

**APPRAISAL ASSIGNMENT
SALES CATALOG (PROJECT REPORT)
IDL CONTRACT 13-110
MODIFICATION NO. 17
2023 VAFO, GROUND LEASES, & ULA APPRAISALS
PRIEST LAKE, BONNER COUNTY, ID
FOR
IDAHO DEPARTMENT OF LANDS**

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TABLE OF CONTENTS

SCOPE OF WORK6
PURPOSE OF APPRAISAL & DEFINITION OF VALUE.....13
VACANT AND UNIMPROVED LOT.....14
IDL APPROVED IMPROVEMENTS14
DEFINITIONS15
EXPOSURE TIME.....18
SUBJECT GENERAL AREA & NEIGHBORHOOD MAPS20
GENERAL AREA & NEIGHBORHOOD DATA & TRENDS21
HIGHEST AND BEST USE22
MARKET AREA MAP.....31
MARKET ANALYSIS.....26
APPRAISAL PROCESS34
COST APPROACH.....34
SALES COMPARISON APPROACH.....61
COTTAGE SITE VALUATION.....34
SALES COMPARISON APPROACH - *IMPROVED PROPERTY*61

CERTIFICATION68

ADDENDA:

- Assumptions and Limiting Conditions
- Esri Reports (Executive Summary, Market Profile, Housing Profile & Community Profile)
- Priest Lake Land Sales Maps
- Priest Lake Land Sales
- Priest Lake Improved Sales Map
- Priest Lake Improved Sales
- Appraiser Qualifications
- Idaho Certified General Appraiser License

INTRODUCTION

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January 20, 2023

Mrs. Tamara Armstrong
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Idaho Department of Lands
300 N 6th Street Suite 103
Boise ID 83720-0050

RE: Sales Catalog (Project Report); IDL Contract 13-110, Modification No. 17; **2023 Priest Lake VAFO, Ground Leases & ULA Appraisals**, Bonner County, ID

Dear Mrs. Armstrong:

This letter of transmittal is an introduction to the report that follows and which I have termed the Sales Catalog. This will be used as the basis of market information and analysis for the individual cottage site appraisals. The following report, defined by the Scope of Work, is hereby presented in the requested narrative report format containing **69** pages plus addenda. Under general requirements, the sales catalog & the subsequent individual appraisals (under separate cover & delivered at a later date) has been prepared in conformance with the 2020/2021 (Effective January 1, 2020, through December 31, 2022) Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation. In addition, this sales catalog & the individual cottage site appraisals to be presented later, are intended to be in full compliance with all applicable laws & regulations affecting this service & report in which jurisdiction the subject property is located. The Scope of Work is key to understanding this appraisal service and the report option requested. Please read that section carefully as it most clearly defines the service rendered.

As stated in previous sales catalogs, I have the competency required of this assignment recognizing I began doing appraisals for IDL in 2013, the initial year of the contract. For the initial contract in 2013, this firm was engaged to appraise most of the cottage sites owned by the Idaho Department of Lands. Subsequently, the firm has been engaged to appraise both land & personal property (improvements) for the 2014 - 2022 VAFO cycles. I am a member of the Selkirk MLS and the Coeur d'Alene MLS which allows me to have full access to sales records for Priest Lake. As such, it is my opinion I have both technical as well as geographic competence to provide this sales catalog and the subsequent individual cottage site appraisals.

The data and opinions stated in this Sales Catalog are based on my sales research, analysis and opinions concerning the data assembled and the extracted adjustments presented for use in the individual cottage site appraisals. This sales catalog will follow the general format of the previous sales catalogs but will incorporate sales data & analyses from previous sales catalogs to comprise the bulk of the transactional data from which the subsequent individual property

appraisals will be based. I will reference the previous sales catalog(s) when necessary for the adjustment process and history of trends, but all sales will be shown for Priest Lake waterfront property that includes emphasis to the most recent data, including the 2020-2022 ULA (Unleased Sites) and any non-lessee VAFO sales.

The Scope of Work will be presented, followed by the abbreviated General Area & Neighborhood Data which is minimized for two reasons. One, client familiarity with both general area data; and Two, my presentation in the previous sales catalogs is referenced for this type of detail. I will again provide definitions to be used in the subsequent individual cottage site appraisal reports and then a presentation of the sales to be used that will form as the basis for my opinions of market value for the individual cottage site appraisals and the valuation of the personal property. The additional sales analysis that forms the basis of the extracted adjustments for market condition changes, for topography (shoreline adjustment, site topography, vegetative cover), for size, for access & utility services follows as the last section of this catalog.

The use of extraordinary assumptions and hypothetical conditions within the report should be viewed within context that their use might have affected the assignment results.

For the individual appraisals, I make specific comment relative to the Scope of Work issues that call for hypothetical conditions and/or extraordinary assumptions regarding the “vacant and unimproved” condition of the cottage site(s) and what is termed IDL Approved Personal Property.

If there is anything further, please don’t hesitate to contact me.

Professionally yours,
HALL - WIDDOSS & COMPANY, PC.

Steven A. Hall, MAI, CCIM
Idaho CGA-257
Expires 8/11/2023

SCOPE OF WORK

The Scope of Work was previously defined as the Scope of the Appraisal. Based on requirements of the Uniform Standards of Professional Appraisal Practice (latest edition is USPAP – 2020/2021, effective from January 1, 2020 through December 31, 2022) promulgated by the Appraisal Standards Board of the Appraisal Foundation and the guide notes to the Standards of Professional Appraisal Practice adopted by the Appraisal Institute, this has become the primary element defining the appraisal conducted here. USPAP involves binding requirements and specific guidelines that deal with the procedures to be followed in developing an appraisal, an analysis or opinion and with the reporting or communication of that appraisal opinion defined as Standards 1 & 2. The appraisal service & reporting option must be consistent with the Scope of Work defining the appraisal service and how it is to be communicated. The appraisal has complied with the regulatory requirements of the State of Idaho administered by the Idaho Board of Appraisers based on compliance with Standards & Ethics defined within USPAP.

The scope of work rule states the appraiser, in developing a real property appraisal, must:

- 1.) *identify the problem to be solved;*
- 2.) *determine the scope of work necessary to solve the problem and*
- 3.) *correctly complete research and analyses necessary to produce a credible appraisal.*

Pursuant to Problem Identification as found in USPAP, the appraisal assignment requires the appraiser to gather and analyze assignment elements necessary to adequately identify the appraisal problem to be solved. These are, at a minimum:

- 1.) **Client:** The client is the Idaho Department of Lands (IDL).
- 2.) **Intended user:** The intended user is the Idaho Department of Lands (IDL). Although it is recognized the individual cottage site lessees will be provided a copy of the individual appraisal (of that respective cottage site leased by that lessee), the cottage site lessees are not intended users of the appraisal nor are any prospective bidders for this 2023 VAFO cycle.
- 3.) **Intended use:** The intended use recognizes the Idaho Constitution, Article IX, Section 8 that provides "no state lands shall be sold for less than the appraised price." It is the intention of IDL to hold a public auction to sell the subject lots and/or enter into a lease agreement for the land only (ground lease). As such, the intended use is to establish the minimum bid amount at the VAFO auction to be held in 2023. Further, the intended use is to establish a market value for the personal property (IDL Approved Improvements) that will establish the value to be paid the existing lessee if that party is not the successful bidder on the cottage site. Where IDL is the owner of the fee simple estate (land & improvements), the intended use is to simply establish the minimum bid amount for the property (land & improvements).
- 4.) **Purpose of Appraisal** The purpose of the appraisals will be to provide an opinion of the Fee Simple market value for the individual cottage sites identified in the IDL Contract as well as the personal property, as that term is applied in the individual appraisals. This 2023 sales catalog is one element of the appraisal assignment. Please refer to the identification & discussion of the sales catalog below.
- 5.) **Type of value:** The type of value, as required for the individual appraisals, is market value. That term is defined herein.
- 6.) **Effective date of value:** The effective date of this Sales Catalog is the submission date identified on the Letter of Transmittal. Work began in the Fall of 2022 and extended through to January 15, 2023. The sales reported herein are thought to be all pertinent transactions for 2021 and 2022. I make no guarantee this sales catalog contains all transactions for the Priest

Lake market. The individual cottage site (and/or personal property) appraisals, the Ground Lease appraisals and the ULA appraisals will reflect an effective date of value that has been agreed upon as January 15, 2023. As a result of the inspections occurring in the first week of October 2022, please consider the extraordinary assumption below. The properties were all viewed over this time frame while the effective date of value is January 15, 2023.

- 7.) **Subject characteristics:** Deals with the extent of the subject property such as inspection/property viewing, property rights appraised, etc. This requires further address which I have included in the paragraphs below.
- 8.) **Assignment conditions:** Refers to hypothetical conditions, assumptions & limiting conditions. Please refer to the paragraphs below and other relevant sections of the report.
- 9.) **Prior Services** Pursuant to USPAP, it is required to identify to the reader of the report whether the appraiser(s) have rendered an appraisal service on the subject property(ies) within the last three years of the date of the current assignment. If any properties were previously appraised, that will be noted in the individual property appraisals. For general purposes, the properties to be appraised have not been previously appraised but it is recognized the appraiser has been involved in Land Only appraisals in 2013 and then in the VAFO cycles for 2014 – 2022 so there is a familiarity with prior services.

(7. continued). For the individual cottage site appraisals, the extent of the subject lot inspections included a viewing of the exterior boundaries of each site as well as a water view from the shoreline. Further, I was provided data from each cottage site lessee, termed Real Estate Packets. The site view and site analysis reflect the State Subdivision plats as recorded in Bonner County and this incorporates the Overlay maps of the recorded State Subdivisions with the 2011 Inventory Surveys provided by JUB Engineers, Inc. The property views specifically did not include an owner interview, but all lessees were encouraged to provide as much detail on their respective improvements as they felt was pertinent to the valuation of those improvements.

(8. continued) As identified in the Appraisal Instructions/Scope of Work, Priest Lake Cottage Sites, Item II. states Appraiser shall develop a comprehensive sales catalog that includes demographic market research (market analysis), individual sale sheets that identify confirmed comparable sales information, and analysis of the sales information supporting the extracted adjustments for use in individual lot appraisals. In addition, a Summary Appraisal Report, as described in the original contract, shall be used to support each individual lot appraisal. The individual appraisals are classified simply as Appraisal Reports. For full compliance with the original contract, I have added the descriptive phase of “Summary” Appraisal Report. Each report shall include photos, addenda, plats, maps, etc. that support the facts and the opinion of market value presented in the appraisal. Where an improvement value is requested in addition to the land, a Residential Summary Appraisal is required. All appraisal report forms must be in compliance with the current version of USPAP (2020/2021, effective January 1, 2020 – December 31, 2022).

The appraisal assignment reflects **State Endowment Trust Land Information** specifically Idaho Department of Lands mission is to manage State Endowment Trust Lands (State Trust Lands) in a manner that will maximize long-term financial returns to the Beneficiary Institutions. The IDL mission is a constitutional mandate and is overseen by the State Board of Land Commissioners. State Trust Lands are not managed for the public at large and should not be referred to as public lands or open space, either specifically or in a generic sense.

These are working lands producing revenue for the Beneficiary Institutions. IDL has had a leasing program for recreation residential sites since the 1920’s. What began as a simple opportunity to lease State Trust Land for use as primitive cabin sites has evolved into the existing

cottage site developments with a range of structure types from large expensive structures to quaint cabins. The results of the appraisals may be used for transactions between IDL and purchasers of State lots. Title will be conveyed free and clear of any defects or encumbrances (except those of record or disclosed herein) in the form of a State of Idaho Deed. No title insurance shall be provided by the seller as the land has been held in trust by the State of Idaho since statehood.

Transaction Information State Trust Lands can only be transferred through an auction or exchange. Negotiated sales are not permitted by the Idaho Constitution. For this 2023 sales catalog & the three-prior year (2020 - 2022) VAFO Sales Catalogs, I believe there is a requirement to incorporate those ULA sales and some of the VAFO sales as evidence both market demand and new price points for lot valuations. Some of the older VAFO sales are termed secondary market data and will not be used as the basis for the opinions expressed but, in those instances, where a site was auctioned & there was no lessee involved, that is considered primary market data.

Rights to be Appraised The appraiser shall determine the Fee Simple market value for the land as though vacant and unimproved, based on the highest and best use, and subject to any outstanding rights and reservations of record. Vacant and unimproved is not the same as natural state. Appraisal should quote IDL's definition of vacant and unimproved lot. Appraisals should clearly specify the existing utilities at the subject and adjust the comparable sales accordingly. IDL considers a domestic water well and/or a developed on-lot sewer as a tenant improvement; therefore, if a comparable sale has either or both, a deduction in the adjustment grid needs to be made. It is the appraiser's judgment as to the dollar figure used in the adjustment grid (cost, new or an estimate of depreciated cost). Similarly, some lots are served by an off-site community service or drainfield lot. The proportionate value of appurtenant land is to be included in the value of each lot served.

All neighborhood plats have been recorded. The rights and obligations associated with the platting, recording CCRs, and forming of neighborhood associations will be assumed to be in-place and operating at time the lots are appraised. Any substantive changes that occur in the future relative to these assumptions will be adjusted accordingly, if needed.

For this sales catalog, all of the lots are part of the 2023 Priest Lake VAFO cycle which also includes Ground Lease appraisals and ULA appraisals. This requires the appraiser to provide an opinion of market value of the land, as though vacant & unimproved, and then provide an opinion of any/all approved improvements identified on the map exhibits provided (previously provided) for the VAFO appraisals. A separate value of the land and of the improvements must be provided, using recognized and accepted appraisal principles. For the Ground Lease appraisals and the ULA (Unleased Cottage Site) appraisals, only the value of the "vacant & unimproved" cabin site will be presented.

Idaho Code Section 58-313 states that when land on which improvements have been made are sold to someone other than the owner of the improvements, purchaser shall pay the appraised value of the improvements to the former owner. Only improvements that have been approved by IDL in writing will be appraised. The results of the appraisals may be used for transactions between IDL and purchasers of State lots.

The client requested an opinion of the Fee Simple market value for the individual cottage sites based on the term AS VACANT AND UNIMPROVED and as a current valuation (consistent

with the date of inspection or, in this case, the January 15, 2023, (effective date of value with an extraordinary assumption that what existed at time of inspection (October 4-6, 2022) is the same as of this assumed effective date of value.

Where personal property exists, the appraisal of the real property will reflect the property as it existed in October 2022. For the valuation of the cottage site only, as “Vacant & Unimproved”, these appraisals will contain a hypothetical condition that requires the value opinion of the cottage site to reflect vacant and unimproved condition, assuming there is no Lessee Personal Property. Please refer to that definition below.

Where there are hypothetical conditions and/or extraordinary assumptions associated with the valuation of these individual cottage sites (real property), a very specific identification will be made. To properly understand the individual appraisals, the reader needs to be cognizant of the definition of “Vacant and Unimproved” so that is incorporated into this sales catalog.

There are extraordinary assumptions concerning lessee improvements (personal property) that will need to be addressed within the individual cottage site appraisals. I direct the reader’s attention to the definitions contained in paragraphs below that relate to both ***vacant & unimproved*** and ***personal property***. In this instance, personal property does not relate to shoreline enhancements that appear to be naturally occurring physical features rather than tenant improvements. Docks, retaining walls and other site improvements are part of the hypothetical condition noted above. This specifically addresses only those site enhancements that cannot be easily discerned as a tenant improvement. There are no extraordinary assumptions regarding zoning issues, proposed improvements, and/or demolition of improvements. It is mutually agreed that the date of inspection is not the effective date of value. As this is the 2023 VAFO auction, the effective date of value should be in the calendar year 2023. Therefore, the effective date of value is selected as January 15, 2023. This date assumes the condition of the individual properties that was observed during the appraisal inspections in October 4-6 of 2022 is the same as of this effective date of value.

The newer sales were inspected as sales, pending sales or listings in October of 2022. There are a couple of properties that I relied on the MLS photos because they show the frontage qualities & characteristics better than the photos I took.

For the individual cottage site appraisals, the extent of the subject lot inspections included a viewing of the exterior boundaries of each site as well as a water view from the shoreline. Previous appraisal work in 2013 included a view from the lake. I have reviewed the previous appraisal of each cottage site and incorporated that information within these “to be submitted” 2023 appraisals. This reflects the 2013 inspections and the inspections of the site & the view of the personal property for each of the properties contained in the 2022-2023 VAFO, Ground Lease & ULA list.

“Clarification to the Scope of Work: If the improvements have changed since the provided 2011 inventory survey, plats, and maps, it is assumed they are IDL approved unless otherwise stated.”

Personal furniture or fixtures that are not part of the IDL Approved Improvements are excluded. Kitchen equipment and laundry equipment, when specifically excluded, will require adjustment to the sale since this type of personal property is typically included as part of the transaction.

As has been done for all of the previous VAFO cycles, it is assumed shoreline enhancements that appear to be naturally occurring physical features rather than tenant improvements (clearing of brush & rocks cannot be completely demonstrated as entirely lessee so what shoreline qualities existed as of the inspection are thought to be naturally occurring). All other site development including seawall, retaining wall, stairs & paths, fire pits, and other site improvements are personal property and inclusive of the hypothetical condition noted. Again, simply these site developments are not part of the “vacant & unimproved” condition of the site but are part of the lessee personal property. This extraordinary assumption specifically addresses only those site enhancements that cannot be easily discerned as a tenant improvement.

The only limiting conditions of any significance are reflective of the more typical assumptions & limiting conditions that are contained in the addenda to this appraisal. As noted in previous appraisals and which continues through this 2023 VAFO cycle, the appraisals will NOT incorporate boat lifts (shore stations) or PWC (personal watercraft) docks that tend to be classified as chattels like furniture.

For the reader’s edification, I have incorporated definitions for hypothetical conditions and extraordinary assumptions. These definitions are taken from the USPAP 2020/2021 (effective January 1, 2020 – December 31, 2022).

“HYPOTHETICAL CONDITION: a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”

“EXTRAORDINARY ASSUMPTION: an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.

Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.”

The use of extraordinary assumptions and hypothetical conditions within the report should be viewed within context that their use might have affected the assignment results.

USPAP states there to be additional reporting requirements when the appraisal involves a hypothetical condition and, it is assumed equally, when there is an extraordinary assumption. This is necessary to ensure the intended user(s) understands:

- (a) *the improved subject property does not yet, in fact, exist as of the date of the appraisal;*
- (b) *the analyses performed to develop the opinion of value are based on a hypothesis, specifically that the improved subject property is assumed to exist when in fact it does not exist;*
- (c) *certain events need to occur, as disclosed in the report, before the property appraised with the proposed improvements will in fact exist; and*
- (d) *the appraisal does not address unforeseeable events that could alter the proposed property improvements and/or the market conditions reflected in the analyses.*

In terms of the appraisal service requested, the properties to be appraised are defined as recreational tracts pursuant to the hypothetical condition noted above reflecting vacant & unimproved land tracts. The property type and this hypothetical condition of a vacant & unimproved lot suggests that only the sales comparison approach is relevant and peer review would expect to see.

Even though the individual cottage sites are leased, the valuation of the land, as though vacant & unimproved, would not typically incorporate an income capitalization approach for valuation purposes. Lake front land is most often purchased for a recreational use, independent of a motivation for lease income. For the valuation of the site, there are no improvements to be valued so the cost approach is not a relevant valuation methodology. For the personal property, the cost approach will be employed although relevance will be dependent upon the age/condition of those improvements.

Relevant to the preceding paragraph, factual market data gathered or researched for this appraisal includes land sales and improved sales where an allocation of the improvement contribution is reasonably defined through seller or buyer identification or through comparison of vacant site sales and/or through a replacement cost new less depreciation (RCNLD) analysis of the sale.

It is recognized that Idaho is a non-disclosure State and verification of sales is commonly handled through real estate agent confirmation as well as buyer and/or seller verification. There are times when the confirming party does not wish to be identified or where the price is not to be divulged. All of these elements are considered appropriate and common under peer review. I have relied upon the Selkirk MLS and the Coeur d'Alene MLS services to assist in the appraisal research for Priest Lake.

Previous sales catalog research included Lake Pend Oreille sales. Although I did research sales along that lake for the 2015 VAFO, I have not incorporated that data into subsequent sales catalogs or this sales catalog because of limited relevance. I have reviewed island sales on that lake to help with the adjustment for boat only access for this sales catalog. Under more recent sales research done for Payette Lake, I have re-verified boat only access issues which are still pertinent to the Outlet Bay Subdivision on Priest Lake.

Report Option - Standard Rule 2-2: The 2020/2021 USPAP edition has provided "In reporting the results of a real property appraisal, an appraiser must communicate each analysis, opinion, and conclusion in a manner that is not misleading." Standards Rule 2-2 states "Each written real property appraisal report must be prepared under one of the following options and prominently state which option is used: Appraisal Report or Restricted Appraisal Report." Under Comments, "When the intended users include parties other than the client, an Appraisal Report must be provided. When the intended users do not include parties other than the client, a Restricted Appraisal Report may be provided."

“An appraiser must use care when characterizing the type of report and level of information communicated upon completion of an assignment. An appraiser may use any other label in addition to, but not in place of, the label set forth in this Standard for the type of report provided.” It is my opinion this allows an appraiser to include the descriptive phrase of Summary Appraisal Report, Narrative Appraisal Report or Self-Contained Appraisal Report. These terms clearly form around the core description which is “Appraisal Report”. For this appraisal, the reporting option is an **Appraisal Report**. The client requested an Appraisal Report in Summary Report Format.

It is acknowledged that I lack special expertise or knowledge with respect to the detection and measurement of hazardous substances. For this appraisal, I have not been provided either a Phase I or Phase II environmental audit relating to this topic for any of the lessee personal property improvements. I have assumed there to be no environmental concerns relating to the individual cottage sites and this is a typical assumption & limiting condition. For “popcorn” ceilings, it is assumed this is an asbestos containing material. I have assumed there is a marginal health hazard when left “in-situ”, but removal can be an expensive process. This type of ceiling is viewed by the market as a negative feature and will be discussed and adjusted for where appropriate.

The following identifies the individuals, companies and governmental agencies that have been contacted during this investigation. It should be noted that this is not considered to be an all-inclusive list although it does identify the primary contacts made.

Bonner County Appraiser/Assessor	Bonner County Planning
Bonner County Treasurer	Bonner County Sanitarian
Bonner County Clerk and Recorder	Selkirk Board of Realtors MLS
North Montana Realtors MLS	Idaho Department of Lands
Columbia Valuation Group, Inc.	Valbridge (Jolicoeur & Gentry)
Julie Nolan, Keller Williams Realty	Kara Williams, Priest Lake Realty
Richard Bockemuehl, C-21 Beutler Wtr	Karen Schuster Driftmeyer, The Property Shoppe
Natalie Leatherman, Tomlinson Sotheby	Sandpoint Realty
Dean Fielder, The Property Shoppe	Huckleberry Bay website
Bill Fanning, C-21 Beutler Waterfront	C-21 Riverstone, Sandpoint
Curt Hagan, Evergreen Realty	Judith Ehlert, Tomlinson Black
Angela Newcomb, Exit Realty	J.D. Anderson, CB Resort Realty
Steven Mumm, C-21 Beutler Waterfront	Lance Von Marbod, Lifestyle Real Estate
Greg Rowley, CB Schneidmiller Realty	Forest Schuck, C-21 Riverstone
Cindy Rehbock, Priest Lake Living	Alicia Barbieri, Goodale & Barbieri
Alison Hagman, Windermere Realty	Various brokers, salespeople, Lessees
Joe Dennison, John L. Scott	Wayne Peterson, Keller-Williams
Tammy Casto, Professional Realty Services	

PURPOSE OF APPRAISAL & DEFINITION OF VALUE

The purpose of the appraisal is to provide an opinion of the Fee Simple market value of the individual cottage sites as described in the respective appraisal reports. The valuations are to be based on the "as vacant & unimproved" condition, as of the date of inspection (current valuation). Further, the purpose includes the valuation of the personal property that is lessee owned.

The FIRREA definition of market value was published, pursuant to Title XI (1989) recognizing the Federal Reserve System (FRS), National Credit Union Administration (FCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). It is noted that market value assumes cash or cash equivalent where mortgage financing is a probable expectation. This definition of market is noted as follows:

"Market Value - the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. buyer and seller are typically motivated;*
- 2. both parties are well informed or well advised, and acting in what they consider their best interests;*
- 3. a reasonable time is allowed for exposure in the open market;*
- 4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and*
- 5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

(Source: Office of the Comptroller of the Currency under 12 CFR Par 34, Subpart C.)

For the sales catalog and the individual appraisals, it needs to be understood the definition of market value states cash or financing terms equivalent to cash. I was informed through a review process on previous work conducted for IDL that The Appraisal Foundation requires an appraiser to conclude the value is "in terms of cash" or "of financing terms equivalent to cash". I believe that is well beyond the public perception of the definition and what is a practical form of measurement. Some buyers have sufficient capital to pay cash. Other buyers choose to finance part or most of their purchase. Where financing terms did not specifically alter or impact price, I believe the requirement of identifying cash or equivalent is adequate. To clarify, it is my opinion the sales best relate to the term "or financing terms equivalent to cash". I do not believe there is a market distinction between "in terms of cash or of financing terms equivalent to cash".

According to the Scope of Work, the appraiser shall determine the Fee Simple market value for the land as though vacant and unimproved, based on the highest and best use, and subject to any outstanding rights and reservations of record. Vacant and unimproved is not the same as "natural state". Appraisal should quote IDL's definition of vacant and unimproved lot. As taken from the Scope of Work section of the contract, the following definitions are incorporated into both this Sales Catalog and into the individual cottage site appraisals.

VACANT AND UNIMPROVED LOT

*A vacant and unimproved lot is land that has been surveyed and platted with some off-site improvements, such as road access and/or access to one or more utilities, but excludes any on-site lessee-owned improvements. The lot or land value shall be subject to any outstanding rights and reservations of record, and shall not be impacted by lessee-owned on-site improvements, i.e. no deductions or credits for approved improvement values. For example, if a land sale comparable had a well and the Endowment lot does not, then a deduction from the value of the comparable for the well (not the cost of the well) would be made to determine the fee simple market value of the Endowment land. **This is a hypothetical condition of the appraisal since it is contrary to what is known to exist as of the date of value.***

IDL APPROVED IMPROVEMENTS

Approved improvements shall consist of existing lessee-owned structures and improvements on the lot as of the date of the appraisal which have been approved by written authorization from the IDL. Improvements means all buildings, structures, additions or developments belonging to LESSEE, including, but not limited to, buildings, garages, fences, sheds, homes, driveways, decks, and docks that have been erected upon, affixed or attached to, the Leased Premises with the consent of IDL. Landscaping is not a creditable improvement (landscaping is not included in the valuation).

The appraiser will be provided a map exhibit with the Notice to Proceed showing all approved improvements. If any existing improvements are NOT approved by the IDL and/or are not legally constructed, as required by the building authority having jurisdiction, the appraiser is to note these improvement(s) in the appraisal but is NOT to include these in the valuation of the approved improvements.

Report Option - Standard Rule 2-2: The 2020/2021 USPAP edition (effective through December 31, 2022) has provided ***“In reporting the results of a real property appraisal, an appraiser must communicate each analysis, opinion, and conclusion in a manner that is not misleading.”*** Standards Rule 2-2 states ***“Each written real property appraisal report must be prepared under one of the following options and prominently state which option is used: Appraisal Report or Restricted Appraisal Report.”*** Under Comments, ***“When the intended users include parties other than the client, an Appraisal Report must be provided. When the intended users do not include parties other than the client, a Restricted Appraisal Report may be provided.”***

“An appraiser must use care when characterizing the type of report and level of information communicated upon completion of an assignment. An appraiser may use any other label in addition to, but not in place of, the label set forth in this Standard for the type of report provided.”

It is my opinion this allows an appraiser to include the descriptive phrase of Summary Appraisal Report, Narrative Appraisal Report or Self-Contained Appraisal Report. These terms clearly form around the core description which is “Appraisal Report”. For this appraisal, the reporting option is an **Appraisal Report**. The client requested an Appraisal Report in a written Summary Appraisal Report Format per the original contract.

It is acknowledged that I lack special expertise or knowledge with respect to the detection and measurement of hazardous substances. For these subsequent appraisals, I have not been provided either a Phase I or Phase II environmental audit relating to this topic. I have assumed

there to be no environmental concerns relating to the subject properties and this is a typical assumption & limiting condition.

DEFINITIONS (source citation USPAP 2020/2021 (effective January 1, 2020 – December 31, 2022), Definitions, pages 3-6).

There are a few specific definitions that are believed to be critical for proper understanding. As such, this report will provide the USPAP definition for the terms used in this appraisal assignment and report.

APPRAISAL:	(noun) the act or process of developing an opinion of value; an opinion of value. (adjective) of or pertaining to appraising and related functions such as appraisal practice or appraisal services. Comment: An appraisal is numerically expressed as a specific amount, as a range of numbers, or as a relationship (e.g. not more than, not less than) to a previous value opinion or numerical benchmark (e.g. assessed value, collateral value).
APPRAISER:	one who is expected to perform valuation services competently and in a manner that is independent, impartial, and objective
ASSIGNMENT:	a valuation service that is provided by an appraiser as a consequence of an agreement with a client.
ASSIGNMENT CONDITIONS	Assumptions, extraordinary assumptions, hypothetical conditions, laws and regulations, jurisdictional exceptions, and other conditions that affect the scope of work.
ASSIGNMENT ELEMENTS:	Specific information needed to identify the appraisal or appraisal review problem: client and any other intended users; intended use of the appraiser’s opinions and conclusions; type and definition of value’ effective date of the appraiser’s opinions and conclusions; subject of the assignment and its relevant characteristics; and assignment conditions.
ASSIGNMENT RESULTS:	An appraiser’s opinions or conclusions, not limited to value, that were developed when performing an appraisal assignment, an appraisal review assignment, or a valuation service other than an appraisal or appraisal review. Comment: Physical characteristics are not assignment results.
EXTRAORDINARY ASSUMPTION:	See definition included under Scope of Work.
HYPOTHETICAL CONDITION:	See definition included under Scope of Work.
CLIENT:	the party or parties (i.e., individual, group, or entity) who engage an appraiser by employment or contract in a specific assignment, whether directly or through an agent.
CREDIBLE:	worthy of belief. Comment: Credible assignment results require support, by relevant evidence and logic, to the degree necessary for the intended use.
EFFECTIVE DATE:	the date to which an appraiser’s analyses, opinions, and conclusions apply; also referred to as date of value.
INTENDED USER:	the client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment.
INTENDED USE:	the use(s) of an appraiser’s reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment.

MISLEADING:	Intentionally or unintentionally misrepresenting, misstating, or concealing relevant facts or conclusions.
MARKET VALUE:	a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the value definition that is identified by the appraiser as applicable in an appraisal. <u>Comment:</u> Appraisers are cautioned to identify the exact definition of market value, and its authority, applicable in each appraisal completed for the purpose of market value.
PERSONAL INSPECTION:	a physical observation performed to assist in identifying relevant property characteristics in a valuation service. <u>Comment:</u> An appraiser's inspection is typically limited to those things readily observable without the use of special testing or equipment. Appraisals of some types of property, such as gems and jewelry, may require the use of specialized equipment. An inspection by an appraiser is not the equivalent of an inspection by an inspection professional (e.g. a structural engineer, home inspector, or art conservator).
PHYSICAL CHARACTERISTICS:	attributes of a property that are observable or measurable as a matter of fact, as distinguished from opinions and conclusions, which are the result of some level of analysis or judgment.
REAL ESTATE:	an identified parcel or tract of land, including improvements, if any.
REAL PROPERTY:	the interests, benefits, and rights inherent in the ownership of real estate
RELEVANT CHARACTERISTICS:	features that may affect a property's value or marketability such as legal, economic, or physical characteristics.
SCOPE OF WORK:	See the definition under Scope of Work.
VALUE:	the monetary relationship between properties and those who buy, sell, or use those properties, expressed as an opinion of the worth of a property at a given time. <u>Comment:</u> In appraisal practice, value will always be qualified – for example, market value, liquidation value, or investment value.
COMPETENCY RULE:	An appraiser must: (1) be competent to perform the assignment; (2) acquire the necessary competency to perform the assignment; or (3) decline or withdraw from the assignment. In all cases, the appraiser must perform competently when completing the assignment. <u>Perfection is impossible to attain, and competence does not require perfection. However, an appraiser must not render appraisal services in a careless or negligent manner. This Rule requires an appraiser to use due diligence and due care.</u>

Additional definitions taken from The Dictionary of Real Estate Appraisal, Sixth Edition, are presented below and which have critical relevance to the appraisal of real estate and real property:

- fee simple estate.** Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.
- encumbrance.** Any claim or liability that affects or limits the title to property. An encumbrance can affect the title such as a mortgage or other lien, or it can affect the physical condition of the property such as an easement. An encumbrance cannot prevent the transfer of possession, but it does remain after the transfer.
- encroachment.** 1. Trespassing on the domain of another. 2. Partial or gradual displacement of an existing use by another use, e.g., locating commercial or industrial improvements in a residential district.
- easement.** The right to use another's land for a stated purpose. See also affirmative easement; conservation easement; easement appurtenant; easement by prescription; easement in gross; historic preservation easement; negative easement.
- easement appurtenant.** An easement that is attached to, benefits, and passes with the transfer of the dominant estate; runs with the land for the benefit of the dominant estate and continues to burden the servient estate, although such an estate may be transferred to new owners. See Also easement in gross.

