

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
RPP1520030011B
Parent Parcel Number
RPP1520030011B
Property Address
535 PINE ST
Neighborhood
0 Neighborhood 0
Property Class
442 442 Comm Impr on Cat 21
TAXING DISTRICT INFORMATION
Jurisdiction 29
Area 001
District 002-00

OWNERSHIP

ROGUE RIVER LLC
DOMINION CAPITAL LLC
509 S HAYES ST
MOSCOW, ID 83843 USA
POTLATCH BLK 30 LOTS 10 & 11; TAX #1688 OF LOT 2; TAX #1657 OF VAC ST

Tax ID SM

Printed 07/09/2026 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date			
12/20/2022	ROGUE RIVER LLC		\$0
	Doc #: 627182		
05/31/2022	NORTH PASS INDUSTRIES LLC		\$0
	Doc #: 620238		
05/28/2009	CONE ENTERPRISES		\$0
	Doc #: 529229		
08/14/1991	POTLATCH TEMPLE INVESTORS INC		\$0

COMMERCIAL

VALUATION RECORD

Assessment Year		01/01/2020	01/01/2021	01/01/2022	01/01/2023	01/01/2024	01/01/2025	01/01/2026
Reason for Change		01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
VALUATION	L	35000	36750	36750	73500	73500	73500	73500
Market Value	B	272400	272400	436500	495250	495250	495250	495250
	T	307400	309150	473250	568750	568750	568750	568750

Site Description

Topography:
Public Utilities:

LAND DATA AND CALCULATIONS

Street or Road:		Rating	Measured	Table	Prod. Factor						
		Soil ID	Acreage		-or-						
		-or-	-or-		Depth Factor						
Neighborhood:		Actual	Effective	Effective	-or-	Base	Adjusted	Extended	Influence		
		Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	Value	
Zoning:	1 CONVERTED	0	0.0		0.00	73500.00	73500.00	73500		SV	73500
Legal Acres:											
0.0000											

CONV:
RY23: REVAL 2023

Supplemental Cards
MEASURED ACREAGE

Supplemental Cards
TRUE TAX VALUE 73500

Supplemental Cards
TOTAL LAND VALUE 73500

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Item Description	Units	Cost	Total	Pct

1

(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol Depr	Market Adj	% Comp	Value	
		01	CAT42	0.00		11	1776	1776	AV	0.00	N	0.00	0	0	0	SV	100	100	495250

Data Collector/Date

CONV 01/01/1900

Appraiser/Date

CONV 01/01/1900

Neighborhood

Neigh 0 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

495250

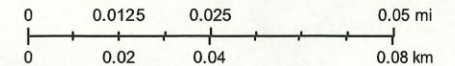
Latah County GIS



October 18, 2017

Parcel	ASPHALT	STATE HIGHWAY
Labels	CITY	Private Driveways
Townships	DIRT	Alleys
Sections	FEDERAL HIGHWAY	Woods Roads
Quarter/Sixteenth Lines	GRAVEL	Trails
4-WD	PRIVATE ROAD	Railroads

1:1,075



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

COMMERCIAL BUILDING APPRAISAL RECORD

(COUNTY)

SHEET

(PARCEL NO.)
OF

CITY RP P1520030011B A

2-0000

Parcel ROGUE RIVER LLC
509 S HAYES ST
Name MOSCOW ID 83843

Legal POTLATCH
BLK 30 LOTS 10 & 11;
TAX #1688 OF LOT 2;
TAX #1657 OF VAC ST

Property Address 575 PINE ST.

VALUE SUMMARY

BUILDING—DEPR. REPL. COST \$
YARD IMPROVEMENTS—D.R.C. \$
OTHER IMPROVEMENTS—D.R.C. \$
COST APPROACH—TOTAL D.R.C. 3 \$ 363,281
INCOME APPROACH—BLDG. RES. 1 \$ 154,045
MARKET APPROACH—BLDG. RES. 1 \$ 294,900
IMP. VALUE CONCLUSION \$ 224,500
ESTIMATED LAND VALUE \$ 25,000
ESTIMATED PROPERTY VALUE \$ 249,500
ASSESSOR'S CONCLUSION \$
ASSESSOR DATE

