/2023** Review year **2023**  
Purchase price Date  
Monthly rent Date  
Multiple addresses/rents? **N**  
Class **3** Manual used **3**  
Use code **3421** **2005 Oregon Manual**  
No of units **1** Sketch stored  
Market grade **2** Photo stored  
Year built **1939** HO applies  
Year remodeled Exempt sheet  
Eff age/year **/** Prebuilt  
Shape code Building permit  
Date occupied Under construction

Land data to view? **Y**

**F2=Start F3=Exit F4=Inv F5=OI**

RESIDENTIAL/COMM LAND APPRAISAL  
INQUIRY

SCREEN 1

PARCEL NO: RP 41N05W023145 A

- - - L A N D I N F O R M A T I O N - - -

01 NEIGHBORHOOD: 1 URBAN 2 SUBURB 3 RURAL 4 REC  
6 STABLE 7 IMPROVE 8 DECLINE  
02 OFF-SITE IMP: 1 STREET-NONE 2 PUBLIC 3 PRIVATE 4 ASPHALT  
5 GRAVEL 6 SIDEWALK 7 CB/GUTTER  
03 TOPOGRAPHY: 1 LOW 2 LEVEL 3 MODERATE SLOPE 4 STEEP SLOPE  
04 WATER FRONT: 1 LAKE 2 RIVER 3 ACCRETION 4 BLUFF LAND  
5 FLOOD PLAIN 6 BEACH 7 GRADE  
05 ON-SITE UTIL: 1 ELECTRIC 2 GAS 3 UNDERGROUND ELE/TEL 4 CABLE TV  
5 WATER 6 WELL 7 SEWER 8 SEPTIC  
06 SUBJ DIMENSIONS: FRONTAGE DEPTH 3.870 AC  
07 SITE INFO: 1 LOCATION 2 AMENITIES 3 LANDSCAPING 4 VIEW  
5 DETRIMENTS 6 ZONED  
08 REMARKS: RESIDUAL VALUE

APPRAISAL DATE: 09132022 APPRAISER: DS  
F7=EXIT

REVIEW YR 2023  
PARCEL--> RP

A

RESIDENTIAL/COMM LAND APPRAISAL

| PARCEL NO | RP 41N05W023145 A | INQUIRY<br>CLASSIFICATION | QUANTITY | \$ ADJ | SCREEN 2<br>VALUE |
|-----------|-------------------|---------------------------|----------|--------|-------------------|
|           |                   | 13 AUTO IMP               |          |        | 30000             |
|           |                   | 13 C 0300                 | 3.870    |        | 137000            |

| CAT | QUANTITY | UNIT | VALUE   |
|-----|----------|------|---------|
| 34  |          |      | 65,092  |
| 13  | 3.870    | AC   | 167,000 |

F1 = ADJUSTMENTS F3/F7 = EXIT  
 ENTER: MORE INVENTORY OR NEXT #

PARCEL--> RP A

IDAHO RESIDENTIAL PROPERTY RECORD

SCREEN 2

Parcel No RP 41N05W023145 A Sheet No 1 of 1  
 Class 3 Conforming (Y/N/A) Y  
 Stories 1 Inspected (Y/N/R) N by  
 Remarks:

|           | Living Room | Kitc | Dining Room | Family /Rec | Bedrm | Baths | Util | Other | Fireplc |
|-----------|-------------|------|-------------|-------------|-------|-------|------|-------|---------|
| 1st floor | 1           | 1    |             |             | 1     | 1.00  |      | 2     |         |
| 2nd floor |             |      |             |             |       |       |      |       |         |
| Basement  |             |      |             |             |       |       |      |       |         |
| Attic     |             |      |             |             |       |       |      |       |         |

|                 | Class | Area | Shape | Quality % |
|-----------------|-------|------|-------|-----------|
| 1st floor       | 3     | 576  |       |           |
| 2nd floor       |       |      |       |           |
| Basement-Total: |       |      |       |           |
| Seal:           |       |      |       |           |
| Finish:         |       |      |       |           |

Attic-Total:

Seal:  
 Finish:

F2=Start F3=Exit F4=Inv F5=OI

IDAHO RESIDENTIAL APPRAISAL

SCREEN 3

Parcel No RP 41N05W023145 A Sheet No 1 of 1

|            |           |                    |             |       |
|------------|-----------|--------------------|-------------|-------|
| Base cost  | 44,806    | Other multipliers: | 2024 RURAL3 | .6700 |
| LCM        | 2023 3.00 |                    |             |       |
| Quality    | 1.00      |                    |             |       |
| Market     | .72       |                    |             |       |
| % complete |           |                    |             |       |

| <u>Code</u> | <u>Quant</u> | <u>Description</u> | <u>Amount</u> | <u>Class</u> |
|-------------|--------------|--------------------|---------------|--------------|
| 1001        | 100          | Concrete           |               |              |
| 2001        |              | Dbl wall constr    |               |              |
| 2115        | 100          | Wood               |               |              |
| 4004        |              | Gable              |               |              |
| 4111        | 100          | Corregated iron    |               |              |
| 5001        | 576          | Wood               |               |              |
| 5401        |              | 220V electrical    |               |              |
| 5402        |              | 110V electrical    |               |              |
| 7001        | 1            | Lavatory           |               |              |
| 7002        | 1            | Toilet             |               |              |

F2=Start F3=Exit F5=OI

Idaho Residential Property Record  
Inquiry

Screen 4

Parcel No RP 41N05W023145 A  
Sheet No 1 of 1

| Garage/Carport:    | Finish | Type              | Class | Year Built | Area | Base Cost |
|--------------------|--------|-------------------|-------|------------|------|-----------|
| Found Floor        | Roof   | Ext walls         |       |            |      |           |
|                    |        | 1.                |       | 2.         |      | LCM       |
| Storage            |        | Storage cabinets  |       |            |      | Qual      |
| Door openers       |        | Ext wall: Curtain |       | Screen     |      | Mkt       |
| Misc               |        |                   |       |            |      | % comp    |
| Other multipliers: |        |                   |       |            |      |           |

| Garage/Carport:    | Finish | Type              | Class | Year Built | Area | Base Cost |
|--------------------|--------|-------------------|-------|------------|------|-----------|
| Found Floor        | Roof   | Ext walls         |       |            |      |           |
|                    |        | 1.                |       | 2.         |      | LCM       |
| Storage            |        | Storage cabinets  |       |            |      | Qual      |
| Door openers       |        | Ext wall: Curtain |       | Screen     |      | Mkt       |
| Misc               |        |                   |       |            |      | % comp    |
| Other multipliers: |        |                   |       |            |      |           |

F2=Start F3=Exit F5=OI

Idaho Residential Property Record  
Inquiry

Parcel No RP 41N05W023145 A Sheet No 1 of 1

|                    |      |         |                 |          |        |         |     |
|--------------------|------|---------|-----------------|----------|--------|---------|-----|
| Use code           | 3476 | Desc    | MULTI-PURP SHED | Class    | Yr blt | Base    | 250 |
| Fnd                | Flr  | Roof    | Walls           |          |        |         |     |
| Misc1              |      |         |                 | Misc2    |        |         |     |
| Area               |      | Rate    |                 | Lump sum | 250    | Remarks |     |
| LCM                |      | Quality | Market          |          |        |         |     |
| Other multipliers: |      |         |                 |          |        |         |     |

|                    |     |         |        |          |        |         |  |
|--------------------|-----|---------|--------|----------|--------|---------|--|
| Use code           |     | Desc    |        | Class    | Yr blt | Base    |  |
| Fnd                | Flr | Roof    | Walls  |          |        |         |  |
| Misc1              |     |         |        | Misc2    |        |         |  |
| Area               |     | Rate    |        | Lump sum |        | Remarks |  |
| LCM                |     | Quality | Market |          |        |         |  |
| Other multipliers: |     |         |        |          |        |         |  |

+

F2=Start F3=Exit F4=Inventory F12=Toggle

8/06/24

PA0410 - PARCEL MASTER INQUIRY

12:19:59

PARCEL: RP 040041502020 A

F12=RC

F17=DD

F24=LD

ODD CHESTER INDUSTRIES, LLC

LEGAL DESCRIPTION  
BILLING SHORT PLAT  
LOT 2  
2 41 5

PO BOX 8551

CODE AREA 53-0000 OWNER CD

MOSCOW ID 83843

PARC TYPE LOC CODE 2850

5519 HWY 95 N

EFFDATE 1012016 EXPDATE

83855

PREV PARCEL RP41N05W022852T

X For parcel comments

| CAT | RY   | QUANTITY | UN | VALUE | HO | MRKT | HO | EXMP | CB | MRKT | OTHER |
|-----|------|----------|----|-------|----|------|----|------|----|------|-------|
| 12  | 2023 | 280      | AC | 84000 |    |      |    |      |    |      |       |
| 34  | 2023 |          |    | 61480 |    |      |    |      |    |      |       |