EXPOSURE TIME

It is a requirement of the Uniform Standards of Professional Appraisal Practice (USPAP) to incorporate discussion & analysis of **Exposure Time** within a market value analysis of the subject property. As defined, page 4, Exposure Time:

*"estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal (Advisory Opinion 35, Reasonable Exposure Time in Real and Personal Property Opinions of Value.).
Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.*

For calendar year 2022, there were 10 sales of improved residential property along Priest Lake (East and West) resulted in in the following for exposure time (Days on Market or DOM) as derived from the Coeur d'Alene MLS and the Selkirk MLS. The exposure times ranged from 4 DOM to 176 DOM with an average of 78 DOM. The limited inventory and the strong demand that has been demonstrated through the pandemic of 2020-2021 clearly indicates exposure time to be reduced from more historic levels. I suspect the same with continue through 2023. What is shown below is the summary of exposure times for the 2022 sales catalog.

Indications	DOM
Min	4
Max	158
Mean	65
Median	53

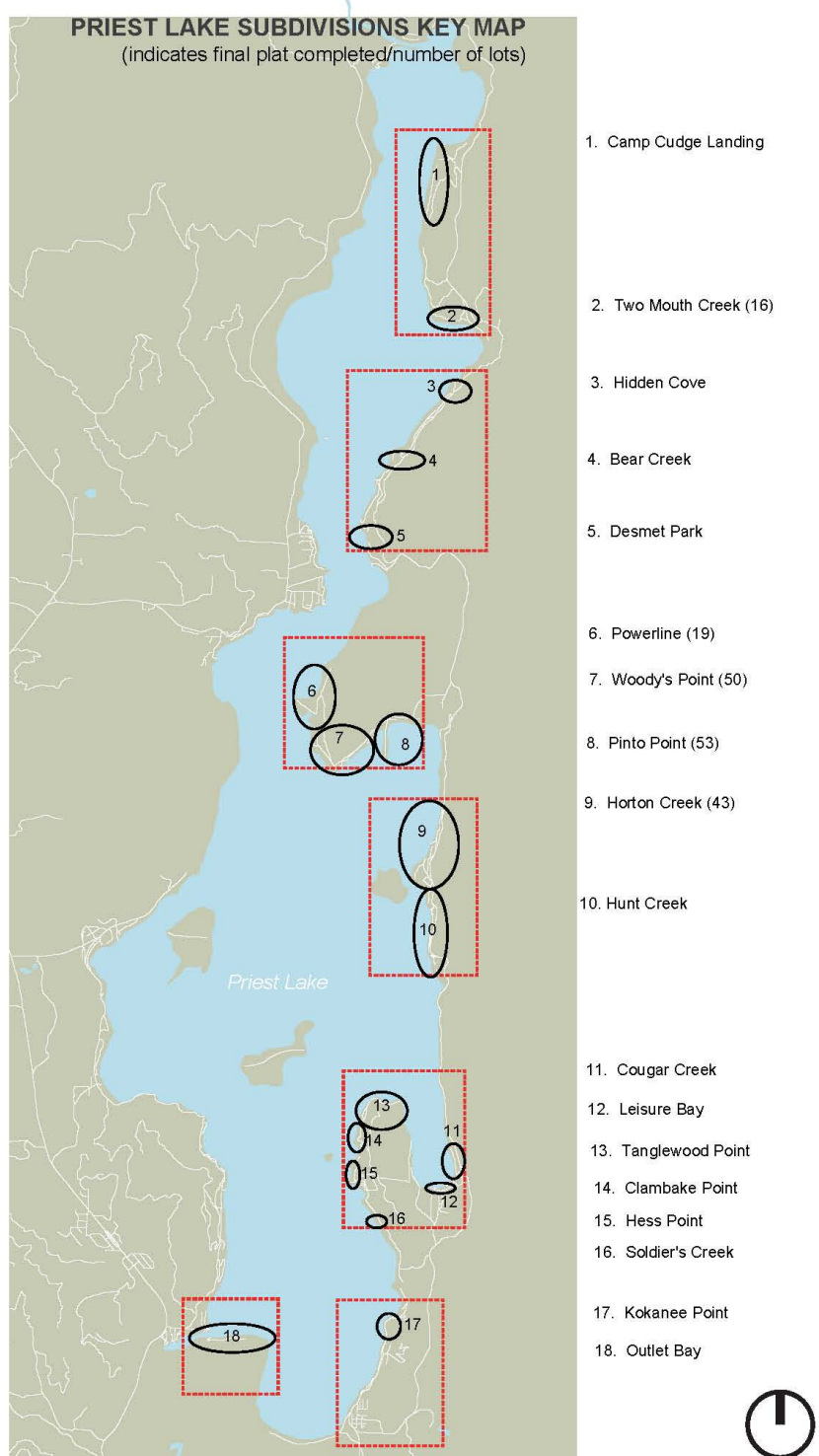
For the calendar year 2021, the sales of improved residential property in the Priest Lake area (East & West), resulted in the following for exposure time (Days on Market or DOM) as derived from the Coeur d'Alene MLS and the Selkirk MLS. The exposure times ranged from 4 DOM to 158 DOM with an average of 65 DOM. The limited inventory and the strong demand that has been demonstrated through the pandemic of 2020-2021 clearly indicates exposure time to be reduced from more historic levels.

For the calendar year 2020, the sales of improved residential property in the Priest Lake area (East & West), resulted in the following for exposure time (Days on Market or DOM) as derived from the Coeur d'Alene MLS.

Indication	DOM
min	17
max	342
mean	121
median	86

SUBJECT NEIGHBORHOODS

12/20/2012



Idaho Department of Lands

Priest Lake Lot Solutions Plan

GENERAL AREA - NEIGHBORHOOD DATA & TRENDS

The project involves cottage sites along the east side of Priest Lake which is located in Bonner County, Idaho. This is a recreational area centered around Priest Lake which is stated to be 19 miles in length with maximum width of 4.4 miles. There is an approximate 26,000 acres of surface area in the lake and maximum depth is 369 feet. The general area is denoted as the panhandle of the State of Idaho and this area is the northern section of the State which is comprised of Bonner, Benewah, Boundary, Kootenai, and Shoshone Counties. The largest community in the area is Sandpoint which is the county seat of Bonner County. Sandpoint is located along the NW shores of Lake Pend Oreille. This lake contains 148 square miles of surface with a length of 43 miles and maximum depth of 1,150 feet. The lake depth was raised by the dam at Albeni Falls. The location of Priest Lake is identified as NE of Spokane, WA approximately 82 miles, an estimated 56 miles west and north of Sandpoint, ID and 85 miles northwest of Coeur d'Alene, ID; all measurements have used Coolin, ID as the terminus. Priest River is the closest town to the southern end of Priest Lake, and it is shown as a distance of 29 miles from Coolin.

According to Wikipedia, Priest Lake is 19 miles long and has a maximum width of 4.4 miles. The maximum depth is 369 feet but there are sand shelves found along the west side of the lake that extend out from shore distances ranging from 100 feet to over 900 feet, as measured using LandVoyage, a web-based mapping service (previous work). The northern end of the lake, at the thoroughfare to Upper Priest Lake, there is a significant shallow sandy lake bottom while the outlet forming the Priest River is very shallow, with rocky bottom. The dam located at the Outlet Bay area to the SE corner of the lake, is not a hydroelectric dam. Rather, the dam creates an impoundment that raises lake levels during the summer. According to the manager of the Bishop Marina in Coolin, the dam releases water around the end of September and closes the gates around the first part of June. This is always a seasonal issue depending on snowpack & snowmelt. The lake is reported to have 26,000 acres of surface which converts to 40.625 square miles. There is a reported 80 miles of shoreline.

The State of Idaho, Department of Lands (IDL), has a very specific mission to manage State Endowment Trust Lands (State Trust Lands) in a manner that will maximize long-term financial returns to the Beneficiary Institutions. The IDL mission is a constitutional mandate and is overseen by the State Board of Land Commissioners. State Trust Lands are not managed for the public at-large and should not be referred to as "public lands" or "open space," either specifically or in a generic sense. These are working lands producing revenue for the Beneficiary Institutions. IDL has had a leasing program for recreation residential sites since the 1920's. What began as a simple opportunity to lease State Trust Land for use as primitive cabin sites has evolved into the existing cottage site developments with a range of structure types from large expensive structures to quaint cabins.

The purpose of this sales catalog and the subsequent individual lot appraisals (both vacant & unimproved cottage site valuation & valuation of the personal property) is to establish an opinion of market value for these two elements of each parcel. As noted, the intended use of the appraisal recognizes the Idaho Constitution, Article IX, Section 8 that provides "no state lands shall be sold for less than the appraised price."

It is the intention of IDL to hold a public auction to sell the subject lots. As such, the intended use is to establish the minimum bid amount at the VAFO auction to be held in the Summer of 2023 while the Ground Lease valuations will be presented for consideration in the Spring of 2023. Further, the intended use is to establish a market value for the personal property (IDL Approved Improvements) that will establish the value to be paid the existing lessee should that party not be the successful bidder on the cottage site. Where IDL is the owner of the fee simple estate (land & improvements), the intended use is to simply establish the minimum bid amount for the property (land & improvements). For this 2023 Contract, there are 10 Individual VAFO Appraisals (revised from contract modification #17 that had shown 6 appraisals). There are 15 Unleased Cottage Sites (ULAs) and 6 Ground Lease appraisals.

HIGHEST AND BEST USE

The following definition of Highest and Best Use is taken from The Appraisal Institute, "The Dictionary of Real Estate Appraisal, Sixth Edition."

"1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximal productivity. 2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid (IVS 3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)"

Previous definitions taken from the Fifth Edition of the Dictionary of Real Estate Appraisal included the following for **highest and best use of land or a site as though vacant** and the definition of **highest and best use of property as improved**.

AS VACANT:

"Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements."

AS IMPROVED:

"The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one."

Implied within this determination of Highest and Best Use is that the result is formed by the appraisers' interpretation of market evidence, e.g., that the use determined from analysis represents an interpretative opinion and not a fact to be found. In appraisal practice, the concept of Highest and Best Use requires the appraiser give consideration to any and all uses to which the property was capable of being adapted.

Consideration must be given these uses, recognizing the limitations imposed first by governmental regulations such as zoning ordinances, building codes and health standards and secondly, by the attitudes of the typical investors in real property of this type in the area encompassing the subject property.

The land value is based on a premise of the Highest and Best Use of the property as though vacant. There are four tests which are considered in developing an opinion as to the Highest and Best Use of the property. These four tests include an examination of uses that are **physically possible, legally permissible, financially feasible and maximally productive.**

There are five general uses which are considered. These include residential, commercial, industrial, agricultural and recreation. Within the Idaho & Montana markets I have found it more prudent to begin the analysis with legally possible since this helps refine the analysis quickly and to the point.

Based on the latest USPAP seminar, the highest and best use of the real estate needs to address 4 questions; these are 1.) Physical Use; 2.) Timing of Use; 3.) What is Most Likely Use; and 4.) Who is Most Likely Buyer? For purposes of this appraisal, I believe Physical Use must include both legally permissible and physically possible.

Legally Possible: The individual properties to be appraised have no zoning but they are governed by CC&R's (Conditions, Covenants, & Restrictions). The client, IDL, provided these specific neighborhood CC&R's so I do not believe it is necessary to include as addendum items nor do I feel it necessary to go over each and every one of the neighborhood CC&R's. The essence of these regulations is to allow for the use of each cottage site for a single dwelling unit and that is a residential utility. The lake front creates the demand factor under the broad category of use denoted as recreation. The fact the lots can be used for a year-round residence calls into play the residential classification. Both are inseparable, as far as the underlying land use is concerned. The regulations do not allow for multi-family use, commercial use or industrial use. These cottage sites are strictly based on a single dwelling unit (one residential structure) and this allows for garage and storage buildings but no additional structures. These are all small lots with no agricultural economics represented. Although some of the lots have conifer tree cover, there is no sustainable silviculture for these cottage sites.

Therefore, under legally permissible uses, the broad categories of use are winnowed down to residential and recreational utility. All other uses are not allowed by CC&R's.

Physically Possible: Each of the lots have direct frontage to Priest Lake and that is the basis of the recreational land use. Each lot in these various neighborhoods have legal and physical access. The neighborhoods have utilities consisting of electrical power and telephone service. There is no natural gas service. The lots have access to drawing water from the lake, but most have installed water filtration systems. The appraisal does not include that type of improvement but the fact this is one-way domestic water is provided needs to be addressed.

The other method is to belong to either a community system or to have a water well drilled. Talking with Bob Pitts, a well driller from Sandpoint, for previous sales catalogs, he indicated they have never actually had a dry hole due to an inability to get water.

His company has experienced what he termed an economic dry hole because the landowner set a price they could afford, and they didn't go deep enough to get into a vein. So, it would seem it would be a physical probability that water would be obtained by drilling a well on any of the cottage sites to be appraised. The cost is very obviously connected to the soil profile and depth of boring. There are physical differences, and this will result in disparate value indications. As of this writing, the individual cottage sites have not been inspected so no opinion is being expressed as to each individual property's physical characteristics and specific suitability for use in the residential capacity. There is absolutely nothing to suggest each cottage site would not be usable for a recreational utility. As these lots are all lake frontage tracts, there is always the ability to use lake water for potable water source. This has, in most instances, required some filtration system and/or UV treatment for lake water extraction.

Financial Feasibility: Each cottage site can be used for either or both recreational utility and/or residential use. The key points to be discussed in each cottage site appraisal will be the suitability and adaptability for on-site sewer, for access, for topographic issues including slope, waterfront qualities, lake depth qualities and overall usability.

Maximal Productivity: The maximum productivity of each site will be the ability to incorporate both residential & recreational aspects of land use. Each cottage site supports a single dwelling unit, and each provides lake frontage. The Scope of Work clearly indicates each lot is to be considered to have legal and physical access. Where an existing driveway crosses an adjacent site or sites, the driveway access is reflecting only the easement (legal access) but no developed physical access. Within the individual valuations, an adjustment will be made for developed access vs. undeveloped access strictly on the apportioned cost basis to provide that physical access. Each site has power & phone to the lot line, without consideration of how those utilities were brought to the lot line. Finally, there are certain neighborhoods and certain lots that will not support an on-site septic system and replacement drainfield. There are off-site community drainfield that will inherently reflect only the capability of having off-site lands for that use, but no cost associated with the community drainfield will be included in the lot value.

The individual appraisals will discuss and detail the maximal productivity of each site based on the physical characteristics of each. In broad categorization, these are all single residential/recreational lots capable of supporting a single dwelling unit with some ancillary buildings such as garage and storage shed. They can support decks and the lake frontage will allow for the installation of a dock; unless there is a site-specific reason that would preclude that improvement.

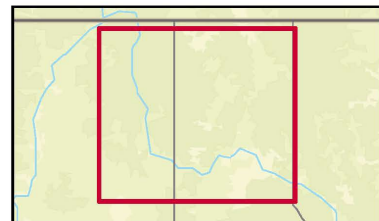
MARKET AREA MAP



Site Map

Coolin, Idaho
Rings: 5, 15, 30 mile radii

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745



January 19, 2023

Market Analysis: The Appraisal of Real Estate, Fifteenth Edition, published by the Appraisal Institute 2020 deals with the term *market analysis and marketability analysis*. Chapter 15, in the pdf version, does not have a page number but I assume it is page 274 covers these concepts which show the term Market Analysis is ***“a study of the supply of and demand for a specific type of property in a specific market area.”***

Previous versions of the Appraisal of Real Estate (13th and 14th editions) have stated market analysis is ***“A process for examining the demand for and supply of a property type and the geographic market area for that property type. This process is sometimes referred to as a use in search of a site.*** In addition, there is a *marketability analysis* which is part of Chapter 15. As taken from page 274 of the 15th edition, “The label marketability analysis has traditionally been used when the scope of the analysis extends beyond general market analysis to investigate how a specific property is expected to perform in its market.”

The basics of marketability (measure of market support) tend to rely on an equilibrium between *supply* and *demand*; particularly as these terms apply to economic models. Therefore, if the subject is priced according to its location (land value) and physical attributes (improvements) where it will capture its share (fair share) of the market, there would be market support for the real estate. This is both a consideration of current and existing supply as well as the incorporation of future growth in competition (supply).

There are very clear issues involved in all three valuation approaches that deal with market analysis. The market analysis presented here is ***NOT*** intended to be a fundamental market analysis. Rather, it is a recognition of the appraisal analysis that identifies the subject property as to a particular real estate product (type) and the real estate market in which this property competes (location). The reader is instructed that under a scope of work analysis, it is my opinion that I believe an inferred market analysis is adequate to allow for a credible appraisal result.

“Inferred Analysis, which is sometimes called trend analysis, is descriptive and relies on historical data to support future projections. The focus of inferred analysis can be general, with selected comparable properties representing the larger market, or more specific and include area-wide market data and subject-specific conclusions.” This is taken from page 281 of the 15th edition to The Appraisal of Real Estate. Market Analysis, is shown in the cited text under Figure 15.1 as The Six-Step Process, which identifies these steps as follows:

Step 1. Property productivity analysis; analyze competitive characteristics of the subject property

Step 2. Market delineation; identify demand sources and competitive area

Step 3. Demand analysis: estimate current demand and predict future demand

Step 4. Supply analysis: survey existing supply and predict future changes

Step 5. Residual demand analysis: analyze the interaction of supply and demand

Step 6. Subject capture analysis: determine conclusions of marketability analysis, i.e. predict performance of the subject property

Scope of Work did not address these issues. The scope of work is to meet, at a minimum, what the appraisers' peers would expect to see for the same or similar assignment. Additionally, it must comply with the expectations of the client and intended user(s). For this appraisal, my scope of work requirements did not specifically address market studies and the need for inferred vs. fundamental market analysis. Peer review in this region would not expect to see a detailed fundamental market analysis unless it was specifically incorporated into the scope of work and detailed as to the intended use of that fundamental market analysis. Market studies (analysis) typically are very abbreviated in this region; often made a part of the general area data & trends.

As for the client and intended user, a minimum expectation for inferred market analysis would be required. Based on my analysis of the subject appraisal problem and the client/intended user minimum expectations, I am presenting an inferred market analysis. Peer review in this region would not expect to see a detailed fundamental market analysis unless it was specifically incorporated into the scope of work and detailed as to the intended use of that fundamental market analysis. Market studies (analysis) typically are very abbreviated in this region; often made a part of the general area data & trends.

As for the client and intended user, a minimum expectation for inferred market analysis would be required. Based on my analysis of the subject appraisal problem and the client/intended user minimum expectations, I am presenting an inferred market analysis.

Under Item #1, the subject properties are defined herein as a recreational/residential lot for each of the properties to be appraised. For additional discussion, please refer to the highest and best use section of the report.

Under Item #2, the market for this property is geographically established as the east side and the SW outlet of Priest Lake, in Bonner County, Idaho. This is a very specific market that truly encompasses all of Priest Lake. It is argued that recreational lake front property, whether at Priest Lake or Lake Pend Oreille or Coeur d'Alene Lake, form the basics of the recreational market in Northern Idaho. Given the sheer size of Priest Lake and the features of the area, its seclusion and limitations of services is the primary market area to consider. As said in the past, all recreational waterfront property has some direct and indirect competition amongst all the lakes in the region, including lakes in Western Montana. The support of that statement is derived from Washington and Idaho residents who own property on Flathead Lake and other lakes in Western Montana and out-of-state owners found on all of these lakes.

Under Item #3, demand analysis is not based on specific Demographic and Income Profiles that are associated strictly with the Priest Lake area. The demand is not focused on local but regional markets. This includes, at a minimum, the Spokane and Coeur d'Alene areas, the Missoula & Kalispell markets and expands into the NW region including Seattle and Portland as well as nationally (California, etc.)

I have included some demographics obtained from the Site-To-Do-Business and this is found in the addenda. Generally, population and household income are the key points to a fundamental demand analysis, but this project report is addressing only an inferred demand analysis. As presented in the 13th Edition, cited previously, the important factors in demand analysis and these are summarized below:

- Population of trade area - size and number of households, rate of increase or decline in formation, age, etc.
- Per Capita and household income (mean and median)
- Percentage of household income spent on all retail purchases & % of disposable income spent on specific retail purchases.
- Rate of sales retention in the trade area
- Required volume of sales for a retail facility to operate profitably (sales volume per SF)
- Retail vacancy rate and trends
- % of retail purchases captured from outside trade area
- Land use patterns and direction of city growth
- Accessibility and cost of transportation
- Factors that affect the appeal of the retail center (image, quality of goods, tenant reputation, etc.)

Under Item #4, Supply analysis, the reader should understand there is no detailed, primary analysis of inventory or supply available in the broad regional environment. There is a reduced inventory of fee owned land along Priest Lake due to IDL having endowment lands along the east side of the lake and the USDA Forest Service having a large block of ownership with it being reported that these previously represented a total of 65% of the lake shore along Priest Lake. With this 2022 VAFO cycle, the amount of State-owned lakeshore property has been significantly diminished in terms of that percentage. However, the federal ownership and other State of Idaho undeveloped lakeshore property makes fee owned land along the lake scarce. This is expected to have an impact on values (scarcity with reasonably strong demand would imply price stability to price appreciation). What is factored into this equation is the relative proximity of Lake Pend Oreille and its' larger pool of fee owned land. Also, there is competition from other lakes in the region, so price is more a function of this expanded inventory (than just the Priest Lake inventory).

It needs to be recognized that the market at Priest Lake has been altered with the VAFO program in that 2014 – 2021 have shown a shift in ownership of lakefront property from IDL ownership to private property ownership. This has increased the amount of private land owned on the lake, but it has also shifted the conventional market exposure given the VAFO auction marketing coupled with exposure using the Selkirk MLS. Although competitive bidding for existing leased property is still very limited, there have been examples of existing lessees not being the successful bidder on the underlying “vacant & unimproved” cottage site auction.

Under Items #5 & #6: The interaction of supply and demand is the most basic of economic principles. When there is a relative balance between supply (inventory) and demand, the market tends to react normally. When there is either too much inventory or too little demand, the market reaction tends to be driven by buyers and that generally follows a declining price trend. Conversely, when inventory is low and demand is high, periods of hyper-appreciation have been shown to occur. As noted in the preceding paragraph, there is a balancing between the sheer volume of recreational lakes in the region to the population centers having a more direct impact on demand. This includes Seattle, Spokane and points in between as well as Coeur d’Alene and Sandpoint as well as Western Montana but that to a lesser degree simply because of the number of lakes found in that sub-market. There are Missoulians who have purchased on Lake Pend Oreille because of the price levels and the 4 season recreational qualities with Schweitzer Basin (ski area) in spite of having closer proximity to Western Montana properties offering those same features (Whitefish Lake & Whitefish Mountain Resort, etc.).

Further, I am providing reference to the 2021 & 2022 VAFO auctions. For the 2022 VAFO auction, there were fewer properties for sale and fewer registered bidders. For the 3 ULA properties, there was strong demand shown by the participants. For some of the VAFO auctions, lessees were strongly challenged when the lot was perceived to be a premium quality lot and/or the improvements were fairly modest whereby a new buyer would elect to demolish & start anew.

For 2021, I have been told there were an estimated 200 people in attendance (not necessarily all were qualified bidders). The auction started with the six (6) ULA properties and the bidding activity was unprecedented as will be discussed in the sales analysis. The next part of the auction included the VAFO properties. There were a total of 10 VAFO properties in the auction with 5 properties purchased by existing lessees and for the appraised value. The remaining five had 2 bid situations where non-lessees were the successful bidders and 3 were lessees who paid 16.6% to 100.5% above appraised value. The demand for the ULA properties was both a function of being the first properties offered for sale and a situation where there were no improvements & no existing lessee. There are simply very few vacant waterfront lots on Priest Lake so the interplay between supply & demand can be argued to be clearly shown by these ULA appraisals.

THE APPRAISAL PROCESS

The appraisal process is an orderly procedure wherein the problem is defined, the work necessary to solve the problem is planned, and the data involved is acquired, classified, analyzed and interpreted into an estimate of value requested.

There are three traditional approaches utilized by the appraisal professional which render a preliminary indication of value. They are generally referred to as the Cost Approach, the Income Approach and the Sales Comparison Approach.

The *Cost Approach* is an estimation of the value of the land, as if vacant, by market comparisons, and then the depreciated or contributory value of the improvements is added. The *Income Capitalization Approach* produces a value indication by capitalizing the net income or earnings power of the property by a rate reflected by market transactions or behaviors. The *Sales Comparison Approach* is a technique that produces an indication of value by a direct comparison of similar property types that have recently sold to the subject property; appropriate adjustments made when and where necessary.

The three approaches to value do not necessarily apply to all types of property as the appraiser must decide whether a particular approach is applicable in each instance. The key to this decision is whether or not the approach is practical as a yardstick of market performance or merely a theoretical application.

These observations are particularly pertinent in the appraisal of properties in transition to a higher and better use as well as special use properties where value-in-use is more applicable than market value.

The individual appraisals of the cottage sites are based on the definition of vacant and unimproved. That means the cost approach and the income capitalization approach are not relevant to the valuation of these lots, as though vacant. There is adequate market information available to allow both reliability and credibility to the use of the sales comparison approach although I have employed a land residual analysis to improved properties to support land value indications.

For the valuation of the personal property, I have considered the use of the cost approach when it is deemed pertinent and/or relevant (e.g., when the improvement is of fairly recent construction and the amount of physical depreciation is minimal or reasonably minimal). In all cases, the use of the sales comparison approach will be incorporated as a primary valuation technique.

COST APPROACH

A definition of this approach taken from the "DICTIONARY OF REAL ESTATE APPRAISAL; Sixth Edition" published by The Appraisal Institute has shown the following:

"A set of procedures through which a value indication is derived for the fee simple estate by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive or profit; deducting depreciation from the total cost; and adding the estimated land value. Adjustments may then be made to the indicated value of the fee simple estate to reflect the value of the property interest being appraised".

For the individual cottage site appraisals, the cost approach is applicable for the valuation of Personal Property but has no relevance to the valuation of the cottage site as a "vacant & unimproved" tract of land.

For the valuation of the personal property improvements, the valuation is based on their "AS IS" condition. The cost approach becomes a relevant methodology when it is extracted from or supported by the transactional data incorporated within this sales catalog.

Replacement Cost (New): For the readers edification, replacement cost is defined from The Appraisal Institute, "The Dictionary of Real Estate Appraisal, Sixth Edition" as:

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout.

Reproduction Cost (New): This is compared to providing an estimated cost based on an exact duplicate of the improvements being appraised. This same source defines this term as:

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building.

What has been found through research of the North Idaho and Western Montana markets is a lack of consistency between the cost approach incorporating only physical depreciation and the sales comparison approach which inherently includes all forms of depreciation. This is particularly important for high-dollar improvements and it has been found that significant external obsolescence is incorporated into the sales prices recorded.

Therefore, the cost approach must incorporate discussion of external (functional) obsolescence within the cost approach analysis when dealing with the personal property improvements of the lessees. That is not an issue that needs to be addressed in this sales catalog. As stated, this is particularly relevant in properties that have a very good to excellent quality rating.

For analysis, I believe there still exists some external obsolescence that affects high-dollar improvements. I have seen a strengthening of the market for average to good, and in some cases, very good, quality improvements. I remain skeptical regarding the market's willingness to pay equivalent dollar for replacement cost new (RCN) when dealing with the upper brackets of Very Good and into the Excellent quality rated structures for several reasons. Research of recreational markets in Idaho and Montana has shown buyers of high-dollar improvements are clearly unwilling to pay full replacement cost new but the question narrows to the "why".

This buyer profile has the financial wherewithal to build their own “dream home” and if they are going to accept an already built property, they will tend to discount the price to incorporate their own personal touches and designs for renovation or they will simply build new. This is particularly evident in large, high-dollar residential improvements where both site & design/style are of critical importance to that buyer.

Recreational properties priced over \$2.0 to \$4 million have clearly shown some amount of external obsolescence and that is based on my analysis of replacement cost new (RCN) that fits between local contractors and the adjusted Marshall & Swift Residential Cost manual figures (20% locational adjustment continues to be made for this local area). Previous appraisals relied on the Marshall Valuation Service and inflationary pressures from July 2014 to the end of 2021 for the previous (2021) sales catalog, based on wood frame & masonry construction.

The Marshall & Swift/CoreLogic Residential Cost Handbook was consulted for Comparative Cost Indexes where the newest cost data is shown at 1.000 and the 2nd Quarter 2014 was used to provide evidence of cost increases over the time frame when numerous local sources were consulted for the initial replacement cost new information for Priest Lake.

The M&S Residential Cost Handbook had shown the NW area (OR, WA & ID) had 2nd Quarter 2014 at 1.486 while the same 2nd Quarter for the Mountain Area was 1.474 for Wood Frame construction. I used a blended increase which is 1.48 for an update factor. This is shown in the table below.

Local Contractors	nd Qtr. 201	Updated 1/2023
RCN Above Grade	Unit Cost PSF	Unit Cost PSF
Excellent	\$350	\$518
Very Good	\$275	\$407
Good	\$225	\$333
Average	\$175	\$259
Fair/Rustic	\$125	\$185

Overall, there has been a clear indication of price increases over time and this often reflects seasonal changes and materials shortages. For purposes of new construction, I will use the Marshall & Swift Residential Cost handbook which is reflecting new construction for the quality and region. As done before, I will not use the local multiplier in that handbook but will incorporate a local multiplier of 20% for the Priest Lake location. Here is a summary of the Residential Cost Handbook where I estimated costs using the same size and also incorporating different building sizes that more closely tie to the quality rating and building size. This is summarized as:

Marshall & Swift Res. Costs	SF Size Used	Adjusted Costs	SF Size Used	Same Size	Averaged
RCN Above Grade		Unit Cost PSF		Unit Cost PSF	
Excellent	3,000	\$430.17	2,000	\$460.87	\$445.52
Very Good	2,500	\$319.88	2,000	\$332.19	\$326.04
Good	2,000	\$255.47	2,000	\$255.47	\$255.47
Average	1,500	\$199.29	2,000	\$189.71	\$194.50
Fair	1,000	\$180.60	2,000	\$162.14	\$171.37

Finally, the table below will be the basis for comparison of different qualities when the cost approach is regarded as pertinent to the analysis. This is a blending of updated local contractor costs and the use of the Marshall & Swift Residential Handbook.

Cost Conclusion	Blended	\$/SF	Rounded
Excellent		\$481.76	\$485.00
Very Good		\$366.52	\$365.00
Good		\$294.24	\$295.00
Average		\$226.75	\$230.00
Fair		\$178.18	\$180.00

Sometimes external obsolescence has been considered in the past based on a combination of functional & external obsolescence that has varied from 20% of RCN to well over 30%+ depending on the sheer size of the structure, the features incorporated (specialty materials, fabrication, etc.). Each property being appraised will measure the subject property with respect to these issues. In the 2022 sales catalog, there was reference to Sale #13 (446 State Cabin Road) which was a clear indication of external obsolescence where original construction costs were reportedly over \$4MM and this sale had shown improvements that contributed \$2.1MM. Some of that decline was physical depreciation but the majority was associated with a blend of functional and/or external obsolescence.