INTERIOR INSP. YES NO OWNER	TENANT	MNGR.	ASKING PRICE \$	PERCENT ADJ.	SQUARE FOOT	LUMP SUM
BUILT 1964-66 REMODELED 19	COST \$	SOLD 19	AMOUNT \$	+	+	
TYPE: ROW STORE CLASS: STORIES: 102 WALL HEIGHT: 24						
Foundation	Lt. Med. Hvy. Cont. Conc. Blk. Rock Msry. Wd. Pier Post Piling Mudsill					
Exterior Wall	Masonry Blk. Brk. Ven. Solid Stone Conc. Conc-Pip. T.Up. Wood Fr. Sdg. Bevel Drop B&B. Vert. Horiz. Hdbd. Plywd. T1-11 Cgi. Al. ExGlass. Steel Fr. Rigid Conven. Mtlpln. Enam. Shg. Shk. Comp. Wd. Asb Stucco.					
Roof	Low Wood Rafter Trussed Truss-Joist Beam Lam. Truss Avg. Steel Purlin Plywd. Bitup. W/Gr Shtg. Rrfg. T&G Deck Sp. Conc. Shgl. Shk. Comp. Wd. Al. Asb. Slate Cgi. Enam. Tile					
First Floor	Swd. Hwd. Plywd. Tile Lino Torginol Carpet Terrazzo. Conc. Grade Reinf. Tile P&BM. Plank T&G Shtg. Dock High.					
Interior	Wall Dw. Plas. Comp. Swd. Hwd. Pnl. Plywd. KP. Ven. Pl. Blk. Brk. Tile Part. Dw. Plas. Comp. Swd. Hwd. Pnl. Plywd. KP. Ven. Acoutile. Mtl.					
Other Interior	App. Exfan Fan&Hood Gas Elec. Oven Range Surf. Slidein Disp. Auto Spr. Clg. Fan Bltins. Swd. Hwd. Mtl. Top. Plc. Lino Tile Dishwasher					
Electrical	110 220 Power Lowvolt. Fluor. Incand. Ex. Gd. Avg. Fair X-Ray Non-Met.					
Plumbing	Wc 8 Lav. Ssk. 2 Svc. Shower Laundry Tray Wh. Df. Dsk. Sump T. M. Fg. Dr. Plc. Clay Porc. Ur. W/C Csk. Lf. Tub W/S Encl. Indsk. Drain					
Heating and Cooling	Fag. Gas Fa Hdfuel. Steam Hwtr. Evap. Acond. Flr. Bru. Oil Strk. Ht Pump Radiant Comb. Unit Wall Elec. B.B. Gravity Cable Conv. Glnl. Custom Unit					
Basement	x or % WL Conc. Blk. Rock Dirt FLR Conc. Wd. Dirt Full FIN. x or % WL Plas. Fur'd. Dw. Comp. Plywd. Wd. Htg. % CLG. Dw. Plas. Comp. Plywd. Wd. Acoutile. PART. Dw. Plas. Comp. Plywd. Wd. FLR. Tile Lino. Carpet ELEC.					
Upper Stories	Flr. TILE Wall DW Clg. Mtl/mtl Part. DW 6360					
Misc.	MF- 13300 2nd - 6360 19,660 TOTAL SQ. FT.					

NO. OF UNITS	BACKED	STACKED	DETACHED					
COMMERCIAL APARTMENTS ROOM GRID								
LOCATION	LIVING ROOM	KITCHEN	DINING ROOM	FAMILY/ REC.	BEDRMS.	BATH- ROOMS	OTHER ROOMS	FIREPLC.
FIRST FLOOR								
SECOND FLOOR								
BASEMENT								
ATTIC								
REMARKS:	2-24-23 371722 12-28-12 APPRaiser: JC DATE: 9-11-01 LK 10/27/17 2016RY							