TOTALS 280 145480

ENTER NEXT PARCEL NUMBER RP \_\_\_\_\_ A

FKeys: F3=Exit F6=NM F7=LG  
F8=CT F13=TM F18=HS F20=SrcH

8/06/24 TAX MASTER INQUIRY - LATAH COUNTY

PMPKEY: RP 040041502020 A YEAR 2023  
TXPKEY: RP040041502020A  
NAME ODD CHESTER INDUSTRIES, LLC

BILLED TO: ODD CHESTER INDUSTRIES, LLC  
CODE AREA 53-0000 ACCT TYP  
BANK FLB OWNER PUP

BILL# 12349

ADDRESS PO BOX 8551  
MOSCOW ID 83843

MARKET VALUE 148,328  
HARDSHIP  
HOMEOWNER  
NET MARKET 148,328  
TAX AMOUNT 1,131.40  
LESS: PTR/HTR/ATR 12.40  
PLUS: SPECIALS  
NET TAX BILLED 1,119.00  
TAX PAYMENTS 1,119.00  
TAX CANCELLED  
SPEC CANCELLED  
REMAINING TAX DUE

LEGAL BILLING SHORT PLAT  
LOT 2  
2 41 5

5519 HWY 95 N 83855

NEXT PARCEL# RP \_\_\_\_\_ A OR NEXT BILL# RP \_\_\_\_\_ 2023  
F3=EXIT F14=OTHER TAXES F2=PRT SCREEN

F24=MORE  
F22=PTR/HTR/ATR

IDAHO RESIDENTIAL PROPERTY RECORD  
Inquiry

Screen 1

Parcel No **RP 040041502020 A** Sheet No **1** of **1**  
Property address **5519 HWY 95 N 83855**  
Other improvements only?  
Inspected by **CS** Date **4/03/2023** Review year **2023**  
Purchase price Date  
Monthly rent Date  
Multiple addresses/rents? **N**  
Class **2** Manual used **3**  
Use code **3421** **2005 Oregon Manual**  
No of units **1** Sketch stored  
Market grade **2** Photo stored  
Year built **1939** HO applies  
Year remodeled Exempt sheet  
Eff age/year **/** Prebuilt  
Shape code **A** Building permit  
Date occupied Under construction

Land data to view? **Y**

**F2=Start F3=Exit F4=Inv F5=OI**

RESIDENTIAL/COMM LAND APPRAISAL  
INQUIRY

SCREEN 1

PARCEL NO: RP 040041502020 A

- - - L A N D I N F O R M A T I O N - - -

- 01 NEIGHBORHOOD: 1 URBAN 2 SUBURB 3 RURAL X 4 REC  
6 STABLE X 7 IMPROVE 8 DECLINE
- 02 OFF-SITE IMP: 1 STREET-NONE 2 PUBLIC X 3 PRIVATE 4 ASPHALT X  
5 GRAVEL 6 SIDEWALK 7 CB/GUTTER
- 03 TOPOGRAPHY: 1 LOW 2 LEVEL 3 MODERATE SLOPE 4 STEEP SLOPE
- 04 WATER FRONT: 1 LAKE 2 RIVER 3 ACCRETION 4 BLUFF LAND  
5 FLOOD PLAIN 6 BEACH 7 GRADE
- 05 ON-SITE UTIL: 1 ELECTRIC X 2 GAS X 3 UNDERGROUND ELE/TEL 4 CABLE TV X  
5 WATER X 6 WELL 7 SEWER X 8 SEPTIC
- 06 SUBJ DIMENSIONS: FRONTAGE DEPTH .280 AC
- 07 SITE INFO: 1 LOCATION 2 AMENITIES 3 LANDSCAPING 4 VIEW  
5 DETRIMENTS 6 ZONED
- 08 REMARKS:

APPRAISAL DATE: 04032023 APPRAISER: CS  
F7=EXIT

REVIEW YR 2023  
PARCEL--> RP

A

RESIDENTIAL/COMM LAND APPRAISAL  
INQUIRY

PARCEL NO RP 040041502020 A

| CLASSIFICATION | QUANTITY | \$ ADJ | SCREEN 2<br>VALUE |
|----------------|----------|--------|-------------------|
| 12 C 0033      | .280     |        | 54000             |
| 12 AUTO IMP    |          |        | 30000             |

| CAT | QUANTITY | UNIT | VALUE  |
|-----|----------|------|--------|
| 34  |          |      | 61,480 |
| 12  | .280     | AC   | 84,000 |

F1 = ADJUSTMENTS F3/F7 = EXIT  
ENTER: MORE INVENTORY OR NEXT #

PARCEL--> RP A

IDAHO RESIDENTIAL PROPERTY RECORD

SCREEN 2

Parcel No RP 040041502020 A Sheet No 1 of 1  
 Class 2 Conforming (Y/N/A) Y  
 Stories 01 Inspected (Y/N/R) N by  
 Remarks:

|           | Living Room | Kitc Room | Dining Room | Family /Rec | Bedrm | Baths | Util | Other | Fireplc |
|-----------|-------------|-----------|-------------|-------------|-------|-------|------|-------|---------|
| 1st floor |             |           |             | 1           |       | 1.00  |      |       |         |
| 2nd floor |             |           |             |             |       |       |      |       |         |
| Basement  |             |           |             |             |       |       |      |       |         |
| Attic     |             |           |             |             |       |       |      |       |         |

|                 | Class | Area | Shape | Quality % |
|-----------------|-------|------|-------|-----------|
| 1st floor       | 2     | 508  |       |           |
| 2nd floor       |       |      |       |           |
| Basement-Total: |       |      |       |           |
| Seal:           |       |      |       |           |
| Finish:         |       |      |       |           |
| Attic-Total:    |       |      |       |           |
| Seal:           |       |      |       |           |
| Finish:         |       |      |       |           |

F2=Start F3=Exit F4=Inv F5=OI

IDAHO RESIDENTIAL APPRAISAL

SCREEN 3

Parcel No RP 040041502020 A Sheet No 1 of 1

|            |           |                    |             |       |
|------------|-----------|--------------------|-------------|-------|
| Base cost  | 34,099    | Other multipliers: | 2024 RURAL2 | .8600 |
| LCM        | 2023 2.90 |                    |             |       |
| Quality    | 1.00      |                    |             |       |
| Market     | .72       |                    |             |       |
| % complete |           |                    |             |       |

| <u>Code</u> | <u>Quant</u> | <u>Description</u> | <u>Amount</u> | <u>Class</u> |
|-------------|--------------|--------------------|---------------|--------------|
| 1001        | 100          | Concrete           |               |              |
| 2001        |              | Dbl wall constr    |               |              |
| 2115        | 100          | Wood               |               |              |
| 3003        |              | Windows-mixed      |               |              |
| 3102        |              | Glazing-2 pane     |               |              |
| 4004        |              | Gable              |               |              |
| 5001        | 508          | Wood               |               |              |
| 5101        |              | Drywall finish     |               |              |
| 5201        |              | Std ceiling        |               |              |
| 5401        |              | 220V electrical    |               |              |

F2=Start F3=Exit F5=OI

Idaho Residential Property Record  
Inquiry

Screen 4

Parcel No RP 040041502020 A  
Sheet No 1 of 1

|                    |      |                   |            |        |      |           |
|--------------------|------|-------------------|------------|--------|------|-----------|
| Garage/Carport:    |      |                   |            |        |      | Base Cost |
| Finish             | Type | Class             | Year Built |        |      |           |
| Found Floor        | Roof | Ext walls         |            |        | Area |           |
|                    |      | 1.                | 2.         |        |      | LCM       |
| Storage            |      | Storage cabinets  |            |        |      | Qual      |
| Door openers       |      | Ext wall: Curtain |            | Screen |      | Mkt       |
| Misc               |      |                   |            |        |      | % comp    |
| Other multipliers: |      |                   |            |        |      |           |

|                    |      |                   |            |        |      |           |
|--------------------|------|-------------------|------------|--------|------|-----------|
| Garage/Carport:    |      |                   |            |        |      | Base Cost |
| Finish             | Type | Class             | Year Built |        |      |           |
| Found Floor        | Roof | Ext walls         |            |        | Area |           |
|                    |      | 1.                | 2.         |        |      | LCM       |
| Storage            |      | Storage cabinets  |            |        |      | Qual      |
| Door openers       |      | Ext wall: Curtain |            | Screen |      | Mkt       |
| Misc               |      |                   |            |        |      | % comp    |
| Other multipliers: |      |                   |            |        |      |           |