INCOME CAPITALIZATION APPROACH

As stated, this approach is not a relevant valuation technique for the valuation of the cottage sites as “vacant and unimproved”. For the personal property, as a fee simple ownership including the underlying site, is recreational property that is, at best, rented through such things as Vacation Rentals By Owner (VRBO) but this is not an economic basis for sale & purchase. Most often this form of revenue generation is simply a way to offset costs of ownership and only several weeks are rented. As such, there is no rationale for the application of an income approach to value.

SALES COMPARISON APPROACH

A definition of this approach taken from the "The Dictionary of Real Estate Appraisal; Sixth Edition" published by The Appraisal Institute has shown the following:

Sales Comparison Approach. *The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available.*

Under standard application of this approach, generally the comparable sales are reviewed in terms of physical similarities or dissimilarities, market condition differences, terms of sale, motivation factors involved, etc. When sufficient data is available, the approach takes on added dimension or credence. When there are very few comparable sales with only a relative degree of similarity, the approach is considered to be less applicable and therefore less reliable as an indication of value for the subject property.

As noted in the Fifteenth Edition of "The Appraisal of Real Estate" published by The Appraisal Institute dated 2020, page 355, identifies the systematic procedure employed within this technique:

- "1. *Research the competitive market for information on properties that are similar to the subject property and that have recently sold, are listed for sale, or are under contract. Information on agreements of sale, options, listings and bona fide offers may be collected. The characteristics of the properties such as property type, date of sale, size, physical condition, location, and land use constraints should be considered. The goal is to find a set of comparable sales or other evidence such as property listings or contracts as similar as possible to the subject property to ensure they reflect the actions of similar buyers. Market analysis and highest and best use analysis set the stage for the selection of appropriate comparable sales.*
- 2 *Verify the information by confirming that the data obtained is factually accurate and that the transactions reflect arm's-length market considerations. Verification should elicit additional information about the property such as buyer motivation, economic characteristics (if the property is income-producing), value component allocations, and other significant factors such as information about the market to ensure that comparisons are credible.*
- 3 *Select the most relevant units of comparison used by participants in the market (e.g., price per acre, price per square foot, price per front foot, price per dwelling unit) and develop a comparative analysis for each unit. The appraiser's goal is to define and identify a unit of comparison that explains market behavior.*

- 4 *Look for differences between the comparable sale properties and the subject property using all appropriate elements of comparison. Then adjust the price of each sale property, reflecting how it differs, to equate it to the subject property or eliminate that property as a comparable. This step typically involves using the most similar sale properties and then adjusting for any remaining differences. If a transaction does not reflect the actions of a buyer who would also be attracted to the subject property, the appraiser should be concerned about comparability.*
- 5 *Reconcile the various value indications produced from the analysis of comparables to a value conclusion. A value opinion can be expressed as a single point estimate, as a range of values, or in terms of a relations (e.g., more or less than a given amount).*

In figure 20.1 on page 365 of *The Appraisal of Real Estate, 15th Edition*, Transactional and Property Adjustments are identified as follows:

1. *Real property rights conveyed*
2. *Financing terms (i.e., cash equivalency)*
3. *Conditions of sale (i.e., motivation)*
4. *Expenditures made immediately after purchase*
5. *Market conditions (i.e., time)*
6. *Location*
7. *Physical characteristics (e.g., size, soils, access, construction quality, condition)*
8. *Economic characteristics (e.g., expense ratios, lease provisions, management, tenant mix)*
9. *Use (e.g., zoning, water and riparian rights, environmental, building codes, flood zones)*
10. *Non-realty components of value (e.g., business value, chattel, franchises, trademarks)*

The sales comparison approach is reflective of the basic principles of Anticipation, Balance, Change, Competition, Contribution, Externalities, Opportunity Costs, Substitution, and Supply/Demand. The essence of comparison is direct similarity and that focuses on similarity of highest and best use and then physical characteristics.

- *The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.*
- *The most pertinent data is further analyzed, and the quality of the transaction is determined.*
- *The most meaningful unit of value for the subject property is determined to be review of an overall price paid per SF of the main cabin & review of the Total Living Area of all improvements. Ultimately, each subject property will be reviewed on the basis of a grid adjustment that is typical of residential valuation.*
- *Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property. It is my opinion there is no exclusivity in use, meaning the property can relate to both a residential property & a recreational property. The fact these properties are lakefront tracts & improvements use more predominately for seasonal or secondary use places more emphasis on the recreational aspects of use. That does not appear to be a significant consideration.*
- *The value indication of each comparable sale is analyzed, and the data reconciled for a final indication of value via a sales comparison technique.*

Cottage Site Valuations: Before I discuss the market evidence available for this VAFO 2023 assignment, the reader needs to acknowledge reference to the previous sale catalogs that were done in 2022 & 2021. Where an adjustment is felt to be pertinent to the properties to be appraised as part of this VAFO 2023, I will include that discussion as presented in the previous sales catalogs and then add to the discussion by anecdotal information presented by discussion with several real estate brokers who deal almost exclusively with waterfront real estate.

Property Rights Conveyed: The sales represent a fee simple conveyance where the transactions do not reflect unusual limitations to the private property rights associated with real estate ownership. The sales typically include utility easements where the easement is along a boundary line. There are no sales where an adjustment for property rights conveyed is necessary.

During the course of the initial research into the recording of the plats for the 18 neighborhoods identified by the IDL Contract, I discovered some issues that need to be resolved or addressed within the individual cottage site appraisals. Some of this information was provided through the appraisals sent to me by the individual cottage site lessees and I cite those two appraisers in terms of assisting with these issues.

- Plats recorded did not go through the Bonner County Planning & Zoning review process. I have been instructed by IDL that all of these subdivisions are legally platted. I cite reference to the Appraisal Instructions/Scope of Work.
- “The appraiser shall determine the Fee Simple market value for the land as though vacant and unimproved, based on the highest and best use, and subject to any outstanding rights and reservations of record.” Also, the SOW states “All neighborhood plats have been recorded...The rights and obligations associated with the platting, recording CC&Rs, and forming of neighborhood associations will be assumed to be in-place and operating at time the lots are appraised. Any substantive changes that occur in the future relative to these assumptions will be adjusted accordingly, if needed.”
- Plat restrictions do exist, and these prohibit any further subdivision although Bonner County will allow much smaller tract sizes as long as there are community water & sewer systems available. For purposes of the individual cottage site appraisals, each lot is instructed to be “buildable” in the sense that the lot would have either adequate land area for an on-site sewer system (septic tank & drainfield together with a replacement drainfield area) or there would be an off-site drainfield (individual or community) that provides service to the individual cottage site. The off-site community or individual drainfield lot is an inherent value within the lake front lot value. Without the ability to have an individual or community sewer system, the lake front lot would have a substantial reduction in utility which would be a tremendous impact to value.
- The CC&R’s do not allow more than one dwelling unit (D.U.) per lot. Bonner County allows for more varied densities and utility such as duplex or multiple D.U.’s as long as the lot has community water & sewer. For purposes of appraisal, it is generally considered a common trait that the individual lots are best suited for a single dwelling unit and I do not believe this is an onerous condition or one that impacts use & value. Further, if a sale is of sufficient size & capacity to allow re-development, it is not considered comparable to what is being appraised.
- The CC&R’s do not allow modular or manufactured housing whereas there is no zoning restriction in Bonner County that eliminates that type of construction (housing unit). Again, this is not an uncommon condition of subdivision such as the Huckleberry at Priest Lake development that excludes modular or manufactured housing.

- A critical part of the discussion of access that is both a property right issue and a use issue needs to be made here. First, I cite the SOW under Paragraph VI, Item B Definition of Vacant and Unimproved.

Specifically, each lot "...has been surveyed and platted with some off-site improvements, such as road access and/or access to one or more utilities..." Additional discussion with IDL personnel has further clarified this to mean some lots will be a servient estate where a driveway access for other lot(s) will be an encumbrance to the Fee Simple Estate. This also means that driveway and/or road access from Eastshore Road to the individual cottage sites will be a legal encumbrance over other State Endowment Trust Land for purposes of providing both legal and physical access to each cottage site.

- Issues associated with easements of record vs. easements of convenience need to be addressed. In cases of historic development pattern where a driveway provides access to another cottage site improvement, it is assumed this will become an encumbrance to the servient estate as long as that improvement exists. When the improvement is removed, the encumbrance would terminate. That is an example of easement of convenience. Where topography restricts development of a driveway off a public road and the existing driveway is shared or specifically allows for that one cottage site for access, an easement is assumed for purposes of valuation. This is not regarded as a value loss unless it impacts or impedes the usability of the servient estate. That will be handled through discussion and analysis in the individual appraisals. It is my belief a shared driveway, as an easement issue, does not require an adjustment in price. The primary value component of recreational lake front property is the use & enjoyment of the lake front. If a road exists between the building site and the shoreline, that is a negative impact that value component. Where the road or driveway easement is located away from the primary value component (lake shore), the impact to use & enjoyment is not measurable in terms of a value impact.
- Setback issues were brought up as a particularly relevant issue because Bonner County regulations (or Panhandle Health) were less onerous. By way of example, county regulations had a 5' setback for side yards while the CC&R's have a 15' setback. This will affect placement of improvements on lots with a narrower configuration. For purposes of value, each lot will be addressed as to the physical characteristics. If the setback is an issue, specific analysis will be included however each cottage site is assumed to be a buildable site, so setback issues are not generally a concern. For Granite Bay and Kalispell Bay, the 50' lot widths with the subject CC&Rs would limit a building to 20' wide while the subject lot widths are typically much greater, allowing similar development usability. Front yard setbacks (from the road as opposed to water which is the frontage for these lots), Bonner County has a 25' setback whereas the CC&R's have no setback from the road. This is not an issue of any significance.

At this point some additional discussion is necessary relative to the issue of driveway easements. Around Flathead Lake, there are examples of shared driveways all around the lake. Brokers contacted have repeatedly stated these shared driveways have very seldom become an issue and only in cases where behavioral factors, and not land use factors, was the overriding issue. By that I refer to one owner acting or behaving in such a manner that "outside" dispute resolution was required. One neighbor complaining the other neighbor has overused the road, has caused loss of quiet enjoyment, etc. Predominately brokers have stated the shared driveway has not resulted in any impact to use & value. When that situation did occur (impact on use), there was a marketability impairment & that could result in a value loss. I found no specific examples, and this is all deemed anecdotal information.

I know during the course of the 2014, 2015 & 2016 VAFO cycles, lessees had argued access easements, and, in some cases, overhead power line easements have diminished the value of the lots. As explained previously, the primary value associated with these recreational waterfront properties is the usability of the site for waterfront recreation. The rear portions of the site(s) are focused almost entirely on the access from a public road to a building site that affords direct access to the waterfront. Unless a road access (driveway) severs the waterfront from the building site, a

shared driveway easement is unlikely to impact the primary economic use. As such, I do not believe there is a necessary adjustment required just because a road easement exists. The only time a road easement will be the focus of an adjustment is when it negatively impacts use & value as explained when the road severs the frontage from the building site.

Financing Terms: The definition of market value requires the conclusion to represent a cash sale price *or its' equivalent*. There are many interpretations of what constitutes a cash sale, but emphasis should be on cash equivalency. In simple terms, have financing conditions affected the price paid? If the terms did not influence price, then the sale is regarded as cash equivalent. There are times a seller does not nor would they accept a full cash sale due to tax consequences. As such, the fact the property sold on contract is not a significant element to price paid as long as the terms of the contract sale did not influence the price paid. In full review of the sales, I have found no transaction to require a cash equivalent adjustment. Where terms are questionable, I will discuss the possible affect within that particular analysis.

In more conventional lending for non-waterfront residential property, the site value typically represents 25% to 35% of the total purchase price. In lakefront property sales (improved), the site value component is more typically greater than 50% of the sales price. Lenders have indicated this causes some challenge because of secondary market restrictions. Again, this is an issue of individual buyer/lender relationships and how mortgage funds are made available, at what rates, terms, etc. From my research into the recreational lake front market, this is not an issue that creates a value impact outside the market condition issues that will be discussed in another section of this report.

Conditions of Sale: This relates to the motivational influences of each sale. Specific to discussion are sales that had been influenced by an atypical condition reflected by either the seller or the buyer. Such examples are classified as either a distressed sale where the seller was required to sell because of unusual circumstances.

Most of these examples are lender sales shown as a “short sale” or an “REO” (Real Estate Owned) which is most often where a bank received the property back from the borrower under a deed-in-lieu-of-foreclosure. The bank then puts the property on the market as an REO. There are motivational issues typically influencing the listing price and that results in a lower-than-market sale price. There are no such sales for 2016 and 2017 that have been incorporated into this sales catalog.

Conversely, there are some situations where a buyer is motivated to purchase for reasons that are not equivalent to the definitional terms of market value, e.g., purchased property not exposed to the market, buyer paid more because of assemblage, etc. The sales used & emphasized do not have condition of sale issues although the 2020 & 2021 auction sales can be argued as involving an element of transactional influence that is uncommon to those lakefront properties exposed to the market, at a certain price, and then private negotiation results in an agreed upon sales price. During the auction, there is more emotional input than exists for conventionally marketed properties.

Market Conditions (Time of Sale): This measurement reflects the change in price levels over time. The background for discussion is taken from the previous sales catalog although I have abbreviated it for this catalog.

There are two issues of some import that need to be discussed. First, market condition changes are considered as these conditions affect the broad category of that specific use, i.e., the recreational market for lakefront property in North Idaho. Secondly, it needs to be determined if these market conditions are consistent for the sub-market in which the subject & the sales are located, i.e., Priest Lake.

In 2018, previous discussion stated some upward pressure on prices was observed but no concrete paired sales analysis to demonstrate value increases as to a specific percentage increase. Further, the steeper lots along the east side of the lake had shown no price escalation. Premium lots on the west side of the lake had shown 2011 to 2012 values for Granite Bay lots of 50 FF to 75 FF to range from \$5,613/FF to \$6,400/FF. In the 2020 & 2021 sales catalogs, there were 3 indications of site values for similar FF sizes and qualities indicating \$6,940/FF for an estimated 100 FF and upward to \$11,243/FF for a 70 FF tract. Clearly these sales demonstrate price appreciation.

Another view of price change was to look at previous Sales 35 and 37 that ranged from \$5,333/FF to \$5,906/FF (average of \$5,620/FF). These indicators were 2014 and 2015 sales. The older sales were compared to 2 sales that occurred in 2017 and 2019, in the same west side areas. These newer sales had shown a bracket or range from \$6,940/FF to \$11,243/FF with an average of \$8,600/FF. Clearly, there was a marked appreciation of lot values over time; at least as it impacts premium lots and these west side neighborhoods.

The key is whether that escalation of prices impacts all of Priest Lake or just certain property types and property locations. After discussion with the brokers involved in the 2019 & 2018 sales, I was unable to state with any certainty as to an unanimity of opinion on price appreciation. Some call these newer sales anomalies while other cite the fact there were multiple parties involved which support current market beliefs some price appreciation has been occurring.

For the 2021 sales catalog, I continued to have significant doubt as to market appreciation being appropriate for the steeper sloping lots for several reasons. First, there had been very few sales of steeper sloping lots and when they did occur, the prices were fairly consistent with historical price levels. Secondly, listings of steeper sloping lots had either been reduced or the listing withdrawn, or it had expired. As long as the inventory of average to premium lots remained adequate, the lower quality lots did not demonstrate price appreciation. As such an example, I presented the following.

Lot 5, South Shores Addition sold in September of 2013 for \$450,000 & this lot had 125 FF. The initial sale confirmation (broker confirmation of topography) that this property was more moderate to steep rather than what it was later discovered to reflect which was steep from east (higher elevation) straight down to the water at the west side. There was no beach shelf, and the slope was constant from east down to west (most of the timber was removed which provided a clearer indication of true topography). That meant the lot classification of 11 required reassessment when compared to the subject steeper lots to better correlate to the steepness of this sale.

The above sale was then directly compared (paired sale analysis) to Lot 4 of South Shores Circle. This lot was listed 1/25/19 for \$465,000. This site contained 145 FF. This, like Lot 5 discussed above, is steep with access requiring a driveway off the driveway of Lot 3. This lot was re-listed

as of 4/20/2020 for the same price of \$465,000. This was the most recent land sale on Priest Lake for the 2021 sales catalog with a closing date of 1/05/2021 and a price of \$465,000 or \$3,207/FF. The added frontage, when compared to Lot 5, shows a minor price difference. Further, the sale in 2013 and this sale of January 5, 2021, shows no discernible lot price change. Clearly, there had been no measurable market price increase over this time frame for a lot demonstrating steeper topography (slope & shoreline).

I also cited reference to what was an active listing for the 2020 sales catalog. This was Lot 35, Sandy Shores Addition (N. Sandy Shores Lane). This property was listed in 2017 and it was listed in both the 2019 and 2020 sales catalogs. This is a high-bank waterfront lot, per the listing. I talked with the broker who said the distance & slope from a building site to the water's edge created more of a view lot than a waterfront lot. There were steep stairs (shared) already in existence as well as a small cabin style storage at the shoreline. This was listed for \$279,000 and then, in 2020, it was listed at \$269,500. This was previously listed for \$350,000 in 2016. The parcel has 99 FF and it was considered inferior to Lot 4 referenced above. What this helped define, at least in my opinion, was the market unwillingness to pay higher prices for a significantly lower quality lot. This sold for \$260,000 as of June 30, 2020, and that was the bottom price point shown on the lake.

Relative to the west side sales noted above, for the 2021 sales catalog, I had three additional sales to consider. In that sales catalog, I referenced Sale #1 at 97 S. Granite Bay Road, Sale #6 at 568 Hagman Road and Sale #11 at 237 S. Granite Bay Road. I then took all of the sales from previous catalogs that relate to these west side locations to present evidence of price appreciation. I sorted these sales relative to FF size to allow the reader some direct insight into price changes for various lot sizes, on a front foot comparison.

Sale #	Location	Date of Sale	Sale Price	Impvts	Land Value	FF	Lot Size	Topo	Shoreline	Depth	Rating	\$/FF
1	97 S. Granite Bay Rd	1/5/2021	\$750,000	\$187,000	\$563,000	55.00	8,276	10	4	2	16	\$10,236
11	237 S. Granite Bay Rd	8/5/2020	\$910,000	\$360,000	\$550,000	49.00	7,841	10	4	2	16	\$11,224
26	193 S. Granite Bay Rd	12/19/2017	\$487,500	\$25,000	\$462,500	55.0	10,475	10	3-4	2	15-16	\$8,409
30	212 Old Schneider Road	7/21/2017	\$500,500	\$44,000	\$456,500	50.0	11,326	10	4	2	16	\$9,130
17	350 Sundance Loop, Nordman	9/28/2018	\$750,000	\$72,000	\$678,000	84.5	19,166	10	4	2	16	\$8,024
16	124 Old Schneider Road	10/1/2018	\$842,019	\$55,000	\$787,019	70.0	19,671	10	4	2	16	\$11,243
45	98 Old Schneider Road	8/21/2014	\$445,000	\$37,500	\$407,500	69.0	30,056	9	4	2	15	\$5,906
14	304 Sundance Loop	2/22/2019	\$900,000	\$120,000	\$780,000	99.3	28,314	10	4	2	16	\$7,856
27	2106 Kalispell Bay Road	11/27/2017	\$725,000	\$31,000	\$694,000	100.0	20,517	9	4	2	15+	\$6,940
6	568 Hagman Rd	11/18/2020	\$1,295,000	\$85,000	\$1,210,000	155.10	40,946	9	4	2	15	\$7,801
43	256 N. Granite Bay Rd	6/30/2015	\$800,000	\$0	\$800,000	150.0	32,670	10	4	2	16	\$5,333

For the first 4 sales, there were 2 in 2017 and 2 in 2020 with a simple annual appreciation taken using the average price for each of the pairs. In this case, the 2017 sales had an average price of \$8,770/FF and the 2020 sales had an average price of \$10,730/FF. That was an increase of 6.95% per year. The next 3 sales had shown a mid-size rating of 69 Ff to 84.5 FF with the 2014 sale showing \$5,905/FF and the 2018 sales having an average of \$9,633/FF which was an

increase of 13.01% per year. The comparison of the 2 Old Schneider Road sales reflected 17.46% per year.

From the 2022 sale catalog, the following information reflected an east side location in the Diamond Park Addition. All sales were in relative proximity to one another. The one paired sales that I had emphasized were located adjacent to one another. This is tabulated below.

Sale #	Location	Date	Price	Overall \$/GLA	Impvt Value	Land Value	FF	SF Size	\$/FF	Impvt Size (SF)	Impvt \$/SF	DOM
9	570 S. Diamond Park Rd	6/16/2021	\$1,500,000	\$829.65	\$385,000	\$1,115,000	100.00	18,644	\$11,150	1,808	\$212.94	14
21	14 Larson Drive	8/20/2020	\$1,175,000	\$624.34	\$425,000	\$750,000	150	18,731	\$5,000	1,882	\$225.82	117
37	562 So. Diamond Park Rd	6/19/2019	\$1,000,000	\$625.00	\$475,000	\$525,000	75	16,117	\$7,000	1,600	\$296.88	54
49	75 Whispering Woods Rd	7/25/2018	\$649,000	\$413.90	\$214,000	\$435,000	75	13,155	\$5,800	1,568	\$136.48	1
47	292 S. Diamond Park Rd	8/24/2018	\$525,000	\$576.92	\$121,000	\$404,000	100	22,869	\$4,040	910	\$132.97	79

From that 2022 sales catalog, Sales 9 and 49 varied only in the difference in frontage from 100 FF to 75 FF. I had handled this difference by adjusting the newest sale upward for size to directly compare to the older sale that had 75 FF but I also reviewed on the basis of adjusting Sale 49 down to reflect the size disparity. Based on previous sale catalogs and continuing through the 2022 sales catalog, the size differential was adjusted at -7.63% when adjusting the 75 FF sale to reflect the unit price for 100 FF. Conversely, the adjustment for a 100 FF unit indication needed an upward +5% adjustment to represent an equivalent unit price for a 75FF site. The results of this analysis had shown market appreciation over this time frame of roughly 70% to 72% per year, simple annual appreciation. In gross terms, the FF price for Sale #9 was \$11,150/FF vs. the older sale which had shown a unit price of \$5,800/FF. Without considering size, that is a growth of 192.24% and broken down into an annual indication, that is 64% per year. With size factored into the analysis, the annual appreciation is the 70% to 72%, depending on the upward or downward size adjustment employed.

Finally, I had looked at ULA and VAFO sales, over time. Lot 23 Pinto Point sold in the 2020 auction at appraised value which was \$4,117/FF. Lot 24 Pinto Point sold in the 2021 auction for the appraised value which was \$4,717/FF and that implied a 14.57% increase in unit price over that time frame. Now consider Lot 21 Pinto Point, which sold at the August 2021 auction, when there were two bidders. This lot sold for \$7,075/FF. I then compared the sale of Lot 23, noted above. These two lots are virtually identical in size & overall topography (obviously they were the same for location). The price differential noted here was an appreciation of 71.85% over this time frame (Lot 23 sold August 2020 for \$411,720 for this 100 FF site vs. Lot 21 which sold August 2021 for \$750,000 for this 106 FF site). That is a unit price increase from \$4,117/FF to \$7,075/FF. In the 2021 auction, the last lot sold was Lot 24, Pinto Point & this lot sold in August 2021 for \$500,000 or \$4,717/FF. This lot is virtually identical in size, topography and location when compared to Lot 21 however there was only 1 bidder remaining & this sold for appraised value. This was the type of contradictory information identified in the 2022 sales catalog. The conclusion expressed then was that the market clearly indicated some market appreciation but this appreciation reflected a low annual appreciation of 14.57% to over 72% per year (2020 to 2021).

I concluded an adjustment for market conditions was necessary and the 2021 sales were adjusted using market appreciation of 3% per month. This is consistent with what has been found for

Flathead Lake in Western Montana where price appreciation from 2020 through 2021 had shown 3% to 5% per month.

For this 2023 sales catalog, I draw attention to LS-#1 which is 2106 Kalispell Bay Road. This hillside lot sold 9/16/2022 for \$1,250,000 but it included a “slip” dock which the broker stated was a dock with boat slip. The broker did not have an allocated value for the dock or the excavation done. These 2 – 50FF lots sold for a net price (my analysis) for \$1,225,000 or \$12,250/FF. This same property sold 11/27/2017, for \$725,000 and, at that time, there were \$31,000 in improvements allocated so the net land price was \$694,000. This is an overall appreciation of 76.51%. If the overall price were noted for comparison, this is \$725,000 that has appreciated to \$1,250,000 over this 62 +/- months. That is roughly 10.6% per year, monthly compounding. For the land only indications, this is \$694,000 appreciating to \$1,225,000 and that is a monthly appreciation of 11.05% over this same time frame. This is clear and convincing evidence of market appreciation over the time frame of November 2017 through September 2022.

The next matched pair is somewhat less direct. Lot 6, Sandy Shores Lane sold 12/8/2020 for \$569,000 (less \$12,000 for dock). This is a 0.30-acre tract with 100 FF of sandy beach frontage. Topography is mostly level. The dock deleted leaves \$557,000 to the site which is a unit price of \$5,570/FF. This lot had been on the market (on & off) since 2014 with a list price of \$665,000. This sale was then compared to the current LS-#3 which is Lot 3 Hess Point. This tract contained 0.59 acres with 132 FF & similar topography & shoreline qualities. This is a ULA lot in the August 2022 auction. The lot sold for \$1,560,000 which is \$11,818/FF. It is recognized that there is a difference in frontage amount and Lot 6 being part of Huckleberry Bay which has sewer & water included and there are the other amenities of the subdivision. Adjusting down for those sewer & water and for size, this sale produces a 12/2020 value of other features at -10% results in a unit value indication of \$4,766/FF. That is directly compared to \$11,818/FF from the N. Hess Point Sale. That represents a price appreciation of 53% annual appreciation.

For purposes of analysis, adjusting sales that occurred in 2021, I have adjusted upward for time using 3% per month on a straight-line basis and this is through all of 2022 as there is no evidence to suggest land values have become static since the last auction. The issue of scarcity has offset any issue associated with rising interest rates.

Location: There does not seem to be a “gold coast” standard for Priest Lake. There are issues associated with year-round access vs. seasonal access, common area benefits, access to utilities but no one specific location on the lake that carries a premium or a discount strictly on the basis of location. An argument could be made for Match Bay and/or Sandpiper Shores for a location adjustment but it is my opinion the differences are more closely associated with quality of lake frontage & overall usability. These two areas of the lake are quite shallow and create more seasonal recreational limitations for boating. Again, I classified those as shoreline & lake depth qualities and not location. For those reasons, there is no location adjustment made as all primary sales have been presented as Priest Lake sales.

Anecdotally, I questioned brokers for the 2019-2021 sales catalogs with respect to west side vs. east side. It was a common thought that the west side is perceived as being superior for accessibility; particularly for those traveling from Spokane. At the same time, boat traffic and congestion are greater along the west side than the east side, so quiet & seclusion are superior for the east side. There is also the orientation or aspect of the lots. East side receives longer

daylight & sunsets while the west side gets early morning. Marketing efforts appear to favor west facing lots for the length of sun and sunsets which implies the east side is superior to the west side for that feature. Giving only emphasis to these two directions ignores south facing lots on the west side of the lake (equivalency).

Road Access: In verifying sales with brokers servicing the Priest Lake area, it was suggested that year-round vehicular access was superior to seasonal access based on many buyers wanting to recreate during all seasons. The west side of Priest Lake has paved highway access that is plowed in the winter and leads to the various lakefront communities such as Outlet Bay, and both Kalispell Bay and Reeder Bay (Nordman). Although there are HOA or neighborhood associations that cover winter snowplowing for the east side areas, the west side neighborhoods are deemed more year-round than some of the east side locations. It was also noted that East Shore Road is plowed in the winter to accommodate owners in Huckleberry Bay so general year-round access seems to be equally accessible, regardless of west side vs. east side.

Often this type of discussion revolves around paved access vs. gravel road access (publicly maintained roads) vs. private roads and/or driveways. First, it is quite apparent that legal, physical access is required for consideration otherwise the sale property would not be considered appropriate or pertinent to the valuation analysis to be shown. In review of the Priest Lake sales, I found nothing to scientifically prove there is a price differential for paved road access vs. gravel road access. Both the west side and east side of Priest Lake have paved road access, at least a portion of the distance from south to north. I recognize the issue of year-round access (in my opinion this tends to mean a public road that has year-round maintenance, including snow removal or snow plowing) and the need to address the assertion year-round access is superior to seasonal access. The only time I adjusted for road access is to the Outlet Bay area which has superior year-round access due to the SW location on the lake & its connection to a highway.

For purposes of the sales catalog, I cannot state with any degree of certainty that year-round access adds a specific value. It assuredly contributes to greater opportunity to recreate but this again falls to a personal preference since there is a portion of this lakefront recreational market that only wants the lake recreation during the summer season. The primary behavioral motivation for a lake front property is the summer recreation provided (by the lake). There is a segment of the market that finds the winter season an added bonus to their ability to utilize the lake, but a greater preponderance of owners/users is summer recreational demand only.

Topography & Shoreline Characteristics (Lake Depth) fully define site usability. I have retained this topography adjustment on the basis of overall consistency in rating the IDL cottage sites from 2013 through this 2023 sales catalog. Although not an “absolute” measure, there is a method of quantifying physical features of the sales in comparison to the subject lots. I believe this remains a strong method of addressing overall site topography. The rating of 5-points for road-to-building site, the 5-points for shore-to-building site, the 4-points for shoreline qualities and the lake depth of 2-points are relevant although the shoreline qualities could absorb the lake depth and simply make that a 5-point rating which would mean a premium lot would be 15 points. I have not changed the 16-point total to be fully consistent with previous appraisals.

A buildable site can have difficult access from existing road-to-building site, but the actual building site can be level-to-gently sloping with good gradual-sloping shoreline. Conversely, a site can have reasonably level driveway access off the primary access road to the building site but then the site can reflect an elevated building lot that makes access to the lake/shoreline

challenging. The latter characteristics is given some additional emphasis when that lakeshore access requires costly construction of stairs. The variations are many and it requires consideration of all these factors to rate or qualify the sales in relation to the individual cottage sites to be appraised, relative to the issue of slope. It is absolutely critical to proper understanding that slope cannot be simply identified under a three-point or five-point scale and expect to cover the many vagaries of site topography. By that, I refer to topography as level-gentle, moderate and steep or another variation as a five-point scale where the best is a flat or level to gentle slope, then a gentle to moderate slope, then a moderate to steeper slope and finally a steeper slope.

The individual cottage site appraisals will encounter many, if not all, the same topographical issues presented by the sales although a great many of the sales on the west side of Priest Lake do not fully mirror some of the steeper lots that are to be appraised along the east side of the lake. There will be sites that have reasonably level to slightly sloping topography from the point of access (road) to the building site as there will be properties with steep driveway access that leads to the mostly level building site, either on the beach elevation or only slightly above the beach elevation.

There will be some sites that have both flat or level driveway access to a flat or level building area and a fully usable sandy shoreline & lake depth (premium lots). There are also road-to-building site parcels that have a steep drop to the lakeshore.

The original sales catalog had used a topography rating system based on a 16-point scale. This was presented in an attempt to be consistent throughout the valuation of 350 cottage sites under the "Vacant & Unimproved" condition. For the most part, this process was proven to be reasonably consistent with observed market behaviors. There is virtually no disagreement that a steep lot will sell for less than a moderately sloped lot and a moderately sloped lot will sell for less than a flat (level) or gently sloping lot; shoreline/beach and lake depth issues aside.

I have considered topography under both a point scale as well as an overall topography/shoreline classification. The final analysis will be based on a reconciliation of these two forms of analysis AND THIS WILL BE THE APPRAISER'S OPINION OF SITE TOPOGRAPHY, which includes slope issues, shoreline/beach issues and lake depth issues. This allows for an overall consistency in valuation over the time frame of the VAFO cycles and it provides a continuity in view of or comparison between land sales and subject cottage sites.

What was done previously and what is being presented again here is a 4 component weighting process that addresses 1.) topography from road-to-building site; 2.) topography from shoreline-to-building site; 3.) shoreline topography that identifies gentle sandy beach to gravel/sandy beach with rocks to rocky/brushy shoreline and finally steep, rocky shoreline (generally considered to have less usability); 4.) lake depth which is either very shallow causing much higher cost to obtain boat access (rated as 1) vs. all other lake depth which has not been shown to be a value impact.