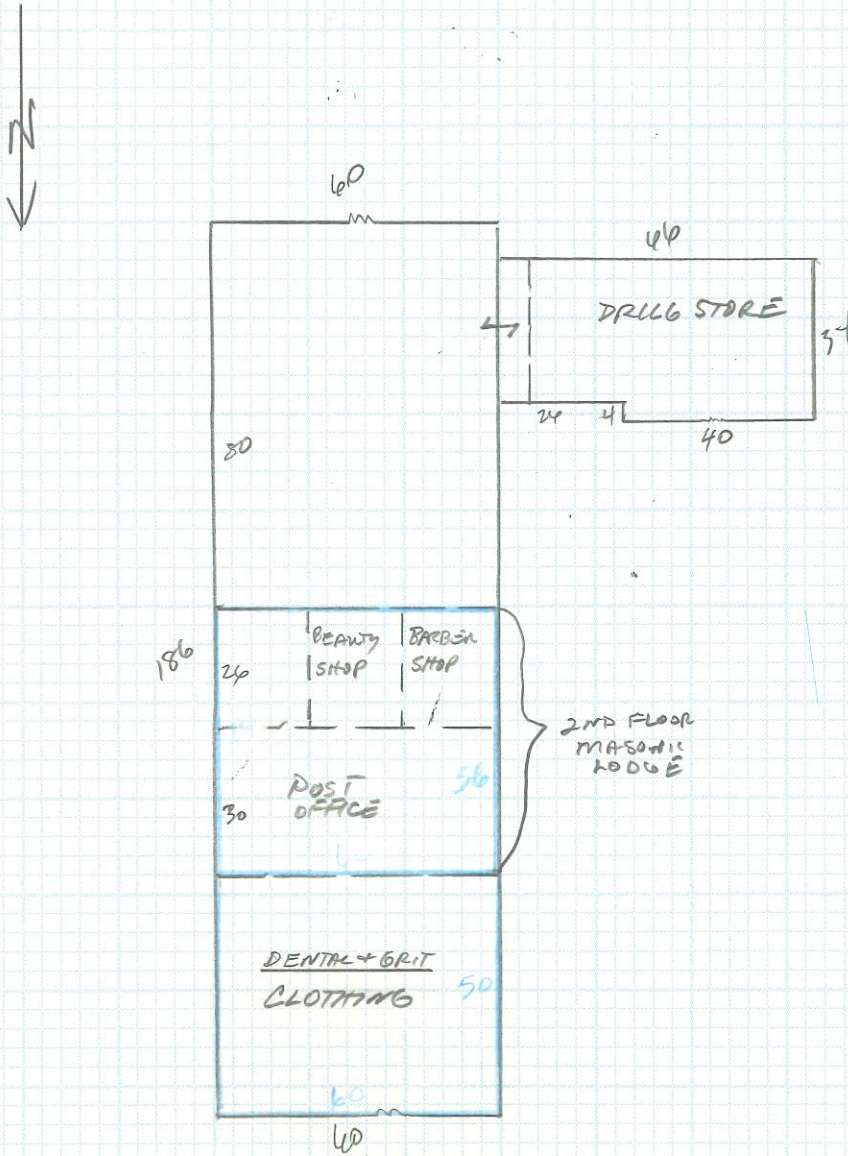
SUMMARY OF BLDG. COMPUTATION

TOTALS	+				
NET. ADJ.	-				

Base Cost \$ x % \$
Building Area 19660 Sq. Ft. \$ PSF = \$
TOTAL BASE COST \$
19 L.C.M. % x Qual. % = % Modifier
Replacement Cost New \$
Depreciation: Physical, Functional and Economic Mkt. Adj. %
2023 Depreciated Replacement Cost (Transfer to Value Summary) \$
2022
2013
COMPUTER: UR DATE 2-14-02

			YR BUILD TYPE	DIMENSIONS		AREA
		A			D	
		B			E	
		C			F	

LOT AND BUILDING DIAGRAM — AREA COMPUTATION



COMPOSITE ADJUSTMENT								SITE ADJUSTMENTS											
CAT	LOC	CLASS	TYPE	UNIT	QTY	COST	BASE VALUE	01 50	Location Depth	10 60	Access Plottage	20 70	View Beach	30 80	Topography Corner	40 90	Width	TOTAL FACTOR	EXT. VALUE
21	P	35																	

APPRaiser: JC TC

UN 1-23-02

APPRaisal DATE: 9-11-01

2007

2013

10/27/17

LAND VALUE \$

RP P15200300113A





10/27/17



10/27/17



10/27/17



10/27/17