F2=Start F3=Exit F5=OI

Idaho Residential Property Record  
Inquiry

Parcel No RP 040041502020 A Sheet No 1 of 1

|                    |      |         |                 |          |        |         |     |
|--------------------|------|---------|-----------------|----------|--------|---------|-----|
| Use code           | 3476 | Desc    | MULTI-PURP SHED | Class    | Yr blt | Base    | 250 |
| Fnd                | Flr  | Roof    | Walls           |          |        |         |     |
| Misc1              |      |         |                 | Misc2    |        |         |     |
| Area               |      | Rate    |                 | Lump sum | 250    | Remarks |     |
| LCM                |      | Quality | Market          |          |        |         |     |
| Other multipliers: |      |         |                 |          |        |         |     |

|                    |     |         |        |          |        |         |  |
|--------------------|-----|---------|--------|----------|--------|---------|--|
| Use code           |     | Desc    |        | Class    | Yr blt | Base    |  |
| Fnd                | Flr | Roof    | Walls  |          |        |         |  |
| Misc1              |     |         |        | Misc2    |        |         |  |
| Area               |     | Rate    |        | Lump sum |        | Remarks |  |
| LCM                |     | Quality | Market |          |        |         |  |
| Other multipliers: |     |         |        |          |        |         |  |

+

F2=Start F3=Exit F4=Inventory F12=Toggle

8/06/24

PA0410 - PARCEL MASTER INQUIRY

12:21:31

PARCEL: RP 040041502030 A

F17=DD F24=LD

ODD CHESTER INDUSTRIES, LLC

LEGAL DESCRIPTION  
BILLING SHORT PLAT  
LOT 3  
2 41 5

PO BOX 8551

CODE AREA 53-0000 OWNER CD  
PARC TYPE LOC CODE 2850  
EFFDATE 10/2016 EXPDATE  
PREV PARCEL RP41N05W022852T

MOSCOW ID 83843

5525 HWY 95 N 83855

X for parcel comments

| CAT | RY   | QUANTITY | UN | VALUE | HO MRKT | HO EXMP | CB MRKT | OTHER |
|-----|------|----------|----|-------|---------|---------|---------|-------|
| 12  | 2023 | 580      | AC | 63000 |         |         |         |       |

TOTALS 580 63000

ENTER NEXT PARCEL NUMBER RP \_\_\_\_\_ A

FKeys: F3=Exit F6=NM F7=LG  
F8=CT F13=TM F18=HS F20=Srch

8/06/24 TAX MASTER INQUIRY - LATAH COUNTY

PMPKEY: RP 040041502030 A YEAR 2023  
TXPKEY: RP040041502030A  
NAME ODD CHESTER INDUSTRIES, LLC

BILLED TO: ODD CHESTER INDUSTRIES, LLC  
CODE AREA 53-0000 ACCT TYP  
BANK FLB OWNER PUP

BILL# 12350

ADDRESS PO BOX 8551  
MOSCOW ID 83843

MARKET VALUE 63,000  
HARDSHIP  
HOMEOWNER  
NET MARKET 63,000  
TAX AMOUNT 480.56  
LESS: PTR/HTR/ATR 5.24  
PLUS: SPECIALS  
NET TAX BILLED 475.32  
TAX PAYMENTS 475.32  
TAX CANCELLED  
SPEC CANCELLED  
REMAINING TAX DUE

LEGAL BILLING SHORT PLAT  
LOT 3  
2 41 5

5525 HWY 95 N 83855

NEXT PARCEL# RP \_\_\_\_\_ A OR NEXT BILL# RP \_\_\_\_\_ 2023

F3=EXIT F14=OTHER TAXES F2=PRT SCREEN F24=MORE  
F22=PTR/HTR/ATR