I wish to draw the reader's attention to some inconsistencies in this matched pairs analysis. If we look to the first market extraction for the topography ratings of Level/Gentle to Moderate, the adjustment ranges from a negative 18.75% to negative 24.53%. Compare that adjustment to a similar Level/Gentle topography vs. a Steep topography where the one example is less than the adjustment for Level/Gentle-to-Moderate Slope. Another way to look at this data is the summation of the Level/Gentle-to-Moderate extracted adjustments plus the Moderate-to-Steep

adjustment and then compare to this full range adjustment (Level/Gentle-to-Steep). This is shown in the table below.

Summation	Bracket Shown	Composite Adjustment	Adjustment
Level/Gentle to Moderate	-18.75% to -24.53%		
Moderate to Steep	-11.80% to -14.70%		
Total Adjustment	-30.55% to -39.23%	Level/Gentle to Steep	-17.80%

After review of the sales (both the previous sales catalogs and the sales presented in this sales catalog), I have concluded the best evidence of market extracted adjustment for topography using these three classifications (Level/Gentle, Moderate, Steep) are as follows however I caution the reader that these figures will not allow an absolute comparison given the blended topographic considerations that are part of this physical characteristic of the site.

Shoreline Characteristics (Actual shoreline qualities & Lake Depth) are an integral part of topography, and these two issues were researched to determine if the market provided any quantifiable data to separate that analysis from the general discussion of site topography.

Based on experience, there does not appear to be a recreational market in this region, at least based on my research & analysis, that allows a quantifiable separation of site slope issues from the shoreline (beach) & lake depth qualities; especially lake depth issues which seem to be a personal choice consideration more than a value attribute.

Shoreline elements are comprised of both the beach as well as lake depth. Relative to shoreline and beach, the Priest Lake sub-market demonstrates fully usable sandy beach & shoreline that is termed the premium lot characteristics. The next quality rating is a mix of sandy/gravel and rocky/brushy shoreline. It assumes there is sufficient shoreline/beach that normal lake recreation is provided. The third classification is a shoreline/beach that is predominately rocky/brushy but still allows for development of a dock improvement and which provides a beach shelf or shoreline shelf where typically lakefront recreation can occur (firepit and a gathering area). The last category reflects a steeper topography with no real usable beach or shoreline shelf. An example would be a site where stair access to the dock improvement comprises the lakefront recreation and all other parts of the shoreline are usable primarily for view protection and buffer. Shoreline/beach is measured on the basis of 4 points but could as easily be of equal weight as the topography shore-to-building site and road-to-building site which are both 5-point scales.

I have previously discussed lake depth as having a point scale of 1 or 2 with 1 reflecting shallow depth to such an extent that reaching boat depth requires a lengthy dock (more costly dock improvement). Additionally, very shallow lake bottom incorporates bottom vegetation (reeds, seaweed, etc.).

Discussion with local real estate brokers indicated the lake depth element was more of a personal preference and emotion that is somehow factored into the purchase decision-matrix. In other words, some buyers prefer shallow sandy lake bottom, even if very shallow, because it allows wading and swimming in low water elevations. Others prefer to have deep water access for boating activities. Unless the lake bottom depth is really shallow and creates expensive dock issues (long span), lake bottom is less a value issue and more a simple personal preference element. Consistent with previous appraisals, I will rate the lake depth only when this causes dock development to be significantly more expensive due to length required to get to deep water.

For consistency, the reader needs to be cognizant of the maximum adjustments established by paired or matched pairs analysis (shown above) as well as a comparison of point totals for the combined topography/shoreline/lake depth. This forms the basis of a quantified adjustment but does not account for ALL of the physical characteristics associated with topography nor does it account for the variations in how each sale is directly compared to each subject property.

Topography Classification	Compared To:	Adjustment
Level/Gentle	Moderate	-18.00%
Moderate	Level/Gentle	20.00%
Moderate	Steep	-12.00%
Steep	Moderate	13.00%
Level/Gentle	Steep	-30.00%
Steep	Level/Gentle	34.00%

Qualitative Analysis for topography was conducted on the basis of rating the site for the four factors (components) discussed earlier. These are 1.) topography from road-to-building site; 2.) topography from shoreline-to-building site; 3.) shoreline qualities such as all sandy beach, partial sandy beach, gravel & rocky beach vs. rock & cliff-like topography; 4.) lake depth which is very shallow vs. shallow to moderate to deep water. The later appears to have less overall impact on use and value so the weighted analysis will minimize the importance of this characteristic. Mostly, I have used this category to account for very shallow lake depth where an extremely long dock is required to provide boat usability. There was considerable (mixed) opinion as to the value of this form of analysis. Partly this was due to the inconsistencies between the initial rating table and partly to the written description vs. the numeric rating numbers. As stated by previous clarification, the numeric rating was the basis of our topography rating, not the written description. Nonetheless, those issues created concern the procedure was flawed.

There was a misconception this rating format provided an absolute. In other words, a rating of 4 was not something + \ - of that rating and that is simply not the case.

A complaint of the rating system was that actual slope was not somehow factored into the equation. In a perfect work environment, where every sale and every subject property were surveyed and precise topographic measurements of slope were known by sellers & buyers, and that these were factored into the decision matrix, then I would agree slope should be incorporated. Given those conditions are not part of the current recreational real estate market, slope is an extracted adjustment that is only part of the land qualities. Shoreline/beach as well as lake depth also form part of the topography qualities.

As originally presented in the 2013 sales catalog and then modified & corrected in the subsequent sales catalogs to reduce ambiguity, correct inconsistencies and/or clarify the rating categories, I have again incorporated the rating system into my overall topography analysis. I wish to caution the reader that I will discuss a topography adjustment on the basis of both the **quantitative** as well as **qualitative** methods to be discussed here.

The reader needs to be cognizant of the rating system that has been and is being used. Item #1, Topography/Slope from “road-to-building site” is rated on the basis of a 5-point scale with extremely steep being worth 1 point and level being worth 5 points. To clarify, level (flat) to

gentle slope is rated the same. For gentle to moderate slope, I have used a rating of 4. For moderate to steeper slopes, I have used a rating of 3. For steep slopes where there are significant development challenges, I used a rating of 2.

A similar situation was incorporated for Item #2, Topography/Slope from “shore-to-building site” with cliff-like slope being worth 1 point and level to gentle slope rated at 5 points. The topographic consideration of an elevated building site with a moderate slope (bank area), I have used a rating of 4 although there is market information that suggests there may not be a market perception of value impact for this topography variation. I cite specific notation to Sale #6 at 568 Hagman Road that clearly shows one of the highest front foot prices for this sized lot (155.1 FF), but which has a slope from building site down to the water showing it is not a premiere lot of 16-points but still sold for a very high dollar amount.

Item #3 is the 4-point rating for shoreline quality. Where there is a level, mostly usable sandy beach, the rating is 4 points. That rating does not mean the entire beach frontage is 100% usable sand beach, just that there is an adequate amount of frontage providing good ready & usable access to the water. Further, this classification has concluded a gravel/rocky beach that allows reasonably good access into the water along the shoreline is rated at 3 points. A mostly rocky & heavily brushy beach/shoreline was rated at 2-3 points and a steep rocky (cliff) shoreline with no easily accessible shoreline being set at 1 point.

It is my opinion the market does not react in a consistent manner when dealing with topography and shoreline qualities. Sometimes this is related to inventory (both scarcity and abundance) and sometimes these inconsistencies are related to the specific buyer(s) emotional reaction to a particular property. Common sense would dictate a level site is easier and less costly to develop when compared to a hillside lot, but the offsets are that the hillside lot provides the opportunity for a daylight lower level that is generally not available to the lot that is level and only slightly elevated above the lake.

Also, the hillside lot can provide a view quality that is superior to the at-lake elevation lot. The very steep lots, with development challenges, will be adjusted using both the information presented here as well as some consideration of higher development costs.

As taken from the Dictionary of Real Estate Appraisal, Fifth Edition, slope is defined as “**slope**. *The degree of inclination or deviation of a surface from the horizontal; the grade, usually expressed as a percentage, or the slope ratio.*” Conversely, topography is defined as “**topography**. *The relief features or surface configurations of an area, e.g., hills, valleys, slopes, lakes, rivers.*” What this means to me is that topography includes more than the simple characterization of slope. Without somehow incorporating ALL of the land qualities, including but not limited to, slope (as it affects the underlying highest and best use of the property) this adjustment would be a partial recognition of topography. It is absolutely essential to factor the primary value component associated with recreational waterfront property (shoreline), into this composite adjustment. Without the market providing irrefutable support for such an adjustment, it is my opinion the qualitative analysis needs to be incorporated.

Size Adjustment: The next issue of significance relates to a size adjustment. Theory holds that a smaller parcel should sell for a higher unit price (in this case, a higher front foot value) and conversely a larger tract should sell for a lower unit price. Discussions with several brokers who

deal with Priest Lake and Lake Pend Oreille properties indicated an optimum size for a lake front parcel to be 100 feet of frontage yet there is no absolute standard for a lake front tract size.

From research, it became apparent that the west side of Priest Lake has a greater number of 50 foot-wide (front foot) lots and that those lots set the highest per front values. There are several examples of 50 front foot parcels on the east side, as well, and these have demonstrated the same principle of higher unit pricing.

From previous analysis, there is an incremental size element to lake front property with a general expectation of a 100' frontage as the more typical unit size. Variation from this increment will result in higher or lower per front foot value indications. Smaller frontages may provide a similar "site value" consideration and the resulting effect is a higher per front foot value. Conversely, if there is frontage in excess of 100', that additional frontage does not appear to substantially increase the overall *site* value (results show a lower per front foot value which accounts for the diminished contribution of this extra frontage).

I draw the reader's attention to the west side sales included in the market condition adjustment discussion. It is clear evidence that smaller sites have sold for significantly higher unit prices than 100 front foot sized tracts. The comparison of 568 Hagman (3 lots with a total of 155.1 FF) to the sale at 304 Sundance Loop having 99.3 FF has shown almost no difference in price yet the sale at 304 Sundance was superior in shoreline qualities & more level topography but the sale on Hagman provided a division into 3-50+ FF lots.

Based on the sales data found within the previous sales catalogs, there is little doubt that a 50' lot will sell for a higher FF unit price when compared to a 100 FF lot: all else being equal. There is reasonably strong evidence found in the Priest Lake market which were previously defined. Size will be adjusted based on a 50' lot comparison to a 100' lot using a + 20% adjustment or a negative (-) 16.7%. Comparing 50 FF to 125 FF, the data is suggesting a negative (-) 30.8% or a + 44.4% with there being two examples supporting that adjustment. For a 100 FF site to a 150 FF site, I will make an adjustment using +15% or a (-) 13%, depending on the comparison between sale & subject. The data does not support an absolute consistency in relating size alone. The variability exists throughout the analysis of recreational lake front tracts because of unique characteristics that tend to become blended.

What one site has for size is required for the overall site usability whereas another smaller site might have equal utility without the added frontage. The explanation could incorporate topography, shoreline and size without being absolutely able to accurately quantify the variation.

For purposes of the individual appraisals, the chart below will be used for this adjustment. For point of clarification, I have used a mathematical formula when adjusting for specific subject site size to specific sale site size. It is critical to understanding the size adjustment where the smaller increments tend to have a larger impact and as size increases, the differences in price paid due to size tend to be smaller.

In previous sale catalogs, I had shown a size adjustment based on 50 FF to 75 FF increment that reflected a negative 16.70% adjustment vs. a 75 FF to 50 FF adjustment showing a positive adjustment of 11.10%. For this analysis, I have found there to be some misunderstanding of how the adjustment could be applied. To be more consistent, I have used only the increment

differences of 50 - 100 FF or, conversely, the 100 FF to 50 FF adjustment for any sale and subject comparison within this bracket.

For sales between a 50 FF and 150 FF comparison, rather than perform two mathematical equations (50 - 100 FF and then 100 FF to 150 FF), I used the mathematical formula that spans the entire bracket. The formula for each size bracket is shown in the far-right column. These formulae can then be used to measure the size variable when using different subject and different sale front foot sizes.

Row #	A FF Size (From)	B FF Size (To)	C Adjustment Percentage	Formula
2	50 FF	100 FF	-16.70%	$((A2-A3)/50)*C2$
3	100 FF	50 FF	20.00%	$-((A3-A2)/50)*C2$
4				
5	50 FF	150 FF	-30.50%	$((A5-A6)/100)*C5$
6	150 FF	50 FF	44.00%	$-((A6-A5)/100)*C5$
7				
8	100 FF	150 FF	-13.00%	$((A8-A9)/50)*C8$
9	150 FF	100 FF	15.00%	$-((A9-A8)/50)*C8$
10				
11	150 FF	300 FF	-23.70%	$((A11-A12)/150)*C11$
12	300 FF	150 FF	31.00%	$-((A12-A11)/150)*C11$

Utilities: The utilities adjustment is based on the cost to extend utilities or a matched pairs analysis showing a similar site with utilities vs. a site without those utility services. The Scope of Work identified by this contract states the subject cottage sites will be appraised on the basis of the individual cottage sites reflecting a “vacant and unimproved” condition. That is not the same as “natural state”. For this appraisal, the definition of vacant and unimproved has been previously presented under Scope of Work. Essentially, the key points here are that each lot “...has been surveyed and platted with some off-site improvements, such as road access and/or access to one or more utilities...” From verbal discussion, this means the electrical power is available to the lot line without consideration of who actually brought power to the area. Private roads and driveways from East Shore Road that cross other Endowment Lands (IDL), are part of the extraordinary assumptions of the appraisals to be provided and this is considered a fact that there is legal & physical access to each lot. There are utility easements that allow for the overhead or buried extension of electricity, phone and/or water & sewer lines as shown on the inventory maps for the individual properties to be appraised.

In terms of assessing value differences between a sale property with on-site domestic water well vs. one without such an improvement, it is my opinion that the proper measurement is handled by a cost to replace. A drilled well consists of the actual boring, pipe and cap plus the submersible pump, electricity to the well head and then buried water line to the improvement, if such an improvement is shown.

A buyer adjacent to an existing well location that was shown to be between 50 feet and 100 feet deep would surely factor the cost of a well using this information but might simply forecast a \$10,000 adjustment for well cost vs. community water system vs. no water system or lake extraction.

When a sale property has a community water system and/or a community sewer system, the adjustment is based on the assessed cost to the respective lots serviced by that community system.

In cases where the Lake Improvement District (LID) is partially paid by seller and the balance is assumed by the buyer, it is our opinion the total cost of the system needs to be removed from the sales price to more directly compare to the subject lots.

Lake water extraction is done throughout the Priest Lake area. This simply means the property uses a line that stretches from the cabin or home into the lake where a submersible pump is located. Typically, there will be one pvc line for the water and attached is the electrical service to the pump. In some cases, the line is buried from the cabin to the lake and out far enough to be serviceable for the season. Where lake depth permits, the line is buried year-round and could function for year-round water. Where the lake depth is shallow, the water source is only seasonal. The need to filter the water for potable water is recognized. Again, where lake depth allows for the water source to be year-round, the need for filtration is more personal choice.

For analysis, lake water extraction for domestic use is not specifically adjusted as the cost is relatively minor and falls outside the ability to extract from market evidence.

For the analysis of sales, where there is a community water system in-place, the adjustment will be \$10,000 and this is applied for the sales found on the west side of Priest Lake. This is in recognition of the sewer & water districts providing service to Kalispell Bay, Granite Bay and Outlet Bay.

This is not an absolute number and would tend to suggest a maximum adjustment because the cost of an on-site water well would be a typical and logical comparison based on being part of a community system or electing to have an individual well. When a well is shared, the adjustment will be presented as a 50% interest in the cost of such well (considering the well depth).

In the case of the Granite/Reeder Bay community sewer project, the cost of sewer per individual building site was not fully established but was stated to be an estimated \$16,000 (as of Summer 2013). Discussion with Reeder Bay Sewer District, the sales verified had shown slightly more than \$16,000 with payments over 20 years. This was derived from a phone call to Laurie with the Granite/Reeder Bay Sewer District. She indicated there are 800 hook-ups as part of the district. This is applicable to a "per building lot" analysis. So, a sale of a property with 50' vs. the sale of a property with 75' would have the same dollar amount as long as the lot represented a single building site (service), but the unit price will vary depending on the FF increment. For those sales being serviced by this community sewer system, a downward adjustment of \$16,000 will be made for a single dwelling unit service if the LID has been paid. If the LID is assumed, there is no requirement to adjust downward to compare to the subject lot "As Vacant & Unimproved".

The Outlet Bay community water & sewer system has capacity for 62 residential DU's and this had a reported cost of \$8,000 per service.

The Coolin community sewer system covers properties in the SE area of the lake. According to the clerk, the capacity of the system is 700 residential properties with a connection cost per service of \$3,000 plus parts. Parts were pipes, connections, etc. and it was explained these were additional costs to any connection to ensure similar qualities for parts, so the sewer system operates without issue or concern for someone using lower quality parts.

Those properties within the district boundaries have a connection fee of \$2,000 plus parts while those outside the district boundaries but within proximity to an 8" main would have a connection fee of \$3,000 plus parts. Parts were estimated at \$3,000 so those in the district had a total cost for sewer of \$5,000 and those outside the district, upon petition approval, had costs of \$6,000 plus any extension costs to the 8' sewer main.

The Kalispell Bay water & sewer district was also contacted for an estimated cost, per connection, for these utility services. Finally, the Pinto Point sewer district is not established as a specific sewer district that operates like the other sewer districts along the lake.

This is a community drainfield with individual lots having septic tanks and then a sewer line easement connects the individual lots to the community drainfield. The value of the community drainfield (land only) is inherent in the value of the individual cottage sites. The cost of the sewer line to the drainfield is not part of the Pinto Point cottage sites valuations as that would be a site improvement and its inclusion would be incompatible with Scope of Work.

It is recognized the “potential” for an off-site drainfield exists, but the physical characteristics of the site do not include actual connection to this off-site drainfield; merely, there is an acknowledgment these lots would be buildable, using this off-site drainfield.

For purposes of the valuation of the individual lots, it is part of Scope of Work that the individual cottage site would comply with Panhandle Health District 1 for an on-site system or there would be a replacement drainfield provided (or is available).

Chris Irwin stated current regulation for placement of an on-site septic system requires the drainfield to be a minimum of 100' from the high-water mark for clay soils, 200' for certain types of looms & gravel and up to 300' for sandy soils. He indicated these three soil classifications establish the distance requirements and a soil sample (perc test) would determine that distance.

The construction of an on-site system takes into account the distance or separation issue because of soils but also slope. Further, there must be adequate area to have a replacement drainfield available. So, a vacant & unimproved lot must have adequate size to accommodate those particular regulations.

Within the individual lot valuations, there is a contradiction that exists in presenting a “vacant & unimproved” lot vs. the existing leased lot where there is an existing septic system. In simple terms, the on-site septic systems already exist so the lot is serviced by a system that was in-place prior to the current regulation imposing the various setbacks from 100' to 300' from the high-water mark. Although the cost & value of the system is not part of the lot valuation, the existence of the system creates a question as to the site’s suitability for an on-site drainfield.

This is an issue that has been resolved for purposes of presenting an opinion of market value by the extraordinary assumption that each lot will have adequate lot area to install an on-site system or have additional lands available for a community drainfield system (could be as small as a single home site drainfield off-site to as many as necessary to accomplish the “developability” of these cottage sites for private sewer service. The value of the off-site drainfield land is inherent in the lake (frontage) lot. There is no proportionate value to that off-site drainfield land. It is simply an absolute requirement that the individual cottage sites

have either adequate on-site capacity for private sewer or they have an off-site location available for compliance with Panhandle Health District 1 regulations.

There have been two appraisers involved in providing valuation services for the lessees who have cited in their appraisals that the cost of a typical septic system ranges from \$3,500 to \$5,300 in one case and \$3,000 to \$5,000 in another case. For my research, it was discovered the cost of a conventional two compartment septic tank and gravity flow drainfield (leach field) ranges from a minimum of \$3,500 and can be substantially higher depending on soils (rocky, sandy and clay can be problematic and can increase the cost significantly). An engineered septic system (sand mound system or pressured system) can cost upwards of \$10,000 to \$15,000 and can, in certain circumstances, be as high as \$20,000.

For the analysis of sales, where there is a community sewer system in-place, the adjustment will be \$16,000 and this is applied for the sales found on the west side of Priest Lake. This is in recognition of the newest sewer district being Granite Reeder Bay Sewer LID.

Even though Outlet Bay Sewer & Water was less, the same adjustment recognizes the current cost of developing such a sewer system. As noted, the sales that show the LID for sewer is paid-off prior to or at closing, then the adjustment of \$16,000 is required. If the LID is assumed, that means the utility improvement is not part of the lot price and no adjustment is required.

No other adjustments have been factored into the grid analysis that will be used for comparative analysis reflecting the sales to the individual subject properties. The reader should be aware there is seldom a direct uniformity of opinion expressed from sellers, buyers, brokers and appraisers with regard to how each of these factors is or has been incorporated into the price that was paid. Simply, there is no absolute measurement that is accurate 100% of the time.

Personal preferences & perceptions are often greatly affected by the choices (number of properties available for sale, at the time the buyer wants to buy). As such, the variability in market price can be measured reasonably but never to an absolute degree or dollar amount.

Additional Discussion: As with any recreational market, some additional discussion is often necessary because a subdivision may include features and/or amenities that are atypical of the older lakefront lots. Such is the case for Huckleberry Bay which consists of several neighborhoods or subdivisions. These are Sandy Shores, Canoe Point, South Shores, the “Huckleberry at Priest Lake” which includes the new Cedars at Huckleberry Bay and the Huckleberry Family Estates, Huckleberry Waterfront Estates, Ridgeview Terrace and Sandy Shores Ridge. This area is a Planned Unit Development (PUD) which lists as amenities large open spaces and common areas, tennis courts, the community building in Huckleberry Bay, as well as community water & sewer systems. Internal roads are well constructed and maintained year-round by the HOA. There are protective covenants (CC&R’s) which include architectural review and a more uniform or consistent development of housing units, no modular or manufactured housing units allowed, etc.

There is no quantified measurement of these benefits. The comparison or matched pairs analysis looking at properties on the west side vs. Huckleberry Bay suggests the resale activity in this development has not measured in higher lot prices in today’s market as a distinct adjustment. Rather, this is “part and parcel” of the adjustments for topography & shoreline qualities. From review, market conditions have affected lots in this development much to the same extent as the

rest of the market, so the amenities & features of this PUD have not insulated the development from price declines. In fact, it would appear that these added features have become a price neutral element.

In the previous sales catalogs, I did some comparison between lot sales in Match Bay vs. land sales in Huckleberry Bay. What I had shown was that on a price per front foot basis, the lot sale in Huckleberry Bay - South Shores sold for \$3,600/FF and the inferior quality lot at Match Bay sold for \$4,270/FF. Another comparison included Lot 8 Match Bay that was compared to either Lot 5 or Lot 36 South Shores Addition. From a topography analysis, Lot 8 Match Bay was rated at 14 overalls while these other Huckleberry Bay sales were rated at 12-13. The Match Bay property sold for \$4,936/FF while the two South Shores lots sold for \$3,321/FF to \$3,600/FF suggesting there is no measurable impact for Huckleberry PUD influences.

One last comment here is a review of these two Huckleberry PUD sales where Sale #20 was felt to be superior to Sale #23 per the topo rating and this was reflected in the price paid showing \$3,321/FF vs. \$3,600/FF although there was a difference in size of 140 FF vs. 125 FF.

An adjustment for Huckleberry Bay lot sales reflecting a negative 10% adjustment is no longer “proven” when comparing the few sales that are available when, by comparison, the unit value is not influenced to any such degree. Therefore, I will no longer adjust for Huckleberry Bay PUD amenities but will adjust those sales for the inclusion of community water and sewer.

PRIMARY LAND SALE INDICATORS: What is shown is a summary of sales that are vacant land tracts or essentially representative of vacant land tracts. I have included the ULA sales as part of this tabulation of available sales.

I continue to use both Cd’A MLS and the Selkirk MLS in Sandpoint and both are required to fully understand sales activity on Priest Lake. There is still some overlap in sales, but it would appear land sales are found in both MLS services while most of the improved sales are just found in Cd’A MLS which I believe is a result of greater marketability.

Land Sale #	Address/ Legal Description	Date of Sale	Sale Price	Improvement Value	Land Value	FF Size	SF Size	Topo R-BS + S-BS	Shore Rating	Lake Depth	Total Topo. Rating	\$/FF	DOM
1	2106 Kalispell Bay Road	9/16/2022	\$1,250,000	\$25,000	\$1,225,000	100	20,473	8	4	2	14	\$12,250	75
2	NNA Upper Bear Creek Rd	8/13/2022	\$673,000	\$0	\$673,000	116	28,750	7	3	2	12	\$5,802	67
3	NNA N. Hess Point Rd	8/13/2022	\$1,560,000	\$0	\$1,560,000	132	25,700	10	4	1	15	\$11,818	46
4	NNA State Cabin Rd	8/13/2022	\$1,850,000	\$0	\$1,850,000	182.0	46,609	10	4	1	15	\$10,165	54
5	30 Bartoo Island	7/14/2022	\$370,000	\$0	\$370,000	73.0	94,090	8	3	2	13	\$5,068	40
6	NNA Beaver Creek Camp	3/1/2022	\$440,000	\$0	\$440,000	74.00	15,377	9	4	1	14	\$5,946	564
7	47 Pinto Point Rd	8/21/2021	\$1,525,000	\$0	\$1,525,000	135.00	43,124	10	4	1	15	\$11,296	39
8	6604 Eastshore Road	8/22/2021	\$810,000	\$0	\$810,000	153.00	34,848	6	3	2	11	\$5,294	68
9	310 Powerline Road	8/23/2021	\$1,000,000	\$0	\$1,000,000	180.00	56,628	6	3	2	11	\$5,556	83
10	48 E. Char Lane	8/24/2021	\$715,000	\$0	\$715,000	150.00	39,640	8	3	2	13	\$4,767	72
11	503 Pinto Point Road	8/25/2021	\$750,000	\$0	\$750,000	106.00	13,068	8	3	2	13	\$7,075	31
12	441 Pinto Point Road	8/26/2021	\$500,000	\$0	\$500,000	106.00	13,068	8	3	2	13	\$4,717	39
13	1062 N. Steamboat Bay Rd	8/2/2021	\$4,000,000	\$35,000	\$3,965,000	356.0	203,861	10	4	2	16	\$11,138	668
14	Lot 4 South Shores	1/5/2021	\$465,000	\$0	\$465,000	145.0	25,700	6	3	2	11	\$3,207	328
15	Lot 6, Eastshore Road	3/25/2021	\$495,000	\$0	\$495,000	N/A	71,874				0	N/A	283

Finally, the individual appraisals will identify the cumulation of physical qualities which recognizes both positive as well as negative features in overall context. That overall context is the basis of a “site value” analysis. This is often the most simplistic and yet an important aspect of “proof” the analytical process has produced a credible opinion. In this regard, the site values will be compared in terms of brackets.

Price Per Square Foot Analysis: I have included the column for lot size as a per sq.ft. indication for both size and price paid. With very little effort, it becomes quite apparent the lot size does not seem to correlate with price paid. There is a lack of consistency in the mathematical analysis using this unit of measure. More importantly, the market does not discuss value using this unit measure. For these reasons, the sales catalog will not address the use of a price paid per sq.ft. nor will the individual appraisals utilize this unit of measure in providing an opinion of market value.

Price Per Site Valuation: As discussed earlier, the use of a unit of value measurement should be cross-checked for reasonableness. In simple terms, an analyst can present evidence of extracted adjustments for a variety of physical dissimilarities and be thoroughly convinced the results are exactly as market participants have reacted.

Sometimes the cumulative impacts of those adjustments result in an unrealistic and unsupportable conclusion because the extracted adjustments have, individually, accounted for some other variable(s). For recreational lake front property, the entire concept of size (per front foot variation) cannot be entirely severed from topographical variability, shoreline characteristics and lake depth qualities.

With the science & art of real property valuation being both interpretive and analytical, if the market being analyzed is inconsistent and/or highly subjective in standards of measurement, the interpretive portion becomes more important and the science or analytical part of appraising is less quantifiable.

During the review process of the 2013 valuations, a considerable amount of evidence and opinion had been presented regarding apparent inconsistencies in the topography ratings and the descriptive language used. For the subsequent VAFO sales catalogs, I have made efforts to ensure these issues were resolved. At the same time, the lessees ignored what was written in this section of the sales catalog. Under no circumstance have I considered, then or now, the quantified topography rating as THE ONLY evidence of adjustment. At the time of the original sales catalog (Summer 2013), it was our collective opinion that we did not want to classify ratings at less than full points. That means we did not want to show 3.5 for a topography rating or show 3 - 4 as a bracket for the rating. It continues to be my opinion the rating process has allowed me to compare a quantified measurement to a qualified measurement for the overall element of site topography & shoreline qualities. For the final opinion of value, I am again using my judgment as to the cumulative impacts of all of these adjustments as they relate to the sales-to-subject comparisons, factoring both quantified as well as qualified adjustments.

VAFO/ULA August 2021 & 2022 Results:

The first group of sales is the summary of the 2022 auction which will be followed by the previous year auction results (2021). I direct the reader to previous sales catalogs for more of an historical perspective but for this 2023 sales catalog, I am emphasizing the results of these 2 years but also recognize there is a need for a substantial adjustment for market conditions for these 2021 sales. This data helps provide the basic evidence of leased sites being acquired by the existing lessee and the ULA or unleased site sales, which I believe should be emphasized; particularly when no improvements existed, or those improvements were of marginal consideration.

August 2022 VAFO/ULA Auction											
Sale #	Address	Lot	Block	Subdivision	FF	Appraised Value	Value \$/FF	Winning Bid	Price \$/FF	Winning Bidder	Appraisal Rating
VAFO Results:											
VAFO 1	362 N. Cape Horn Road	2	1	Powerline	133.00	\$665,000	\$5,000	\$665,000	\$5,000	Lessee	12
VAFO 2	1174 Cape Horn Road	49	1	Woody's Point	146.00	\$794,000	\$5,438	\$794,000	\$5,438	Lessee	13-14
VAFO 3	410 N. Steamboat Bay Road	11	1	Soldier Creek	151.00	\$985,000	\$6,523	\$2,300,000	\$15,232	Lessee	15
VAFO 4	592 N. Steamboat Bay Road	3	1	Soldier Creek	158.00	\$1,031,000	\$6,525	\$1,600,000	\$10,127	Lessee	15
VAFO 5	64 Janet Lane	8	3	Powerline	154.00	\$1,013,000	\$6,578	\$2,400,000	\$15,584	Lessee	14
VAFO 6	179 Eight Mile Road	31	1	Horton Creek	172.00	\$1,115,000	\$6,483	\$9,800,000	\$56,977	Lessee	15
VAFO 7	122 Hess Point Road	13	1	Hess Point	300.00	\$2,160,000	\$7,200	\$2,900,000	\$9,667	Lessee	16
ULA (Unleased Land Auction) Results:											
ULA #1	NNA Upper Bear Creek Rd	12	1	Bear Creek	116.00	\$673,000	\$5,802	\$673,000	\$5,802	Non-Lessee	12
ULA #2	NNA Hess Point Road	3	1	Hess Point	132.00	\$901,000	\$6,826	\$1,560,000	\$11,818	Non-Lessee	15
ULA #3	NNA State Cabin Road	3	1	Two Mouth Creek	182.00	\$1,155,000	\$6,346	\$1,850,000	\$10,165	Non-Lessee	15

The shaded rows are sales that do not truly represent market value behaviors. This is particularly true of VAFO 6 where the bidders were reported to have motivational influences atypical to more typical market forces. As will be noted, the 3 ULA auction sales were already incorporated into the land sale tabulation that will be emphasized for the ground lease appraisals, other ULA appraisals and for the VAFO appraisals under the vacant cottage site analysis,

Of particular importance for this 2023 VAFO cycle are the 3 – ULA sales from 2022 and then the sales provided & discussed within the prior year sales catalog, with appropriate market condition adjustments being incorporated. For the August 2022 sales, I have had brokers comment that the scarcity of inventory has led to their belief that market trends have continued through the end of the year which brings the cycle to a January 2023 valuation. I have used 3% per month, simple interest as a measure of market conditions.

August 2021 VAFO/ULA Auction										
Address	Lot	Block	Subdivision	FF	Appraised Value	Value \$/FF	Winning Bid	Price \$/FF	Winning Bidder	Appraisal Rating
VAFO Results:										
354 N Cape Horn Rd	1	1	Powerline	136.00	\$420,000	\$3,088	\$575,000	\$4,228	Non-Lessee	11
1458 Cape Horn Rd	38	1	Woody's Point	150.00	\$645,000	\$4,300	\$645,000	\$4,300	Lessee	13+
76 W Horton Creek Rd	23	1	Horton Creek	150.40	\$499,000	\$3,318	\$855,000	\$5,685	Non-Lessee	11
38 S Horton Creek Rd	17	1	Horton Creek	161.00	\$523,000	\$3,248	\$610,000	\$3,789	Lessee	11-12
218 State Cabin Rd	11	1	Two Mouth Creek	142.00	\$753,000	\$5,303	\$753,000	\$5,303	Lessee	15
564 State Cabin Rd	2	1	Two Mouth Creek	173.00	\$783,000	\$4,526	\$1,570,000	\$9,075	Lessee	15
61 Pinto Point Rd	39	1	Pinto Point	146.00	\$690,720	\$4,731	\$690,720	\$4,731	Lessee	14+
572 Pinto Point Rd	18	1	Pinto Point	258.00	\$922,720	\$3,576	\$922,720	\$3,576	Lessee	14
42 N Eight Mile Rd	27	1	Horton Creek	156.10	\$765,000	\$4,901	\$765,000	\$4,901	Lessee	15
1563 W Pearl Shore	5	1	Outlet Bay	180.00	\$405,000	\$2,250	\$475,000	\$2,639	Lessee	13-14
ULA (Unleased Land Auction) Results:										
47 Pinto Point Rd	40	1	Pinto Point	135.00	\$649,720	\$4,813	\$1,525,000	\$11,296	ULA	14-15
6604 Eastshore Rd	1	1	Horton Creek	153.00	\$490,000	\$3,203	\$810,000	\$5,294	ULA	11
310 Powerline Rd	5	1	Woody's Point	180.00	\$536,000	\$2,978	\$1,000,000	\$5,556	ULA	11
48 E Char Ln	27	1	Woody's Point	150.00	\$519,000	\$3,460	\$715,000	\$4,767	ULA	12
503 Pinto Point Rd	21	1	Pinto Point	106.00	\$499,920	\$4,716	\$750,000	\$7,075	ULA	13
441 Pinto Point Rd	24	1	Pinto Point	106.00	\$499,920	\$4,716	\$500,000	\$4,717	ULA	13

I asked the Corbett Bottles Real Estate Marketing, Inc., the firm who has handled these auctions for the Idaho Department of Lands on Priest Lake, for their input regarding these sales.

Anecdotally, they indicated that the last 3 years (2020-2022) surprised them on the competitive bidding that has occurred. People have come to the auction with the intent to purchase unleased sites where there is no existing lessee and no requirement to purchase low-cost improvements. As a result, the ULA sales have experienced higher demand. At the same time, there are leased properties (VAFO) that have experienced competitive bidding when the improvements are of a lower value or contribution and the lot reflects a premium quality. In the early VAFO cycles, outside bidders were hesitant to bid against existing lessees but these last 3 years have proven that is no longer the case.

The 2021 VAFO/ULA auction started the auction process with the ULA properties. The list shows the sequence of properties offered for auction with 47 Pinto Point Road being the first vacant lot. There was a great deal of interest and all bidders were said to be motivated by the mostly level lot, good access and mix of sandy shoreline. The negative feature was the shallow lake depth & rocks that would limit dock improvements. Nonetheless, the bidding started at appraised value of \$649,720 and this lot sold for \$1,525,000. Now look to the VAFO part of this auction and the reader will note 61 Pinto Point Road sold to the existing lessee for appraised value or \$690,720. This lot is adjacent to 47 Pinto Point Road. So, in the first instance, the vacant lot sold for \$1,525,000 and the next instance, the lessee purchased their site for \$690,720. The two lots had 135 FF and 146 FF, respectively. They are virtually the same lake front parcels although 61 Pinto Point had more lakeshore. All other physical characteristics are directly similar.

The auction company said there remained some hesitation on the part of bidders who were thinking about bidding on VAFO properties where the existing lessee was also bidding. This was even more pronounced where the improvement contribution was significant. Specific

examples were 218 State Cabin Road, 572 Pinto Point Road and 42 N. Eight Mile Road and the existing lessee purchased their respective lots at appraised value.

Conversely, where the improvement contribution was low, there was competitive bidding that resulted in either a non-lessee being the successful bidder or the lessee did acquire their lot but at a substantial increase over appraised value. These examples are 38 S. Horton Creek Road and 564 State Cabin Road, which was purchased at almost double the appraised value.

The market has not been consistent and that is never more apparent than the last two ULA sales on Pinto Point. My information reflects a VAFO participant who said there were 2 active bidders on these 2 lots. Both lots were appraised in 2021 for the same dollar amount and both are considered directly comparable to one another from lot size to lot frontage (amount) and shoreline qualities, topography and both being immediately suitable for development (septic connection). The first auction sale was 503 Pinto Point Road. Both active bidders were involved and the property sold for \$250,000 more than appraisal. The last ULA was 441 Pinto Point Road and there was only one active bidder and that buyer was able to acquire the property for \$80 more than appraised value.

It is my understanding that the auction was very well attended with one source indicating 200 people were in attendance. There were less qualified bidders identified by Corbett Bottles but strong demand for properties was clearly evident.

VAFO Sales 2020: The summary of the 2020 auction provides additional evidence of leased sites being acquired by the existing lessees for appraised value. The ULA or unleased site sales, which I believe should be emphasized. This was stated previously to be particularly important when no improvements existed, or those improvements were of marginal consideration. Although I cannot use the lessee acquisitions as primary evidence, the sheer volume of transactions and the willingness of the lessees to purchase at the reserve amount is considered supportive of the opinion of market value shown during that cycle. This table below is a summary of the August 2020 auction held in Coeur d'Alene.

August 2020 VAFO Auction									
Address	Lot	Block	Subdivision	FF	Appraised Value	Value \$/FF	Winning Bid	Price \$/FF	Winning Bidder
374 Upper Bear Creek Rd	10	1	Bear Creek	127.00	\$397,000	\$3,126	\$625,000	\$4,921	Non-Lessee
134 E. Cavanaugh Bay Rd	14	1	Cougar Creek	101.60	\$457,000	\$4,498	\$680,000	\$6,693	Non-Lessee
974 Sherwood Beach Rd	3	1	Kokanee Point	97.40	\$341,000	\$3,501	\$472,000	\$4,846	Lessee
106 Powerline Rd	12	1	Woody's Point	126.00	\$517,000	\$4,103	\$517,000	\$4,103	Lessee
3407 Cape Horn Rd	4	3	Powerline	150.00	\$465,000	\$3,100	\$465,000	\$3,100	Lessee
74 Lake Trout Ln	41	1	Woody's Point	55.00	\$308,000	\$5,600	\$531,000	\$9,655	Lessee
195 N. Diamond Park	2	1	Desmet Park	150.00	\$465,000	\$3,100	\$593,000	\$3,953	Non-Lessee
500 E. Cavanaugh Bay Rd	2	1	Cougar Creek	206.50	\$708,000	\$3,429	\$883,000	\$4,276	Non-Lessee
332 E. Cavanaugh Bay Rd	8	1	Cougar Creek	129.40	\$524,000	\$4,049	\$591,000	\$4,567	Lessee
70 Char Lane	24	1	Woody's Point	160.00	\$520,000	\$3,250	\$730,000	\$4,563	Non-Lessee
2939 Cape Horn Rd	5	2	Powerline	227.00	\$250,000	\$1,101	\$810,000	\$3,568	Lessee
245 Eight Mile Rd	34	1	Horton Creek	140.00	\$588,000	\$4,200	\$1,700,000	\$12,143	Lessee
93 S. Clambake Rd	12	1	Clambake Point	158.00	\$685,000	\$4,335	\$685,000	\$4,335	Lessee
388 Eight Mile Rd	40	1	Horton Creek	150.00	\$690,000	\$4,600	\$690,000	\$4,600	Lessee
140 W. Horton Creek	20	1	Horton Creek	177.00	\$478,000	\$2,701	\$478,000	\$2,701	Lessee
188 Two Creeks Rd	9	1	Horton Creek	175.30	\$467,000	\$2,664	\$467,000	\$2,664	Lessee
12 N. Mackinaw Rd	32	1	Hunt creek	147.00	\$426,000	\$2,898	\$426,000	\$2,898	Lessee
465 Pinto Point Rd	23	1	Pinto Point	100.00	\$411,720	\$4,117	\$411,720	\$4,117	Lessee

The two shaded rows were eliminated from further consideration. 2939 Cape Horn is a peninsula shaped tract that has no vehicular access to the usable portion of the site. It fronts on Cape Horn but has wetland between the road and the higher ground. This had a dry cabin on it, but no septic system was thought to be possible. The bidding involved the adjoining property and the lessee with the lessee being successful bidder. Price is clearly indicative of a more typical building lot.

The second shaded row is the property at 245 Eight Mile Road. This was such an anomaly that it is difficult to truly fathom the price paid. It was bought by a lessee who also owns another property either adjacent or in direct proximity to this tract. Another lessee was also bidding on this property. From the anecdotal information available to me, both of these people have significant wealth, and they were both motivated beyond normal market value considerations. As such, the sale is acknowledged but discounted as an indicator of market value. Any suggestion that this sale price is even remotely indicative of market value is absurd.

For the balance of the sales, I relied on Corbett Bottles Real Estate (auction company) summaries of each sale (their comments to my direct questions of the “backstory” of the sale). Mostly, I received only minimal information on the “why” or the buyer motivation although there were a number of sales where the current lessee lost their leased site in this or a previous auction and they were then bidding on another site. There were also situations where adjoining property owners were bidders because they wanted to help pick their neighbors. I also received additional anecdotal information from other parties who attended the auction, and they provided their interpretations of these individual sales.

According to Corbett Bottles, there were 27 non-lessee bidders who submitted registration forms for the August 2020 auction. The majority were from the Spokane area but there were bidders from Salt Lake City, Colorado, California and Idaho. The Covid-19 pandemic was said to have influenced activity levels based on the “work-from-home” or “work-from-anywhere” concepts encouraged by employers during this pandemic.

The first auction property at 374 Upper Bear Creek Road was purchased as a “tear-down”. There were 3 active bidders, so the price paid shows pure competition caused the increase in price. There was no lessee so there is no known additional price paid for the improvements.

The second auction property is 134 E. Cavanaugh Bay Road. It is my understanding the lessee was an active bidder, but the adjoining property owners joined together to bid on the property, and they were the successful bidder. Further, I was told these neighbors were interested in being able to select who their new neighbor would be. No value to the Quonset hut or dock.

The third auction property at 974 Sherwood Beach Road was acquired by the existing lessee however there was a substantial upbid. The bidding was due to scarcity of lots available on the lake. One of the bidders was an unsuccessful bidder on the Cougar Creek properties. The lessee had done significant renovation of the cabin, so it was clear they were interested in gaining ownership of the lot.

The fourth & fifth auction properties were acquired by existing lessees and at the appraised values.

The sixth auction property at 74 Lake Trout Lane was acquired by lessee but there was strong demand consisting of a former lessee who lost their property in a previous auction and neighbors who consolidated in an effort to be able to pick their new neighbor. The bidding was a reasonable indication of market demand. Also, there is the issue of this being a lake front lot with a small amount of frontage but a “typical” lake front lot in this area in all other respects so “site value” vs. front foot value considerations.

The seventh auction property at 195 N. Diamond Park Road was a reflection of competitive bidding between existing lessee, who had this property for decades, and a neighbor who was interested in removing the existing improvements because they considered the improvement a negative impact on their new construction. The successful bidder is constructing a huge dwelling that covers 3 lots south of this leased property. I do not believe this is a “typical” market valuation due to the motivation of the successful bidder.

The eighth auction property at 500 E. Cavanaugh Bay Road is also considered an anomaly given it was competitive bidding only between neighbors. The lessee was bidding and the neighbor to the north was the other bidder, the successful bidder. This involved a lot with considerable frontage and a creek between the two properties that impacted parking for Lot 1. There were some motivational issues as well as an existing cabin that was modest in terms of overall contribution.

The ninth auction property was 332 E. Cavanaugh Bay Road where the lessee was the successful bidder, but the other bidders were previous lessees who had lost their leased properties in previous auctions. The key to the price increase was thought to be demand based with no unusual circumstances such as neighbor considerations or bidder motivations resulting from atypical motivations.

The tenth auction property at 70 Char Lane had strong pre-auction interest and there was strong bidding. The neighbor was the successful bidder, but the other bidders did not include the lessee. This was reported to be a great spot on the point and the improvements were fairly modest (\$67,000) with an expectation this would be re-developed. The sale argues against a size adjustment where this 160 FF had a unit price more similar to smaller tracts in the area.

The remaining auction properties were all purchased by existing lessees and at the appraised values. There is nothing to discuss with respect to these auction sales. There was no competitive bidding which is interesting given the other auction sales where competitive bidding occurred & a current lessee was the successful bidder.

I believe the auction results discussed above are reasonable indicators of current market value unless I classified as anomalies or atypical motivations. There are cases where the successful bidders were the existing lessees that I considered reasonable representations of the current market. The sales to non-lessees were not all true market indicators such as the 7th auction sale of 195 N. Diamond Park Road.

For the January 15, 2023, valuations, the reader is directed to consider the table on the following page for an indication of the market condition adjusted sale indications for these 15 sales considered the best evidence of value.

Land Sale #	Address/ Legal Description	Date of Sale	Sale Price	Improvement Value	Land Value @ Sale	Unit Price (\$ / FF) @ Sale	Mkt Cond. Adj.	Jan. 15, 2023 Valuation	FF Size	SF Size	Total Topo. Rating	\$/FF	DOM
1	2106 Kalispell Bay Road	9/16/2022	\$1,250,000	\$25,000	\$1,225,000	\$12,250	12.00%	\$1,372,000	100	20,473	14	\$13,720	75
2	NNA Upper Bear Creek Rd	8/13/2022	\$673,000	\$0	\$673,000	\$5,802	15.00%	\$773,950	116	28,750	12	\$6,672	67
3	NNA N. Hess Point Rd	8/13/2022	\$1,560,000	\$0	\$1,560,000	\$11,818	15.00%	\$1,794,000	132	25,700	15	\$13,591	46
4	NNA State Cabin Rd	8/13/2022	\$1,850,000	\$0	\$1,850,000	\$10,165	15.00%	\$2,127,500	182.0	46,609	15	\$11,690	54
5	30 Bartoo Island	7/14/2022	\$370,000	\$0	\$370,000	\$5,068	18.00%	\$436,600	73.0	94,090	13	\$5,981	40
6	NNA Beaver Creek Camp	3/1/2022	\$440,000	\$0	\$440,000	\$5,946	31.50%	\$578,600	74.00	15,377	14	\$7,819	564
7	47 Pinto Point Rd	8/21/2021	\$1,525,000	\$0	\$1,525,000	\$11,296	51.00%	\$2,302,750	135.00	43,124	15	\$17,057	39
8	6604 Eastshore Road	8/22/2021	\$810,000	\$0	\$810,000	\$5,294	51.00%	\$1,223,100	153.00	34,848	11	\$7,994	68
9	310 Powerline Road	8/23/2021	\$1,000,000	\$0	\$1,000,000	\$5,556	51.00%	\$1,510,000	180.00	56,628	11	\$8,389	83
10	48 E. Char Lane	8/24/2021	\$715,000	\$0	\$715,000	\$4,767	51.00%	\$1,079,650	150.00	39,640	13	\$7,198	72
11	503 Pinto Point Road	8/25/2021	\$750,000	\$0	\$750,000	\$7,075	51.00%	\$1,132,500	106.00	13,068	13	\$10,684	31
12	441 Pinto Point Road	8/26/2021	\$500,000	\$0	\$500,000	\$4,717	51.00%	\$755,000	106.00	13,068	13	\$7,123	39
13	1062 N. Steamboat Bay Rd	8/2/2021	\$4,000,000	\$35,000	\$3,965,000	\$11,138	51.00%	\$5,987,150	356.0	203,861	16	\$16,818	668
14	Lot 4 South Shores	1/5/2021	\$465,000	\$0	\$465,000	\$3,207	72.00%	\$799,800	145.0	25,700	11	\$5,516	328
15	Lot 6, Eastshore Road	3/25/2021	\$495,000	\$0	\$495,000	\$3,300	66.00%	\$821,700	150	71,874	14	\$5,478	283

I direct attention to Land Sale #13 where this estate quality lot was comprised of several smaller tracts and it was purchased by several buyers who intended to split the land into equal shares whereby creating 2 tracts with a roughly \$2M price per lot. This is then compared to VAFO 2022 Sale #7 located at 122 Hess Point Road. This is in close proximity to Land Sale #13 and both have sandy beach qualities although Hess Point Road has a larger amount of frontage but with more irregularity & with less sandy beach qualities. Nonetheless, it is important to compare the Hess Point Road lot, which is a single residential tract (cannot be developed more than one single family residence), to the implied “Lot” value for each of the two tracts resulting from Land Sale #13. Adjusting this sale for market conditions results in a “Lot” value for these two lots of \$2,993,575 each. That is compared to the price paid for 122 Hess Point Road, as a single parcel, at \$2,900,000 (not adjusted upward from August 2022 to January 15, 2023). I believe that is additional strength to the updated analysis for Land Sale #13 and it also provides cross support for the VAFO sale.

SALES COMPARISON APPROACH - IMPROVED PROPERTY

The improved sales for this 2023 VAFO cycle are presented in the table below. These closed transactions were all completed in the calendar years 2022 & 2021.

January 4, 2023 IMPROVED SALES - PRIEST LAKE																
Sale #	Location	Date	Price	Overall \$/GLA	Impvt Value	Land Value	FF	SF Size	Topo R-BS + S-BS	Shore Rating	Lake Depth	Total Topo. Rating	\$/FF	Impvt Size (SF)	Impvt \$/SF	DOM
1	14112 Eastshore Road	1/2/2023 (P)	\$2,400,000	\$566.44	\$1,575,000	\$825,000	150	37,462	8	2	2	12	\$5,500	4,237	\$371.73	7
2	112 S. Diamond Park Rd	10/6/2022	\$1,190,000	\$605.29	\$340,000	\$850,000	100	16,117	8	3	2	13	\$8,500	1,966	\$172.94	127
3	380 S. Diamond Park Rd	10/1/2022	\$934,000	\$810.76	\$184,000	\$750,000	100	22,216	7	3	2	12	\$7,500	1,152	\$159.72	142
4	45 S. Horton Creek Rd	9/15/2022	\$1,400,000	\$745.87	\$575,000	\$825,000	150	74,923	7	3	2	12	\$5,500	1,877	\$306.34	90
5	280 Sherwood Beach Rd	8/31/2022	\$1,500,000	\$544.66	\$400,000	\$1,100,000	90	16,553	9	4	2	15	\$12,222	2,754	\$145.24	98
6	37 Vacation Court	7/22/2022	\$1,200,000	\$617.92	\$550,000	\$650,000	Cmnts	3,920	10	4	2	16	Cmnts	1,942	\$283.21	52
7	132 Bull Trout Rd	6/24/2022	\$2,400,000	\$970.09	\$1,575,000	\$825,000	110	20,909	7	4	2	13	\$7,500	2,474	\$636.62	48
8	1596 Cape Horn Rd	6/17/2022	\$1,695,000	\$1,502.66	\$730,000	\$965,000	150	27,443	8	3	2	13	\$6,433	1,128	\$647.16	17
9	141 Copper Bay Court	4/8/2022	\$2,575,000	\$797.95	\$1,350,000	\$1,225,000	100	78,713	8	4	2	14	\$12,250	3,227	\$418.35	176
10	572 Pinto Point Rd	3/2/2022	\$2,399,000	\$765.72	\$1,144,000	\$1,255,000	607.0	47,045	9	3	2	14	\$2,068	3,133	\$471.20	20
11	147 Match Bay Rd	11/12/2021	\$2,150,000	\$581.71	\$1,350,000	\$800,000	109.00	18,557	9	4	1	14	\$7,339	3,696	\$365.26	4
12	186 Beaver Creek Lane	11/11/2021	\$1,150,000	\$1,140.87	\$285,000	\$865,000	75.80	10,367	9	4	2	15	\$11,412	1,008	\$282.74	53
13	664 Hagman Road	10/5/2021	\$2,500,000	\$1,482.80	\$540,000	\$1,960,000	281.30	41,077	9	3	2	14	\$6,968	1,686	\$320.28	110
14	233 Bailey Lane	10/1/2021	\$1,575,000	\$779.32	\$615,000	\$960,000	258.00	33,018	10	4	1	15	\$3,721	2,021	\$304.30	45
15	228 Sherwood Beach Rd	9/3/2021	\$1,525,000	\$739.57	\$625,000	\$900,000	120.00	19,602	8	4	2	14	\$7,500	2,062	\$303.10	112
16	1449 W. Pearl (Outlet Bay)	8/31/2021	\$320,000	\$212.06	\$320,000	\$0	331.00	128,502	N/A	N/A	N/A	N/A	\$0	1,509	\$212.06	71
17	267 Copper Bay Rd	7/30/2021	\$3,580,500	\$623.35	\$2,480,500	\$1,100,000	100.00	30,231	9	4	2	15	\$11,000	5,744	\$431.84	17
18	570 S. Diamond Park Rd	6/16/2021	\$1,500,000	\$829.65	\$400,000	\$1,100,000	100.00	18,644	10	4	2	16	\$11,000	1,808	\$221.24	14
19	1102 Sherwood Beach Rd	7/15/2021	\$1,340,000	\$748.60	\$445,000	\$895,000	80.00	8,276	8	3	2	13	\$11,188	1,790	\$248.60	84
20	1104 Sherwood Beach Rd	4/5/2021	\$1,500,000	\$408.72	\$860,000	\$640,000	80.00	7,579	8	3	2	13	\$8,000	3,670	\$234.33	26
21	97 S. Granite Bay Rd	1/5/2021	\$750,000	\$735.29	\$187,000	\$563,000	55.00	8,276	10	4	2	16	\$10,236	1,020	\$183.33	158
22	446 State Cabin Rd	1/24/2021	\$2,750,000	\$560.54	\$2,100,000	\$650,000	144.0	32,670	10	4	2	16	\$4,514	4,906	\$428.0	132
VAFO	354 N. Cape Horn Rd	10/28/2021	\$695,000	\$682.04	\$120,000	\$575,000	135.5	69,696	6	4	2	12	\$4,244	1,019	\$117.8	N/A
VAFO	76 W. Horton Creek Rd	9/26/2021	\$1,002,000	\$922.65	\$147,000	\$855,000	150.4	69,260	7	3	2	12	\$5,685	1,086	\$135.4	N/A

The shaded row is the one leasehold sale that I considered to be direct market support for improvements that I have appraised and which the sales price directly supported the improvement contributions found in those appraisals.

A comment by a broker who has been a great source of information in the past offered the following statement about the current market conditions at Priest Lake. Demand is high, inventory is limited, and this should lead to 18% to 20% price increases over the previous year seems a reasonable expectation. Other brokers have provided less direct opinion as to projected appreciation but there is a general consensus that the low inventory is leading the price escalation. There is talk about an increase in interest rates from the Federal Reserve of late and that might have an impact on affordability for lower priced properties but less of an impact given the 0.25-point increase in rates that is proposed.

When analyzing improved sales, I have based an improvement contribution (value) using two formats. I used a cost analysis less only physical depreciation (in the case of fair to good quality improvements) or both physical & external/functional obsolescence, in the case of very good to excellent quality improvements. The external obsolescence factor of 20% is consistent with previous VAFO appraisals and this is extracted from review of the sales shown herein. In certain circumstances, this factor may be higher. The primary method used for a land valuation for each sale is my analysis of that property, based on the same topography ratings used for the subject cottage sites. I feel this is a more consistent application and it results in a valuation of land & improvements that is superior to the RCNLD analysis with a residual to the land value. These two forms of analysis help clarify the two primary factors of the sales price: land value & improvement value.

I am following this sale tabulation with the transactional data presented in the 2020 sales catalog where all of the primary sales were completed in 2019 and inclusive of the (then) 4 current listings. I do not believe there is any need for the 2018 sales although I considered that information as part of the history of transactional data for Priest Lake and this tabulation incorporated that data (as taken from the 2020 sales catalog).

March 1, 2020 IMPROVED SALES - PRIEST LAKE												
Sale #	Location	Date	Price	Overall \$/GLA	Impvt Value	Land Value	FF	SF Size	\$/FF	Impvt Size (SF)	Impvt \$/SF	DOM
1	364 Eight Mile Rd	1/24/2020	\$265,000	\$153.71	\$265,000	\$0	99.29	28,314	N/A	1,724	\$153.71	224
2	124 Sherwood Beach Loop	1/7/2020	\$1,025,000	\$381.32	\$700,000	\$325,000	59.66	22,216	\$5,448	2,688	\$260.42	310
3	358 So. Shores Rd	11/26/2019	\$1,175,000	\$495.78	\$625,000	\$550,000	130	35,284	\$4,231	2,370	\$263.71	92
4	38 Easy Street	10/11/2019	\$1,412,000	\$361.77	\$937,000	\$475,000	50	10,454	\$9,500	3,903	\$240.07	217
5	38 So. Horton Creek Rd	9/23/2019	\$87,000	\$86.05	\$87,000	\$0	163	59,677	N/A	1,011	\$86.05	17
6	432 Arnold Drive	8/27/2019	\$1,080,000	\$633.43	\$200,000	\$880,000	120	19,166	\$7,333	1,705	\$117.30	55
7	78 Diamond Park	8/23/2019	\$570,000	\$781.89	\$85,000	\$485,000	137.5	14,375	\$3,527	729	\$116.60	119
8	378 Sherwood Beach Loop	8/23/2019	\$940,000	\$420.96	\$220,000	\$720,000	180	28,750	\$4,000	2,233	\$98.52	218
9	636 Bull Pine Ln	7/25/2019	\$1,460,000	\$562.40	\$635,000	\$825,000	165	69,696	\$5,000	2,596	\$244.61	227
10	562 So. Diamond Park Rd	6/19/2019	\$1,000,000	\$625.00	\$475,000	\$525,000	75	16,117	\$7,000	1,600	\$296.88	54
11	500 E. Cavanaugh Bay Rd	5/22/2019	\$50,000	\$44.96	\$50,000	\$0	186	57,064	N/A	1,112	\$44.96	64
12	366 Canoe Point Road	4/1/2019	\$2,500,000	\$395.38	\$1,550,000	\$950,000	300	231,304	\$3,167	6,323	\$245.14	59
13	304 Sundance Loop	2/22/2019	\$900,000	\$842.70	\$120,000	\$780,000	99.29	28,314	\$7,856	1,068	\$112.36	114
CL-#A	14 Larson Drive	7/10/2019	\$1,425,000	\$757.17	\$675,000	\$750,000	150	18,731	\$5,000	1,882	\$358.66	117
CL-#B	180 N. Sandy Shores Ln	9/21/2019	\$1,999,000	\$412.85	\$1,249,000	\$750,000	150	56,628	\$5,000	4,842	\$257.95	44
CL-#C	950 So. Shores Road	12/4/2019	\$1,450,000	\$537.04	\$690,000	\$760,000	145	31,363	\$5,241	2,700	\$255.56	97
CL-#D	3371 Cape Horn Road	11/7/2019	\$199,900	\$193.70	\$199,900	\$0	142	37,462	N/A	1,032	\$193.70	124
14	460 E. Cavanaugh Bay Rd	11/16/2018	\$960,000	\$420.87	\$460,000	\$500,000	128.58	47,916	\$3,889	2,281	\$201.67	228
15	520 So. Shores Road	10/2/2018	\$1,150,000	\$479.17	\$650,000	\$500,000	145	30,928	\$3,448	2,400	\$270.83	120
16	1044 South Shores Rd	10/10/2018	\$1,050,000	\$304.35	\$625,000	\$425,000	130	26,136	\$3,269	3,450	\$181.16	370
17	272 S. Sandy Shores Ln	10/2/2018	\$1,000,000	\$301.20	\$385,000	\$615,000	128.6	18,077	\$4,782	3,320	\$115.96	103
18	350 Sundance Loop, Nordman	9/28/2018	\$750,000	\$838.93	\$72,000	\$678,000	84.5	19,166	\$8,024	894	\$80.54	85
19	16 Sunrise Lane, Nordman	9/21/2018	\$1,150,000	\$346.49	\$520,000	\$630,000	89	17,424	\$7,079	3,319	\$156.67	119
20	292 S. Diamond Park Rd	8/24/2018	\$525,000	\$576.92	\$121,000	\$404,000	100	22,869	\$4,040	910	\$132.97	79
21	131 Lower Lakeshore Rd	7/30/2018	\$1,020,000	\$289.77	\$320,000	\$700,000	70	25,047	\$10,000	3,520	\$90.91	31
22	75 Whispering Woods Rd	7/25/2018	\$649,000	\$413.90	\$214,000	\$435,000	75	13,155	\$5,800	1,568	\$136.48	1
23	172 Sherwood Beach Rd	7/31/2018	\$659,000	\$252.49	\$349,000	\$310,000	60.00	9,583	\$5,167	2,610	\$133.72	489

The shaded rows reflect leasehold sales and/or listings that I feel have some credibility to the analysis of the Priest Lake market for the 2020 sales catalog. As I stated in that previous sales catalog, I did not believe these were the same as fee simple sales, but they did demonstrate a willingness of the lessee to sell their personal property, for a specified dollar amount.

The individual sales (MLS sheets) are included in the addenda of this sales catalog but only for those sales that have occurred in 2022. I have been able to personally confirm the details of each sale with respect to price, terms, seller concessions, and value of personal property that was included. These detail the particulars of each transaction as well as providing photographs of the interior. These photos have been modified from their MLS presentation to comply with MLS rules. The MLS data, particularly the interior photographs of the sales & listings, is invaluable in gaining a proper understanding of both quality features as well as support of the broker confirmations regarding condition of the property.

For the adjustment process, the emphasis for quality will be related to replacement cost which acknowledges market participants, as knowledgeable buyers or sellers, would be aware of quality-and-cost correlations. Condition is based on observed condition of the subject property through inspection whereas the sale properties were verified as to condition through broker verification and through review of the interior photographs of the sales that are part of the MLS data. To some extent, the condition of the property is also observed by the personal inspection of the exterior of the sale. This combination of sources is the basis of direct comparison of property condition (sale to subject).

The adjustment process employed for site value differences has been accomplished through my personal analysis of each of the sales which was formed through a land residual analysis as well as a valuation of the underlying site with the site value deducted from sales price to compare to the RCNLD of each sale.

The adjustment employed is the direct comparison of the subject site value vs. the sale site value. Where the subject site value is higher, there will be a positive adjustment and where the sale has a higher site value, a negative adjustment will be shown.

For building size, above grade, an adjustment will be made on the basis of the subject quality rating with differences between the subject quality and the sale quality having already been handled in the quality adjustment. For size, the subject quality will establish the base adjustment using a price per sq.ft.

For example, an average quality rating for a subject property will result in the use of \$85/SF that is applied to the difference in above grade size. The extraction of this adjustment was accomplished through analysis. The table below is a summary of the adjustment process used for quality differences and this is the same as has been done in previous sales catalogs. I draw the reader's attention to the fact that there are replacement cost new increases, those have not been supported by sales but there is a correlation between the increased sale price for improved properties and the replacement cost new of these same type improvements. The contributory value of the above grade space is impacted by both quality and the actual age/effective age so the contribution value of the above grade space is a function of RCN less depreciation & that is then the unit price allocated to that quality of structure for the gross living area being measured.

This table was used for the 2022 sales catalog and the subsequent VAFO appraisals.

Above Grade SF	
Fair/Rustic	\$60.00
Average	\$85.00
Good	\$115.00
Very Good	\$200.00
Excellent	\$260.00

For this January 2023 VAFO cycle, I have adjusted these unit prices on the basis of a 10% increase in the unit prices which is partly based on the Marshall & Swift Residential Cost Handbook Quarterly multipliers for frame at 1.14 and masonry at 1.11 less depreciation. The unit price is then selected with some rounding down. The new sales catalog will use the table below.

Above Grade SF - 2023	
Fair/Rustic	\$65
Average	\$95
Good	\$125
Very Good	\$220
Excellent	\$285

Below grade adjustments were made on the basis of 2 specific line items. One is for the actual size of the basement or lower level, regardless of finish. So, if a property has a 1,000 sq.ft. of basement space, there will be an adjustment for a conventional basement vs. an adjustment for a daylight walk-out lower level. There is a cost differential between those two types of construction so an adjustment should reflect those issues. Since almost all of the lower-level adjustments will reflect a daylight walk-out space, the base cost is adjusted at \$40/SF.

The second part of the lower-level adjustment is a comparison of finished area which incorporates quality. When a lower level is at an obviously lower quality than its above grade space, the individual appraisal will account for that fact in this process. At the same time, it should be understood that lower-level space is less costly than above grade space, even if they are the same quality. The lower-level space does not require a roof component and there is often a least one side with no window and/or frame construction and there is generally not a kitchen of the main floor size & quality. Further, the above grade area typically has vaulted ceilings or higher ceilings than the lower level, so cost is, again, lower than main floor (above grade) space.

The table below reflects the adjustment numbers used for the various quality levels for lower-level space. The Fair/Rustic is almost non-existent as that quality does not incorporate basement space. Typically, a Fair/Rustic cabin (main floor) will be on a crawl space.

Below Grade Finish	
Fair Rustic	\$15.00
Average	\$35.00
Good	\$65.00
Very Good	\$95.00
Excellent	\$160.00

Adjustments for fireplace & wood stove are generally based on RCNLD of this feature. Some fireplace value is simply part of the overall quality of the property but the variation between 1 fireplace and 2 fireplaces is held to be something less than RCNLD. I have adjusted fireplaces at \$5,000 to \$15,000 depending on the quality of the fireplaces. For an average quality cabin, a fireplace will contribute an estimated \$5,000 so the variation between subject and sale is adjusted on that dollar amount. For very good to excellent quality, the adjustment for fireplace could go upwards of \$15,000 depending on how much stone is used, floor to ceiling, etc. For good quality, the adjustment is \$7,500. For a wood stove, the adjustment is taken at half the fireplace adjustment based on quality and number of stoves/fireplaces. Some are parlor stoves with little ornamentation while others have masonry backdrops & hearth so some quality variation should be accommodated.

For Other Living Area, this is typically represented as a detached cabin, bunkhouse, area over a garage, etc. It is not considered part of the main home or cabin. As with the main cabin, quality is a very important variable. For Other Living Area, I will adjust on the basis of quality which is shown in the table below but also recognizes a critical point of what the Other Living Area reflects as to overall qualities and the structure itself.

Other Living Area - 2023	
Fair/Rustic	\$35.00
Average	\$55.00
Good	\$70.00
Very Good	\$95.00
Excellent	\$130.00

Decks will be adjusted using a factor of \$35/SF with some variation done when the deck/patio area contains plain concrete pad area. Where a patio is rock or brick and of a certain quality, that area will be the same as the open, cedar deck adjustment. Where a deck is covered (roofed), depending on the quality of that cover, the adjustment will be higher with a quality factor incorporated. When the cabin quality is good and there is a good cover over the deck, the use of an overall of \$40/SF is utilized. For very good quality with composite decking, the use of \$45/SF for an open deck and a cover will add \$20-\$30 per SF so that would represent \$65 to \$75/SF (+/-). For excellent qualities, the deck & cover will be proportionately higher.

For an average to good quality fully enclosed screened in porch, I will use \$45/SF. For Very Good (\$65/SF) and Excellent quality (\$85/SF) these amounts will be used.

For dock space, the RCN for a cedar dock (cedar pilings and a mix of cedar/poly floating frame with cedar deck) has an estimated cost per Copper Bay Construction of \$75/SF. For composite decking, add \$10/SF and for new steel pilings, add \$2,000 per piling (\$2,000 for cedar vs. \$4,000 for steel). I also contacted Northern Lakes Dock & Barge for this same information. They quoted an RCN for a cedar dock (same as above) reflecting \$55/SF.

Both builders indicated an approximate 20-year life expectancy. Steel pilings are the exception but the cedar components will only last this long due to the exposure to the weather conditions around Priest Lake (pretty similar with all lakes in the region). I have been unable to confirm or verify from individual buyers and sellers' thoughts with respect to a value allocation for docks.

Logic implies a new dock should be valued higher than a 10-year-old dock and as the dock ages (toward the 20-year life), there is only marginal contribution. I have not found buyers to be analytical in their purchase decisions except in the case where the dock is fully depreciated and then it adds nothing; possibly with the exception of the wood pilings. So, to be consistent, I will be adjusting dock contribution value on the basis of \$50/SF unless the sale or subject is new and then I will adjust the new at a higher amount than the older. The variations in physical depreciation, due to shorter life expectancy, may need to be accommodated on a case-by-case basis.

For garage space, the adjustment will represent the various quality levels. The adjustments reflect an attached garage although I have not been able to extract market evidence that a detached garage has any different contribution, we know a detached garage costs more to build than an attached garage.

Garage - 2023	
Fair/Rustic	\$35.00
Average	\$55.00
Good	\$75.00
Very Good	\$95.00
Excellent	\$115.00

Boathouse adjustment will be done on the equivalent quality rating & unit cost as shown above for the garage adjustment. This is consistent with the function of the space. It should be noted that many boathouse improvements fit closest to the fair/rustic category and regardless of condition, the boathouse improvement is viewed as a valuable addition to a lake front property, regardless of condition.

As of this report submission, I have done a personal inspection of the subject cottage sites and all the personal property. The inspections were done in early November 2022 while the latest sales & listing research was conducted through early January 2023. The date of value is January 15, 2023. The Ground Lease appraisals and the VAFO appraisals are all based on this same effective date of value. This sales catalog provides all of the most recent market evidence that will form the basis of my individual cottage site valuations as well as the valuation of the personal property.

As a final comment, primary market data will be taken from both 2021 & 2022 transactional data as well as reference & consideration of the 2020 sales, when it is felt appropriate. The amount of pure land sales available has been, again, limited but there are pure land sales and often these were on the market for years such as the Lot 4, South Shores Addition and Lot 6 Sandy Shores Addition as discussed in the 2020 and 2021 sales catalogs. In the previous sales catalog, I opined that market demand for bare land was reduced because (at least partly) a result of the high cost of construction as well as the opportunities to bid on VAFO properties where the current lessee has indicated they no longer have an interest in ownership. When a high-cost dwelling is situated on a steeper sloping lot, this tends to mean reduced demand. High-dollar dwellings are more often found on premium lots or where the lot, through site hardscape, can become much more usable. There tends to be an incorporation of view with the steeper slopes. For the individual appraisals, the reader will need to remember market conditions are different for the

steep lots as opposed to what has been observed for premium lots and those with ratings of 13-14 points. The market does appear to emphasize shoreline/beach more than the overall slope.

This sales catalog is intended to present all of the data available & the individual MLS sheets that provide the marketing information available to the buyers. I have researched county records for each of these sales and utilized that information for building sizes, deck & patios, garages, dock, etc. That will all be part of the sales information that will be contained in the individual VAFO appraisals. This sales catalog, like all the others submitted previously, will not provide conclusions of value.

Finally, I was to make it clear to the reader that the sales analyzed for this catalog represent the best available information at the time of writing. In previous catalogs and for this 2023 sales catalog, not all brokers contacted for confirmation of the sale provided the courtesy of responding or when they responded did so with the most limited detail. Other brokers took the time to discuss the sale, provide input on seller & buyer motivations, specific on the property and the overall impact is for me to more fully understand the transactional process (negotiation), what was included or not included in the sale, what impacts personal property (furnishings) might have had on the sale, etc. The reader needs to understand the sales catalog is a compilation of transactional data, be it actual sales or current listings or expired, withdrawn or cancelled listings. All of this is necessary to fully understand the dynamics of the Priest Lake market. I believe this sales catalog has accomplished that situation.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- I have performed services, as an appraiser, regarding some of the property that is the subject of the 2023 VAFO, Ground Lease and ULA appraisal that will be submitted under separate cover. It is recognized this contract began in 2013 & together with the multiple contract modifications reflecting my involvement with what was defined as the subject properties. For the original contract in 2013, this firm (Steven A. Hall, MAI, CCIM and Nicholas Hogan, MAI) appraised the subject cottage sites that are included in the 2022 VAFO, Ground Lease and ULA appraisals previously submitted and for this 2023 VAFO cycle.
- I have no bias with respect to the properties that will be the subject of the individual appraisals (to be delivered at a later date) or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. ***The use of extraordinary assumptions and hypothetical conditions within the report should be viewed within context that their use might have affected the assignment results.***
- I have made a personal inspection of the properties that will be individually appraised. I have viewed the sales & listings used in this sales catalog and to be used in the individual appraisals. (If more than one person signs this certification, the certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property). That is not an issue for this sales catalog or the individual appraisals.
- No one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated.)
- The report contains necessary discussion concerning a reasonable exposure period for the subject property within the estimated value shown.
- This report is in compliance with applicable regulations governing appraisal services and appraisal reporting requirements for the State of Idaho.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics &

Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

- As of the date of this report, I, Steven A. Hall, MAI, CCIM, have completed the continuing education program of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Steven A. Hall, MAI, CCIM
ID CGA-257
Expires 8/11/2023

ADDENDA

ASSUMPTIONS AND LIMITING CONDITIONS

By this notice, all persons and firms reviewing, utilizing or relying on this report in any manner bind themselves to accept these assumptions and limiting conditions. Do not use this report if you do not so accept. These conditions are a part of the appraisal report, they are a preface to any certification, definition, fact or analysis, and are intended to establish as a matter of record that the appraiser's function is to provide a present market value indication for the subject property based upon the appraiser's observations as to the subject property and the local and/or regional real estate market. This appraisal report is an economic study to estimate value as defined in it. It is not an engineering, construction, legal or architectural study nor survey and expertise in these areas, among others, is not implied.

1. LIMIT OF LIABILITY:

The liability of the firm HALL - WIDDOSS AND COMPANY, P.C. and employees and affiliated independent contractors is limited to the CLIENT ONLY AND TO THE FEE ACTUALLY RECEIVED BY APPRAISER (TOTAL PER APPRAISAL). FURTHER, THERE IS NO ACCOUNTABILITY, OBLIGATION, OR LIABILITY to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such assignment and related discussions. The Appraiser is in no way to be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property; physically, financially, and/or legally. In the case of limited partnerships or syndication offerings or stock offerings in real estate, client agrees that in case of lawsuit (brought by lender, partner, or part owner in any form of ownership, tenant, or any other party), any and all awards, settlements of any type in such suit, regardless of outcome, client will hold Appraiser completely harmless in any such action.

2. COPIES, PUBLICATION, DISTRIBUTION, USE OF REPORT:

Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for other than its intended use; the physical report(s) remain the property of HALL - WIDDOSS AND COMPANY, P.C. for the use of the client; the fee being for the analytical services only.

The Bylaws and Regulations of the Appraisal Institute require each Member and Candidate to control the use and distribution of each appraisal report signed by such Member or Candidate except as hereinafter provided, the client may distribute copies of this appraisal report in its entirety to such third parties as he may select; HOWEVER, selected portions of this appraisal report shall NOT be given to third parties without the prior written consent of the signatories of this appraisal report. Neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations, news, sales or other media for public communication without the prior written consent of the Appraiser.

3. CONFIDENTIALITY:

This appraisal is to be used only in its entirety and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by the Appraiser(s) whose signature(s) appear on the appraisal report, unless indicated as "Review Appraiser". No change of any item in the report shall be made by anyone other than the Appraiser and/or officer of the firm. The Appraiser and firm shall have no responsibility if any such unauthorized change is made. The Appraiser may not divulge the material (evaluation) contents of this report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or his designee as specified in writing except as may be required by the Appraisal Institute as they may request in confidence for ethics enforcement, or by a court of law or body with the power of subpoena. Sales information obtained during the course of this appraisal assignment is the Appraiser's and it can be used or exchanged without consent of the client.

4. TRADE SECRETS:

This appraisal was obtained from HALL - WIDDOSS AND COMPANY, P.C. and/or its individuals or related independent contractors and consists of "trade secrets and commercial or financial information" which is privileged and confidential and exempted from disclosures under 5 U.S.C. 552 (b) (4). Notify the Appraiser(s) signing report or a principal in Hall - Widdoss and Company, P.C. for any request to reproduce this appraisal in whole or in part.

5. INFORMATION USED:

No responsibility is assumed for accuracy of information furnished by work of or work by others, the client, his designee, or public records. We are not liable for such information or the work of possible subcontractors. Be advised that some of the people associated with Hall - Widdoss & Company, P.C. and possibly signing the report are independent contractors.

The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other source thought reasonable; all are considered appropriate for inclusion to the best of our factual judgement and knowledge. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market-related information. It is suggested that the client consider independent verification as a prerequisite to any transaction involving sale, lease, or other significant commitment of funds for subject property.

6. TESTIMONY, CONSULTATION, COMPLETION OF CONTRACT FOR APPRAISAL SERVICE:

The contract for appraisal, consultation or analytical service is fulfilled, and the total fee is payable prior to delivery of the report. The Appraiser(s) or those assisting in preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal, in full or in part, nor engage in post appraisal consultation with client or third parties except under separate and special arrangement and at additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges regardless of issuing party.

7. EXHIBITS:

The sketches and maps in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Various photos, if any, are included for the same purpose as of the date of the photos. Site plans are not surveys unless shown from separate surveyor.

8. LEGAL, ENGINEERING, FINANCIAL, STRUCTURAL, OR MECHANICAL NATURE HIDDEN COMPONENTS, SOIL:

The Appraiser and/or firm has no responsibility for matters legal in character or nature, nor of any architectural, structural, mechanical, or engineering nature. No opinion is rendered as to the title, which is presumed to be good and merchantable. The property is appraised as if free and clear, unless otherwise stated in particular parts of the report.

The legal description is assumed to be correct as used in this report as furnished by the client, his designee, or as derived by the Appraiser. Please note that no advice is given regarding mechanical equipment or structural integrity or adequacy nor soils and potential for settlement, drainage, and such (seek legal assistance), and such. The lender and owner should inspect the property before any disbursement of funds; further it is likely that the lender or owner may wish to require mechanical or structural inspections by qualified and licensed contractor, civil or structural engineer, architect, or other expert.

The Appraiser has inspected as far as possible, by observation, the land and the improvements; however, it was not possible to personally observe conditions beneath the soil or hidden structural, or other components. We have not critically inspected mechanical components within the improvements and no representations are made herein as to these matters unless specifically stated and considered in the report. The value estimate considers there being no such conditions that would cause loss of value. The land or the soil of the area being appraised appears firm, however, subsidence in the area is unknown. The Appraiser (singular or plural) does not warrant against this condition or occurrence of problems arising from soil conditions.

The appraisal is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil, or structures or toxic materials which would render it more or less valuable. The Appraiser and firm have no responsibility for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and status standard for properties of the subject type. Conditions of heating, cooling, ventilating, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. No judgement may be made by us to adequacy of insulation, type of insulation, or energy efficiency of the improvements or equipment which is assumed standard for subject age and type.

If the Appraiser has not been supplied with a deficiency or hazard inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranties are made concerning obtaining the above mentioned items.

The Appraiser has no responsibility for any costs or consequences arising due to the need, or the lack of need for flood hazard insurance. An Agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.

9. LEGALITY OF USE:

The appraisal is based on the premise that, there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in the report; further, that all applicable zoning, building, use regulations and restrictions of all types have been complied with unless otherwise stated in the report; further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimate.

10. COMPONENT VALUES:

The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

11. AUXILIARY AND RELATED STUDIES:

No environmental or impact studies, special market study or analysis, highest and best use analysis study or feasibility study has been requested or made unless otherwise specified in an agreement for services or in the report.

12. DOLLAR VALUES, PURCHASING POWER:

The market value estimated, and the costs used, are as of the date of the estimate of value. All dollar amounts are based on the purchasing power and price of dollar as of the date of value estimate.

13. INCLUSIONS:

Furnishings and equipment or personal property or business operations except as specifically indicated and typically considered as part of real estate, have been disregarded with only the real estate being considered in the value estimate unless otherwise stated. In some property types, business and real estate interests and values are combined and essentially integrated to comprise the property in total, i.e. Hotels/Motels.

14. PROPOSED IMPROVEMENTS, CONDITIONED VALUE:

Improvements proposed, if any, on or off-site, as well as any repairs required are considered, for purposes of this appraisal to be completed in good and workmanlike manner according to information submitted and/or considered by the Appraiser(s). In cases of proposed construction, the appraisal is subject to change upon inspection of property after construction is completed. This estimate of market value is as of the date shown which is indicative of a hypothetical condition or an extraordinary assumption.

15. VALUE CHANGE, DYNAMIC MARKET, INFLUENCES, ALTERATION OF ESTIMATE BY APPRAISER:

The estimated market value, which is defined in the report, is subject to change with market changes over time; value is highly related to exposure, time, promotional effort, terms, motivation, and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the marketplace. In cases of appraisals involving the capitalization of income benefits, the estimate of market value or investment value or value in use is a reflection of such benefits and Appraiser(s) interpretation of income and yields and other factors derived from general and specific client and market information. Such estimates are as of the date of the estimate of value; they are thus subject to change as the market and value is naturally dynamic. "The Opinion of Market Value" in the appraisal report is not based in whole or in part upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised. Appraisal report and value estimate are subject to change if physical or legal entity or financing is different than that envisioned in the report.

16. MANAGEMENT OF THE PROPERTY:

It is assumed that the property which is the subject of this report will be under prudent and competent ownership and management; neither inefficient nor super-efficient.

17. CONTINUOUS EDUCATION:

The Appraisal Institute conducts a voluntary and a mandatory program of continuing education for its designated members depending upon date of membership. Those who meet the minimum standards of this program are awarded periodic educational certification. Please refer to the Appraisers Certification for compliance with the Appraisal Institute's requirements addressing continuing education.

18. FEE:

The fee for this appraisal or study is for the service rendered and not for the time spent on the physical report or the physical report itself. Amount of payment of fee for services is not contingent on any result, approval amount or other estimates or statements.

19. AUTHENTIC COPIES:

The authentic copies of this report are signed in blue ink and have embossed type seal. Any copy that does not have the above is unauthorized and may have been altered.

20. INSULATION AND TOXIC MATERIALS:

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

21. REVIEW:

Unless otherwise noted herein, any named Review Appraiser from Hall - Widdoss and Company, P.C. has reviewed the report as to general appropriateness of technique and format, and has agreed to accept full responsibility for the contents and conclusions noted therein.

22. CHANGES, MODIFICATIONS:

The Appraiser(s) and/or principals of Hall - Widdoss and Company, P.C., reserve the right to alter statements, analyses, conclusions or any value estimate(s) in the appraisal if there becomes known to us facts pertinent to the appraisal process which were unknown to us when the report was finished.

23. AFTER TAX ANALYSIS AND/OR VALUATION:

Any "after" tax income or investment analysis and resultant measures of return on investment are intended to reflect only possible and general market considerations, whether as part of estimating value or estimating possible returns on investment at an assumed value or price paid; note that the Appraiser(s) does not claim expertise in tax matters and advises client and any other using the appraisal to seek competent tax advice as the Appraiser(s) is in no way to be considered a tax advisor or investment advisor.

24. ACCEPTANCE OF, AND/OR USE OF, THIS APPRAISAL REPORT BY CLIENT OR ANY THIRD PARTY CONSTITUTES ACCEPTANCE OF THE ABOVE CONDITIONS. APPRAISER LIABILITY EXTEND ONLY TO STATED CLIENT, NOT TO SUBSEQUENT PARTIES OR USERS OF ANY TYPE, AND THE TOTAL LIABILITY OF APPRAISER AND FIRM IS LIMITED TO THE AMOUNT OF FEE RECEIVED BY HALL - WIDDOSS & COMPANY.



Executive Summary

Coolin, Idaho
Rings: 5, 15, 30 mile radii

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

	5 miles	15 miles	30 miles
Population			
2010 Population	542	2,251	49,808
2020 Population	593	2,609	55,465
2022 Population	624	2,754	57,432
2027 Population	660	2,881	60,451
2010-2020 Annual Rate	0.90%	1.49%	1.08%
2020-2022 Annual Rate	2.29%	2.43%	1.56%
2022-2027 Annual Rate	1.13%	0.91%	1.03%
2022 Male Population	51.0%	51.4%	50.4%
2022 Female Population	49.0%	48.6%	49.6%
2022 Median Age	54.6	54.4	47.9

In the identified area, the current year population is 57,432. In 2020, the Census count in the area was 55,465. The rate of change since 2020 was 1.56% annually. The five-year projection for the population in the area is 60,451 representing a change of 1.03% annually from 2022 to 2027. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 47.9, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	93.9%	92.6%	89.9%
2022 Black Alone	0.2%	0.1%	0.3%
2022 American Indian/Alaska Native Alone	0.2%	0.9%	1.3%
2022 Asian Alone	0.2%	0.3%	0.6%
2022 Pacific Islander Alone	0.0%	0.0%	0.1%
2022 Other Race	0.3%	0.9%	1.4%
2022 Two or More Races	5.3%	5.1%	6.4%
2022 Hispanic Origin (Any Race)	2.7%	2.6%	3.7%

Persons of Hispanic origin represent 3.7% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 24.4 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	96	85	78
2010 Households	251	976	20,762
2020 Households	286	1,136	23,090
2022 Households	296	1,171	23,907
2027 Households	312	1,227	25,211
2010-2020 Annual Rate	1.31%	1.53%	1.07%
2020-2022 Annual Rate	1.54%	1.36%	1.56%
2022-2027 Annual Rate	1.06%	0.94%	1.07%
2022 Average Household Size	2.11	2.35	2.37

The household count in this area has changed from 23,090 in 2020 to 23,907 in the current year, a change of 1.56% annually. The five-year projection of households is 25,211, a change of 1.07% annually from the current year total. Average household size is currently 2.37, compared to 2.37 in the year 2020. The number of families in the current year is 15,664 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Executive Summary

Coolin, Idaho
Rings: 5, 15, 30 mile radii

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Latitude: 48.48139
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	5 miles	15 miles	30 miles
Mortgage Income			
2022 Percent of Income for Mortgage	41.3%	42.7%	29.8%
Median Household Income			
2022 Median Household Income	\$50,000	\$48,812	\$58,597
2027 Median Household Income	\$67,380	\$61,664	\$68,289
2022-2027 Annual Rate	6.15%	4.79%	3.11%
Average Household Income			
2022 Average Household Income	\$86,668	\$80,093	\$82,345
2027 Average Household Income	\$105,063	\$98,164	\$95,323
2022-2027 Annual Rate	3.92%	4.15%	2.97%
Per Capita Income			
2022 Per Capita Income	\$39,224	\$34,411	\$34,232
2027 Per Capita Income	\$47,379	\$42,210	\$39,697
2022-2027 Annual Rate	3.85%	4.17%	3.01%

Households by Income

Current median household income is \$58,597 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$68,289 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$82,345 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$95,323 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$34,232 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$39,697 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	62	60	85
2010 Total Housing Units	973	3,615	29,273
2010 Owner Occupied Housing Units	204	812	15,300
2010 Renter Occupied Housing Units	47	164	5,462
2010 Vacant Housing Units	722	2,639	8,511
2020 Total Housing Units	943	3,518	30,677
2020 Vacant Housing Units	657	2,382	7,587
2022 Total Housing Units	944	3,522	31,339
2022 Owner Occupied Housing Units	242	942	17,749
2022 Renter Occupied Housing Units	54	229	6,157
2022 Vacant Housing Units	648	2,351	7,432
2027 Total Housing Units	977	3,641	32,526
2027 Owner Occupied Housing Units	258	993	18,873
2027 Renter Occupied Housing Units	55	233	6,338
2027 Vacant Housing Units	665	2,414	7,315

Currently, 56.6% of the 31,339 housing units in the area are owner occupied; 19.6%, renter occupied; and 23.7% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 30,677 housing units in the area and 24.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.95%. Median home value in the area is \$331,220, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.16% annually to \$350,826.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Community Profile

Coolin, Idaho
Rings: 5, 15, 30 mile radii

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

	5 miles	15 miles	30 miles
Population Summary			
2010 Total Population	542	2,251	49,808
2020 Total Population	593	2,609	55,465
2020 Group Quarters	0	0	699
2022 Total Population	624	2,754	57,432
2022 Group Quarters	0	0	699
2027 Total Population	660	2,881	60,451
2022-2027 Annual Rate	1.13%	0.91%	1.03%
2022 Total Daytime Population	747	3,246	57,689
Workers	322	1,579	25,222
Residents	425	1,667	32,467
Household Summary			
2010 Households	251	976	20,762
2010 Average Household Size	2.16	2.31	2.37
2020 Total Households	286	1,136	23,090
2020 Average Household Size	2.07	2.30	2.37
2022 Total Households	296	1,171	23,907
2022 Average Household Size	2.11	2.35	2.37
2027 Total Households	312	1,227	25,211
2027 Average Household Size	2.12	2.35	2.37
2022-2027 Annual Rate	1.06%	0.94%	1.07%
2010 Families	161	654	13,916
2010 Average Family Size	2.65	2.76	2.85
2022 Total Families	189	765	15,664
2022 Average Family Size	2.58	2.84	2.87
2027 Total Families	200	801	16,502
2027 Average Family Size	2.56	2.82	2.85
2022-2027 Annual Rate	1.14%	0.92%	1.05%
Housing Unit Summary			
2000 Housing Units	765	2,879	23,828
Owner Occupied Housing Units	22.1%	26.2%	57.6%
Renter Occupied Housing Units	5.9%	5.1%	17.6%
Vacant Housing Units	72.0%	68.7%	24.8%
2010 Housing Units	973	3,615	29,273
Owner Occupied Housing Units	21.0%	22.5%	52.3%
Renter Occupied Housing Units	4.8%	4.5%	18.7%
Vacant Housing Units	74.2%	73.0%	29.1%
2020 Housing Units	943	3,518	30,677
Vacant Housing Units	69.7%	67.7%	24.7%
2022 Housing Units	944	3,522	31,339
Owner Occupied Housing Units	25.6%	26.7%	56.6%
Renter Occupied Housing Units	5.7%	6.5%	19.6%
Vacant Housing Units	68.6%	66.8%	23.7%
2027 Housing Units	977	3,641	32,526
Owner Occupied Housing Units	26.4%	27.3%	58.0%
Renter Occupied Housing Units	5.6%	6.4%	19.5%
Vacant Housing Units	68.1%	66.3%	22.5%
Median Household Income			
2022	\$50,000	\$48,812	\$58,597
2027	\$67,380	\$61,664	\$68,289
Median Home Value			
2022	\$392,241	\$395,759	\$331,220
2027	\$504,261	\$436,864	\$350,826
Per Capita Income			
2022	\$39,224	\$34,411	\$34,232
2027	\$47,379	\$42,210	\$39,697
Median Age			
2010	49.8	50.3	45.1
2022	54.6	54.4	47.9
2027	56.0	55.2	48.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Coolin, Idaho
Rings: 5, 15, 30 mile radii

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

	5 miles	15 miles	30 miles
2022 Households by Income			
Household Income Base	296	1,171	23,907
<\$15,000	5.4%	10.9%	9.0%
\$15,000 - \$24,999	12.5%	11.0%	9.2%
\$25,000 - \$34,999	18.2%	16.1%	11.3%
\$35,000 - \$49,999	13.5%	12.7%	12.5%
\$50,000 - \$74,999	7.8%	11.7%	18.4%
\$75,000 - \$99,999	12.5%	12.6%	15.4%
\$100,000 - \$149,999	16.2%	14.2%	13.2%
\$150,000 - \$199,999	7.4%	5.4%	6.5%
\$200,000+	5.7%	5.4%	4.6%
Average Household Income	\$86,668	\$80,093	\$82,345
2027 Households by Income			
Household Income Base	312	1,227	25,211
<\$15,000	3.2%	7.2%	6.5%
\$15,000 - \$24,999	8.7%	9.0%	7.4%
\$25,000 - \$34,999	14.4%	13.0%	9.8%
\$35,000 - \$49,999	17.9%	14.4%	11.2%
\$50,000 - \$74,999	7.7%	11.6%	18.9%
\$75,000 - \$99,999	6.1%	10.0%	16.3%
\$100,000 - \$149,999	22.4%	19.1%	15.5%
\$150,000 - \$199,999	12.5%	8.5%	9.1%
\$200,000+	7.1%	7.2%	5.3%
Average Household Income	\$105,063	\$98,164	\$95,323
2022 Owner Occupied Housing Units by Value			
Total	242	942	17,749
<\$50,000	0.8%	0.8%	2.7%
\$50,000 - \$99,999	4.5%	2.3%	3.3%
\$100,000 - \$149,999	4.1%	3.8%	5.3%
\$150,000 - \$199,999	8.7%	5.7%	10.7%
\$200,000 - \$249,999	4.5%	9.7%	11.1%
\$250,000 - \$299,999	5.0%	4.8%	9.9%
\$300,000 - \$399,999	24.0%	23.8%	22.4%
\$400,000 - \$499,999	3.7%	11.8%	12.8%
\$500,000 - \$749,999	30.2%	20.6%	13.8%
\$750,000 - \$999,999	13.2%	10.7%	4.9%
\$1,000,000 - \$1,499,999	0.8%	3.0%	1.2%
\$1,500,000 - \$1,999,999	0.0%	1.4%	0.6%
\$2,000,000 +	0.0%	1.5%	1.3%
Average Home Value	\$464,938	\$505,712	\$399,852
2027 Owner Occupied Housing Units by Value			
Total	258	993	18,873
<\$50,000	0.8%	0.7%	2.4%
\$50,000 - \$99,999	3.9%	1.9%	2.9%
\$100,000 - \$149,999	3.5%	3.0%	4.7%
\$150,000 - \$199,999	7.0%	4.6%	9.5%
\$200,000 - \$249,999	3.5%	8.0%	9.8%
\$250,000 - \$299,999	3.9%	3.9%	9.0%
\$300,000 - \$399,999	23.3%	23.5%	22.8%
\$400,000 - \$499,999	3.5%	11.9%	13.5%
\$500,000 - \$749,999	34.1%	23.5%	15.8%
\$750,000 - \$999,999	15.5%	12.4%	5.8%
\$1,000,000 - \$1,499,999	0.8%	3.5%	1.5%
\$1,500,000 - \$1,999,999	0.0%	1.5%	0.7%
\$2,000,000 +	0.0%	1.6%	1.5%
Average Home Value	\$495,720	\$539,577	\$426,012

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Coolin, Idaho
Rings: 5, 15, 30 mile radii

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

	5 miles	15 miles	30 miles
2010 Population by Age			
Total	543	2,250	49,808
0 - 4	5.0%	4.4%	5.5%
5 - 9	4.6%	4.9%	6.0%
10 - 14	5.3%	5.5%	6.9%
15 - 24	10.7%	9.1%	10.3%
25 - 34	7.4%	7.5%	9.9%
35 - 44	9.6%	10.5%	11.2%
45 - 54	16.2%	17.7%	15.9%
55 - 64	16.9%	20.9%	17.0%
65 - 74	15.1%	13.3%	10.5%
75 - 84	7.6%	5.4%	4.8%
85 +	1.3%	1.1%	2.0%
18 +	81.4%	81.8%	77.6%
2022 Population by Age			
Total	621	2,753	57,432
0 - 4	4.2%	3.8%	4.8%
5 - 9	4.3%	4.3%	5.1%
10 - 14	4.7%	4.9%	5.6%
15 - 24	8.1%	7.9%	10.1%
25 - 34	9.0%	8.5%	10.3%
35 - 44	8.5%	9.3%	10.8%
45 - 54	11.8%	12.2%	11.8%
55 - 64	18.7%	20.2%	16.9%
65 - 74	19.6%	19.3%	15.3%
75 - 84	9.3%	8.1%	6.9%
85 +	1.8%	1.6%	2.2%
18 +	84.5%	84.2%	81.0%
2027 Population by Age			
Total	658	2,880	60,450
0 - 4	4.0%	3.7%	4.7%
5 - 9	4.1%	4.2%	5.0%
10 - 14	4.7%	4.9%	5.6%
15 - 24	7.8%	7.6%	9.4%
25 - 34	7.1%	7.5%	10.3%
35 - 44	10.3%	10.2%	10.9%
45 - 54	10.6%	11.6%	11.9%
55 - 64	16.9%	17.2%	14.8%
65 - 74	21.3%	20.7%	16.3%
75 - 84	11.1%	10.5%	8.6%
85 +	2.1%	2.0%	2.5%
18 +	84.7%	84.4%	81.3%
2010 Population by Sex			
Males	276	1,163	25,047
Females	265	1,089	24,760
2022 Population by Sex			
Males	318	1,415	28,966
Females	306	1,339	28,466
2027 Population by Sex			
Males	338	1,481	30,536
Females	322	1,400	29,915

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Coolin, Idaho
Rings: 5, 15, 30 mile radii

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

	5 miles	15 miles	30 miles
2010 Population by Race/Ethnicity			
Total	542	2,252	49,808
White Alone	95.4%	96.0%	94.8%
Black Alone	0.4%	0.2%	0.2%
American Indian Alone	0.4%	1.0%	1.6%
Asian Alone	0.4%	0.4%	0.5%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	0.7%	0.4%	0.5%
Two or More Races	2.6%	1.9%	2.3%
Hispanic Origin	1.7%	2.0%	2.7%
Diversity Index	11.9	11.2	14.7
2020 Population by Race/Ethnicity			
Total	593	2,609	55,465
White Alone	94.1%	92.6%	90.1%
Black Alone	0.2%	0.2%	0.3%
American Indian Alone	0.2%	1.0%	1.3%
Asian Alone	0.2%	0.3%	0.6%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	0.3%	0.9%	1.4%
Two or More Races	5.2%	5.1%	6.2%
Hispanic Origin	2.7%	2.7%	3.7%
Diversity Index	15.8	18.4	24.1
2022 Population by Race/Ethnicity			
Total	625	2,754	57,431
White Alone	93.9%	92.6%	89.9%
Black Alone	0.2%	0.1%	0.3%
American Indian Alone	0.2%	0.9%	1.3%
Asian Alone	0.2%	0.3%	0.6%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	0.3%	0.9%	1.4%
Two or More Races	5.3%	5.1%	6.4%
Hispanic Origin	2.7%	2.6%	3.7%
Diversity Index	15.9	18.3	24.4
2027 Population by Race/Ethnicity			
Total	661	2,881	60,449
White Alone	93.6%	92.3%	89.3%
Black Alone	0.2%	0.1%	0.3%
American Indian Alone	0.2%	0.9%	1.2%
Asian Alone	0.2%	0.3%	0.6%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	0.3%	0.9%	1.6%
Two or More Races	5.6%	5.4%	6.9%
Hispanic Origin	2.6%	2.6%	3.7%
Diversity Index	16.2	18.8	25.5
2010 Population by Relationship and Household Type			
Total	542	2,251	49,808
In Households	100.0%	100.0%	99.0%
In Family Households	80.8%	82.2%	82.2%
Householder	28.4%	29.5%	27.9%
Spouse	25.6%	26.5%	22.3%
Child	23.1%	22.5%	27.0%
Other relative	1.8%	1.6%	2.4%
Nonrelative	2.0%	2.0%	2.6%
In Nonfamily Households	19.2%	17.8%	16.7%
In Group Quarters	0.0%	0.0%	1.0%
Institutionalized Population	0.0%	0.0%	0.8%
Noninstitutionalized Population	0.0%	0.0%	0.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Coolin, Idaho
Rings: 5, 15, 30 mile radii

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

	5 miles	15 miles	30 miles
2022 Population 25+ by Educational Attainment			
Total	491	2,182	42,700
Less than 9th Grade	0.4%	1.1%	1.6%
9th - 12th Grade, No Diploma	3.5%	3.8%	5.8%
High School Graduate	28.3%	24.7%	24.5%
GED/Alternative Credential	0.6%	2.6%	4.6%
Some College, No Degree	22.8%	32.7%	25.0%
Associate Degree	7.3%	7.1%	11.5%
Bachelor's Degree	12.8%	13.1%	16.7%
Graduate/Professional Degree	24.2%	15.0%	10.4%
2022 Population 15+ by Marital Status			
Total	541	2,398	48,500
Never Married	15.3%	15.2%	20.8%
Married	68.4%	65.3%	59.7%
Widowed	9.6%	6.8%	6.7%
Divorced	6.7%	12.8%	12.8%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	206	1,105	25,573
Population 16+ Employed	98.1%	98.6%	98.4%
Population 16+ Unemployment rate	2.4%	1.4%	1.6%
Population 16-24 Employed	14.4%	11.0%	12.2%
Population 16-24 Unemployment rate	12.1%	7.7%	4.0%
Population 25-54 Employed	54.0%	53.0%	57.6%
Population 25-54 Unemployment rate	0.0%	0.0%	1.3%
Population 55-64 Employed	20.3%	24.3%	20.8%
Population 55-64 Unemployment rate	2.4%	1.5%	1.6%
Population 65+ Employed	11.4%	11.7%	9.4%
Population 65+ Unemployment rate	0.0%	0.0%	0.2%
2022 Employed Population 16+ by Industry			
Total	202	1,090	25,168
Agriculture/Mining	0.0%	13.9%	4.5%
Construction	11.4%	9.4%	8.8%
Manufacturing	1.0%	7.6%	12.8%
Wholesale Trade	5.9%	3.0%	1.8%
Retail Trade	17.8%	11.9%	11.6%
Transportation/Utilities	18.3%	11.4%	6.9%
Information	0.0%	4.2%	1.9%
Finance/Insurance/Real Estate	5.4%	2.6%	4.7%
Services	40.6%	35.6%	43.0%
Public Administration	0.0%	0.4%	4.0%
2022 Employed Population 16+ by Occupation			
Total	202	1,091	25,170
White Collar	54.0%	48.3%	49.3%
Management/Business/Financial	19.8%	13.6%	12.6%
Professional	5.9%	9.8%	17.1%
Sales	7.4%	8.8%	8.9%
Administrative Support	20.8%	16.1%	10.7%
Services	10.4%	16.0%	18.0%
Blue Collar	35.6%	35.8%	32.7%
Farming/Forestry/Fishing	0.0%	2.1%	2.1%
Construction/Extraction	9.9%	8.3%	6.9%
Installation/Maintenance/Repair	10.4%	7.4%	3.3%
Production	1.0%	9.4%	9.7%
Transportation/Material Moving	14.4%	8.4%	10.7%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Coolin, Idaho
Rings: 5, 15, 30 mile radii

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

	5 miles	15 miles	30 miles
2010 Households by Type			
Total	250	975	20,760
Households with 1 Person	28.0%	26.2%	26.9%
Households with 2+ People	72.0%	73.8%	73.1%
Family Households	64.4%	67.1%	67.0%
Husband-wife Families	58.4%	60.3%	53.6%
With Related Children	18.0%	16.9%	18.2%
Other Family (No Spouse Present)	6.4%	6.8%	13.5%
Other Family with Male Householder	2.8%	3.0%	4.8%
With Related Children	2.4%	2.2%	3.2%
Other Family with Female Householder	3.6%	3.8%	8.7%
With Related Children	2.0%	2.4%	6.0%
Nonfamily Households	7.6%	6.8%	6.0%
All Households with Children	21.9%	21.7%	28.0%
Multigenerational Households	1.6%	1.5%	2.4%
Unmarried Partner Households	8.4%	6.8%	7.1%
Male-female	7.6%	6.1%	6.5%
Same-sex	0.8%	0.6%	0.6%
2010 Households by Size			
Total	251	977	20,762
1 Person Household	27.9%	26.1%	26.9%
2 Person Household	45.8%	47.7%	40.9%
3 Person Household	11.2%	10.8%	13.3%
4 Person Household	6.8%	8.0%	10.5%
5 Person Household	4.4%	4.4%	5.1%
6 Person Household	3.2%	2.3%	1.9%
7 + Person Household	0.8%	0.7%	1.2%
2010 Households by Tenure and Mortgage Status			
Total	251	976	20,762
Owner Occupied	81.3%	83.2%	73.7%
Owned with a Mortgage/Loan	40.6%	46.8%	45.1%
Owned Free and Clear	40.6%	36.3%	28.6%
Renter Occupied	18.7%	16.8%	26.3%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	62	60	85
Percent of Income for Mortgage	41.3%	42.7%	29.8%
Wealth Index	96	85	78
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	973	3,615	29,273
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	0.0%	0.9%	26.9%
Rural Housing Units	100.0%	99.1%	73.1%
2010 Population By Urban/ Rural Status			
Total Population	542	2,251	49,808
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	0.0%	1.5%	32.0%
Rural Population	100.0%	98.5%	68.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Coolin, Idaho
Rings: 5, 15, 30 mile radii

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

	5 miles	15 miles	30 miles
Top 3 Tapestry Segments			
1.	Rural Resort Dwellers (6E)	Rural Resort Dwellers (6E)	The Great Outdoors (6C)
2.		The Great Outdoors (6C)	Rural Resort Dwellers (6E)
3.		Economic BedRock (10C)	Rooted Rural (10B)
2022 Consumer Spending			
Apparel & Services: Total \$	\$549,931	\$2,033,992	\$43,516,547
Average Spent	\$1,857.88	\$1,736.97	\$1,820.24
Spending Potential Index	77	72	76
Education: Total \$	\$356,221	\$1,388,819	\$31,866,796
Average Spent	\$1,203.45	\$1,186.01	\$1,332.95
Spending Potential Index	61	60	68
Entertainment/Recreation: Total \$	\$1,042,137	\$3,687,724	\$74,260,911
Average Spent	\$3,520.73	\$3,149.21	\$3,106.24
Spending Potential Index	96	86	85
Food at Home: Total \$	\$1,735,362	\$6,187,279	\$123,773,152
Average Spent	\$5,862.71	\$5,283.76	\$5,177.28
Spending Potential Index	95	85	84
Food Away from Home: Total \$	\$1,014,139	\$3,788,189	\$79,561,939
Average Spent	\$3,426.15	\$3,235.00	\$3,327.98
Spending Potential Index	79	75	77
Health Care: Total \$	\$2,214,318	\$7,651,675	\$150,254,668
Average Spent	\$7,480.80	\$6,534.31	\$6,284.97
Spending Potential Index	106	92	89
HH Furnishings & Equipment: Total \$	\$635,164	\$2,303,271	\$48,335,459
Average Spent	\$2,145.82	\$1,966.93	\$2,021.81
Spending Potential Index	84	77	79
Personal Care Products & Services: Total \$	\$236,249	\$859,244	\$18,759,096
Average Spent	\$798.14	\$733.77	\$784.67
Spending Potential Index	78	72	77
Shelter: Total \$	\$5,193,612	\$18,866,136	\$412,589,055
Average Spent	\$17,545.99	\$16,111.13	\$17,258.09
Spending Potential Index	77	70	75
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$987,330	\$3,294,997	\$61,219,907
Average Spent	\$3,335.57	\$2,813.83	\$2,560.75
Spending Potential Index	123	104	94
Travel: Total \$	\$691,082	\$2,486,293	\$53,256,180
Average Spent	\$2,334.74	\$2,123.22	\$2,227.64
Spending Potential Index	81	74	78
Vehicle Maintenance & Repairs: Total \$	\$384,683	\$1,344,948	\$26,311,488
Average Spent	\$1,299.60	\$1,148.55	\$1,100.58
Spending Potential Index	103	91	87

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Census 2020 PL 94-171 Profile

Coolin, Idaho
Ring: 5 mile radius

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

	2010		2020		2022		Annual Rate		
	Number	Percent	Number	Percent	Number	Percent	2010-2020	2010-2022	2020-2022
Total Population	542	100.0%	593	100.0%	624	100.0%	0.90%	1.16%	2.29%
Household Population	542	100.0%	593	100.0%	624	100.0%	0.90%	1.16%	2.29%
Group Quarters	0	0.0%	0	0.0%	0	0.0%	0.00%	0.00%	-
Population Density	6.9	-	7.6	-	7.9	-	-	-	-
Total Housing Units	973	100.0%	943	100.0%	944	100.0%	-0.31%	-0.25%	0.05%
Total Households	251	25.8%	286	30.3%	296	31.4%	1.31%	1.36%	1.54%
Total Vacant	722	74.2%	657	69.7%	648	68.6%	-0.94%	-0.88%	-0.61%
Average Household Size	2.16	-	2.07	-	2.11	-	-	-	-

	2020	2021	2022	Average	Median
Households					
Total	288	289	296	291	289
Change		1	7	4	N/A
Percent Change		0.3%	2.4%	1.3%	1.3%
Annual Rate		0.3%	1.5%	0.9%	0.9%

Population by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	593	100.0%	577	97.3%	16	2.7%
Population Reporting One Race	562	94.8%	549	92.6%	13	2.2%
White	558	94.1%	545	91.9%	13	2.2%
Black	1	0.2%	1	0.2%	0	0.0%
American Indian	1	0.2%	1	0.2%	0	0.0%
Asian	1	0.2%	1	0.2%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	2	0.3%	2	0.3%	0	0.0%
Population Reporting Two or More Races	31	5.2%	28	4.7%	3	0.5%
Diversity Index	15.8	-	-	-	-	-

Population 18+ by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	500	84.3%	492	85.3%	8	50.0%
Population Reporting One Race	475	80.1%	470	81.5%	5	31.2%
White	472	79.6%	467	80.9%	5	31.2%
Black	0	0.0%	0	0.0%	0	0.0%
American Indian	1	0.2%	1	0.2%	0	0.0%
Asian	1	0.2%	1	0.2%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	2	0.3%	2	0.3%	0	0.0%
Population Reporting Two or More Races	25	4.2%	23	4.0%	2	12.5%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau, 2020 Census Redistricting Data (P.L. 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Census 2020 PL 94-171 Profile

Coolin, Idaho
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 48.48139
 Longitude: -116.84745

Population <18 by Race	2020					
	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	93	15.7%	85	14.7%	8	50.0%
Population Reporting One Race	87	14.7%	80	13.9%	8	50.0%
White	86	14.5%	79	13.7%	8	50.0%
Black	1	0.2%	1	0.2%	0	0.0%
American Indian	0	0.0%	0	0.0%	0	0.0%
Asian	0	0.0%	0	0.0%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	0	0.0%	0	0.0%	0	0.0%
Population Reporting Two or More Races	6	1.0%	5	0.9%	1	6.2%

Group Quarters Population	2020	
	Number	Percent
Total	0	0.0%
Institutionalized population	0	0.0%
Correctional facilities for adults	0	0.0%
Juvenile facilities	0	0.0%
Nursing facilities/Skilled-nursing	0	0.0%
Other institutional facilities	0	0.0%
Noninstitutionalized population	0	0.0%
College/University student housing	0	0.0%
Military Quarters	0	0.0%
Other noninstitutional	0	0.0%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau, 2020 Census Redistricting Data (P.L. 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Census 2020 PL 94-171 Profile

Coolin, Idaho
Ring: 15 mile radius

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

	2010		2020		2022		Annual Rate		
	Number	Percent	Number	Percent	Number	Percent	2010-2020	2010-2022	2020-2022
Total Population	2,251	100.0%	2,609	100.0%	2,754	100.0%	1.49%	1.66%	2.43%
Household Population	2,251	100.0%	2,609	100.0%	2,754	100.0%	1.49%	1.66%	2.43%
Group Quarters	0	0.0%	0	0.0%	0	0.0%	0.00%	0.00%	-
Population Density	3.2	-	3.7	-	3.9	-	-	-	-
Total Housing Units	3,615	100.0%	3,518	100.0%	3,522	100.0%	-0.27%	-0.21%	0.05%
Total Households	976	27.0%	1,136	32.3%	1,171	33.2%	1.53%	1.50%	1.36%
Total Vacant	2,639	73.0%	2,382	67.7%	2,351	66.8%	-1.02%	-0.94%	-0.58%
Average Household Size	2.31	-	2.30	-	2.35	-	-	-	-

	2020	2021	2022	Average	Median
Households					
Total	1,141	1,160	1,171	1,157	1,160
Change		19	11	15	N/A
Percent Change		1.7%	0.9%	1.3%	1.3%
Annual Rate		1.7%	1.4%	1.5%	1.5%

Population by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	2,609	100.0%	2,539	97.3%	70	2.7%
Population Reporting One Race	2,477	94.9%	2,428	93.1%	49	1.9%
White	2,417	92.6%	2,382	91.3%	35	1.3%
Black	4	0.2%	4	0.2%	0	0.0%
American Indian	25	1.0%	25	1.0%	0	0.0%
Asian	9	0.3%	9	0.3%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	23	0.9%	8	0.3%	14	0.5%
Population Reporting Two or More Races	132	5.1%	111	4.3%	20	0.8%
Diversity Index	18.4	-	-	-	-	-

Population 18+ by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	2,191	84.0%	2,149	84.6%	42	60.0%
Population Reporting One Race	2,086	80.0%	2,058	81.1%	28	40.0%
White	2,035	78.0%	2,019	79.5%	16	22.9%
Black	2	0.1%	2	0.1%	0	0.0%
American Indian	20	0.8%	20	0.8%	0	0.0%
Asian	8	0.3%	8	0.3%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	20	0.8%	8	0.3%	12	17.1%
Population Reporting Two or More Races	105	4.0%	91	3.6%	14	20.0%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau, 2020 Census Redistricting Data (P.L. 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Census 2020 PL 94-171 Profile

Coolin, Idaho
Ring: 15 mile radius

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

Population <18 by Race	2020					
	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	418	16.0%	391	15.4%	27	38.6%
Population Reporting One Race	391	15.0%	370	14.6%	21	30.0%
White	381	14.6%	363	14.3%	18	25.7%
Black	1	0.0%	1	0.0%	0	0.0%
American Indian	5	0.2%	5	0.2%	0	0.0%
Asian	1	0.0%	1	0.0%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	3	0.1%	0	0.0%	2	2.9%
Population Reporting Two or More Races	27	1.0%	20	0.8%	7	10.0%

Group Quarters Population	2020	
	Number	Percent
Total	0	0.0%
Institutionalized population	0	0.0%
Correctional facilities for adults	0	0.0%
Juvenile facilities	0	0.0%
Nursing facilities/Skilled-nursing	0	0.0%
Other institutional facilities	0	0.0%
Noninstitutionalized population	0	0.0%
College/University student housing	0	0.0%
Military Quarters	0	0.0%
Other noninstitutional	0	0.0%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau, 2020 Census Redistricting Data (P.L. 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Census 2020 PL 94-171 Profile

Coolin, Idaho
Ring: 30 mile radius

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

	2010		2020		2022		Annual Rate		
	Number	Percent	Number	Percent	Number	Percent	2010-2020	2010-2022	2020-2022
Total Population	49,808	100.0%	55,465	100.0%	57,432	100.0%	1.08%	1.17%	1.56%
Household Population	49,298	99.0%	54,766	98.7%	56,732	98.8%	1.06%	1.15%	1.58%
Group Quarters	510	1.0%	699	1.3%	699	1.2%	3.20%	2.61%	-
Population Density	17.6	-	19.6	-	20.3	-	-	-	-
Total Housing Units	29,273	100.0%	30,677	100.0%	31,339	100.0%	0.47%	0.56%	0.95%
Total Households	20,762	70.9%	23,090	75.3%	23,907	76.3%	1.07%	1.16%	1.56%
Total Vacant	8,511	29.1%	7,587	24.7%	7,432	23.7%	-1.14%	-1.10%	-0.91%
Average Household Size	2.37	-	2.37	-	2.37	-	-	-	-

	2020	2021	2022	Average	Median
Households					
Total	23,183	23,668	23,907	23,586	23,668
Change		485	239	362	N/A
Percent Change		2.1%	1.0%	1.6%	1.6%
Annual Rate		2.1%	1.6%	1.8%	1.8%

Population by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	55,465	100.0%	53,432	96.3%	2,033	3.7%
Population Reporting One Race	52,005	93.8%	50,788	91.6%	1,217	2.2%
White	49,995	90.1%	49,281	88.9%	714	1.3%
Black	154	0.3%	150	0.3%	4	0.0%
American Indian	739	1.3%	675	1.2%	63	0.1%
Asian	324	0.6%	314	0.6%	10	0.0%
Pacific Islander	37	0.1%	33	0.1%	4	0.0%
Some Other Race	756	1.4%	335	0.6%	421	0.8%
Population Reporting Two or More Races	3,460	6.2%	2,644	4.8%	815	1.5%
Diversity Index	24.1	-	-	-	-	-

Population 18+ by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	44,411	80.1%	43,084	80.6%	1,327	65.3%
Population Reporting One Race	42,013	75.7%	41,209	77.1%	803	39.5%
White	40,488	73.0%	40,060	75.0%	428	21.1%
Black	97	0.2%	96	0.2%	1	0.0%
American Indian	553	1.0%	508	1.0%	45	2.2%
Asian	258	0.5%	255	0.5%	3	0.1%
Pacific Islander	31	0.1%	31	0.1%	0	0.0%
Some Other Race	584	1.1%	259	0.5%	325	16.0%
Population Reporting Two or More Races	2,398	4.3%	1,875	3.5%	523	25.7%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau, 2020 Census Redistricting Data (P.L. 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Census 2020 PL 94-171 Profile

Coolin, Idaho
 Ring: 30 mile radius

Prepared by Esri
 Latitude: 48.48139
 Longitude: -116.84745

Population <18 by Race	Total		2020 Non-Hispanic		2020 Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	11,054	19.9%	10,348	19.4%	706	34.7%
Population Reporting One Race	9,993	18.0%	9,578	17.9%	414	20.4%
White	9,507	17.1%	9,221	17.3%	286	14.1%
Black	57	0.1%	54	0.1%	3	0.1%
American Indian	185	0.3%	167	0.3%	18	0.9%
Asian	65	0.1%	59	0.1%	7	0.3%
Pacific Islander	6	0.0%	2	0.0%	4	0.2%
Some Other Race	172	0.3%	76	0.1%	96	4.7%
Population Reporting Two or More Races	1,062	1.9%	770	1.4%	292	14.4%

Group Quarters Population	2020	
	Number	Percent
Total	699	1.3%
Institutionalized population	544	1.0%
Correctional facilities for adults	112	0.2%
Juvenile facilities	3	0.0%
Nursing facilities/Skilled-nursing	429	0.8%
Other institutional facilities	0	0.0%
Noninstitutionalized population	155	0.3%
College/University student housing	0	0.0%
Military Quarters	0	0.0%
Other noninstitutional	155	0.3%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau, 2020 Census Redistricting Data (P.L. 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Housing Profile

Coolin, Idaho
Ring: 5 mile radius

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

Population		Households	
2010 Total Population	542	2022 Median Household Income	\$50,000
2020 Total Population	593	2027 Median Household Income	\$67,380
2022 Total Population	624	2022-2027 Annual Rate	6.15%
2027 Total Population	660		
2022-2027 Annual Rate	1.13%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	973	100.0%	944	100.0%	977	100.0%
Occupied	251	25.8%	296	31.4%	313	32.0%
Owner	204	21.0%	242	25.6%	258	26.4%
Renter	47	4.8%	54	5.7%	55	5.6%
Vacant	722	74.2%	648	68.6%	665	68.1%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	241	100.0%	257	100.0%
<\$50,000	2	0.8%	2	0.8%
\$50,000-\$99,999	11	4.6%	10	3.9%
\$100,000-\$149,999	10	4.1%	9	3.5%
\$150,000-\$199,999	21	8.7%	18	7.0%
\$200,000-\$249,999	11	4.6%	9	3.5%
\$250,000-\$299,999	12	5.0%	10	3.9%
\$300,000-\$399,999	58	24.1%	60	23.3%
\$400,000-\$499,999	9	3.7%	9	3.5%
\$500,000-\$749,999	73	30.3%	88	34.2%
\$750,000-\$999,999	32	13.3%	40	15.6%
\$1,000,000-\$1,499,999	2	0.8%	2	0.8%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$392,241		\$504,261	
Average Value	\$464,938		\$495,720	

Census 2010 Housing Units	Number	Percent
Total	973	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	0	0.0%
Rural Housing Units	973	100.0%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Housing Profile

Coolin, Idaho
Ring: 5 mile radius

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	204	100.0%
Owned with a Mortgage/Loan	102	50.0%
Owned Free and Clear	102	50.0%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	721	100.0%
For Rent	7	1.0%
Rented- Not Occupied	0	0.0%
For Sale Only	12	1.7%
Sold - Not Occupied	5	0.7%
Seasonal/Recreational/Occasional Use	684	94.9%
For Migrant Workers	0	0.0%
Other Vacant	13	1.8%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	251	204	81.3%
15-24	11	2	18.2%
25-34	18	9	50.0%
35-44	27	18	66.7%
45-54	51	43	84.3%
55-64	58	51	87.9%
65-74	49	45	91.8%
75-84	31	30	96.8%
85+	6	6	100.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	251	204	81.3%
White Alone	245	199	81.2%
Black/African American Alone	1	1	100.0%
American Indian/Alaska Native	1	1	100.0%
Asian Alone	1	0	0.0%
Pacific Islander Alone	1	1	100.0%
Other Race Alone	0	0	0.0%
Two or More Races	2	2	100.0%
Hispanic Origin	2	2	100.0%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	251	204	81.3%
1-Person	71	54	76.1%
2-Person	114	101	88.6%
3-Person	27	18	66.7%
4-Person	18	16	88.9%
5-Person	11	8	72.7%
6-Person	8	6	75.0%
7+ Person	2	1	50.0%

2022 Housing Affordability	
Housing Affordability Index	62
Percent of Income for Mortgage	41.3%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Housing Profile

Coolin, Idaho
Ring: 15 mile radius

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

Population		Households	
2010 Total Population	2,251	2022 Median Household Income	\$48,812
2020 Total Population	2,609	2027 Median Household Income	\$61,664
2022 Total Population	2,754	2022-2027 Annual Rate	4.79%
2027 Total Population	2,881		
2022-2027 Annual Rate	0.91%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	3,615	100.0%	3,522	100.0%	3,641	100.0%
Occupied	976	27.0%	1,171	33.2%	1,226	33.7%
Owner	812	22.5%	942	26.7%	993	27.3%
Renter	164	4.5%	229	6.5%	233	6.4%
Vacant	2,639	73.0%	2,351	66.8%	2,414	66.3%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	941	100.0%	993	100.0%
<\$50,000	8	0.9%	7	0.7%
\$50,000-\$99,999	22	2.3%	19	1.9%
\$100,000-\$149,999	36	3.8%	30	3.0%
\$150,000-\$199,999	54	5.7%	46	4.6%
\$200,000-\$249,999	91	9.7%	79	8.0%
\$250,000-\$299,999	45	4.8%	39	3.9%
\$300,000-\$399,999	224	23.8%	233	23.5%
\$400,000-\$499,999	111	11.8%	118	11.9%
\$500,000-\$749,999	194	20.6%	233	23.5%
\$750,000-\$999,999	101	10.7%	123	12.4%
\$1,000,000-\$1,499,999	28	3.0%	35	3.5%
\$1,500,000-\$1,999,999	13	1.4%	15	1.5%
\$2,000,000+	14	1.5%	16	1.6%
Median Value	\$395,759		\$436,864	
Average Value	\$505,712		\$539,577	

Census 2010 Housing Units	Number	Percent
Total	3,615	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	32	0.9%
Rural Housing Units	3,583	99.1%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Housing Profile

Coolin, Idaho
Ring: 15 mile radius

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	811	100.0%
Owned with a Mortgage/Loan	457	56.4%
Owned Free and Clear	354	43.6%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	2,502	100.0%
For Rent	27	1.1%
Rented- Not Occupied	1	0.0%
For Sale Only	51	2.0%
Sold - Not Occupied	12	0.5%
Seasonal/Recreational/Occasional Use	2,352	94.0%
For Migrant Workers	4	0.2%
Other Vacant	55	2.2%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	977	812	83.1%
15-24	25	6	24.0%
25-34	74	43	58.1%
35-44	119	82	68.9%
45-54	209	177	84.7%
55-64	268	241	89.9%
65-74	177	165	93.2%
75-84	85	80	94.1%
85+	20	18	90.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	975	811	83.2%
White Alone	951	791	83.2%
Black/African American Alone	2	2	100.0%
American Indian/Alaska Native	8	7	87.5%
Asian Alone	3	2	66.7%
Pacific Islander Alone	1	1	100.0%
Other Race Alone	1	0	0.0%
Two or More Races	9	8	88.9%
Hispanic Origin	10	8	80.0%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	977	812	83.1%
1-Person	255	196	76.9%
2-Person	466	418	89.7%
3-Person	105	81	77.1%
4-Person	78	62	79.5%
5-Person	44	32	72.7%
6-Person	22	18	81.8%
7+ Person	7	5	71.4%

2022 Housing Affordability	
Housing Affordability Index	60
Percent of Income for Mortgage	42.7%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Housing Profile

Coolin, Idaho
Ring: 30 mile radius

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

Population		Households	
2010 Total Population	49,808	2022 Median Household Income	\$58,597
2020 Total Population	55,465	2027 Median Household Income	\$68,289
2022 Total Population	57,432	2022-2027 Annual Rate	3.11%
2027 Total Population	60,451		
2022-2027 Annual Rate	1.03%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	29,273	100.0%	31,339	100.0%	32,526	100.0%
Occupied	20,762	70.9%	23,906	76.3%	25,211	77.5%
Owner	15,300	52.3%	17,749	56.6%	18,873	58.0%
Renter	5,462	18.7%	6,157	19.6%	6,338	19.5%
Vacant	8,511	29.1%	7,432	23.7%	7,315	22.5%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	17,749	100.0%	18,873	100.0%
<\$50,000	488	2.7%	456	2.4%
\$50,000-\$99,999	580	3.3%	556	2.9%
\$100,000-\$149,999	946	5.3%	895	4.7%
\$150,000-\$199,999	1,900	10.7%	1,799	9.5%
\$200,000-\$249,999	1,966	11.1%	1,850	9.8%
\$250,000-\$299,999	1,756	9.9%	1,696	9.0%
\$300,000-\$399,999	3,967	22.4%	4,298	22.8%
\$400,000-\$499,999	2,276	12.8%	2,555	13.5%
\$500,000-\$749,999	2,455	13.8%	2,987	15.8%
\$750,000-\$999,999	872	4.9%	1,096	5.8%
\$1,000,000-\$1,499,999	213	1.2%	278	1.5%
\$1,500,000-\$1,999,999	107	0.6%	131	0.7%
\$2,000,000+	223	1.3%	276	1.5%
Median Value	\$331,220		\$350,826	
Average Value	\$399,852		\$426,012	

Census 2010 Housing Units	Number	Percent
Total	29,273	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	7,872	26.9%
Rural Housing Units	21,402	73.1%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Housing Profile

Coolin, Idaho
Ring: 30 mile radius

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	15,299	100.0%
Owned with a Mortgage/Loan	9,362	61.2%
Owned Free and Clear	5,937	38.8%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	8,456	100.0%
For Rent	563	6.7%
Rented- Not Occupied	43	0.5%
For Sale Only	558	6.6%
Sold - Not Occupied	95	1.1%
Seasonal/Recreational/Occasional Use	6,332	74.9%
For Migrant Workers	53	0.6%
Other Vacant	812	9.6%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	20,761	15,300	73.7%
15-24	641	156	24.3%
25-34	2,241	1,075	48.0%
35-44	2,946	1,929	65.5%
45-54	4,310	3,325	77.1%
55-64	4,979	4,142	83.2%
65-74	3,332	2,903	87.1%
75-84	1,656	1,351	81.6%
85+	656	419	63.9%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	20,761	15,299	73.7%
White Alone	19,998	14,797	74.0%
Black/African American Alone	20	11	55.0%
American Indian/Alaska Native	258	167	64.7%
Asian Alone	71	46	64.8%
Pacific Islander Alone	13	11	84.6%
Other Race Alone	62	39	62.9%
Two or More Races	339	228	67.3%
Hispanic Origin	363	226	62.3%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	20,760	15,298	73.7%
1-Person	5,594	3,485	62.3%
2-Person	8,502	7,099	83.5%
3-Person	2,764	1,970	71.3%
4-Person	2,190	1,557	71.1%
5-Person	1,054	711	67.5%
6-Person	402	295	73.4%
7+ Person	254	181	71.3%

2022 Housing Affordability	
Housing Affordability Index	85
Percent of Income for Mortgage	29.8%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

Coolin, Idaho
Rings: 5, 15, 30 mile radii

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

	5 miles	15 miles	30 miles
Population Summary			
2010 Total Population	542	2,251	49,808
2020 Total Population	593	2,609	55,465
2020 Group Quarters	0	0	699
2022 Total Population	624	2,754	57,432
2022 Group Quarters	0	0	699
2027 Total Population	660	2,881	60,451
2022-2027 Annual Rate	1.13%	0.91%	1.03%
2022 Total Daytime Population	747	3,246	57,689
Workers	322	1,579	25,222
Residents	425	1,667	32,467
Household Summary			
2010 Households	251	976	20,762
2010 Average Household Size	2.16	2.31	2.37
2020 Total Households	286	1,136	23,090
2020 Average Household Size	2.07	2.30	2.37
2022 Total Households	296	1,171	23,907
2022 Average Household Size	2.11	2.35	2.37
2027 Total Households	312	1,227	25,211
2027 Average Household Size	2.12	2.35	2.37
2022-2027 Annual Rate	1.06%	0.94%	1.07%
2010 Families	161	654	13,916
2010 Average Family Size	2.65	2.76	2.85
2022 Total Families	189	765	15,664
2022 Average Family Size	2.58	2.84	2.87
2027 Total Families	200	801	16,502
2027 Average Family Size	2.56	2.82	2.85
2022-2027 Annual Rate	1.14%	0.92%	1.05%
Housing Unit Summary			
2000 Housing Units	765	2,879	23,828
Owner Occupied Housing Units	22.1%	26.2%	57.6%
Renter Occupied Housing Units	5.9%	5.1%	17.6%
Vacant Housing Units	72.0%	68.7%	24.8%
2010 Housing Units	973	3,615	29,273
Owner Occupied Housing Units	21.0%	22.5%	52.3%
Renter Occupied Housing Units	4.8%	4.5%	18.7%
Vacant Housing Units	74.2%	73.0%	29.1%
2020 Housing Units	943	3,518	30,677
Vacant Housing Units	69.7%	67.7%	24.7%
2022 Housing Units	944	3,522	31,339
Owner Occupied Housing Units	25.6%	26.7%	56.6%
Renter Occupied Housing Units	5.7%	6.5%	19.6%
Vacant Housing Units	68.6%	66.8%	23.7%
2027 Housing Units	977	3,641	32,526
Owner Occupied Housing Units	26.4%	27.3%	58.0%
Renter Occupied Housing Units	5.6%	6.4%	19.5%
Vacant Housing Units	68.1%	66.3%	22.5%
Median Household Income			
2022	\$50,000	\$48,812	\$58,597
2027	\$67,380	\$61,664	\$68,289
Median Home Value			
2022	\$392,241	\$395,759	\$331,220
2027	\$504,261	\$436,864	\$350,826
Per Capita Income			
2022	\$39,224	\$34,411	\$34,232
2027	\$47,379	\$42,210	\$39,697
Median Age			
2010	49.8	50.3	45.1
2022	54.6	54.4	47.9
2027	56.0	55.2	48.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

Coolin, Idaho
Rings: 5, 15, 30 mile radii

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

	5 miles	15 miles	30 miles
2022 Households by Income			
Household Income Base	296	1,171	23,907
<\$15,000	5.4%	10.9%	9.0%
\$15,000 - \$24,999	12.5%	11.0%	9.2%
\$25,000 - \$34,999	18.2%	16.1%	11.3%
\$35,000 - \$49,999	13.5%	12.7%	12.5%
\$50,000 - \$74,999	7.8%	11.7%	18.4%
\$75,000 - \$99,999	12.5%	12.6%	15.4%
\$100,000 - \$149,999	16.2%	14.2%	13.2%
\$150,000 - \$199,999	7.4%	5.4%	6.5%
\$200,000+	5.7%	5.4%	4.6%
Average Household Income	\$86,668	\$80,093	\$82,345
2027 Households by Income			
Household Income Base	312	1,227	25,211
<\$15,000	3.2%	7.2%	6.5%
\$15,000 - \$24,999	8.7%	9.0%	7.4%
\$25,000 - \$34,999	14.4%	13.0%	9.8%
\$35,000 - \$49,999	17.9%	14.4%	11.2%
\$50,000 - \$74,999	7.7%	11.6%	18.9%
\$75,000 - \$99,999	6.1%	10.0%	16.3%
\$100,000 - \$149,999	22.4%	19.1%	15.5%
\$150,000 - \$199,999	12.5%	8.5%	9.1%
\$200,000+	7.1%	7.2%	5.3%
Average Household Income	\$105,063	\$98,164	\$95,323
2022 Owner Occupied Housing Units by Value			
Total	242	942	17,749
<\$50,000	0.8%	0.8%	2.7%
\$50,000 - \$99,999	4.5%	2.3%	3.3%
\$100,000 - \$149,999	4.1%	3.8%	5.3%
\$150,000 - \$199,999	8.7%	5.7%	10.7%
\$200,000 - \$249,999	4.5%	9.7%	11.1%
\$250,000 - \$299,999	5.0%	4.8%	9.9%
\$300,000 - \$399,999	24.0%	23.8%	22.4%
\$400,000 - \$499,999	3.7%	11.8%	12.8%
\$500,000 - \$749,999	30.2%	20.6%	13.8%
\$750,000 - \$999,999	13.2%	10.7%	4.9%
\$1,000,000 - \$1,499,999	0.8%	3.0%	1.2%
\$1,500,000 - \$1,999,999	0.0%	1.4%	0.6%
\$2,000,000 +	0.0%	1.5%	1.3%
Average Home Value	\$464,938	\$505,712	\$399,852
2027 Owner Occupied Housing Units by Value			
Total	258	993	18,873
<\$50,000	0.8%	0.7%	2.4%
\$50,000 - \$99,999	3.9%	1.9%	2.9%
\$100,000 - \$149,999	3.5%	3.0%	4.7%
\$150,000 - \$199,999	7.0%	4.6%	9.5%
\$200,000 - \$249,999	3.5%	8.0%	9.8%
\$250,000 - \$299,999	3.9%	3.9%	9.0%
\$300,000 - \$399,999	23.3%	23.5%	22.8%
\$400,000 - \$499,999	3.5%	11.9%	13.5%
\$500,000 - \$749,999	34.1%	23.5%	15.8%
\$750,000 - \$999,999	15.5%	12.4%	5.8%
\$1,000,000 - \$1,499,999	0.8%	3.5%	1.5%
\$1,500,000 - \$1,999,999	0.0%	1.5%	0.7%
\$2,000,000 +	0.0%	1.6%	1.5%
Average Home Value	\$495,720	\$539,577	\$426,012

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

Coolin, Idaho
Rings: 5, 15, 30 mile radii

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

	5 miles	15 miles	30 miles
2010 Population by Age			
Total	543	2,250	49,808
0 - 4	5.0%	4.4%	5.5%
5 - 9	4.6%	4.9%	6.0%
10 - 14	5.3%	5.5%	6.9%
15 - 24	10.7%	9.1%	10.3%
25 - 34	7.4%	7.5%	9.9%
35 - 44	9.6%	10.5%	11.2%
45 - 54	16.2%	17.7%	15.9%
55 - 64	16.9%	20.9%	17.0%
65 - 74	15.1%	13.3%	10.5%
75 - 84	7.6%	5.4%	4.8%
85 +	1.3%	1.1%	2.0%
18 +	81.4%	81.8%	77.6%
2022 Population by Age			
Total	621	2,753	57,432
0 - 4	4.2%	3.8%	4.8%
5 - 9	4.3%	4.3%	5.1%
10 - 14	4.7%	4.9%	5.6%
15 - 24	8.1%	7.9%	10.1%
25 - 34	9.0%	8.5%	10.3%
35 - 44	8.5%	9.3%	10.8%
45 - 54	11.8%	12.2%	11.8%
55 - 64	18.7%	20.2%	16.9%
65 - 74	19.6%	19.3%	15.3%
75 - 84	9.3%	8.1%	6.9%
85 +	1.8%	1.6%	2.2%
18 +	84.5%	84.2%	81.0%
2027 Population by Age			
Total	658	2,880	60,450
0 - 4	4.0%	3.7%	4.7%
5 - 9	4.1%	4.2%	5.0%
10 - 14	4.7%	4.9%	5.6%
15 - 24	7.8%	7.6%	9.4%
25 - 34	7.1%	7.5%	10.3%
35 - 44	10.3%	10.2%	10.9%
45 - 54	10.6%	11.6%	11.9%
55 - 64	16.9%	17.2%	14.8%
65 - 74	21.3%	20.7%	16.3%
75 - 84	11.1%	10.5%	8.6%
85 +	2.1%	2.0%	2.5%
18 +	84.7%	84.4%	81.3%
2010 Population by Sex			
Males	276	1,163	25,047
Females	265	1,089	24,760
2022 Population by Sex			
Males	318	1,415	28,966
Females	306	1,339	28,466
2027 Population by Sex			
Males	338	1,481	30,536
Females	322	1,400	29,915

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

Coolin, Idaho
Rings: 5, 15, 30 mile radii

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

	5 miles	15 miles	30 miles
2010 Population by Race/Ethnicity			
Total	542	2,252	49,808
White Alone	95.4%	96.0%	94.8%
Black Alone	0.4%	0.2%	0.2%
American Indian Alone	0.4%	1.0%	1.6%
Asian Alone	0.4%	0.4%	0.5%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	0.7%	0.4%	0.5%
Two or More Races	2.6%	1.9%	2.3%
Hispanic Origin	1.7%	2.0%	2.7%
Diversity Index	11.9	11.2	14.7
2020 Population by Race/Ethnicity			
Total	593	2,609	55,465
White Alone	94.1%	92.6%	90.1%
Black Alone	0.2%	0.2%	0.3%
American Indian Alone	0.2%	1.0%	1.3%
Asian Alone	0.2%	0.3%	0.6%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	0.3%	0.9%	1.4%
Two or More Races	5.2%	5.1%	6.2%
Hispanic Origin	2.7%	2.7%	3.7%
Diversity Index	15.8	18.4	24.1
2022 Population by Race/Ethnicity			
Total	625	2,754	57,431
White Alone	93.9%	92.6%	89.9%
Black Alone	0.2%	0.1%	0.3%
American Indian Alone	0.2%	0.9%	1.3%
Asian Alone	0.2%	0.3%	0.6%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	0.3%	0.9%	1.4%
Two or More Races	5.3%	5.1%	6.4%
Hispanic Origin	2.7%	2.6%	3.7%
Diversity Index	15.9	18.3	24.4
2027 Population by Race/Ethnicity			
Total	661	2,881	60,449
White Alone	93.6%	92.3%	89.3%
Black Alone	0.2%	0.1%	0.3%
American Indian Alone	0.2%	0.9%	1.2%
Asian Alone	0.2%	0.3%	0.6%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	0.3%	0.9%	1.6%
Two or More Races	5.6%	5.4%	6.9%
Hispanic Origin	2.6%	2.6%	3.7%
Diversity Index	16.2	18.8	25.5
2010 Population by Relationship and Household Type			
Total	542	2,251	49,808
In Households	100.0%	100.0%	99.0%
In Family Households	80.8%	82.2%	82.2%
Householder	28.4%	29.5%	27.9%
Spouse	25.6%	26.5%	22.3%
Child	23.1%	22.5%	27.0%
Other relative	1.8%	1.6%	2.4%
Nonrelative	2.0%	2.0%	2.6%
In Nonfamily Households	19.2%	17.8%	16.7%
In Group Quarters	0.0%	0.0%	1.0%
Institutionalized Population	0.0%	0.0%	0.8%
Noninstitutionalized Population	0.0%	0.0%	0.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2022 and 2027, U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

Coolin, Idaho
Rings: 5, 15, 30 mile radii

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

	5 miles	15 miles	30 miles
2022 Population 25+ by Educational Attainment			
Total	491	2,182	42,700
Less than 9th Grade	0.4%	1.1%	1.6%
9th - 12th Grade, No Diploma	3.5%	3.8%	5.8%
High School Graduate	28.3%	24.7%	24.5%
GED/Alternative Credential	0.6%	2.6%	4.6%
Some College, No Degree	22.8%	32.7%	25.0%
Associate Degree	7.3%	7.1%	11.5%
Bachelor's Degree	12.8%	13.1%	16.7%
Graduate/Professional Degree	24.2%	15.0%	10.4%
2022 Population 15+ by Marital Status			
Total	541	2,398	48,500
Never Married	15.3%	15.2%	20.8%
Married	68.4%	65.3%	59.7%
Widowed	9.6%	6.8%	6.7%
Divorced	6.7%	12.8%	12.8%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	206	1,105	25,573
Population 16+ Employed	98.1%	98.6%	98.4%
Population 16+ Unemployment rate	2.4%	1.4%	1.6%
Population 16-24 Employed	14.4%	11.0%	12.2%
Population 16-24 Unemployment rate	12.1%	7.7%	4.0%
Population 25-54 Employed	54.0%	53.0%	57.6%
Population 25-54 Unemployment rate	0.0%	0.0%	1.3%
Population 55-64 Employed	20.3%	24.3%	20.8%
Population 55-64 Unemployment rate	2.4%	1.5%	1.6%
Population 65+ Employed	11.4%	11.7%	9.4%
Population 65+ Unemployment rate	0.0%	0.0%	0.2%
2022 Employed Population 16+ by Industry			
Total	202	1,090	25,168
Agriculture/Mining	0.0%	13.9%	4.5%
Construction	11.4%	9.4%	8.8%
Manufacturing	1.0%	7.6%	12.8%
Wholesale Trade	5.9%	3.0%	1.8%
Retail Trade	17.8%	11.9%	11.6%
Transportation/Utilities	18.3%	11.4%	6.9%
Information	0.0%	4.2%	1.9%
Finance/Insurance/Real Estate	5.4%	2.6%	4.7%
Services	40.6%	35.6%	43.0%
Public Administration	0.0%	0.4%	4.0%
2022 Employed Population 16+ by Occupation			
Total	202	1,091	25,170
White Collar	54.0%	48.3%	49.3%
Management/Business/Financial	19.8%	13.6%	12.6%
Professional	5.9%	9.8%	17.1%
Sales	7.4%	8.8%	8.9%
Administrative Support	20.8%	16.1%	10.7%
Services	10.4%	16.0%	18.0%
Blue Collar	35.6%	35.8%	32.7%
Farming/Forestry/Fishing	0.0%	2.1%	2.1%
Construction/Extraction	9.9%	8.3%	6.9%
Installation/Maintenance/Repair	10.4%	7.4%	3.3%
Production	1.0%	9.4%	9.7%
Transportation/Material Moving	14.4%	8.4%	10.7%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

Coolin, Idaho
Rings: 5, 15, 30 mile radii

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

	5 miles	15 miles	30 miles
2010 Households by Type			
Total	250	975	20,760
Households with 1 Person	28.0%	26.2%	26.9%
Households with 2+ People	72.0%	73.8%	73.1%
Family Households	64.4%	67.1%	67.0%
Husband-wife Families	58.4%	60.3%	53.6%
With Related Children	18.0%	16.9%	18.2%
Other Family (No Spouse Present)	6.4%	6.8%	13.5%
Other Family with Male Householder	2.8%	3.0%	4.8%
With Related Children	2.4%	2.2%	3.2%
Other Family with Female Householder	3.6%	3.8%	8.7%
With Related Children	2.0%	2.4%	6.0%
Nonfamily Households	7.6%	6.8%	6.0%
All Households with Children	21.9%	21.7%	28.0%
Multigenerational Households	1.6%	1.5%	2.4%
Unmarried Partner Households	8.4%	6.8%	7.1%
Male-female	7.6%	6.1%	6.5%
Same-sex	0.8%	0.6%	0.6%
2010 Households by Size			
Total	251	977	20,762
1 Person Household	27.9%	26.1%	26.9%
2 Person Household	45.8%	47.7%	40.9%
3 Person Household	11.2%	10.8%	13.3%
4 Person Household	6.8%	8.0%	10.5%
5 Person Household	4.4%	4.4%	5.1%
6 Person Household	3.2%	2.3%	1.9%
7 + Person Household	0.8%	0.7%	1.2%
2010 Households by Tenure and Mortgage Status			
Total	251	976	20,762
Owner Occupied	81.3%	83.2%	73.7%
Owned with a Mortgage/Loan	40.6%	46.8%	45.1%
Owned Free and Clear	40.6%	36.3%	28.6%
Renter Occupied	18.7%	16.8%	26.3%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	62	60	85
Percent of Income for Mortgage	41.3%	42.7%	29.8%
Wealth Index	96	85	78
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	973	3,615	29,273
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	0.0%	0.9%	26.9%
Rural Housing Units	100.0%	99.1%	73.1%
2010 Population By Urban/ Rural Status			
Total Population	542	2,251	49,808
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	0.0%	1.5%	32.0%
Rural Population	100.0%	98.5%	68.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

Coolin, Idaho
Rings: 5, 15, 30 mile radii

Prepared by Esri
Latitude: 48.48139
Longitude: -116.84745

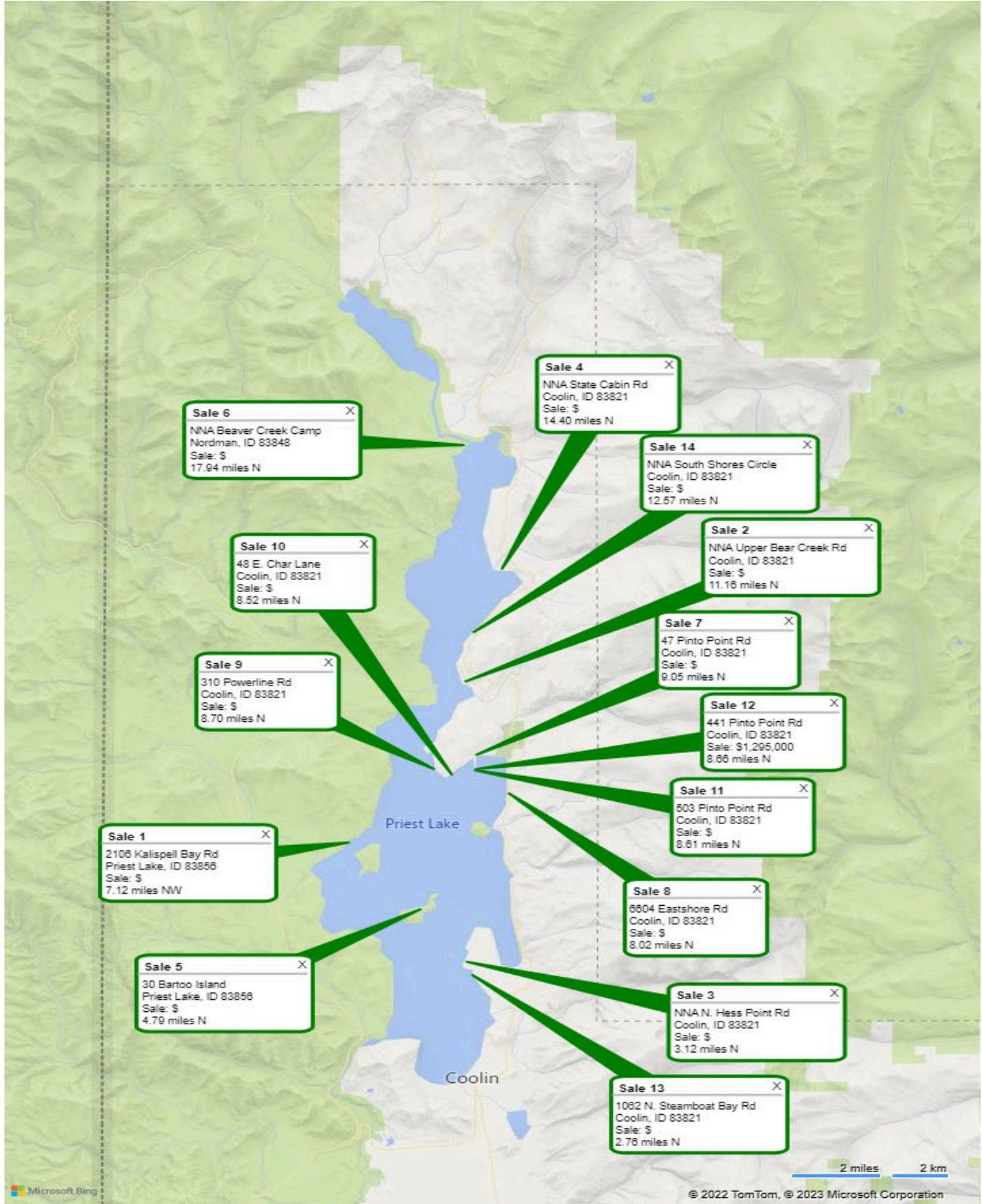
	5 miles	15 miles	30 miles
Top 3 Tapestry Segments			
1.	Rural Resort Dwellers (6E)	Rural Resort Dwellers (6E)	The Great Outdoors (6C)
2.		The Great Outdoors (6C)	Rural Resort Dwellers (6E)
3.		Economic BedRock (10C)	Rooted Rural (10B)
2022 Consumer Spending			
Apparel & Services: Total \$	\$549,931	\$2,033,992	\$43,516,547
Average Spent	\$1,857.88	\$1,736.97	\$1,820.24
Spending Potential Index	77	72	76
Education: Total \$	\$356,221	\$1,388,819	\$31,866,796
Average Spent	\$1,203.45	\$1,186.01	\$1,332.95
Spending Potential Index	61	60	68
Entertainment/Recreation: Total \$	\$1,042,137	\$3,687,724	\$74,260,911
Average Spent	\$3,520.73	\$3,149.21	\$3,106.24
Spending Potential Index	96	86	85
Food at Home: Total \$	\$1,735,362	\$6,187,279	\$123,773,152
Average Spent	\$5,862.71	\$5,283.76	\$5,177.28
Spending Potential Index	95	85	84
Food Away from Home: Total \$	\$1,014,139	\$3,788,189	\$79,561,939
Average Spent	\$3,426.15	\$3,235.00	\$3,327.98
Spending Potential Index	79	75	77
Health Care: Total \$	\$2,214,318	\$7,651,675	\$150,254,668
Average Spent	\$7,480.80	\$6,534.31	\$6,284.97
Spending Potential Index	106	92	89
HH Furnishings & Equipment: Total \$	\$635,164	\$2,303,271	\$48,335,459
Average Spent	\$2,145.82	\$1,966.93	\$2,021.81
Spending Potential Index	84	77	79
Personal Care Products & Services: Total \$	\$236,249	\$859,244	\$18,759,096
Average Spent	\$798.14	\$733.77	\$784.67
Spending Potential Index	78	72	77
Shelter: Total \$	\$5,193,612	\$18,866,136	\$412,589,055
Average Spent	\$17,545.99	\$16,111.13	\$17,258.09
Spending Potential Index	77	70	75
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$987,330	\$3,294,997	\$61,219,907
Average Spent	\$3,335.57	\$2,813.83	\$2,560.75
Spending Potential Index	123	104	94
Travel: Total \$	\$691,082	\$2,486,293	\$53,256,180
Average Spent	\$2,334.74	\$2,123.22	\$2,227.64
Spending Potential Index	81	74	78
Vehicle Maintenance & Repairs: Total \$	\$384,683	\$1,344,948	\$26,311,488
Average Spent	\$1,299.60	\$1,148.55	\$1,100.58
Spending Potential Index	103	91	87

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

LAND SALES MAP





**2106 Kalispell Bay Rd
Priest Lake, Idaho 83856**

\$1,500,000

Waterfront

MLS#:22-6526

Area: North (Bonner & Boundary)

Grid #: 430

Lot Acres: 0.47

Beautiful 100'sandy beach frontage in Kalispell Bay, one of the most desirable locations on Priest Lake! Two 50' lots and almost a half acre. Protected from the wind by Kalispell Island. Located in the central area of the lake between Hill's & Elkins Resort on the West side. Close to shopping, trails & golf course. Easy year round access off Hwy 57 and county maintained paved road. Excavation has been done, and house is ready to be completed with building permit & plans! Nice slip dock. Enjoy the beautiful sunsets and view of the mountains and island.

List Agent: **Lisa Thaler, 208-661-3154, lisa@priestlake.com**

Listing Office: **Lifestyle Real Estate, 208-661-3154**

Selling Agent: **Cindy Rehbock, Priest Lake Living Real Estate**

Contract Information

Begin Date:	07/03/2022	Status:	Closed
Original List Price:	\$1,500,000	Status Change Date:	09/16/2022
Buyer Agency Compensation:	X	REO:	No
Non-Agent Compensation:	X	Short Sale:	No
Property Type:	Vacant Land	Type of Contract:	X
		Days On Market:	75
		Under Contract Date:	08/24/2022
		Sold Date:	09/16/2022
		Sold Price:	1,250,000
		Financing:	Cash
		Seller Concession:	None

Showing Instructions: **See Remarks**

Terms Considered: **Cash; Conventional**

Private Remarks: **Show anytime.**

Legal & Taxes

Taxes:	\$4,170	Taxes Reflect:	No Exemptions	AIN/Tax Bill #:	20418
for Tax Year:	2021	Subdivision:	N/A	Tax Parcel #:	RP00463001002AA
School District:	West Bonner - 83	Misc:	Sec: 6, Twn: 4, Rng: 60WBM	Zoning:	REC
County:	Bonner				

Legal Description: **6-60N-4W THOMPSON LOTS BLK 1 LOTS 2,3**

Directions: **North on Hwy 57, turn on Kalispell Bay Rd to sign**

General Property Description

Lot Acres:	0.47	Total SqFt.:	
Lot Type 1:	Recreation	Frontage Ft:	100

Lot Type 2: **Lakefront**

Lake/River Name: **Priest Lake, Kalispell**

Realtor.COM Type: **Land**

General Details

Misc Details

Main House Details

View **Lake
Mountain(s)**

Property **CC&Rs: None**
Subject To: **Homeowners Assoc: No**

Lot Features **Sloping**

LID: No

Exterior
Features

Non-Mtg Lien: No

Flood Zone: Unknown

Water **None**

**Aircraft Flight Zone:
Unknown**

Sewer **Private Sewer System**

Fire Protection Dist: Yes

Road **Paved; Public Maintained
Road**

Fire Protection Name:

West Priest Lake

Electricity: **Available**

Voluntary Fire Protection

Telephone: **Available**

Dist

MLS #: 20222157 **Vacant Land** **Lot 12 Blk 1 E Upper Bear Ç, Coolin** , ID 83821 **\$673,000**
County: Bonner **Sub Area:** Priest Lake, East **Area:** 4-Priest R/L **Closed**

LIVE AUCTION 8/13/22 at Best Western Plus CDA. Auction Bid for Lot only, sold with RESERVE. Reserve Price for this lot is \$ 673,000. Bid Deposit of \$50,000 CASHIER'S CHECK required to bid, to be applied to Purchase Price if winning bidder. Additional Cashier's Check of \$ 1,800 DUE AUCTION DAY for value of improvements & fees. Checks payable to First American Title. Close in 30-60 days. An additional admin fee of 6% of High Bid Price due at Close of Escrow. BTVAI. Call for details.

Zoning: Residential **Zoning Dsgtn:** **# Acres:** 0.66
Neighborhood: **Old Sbdvn:** **Apx Lot Frtg:**
Lot Size: **In City Limits:** **Lot Depth:**
School Dist: W Bonner Co. **Cov./Rest:**
Fire District: **Sect/Twp/Rng:** 16 / 61N / 4W
Taxes: \$0 **Tax Year:** 0 **Dist. to City/Town:** 5-10 Miles
Known LID: No **DW Surface:** **Dist to County Rd:** 1 Mile or Less
Parcel #: RP059600010120A **Dist. to County Seat:**
Legal: Lot 12, Blk 1 - State Subdivision - Bear Creek Sub, Bonner **County Seat:** Sandpoint



Elem: Priest Lake **Middle:** Bonners Ferry **High School:** Bonners Ferry
Sewer: **Electricity:** **Gas:**
Phone: **Garbage:** **Water System:**
Road Access: **Water Access:** Yes **Main Body of Water:** Priest Lake
Road Surface: **Water Frontage:** Yes **Tributary Water:**
Maintained Y/N

LAND CHARACTERISTICS Water View
OWNERSHIP Fee Simple

Directions N on Hwy 57, E on East Shore Rd, cont. N(straight) at Coolin intersection, N on East Shore Rd, Left on Bear Creek Rd, Right on Upper Bear Creek Rd.

Agt Confidential Remarks NO CURRENT LESSEE ON THIS PROPERRTY. Published reserve auction. Conduct all DD prior to auction. Sold AS-IS; no contingencies. See corberttbottles.com for Terms. Fantastic opportunity. Bring Buyers. Call Emily or Abbey 208-377-5700 for info.

List: Mark Bottles **Co-List:** **Off:** BOTTLES REAL ESTATE AUCTION LLC - Office: 208-377-5700
Sell: NON AGENT **Co-Sell:** **Off:** NON AGENCY

Listing Date 8/7/2022	Closing Date 10/13/2022	Owner Agent Y/N No
Expiration Date	Sold Price \$673,000	Non-Agent Y/N Yes
Status Date 10/13/2022	Financing Conventional	Buyer Agent Y/N No
Off Market Date 10/13/2022		Commission Offered (%/ \$) 2
Contract Date 8/15/2022		Type of Contract
Original Price \$673,000	Concessions	Possession
Owner Name State of Idaho	Cumulative DOM: 67	DOM 67

Information herein deemed reliable but not guaranteed.

Agent Hit Count 12

MLS #: 20222156 **Vacant Land** **Lot 3 Blk 1 SE Hess Point R, Coolin** **, ID 83821** **\$901,000**
County: Bonner **Sub Area:** Priest Lake, East **Area:** 4-Priest R/L **Closed**

LIVE AUCTION 8/13/22 at Best Western Plus CDA. Auction Bid for Lot only, sold with RESERVE. Reserve Price for this lot is \$901,000. Bid Deposit of \$50,000 CASHIER'S CHECK required to bid, to be applied to Purchase Price if winning bidder. Additional Cashier's Check of \$ 1,800 DUE AUCTION DAY for value of improvements & fees. Checks payable to First American Title. Close in 30-60 days. An additional admin fee of 6% of High Bid Price due at Close of Escrow. BTVAI. Call for details.

Zoning: Residential **Zoning Dsgtn:** **# Acres:** 0.59
Neighborhood: **Old Sbdvn:** **Apx Lot Frtg:**
Lot Size: **In City Limits:** **Lot Depth:**
School Dist: W Bonner Co. **Cov./Rest:**
Fire District: **Sect/Twp/Rng:** 28 / 60N / 4W
Taxes: \$0 **Tax Year:** 0 **Dist. to City/Town:** 5-10 Miles
Known LID: No **DW Surface:** **Dist to County Rd:** 1 Mile or Less
Parcel #: RP059570010030A **Dist. to County Seat:**
Legal: Lot 3, Block 1 - State Subdivision - Hess Point Sub, Bonner **County Seat:** Sandpoint



Elem: Priest Lake **Middle:** Bonners Ferry **High School:** Bonners Ferry
Sewer: **Electricity:** **Gas:**
Phone: **Garbage:** **Water System:**
Road Access: **Water Access:** Yes **Main Body of Water:** Priest Lake
Road Surface: **Water Frontage:** Yes **Tributary Water:**
Maintained Y/N

LAND CHARACTERISTICS Water View
OWNERSHIP Fee Simple

Directions N on Hwy 57, E on East Shore Rd, continue E (right) on East Shore Rd at Coolin intersection, N on East Shore Rd, Left on Cavanaugh Bay Rd, E on Tanglefoot Trail Rd, E on Steamboat Bay Rd, N on Hess Point Rd.

Agt Confidential Remarks NO CURRENT LESSEE ON THIS PROPERTY. Published reserve auction. Conduct all DD prior to auction. Sold AS-IS; no contingencies. See corberttbottles.com for Terms. Fantastic opportunity. Bring Buyers. Call Emily or Abbey 208-377-5700 for info.

List: Mark Bottles **Co-List:** **Off:** BOTTLES REAL ESTATE AUCTION LLC - Office: 208-377-5700
Sell: NON AGENT **Co-Sell:** **Off:** NON AGENCY

Listing Date	8/7/2022	Closing Date	9/22/2022	Owner Agent Y/N	No
Expiration Date		Sold Price	\$1,560,000	Non-Agent Y/N	Yes
Status Date	9/22/2022	Financing	Cash	Buyer Agent Y/N	No
Off Market Date	9/22/2022			Commission Offered (%/%)	2
Contract Date	8/15/2022			Type of Contract	
Original Price	\$901,000	Concessions		Possession	
Owner Name	State of Idaho	Cumulative DOM:	46	DOM	46

Information herein deemed reliable but not guaranteed.

Agent Hit Count 15

MLS #: 20222155 **Vacant Land** **Lot 3 Blk 1 E State Cabin Rç Coolin** **, ID 83821** **\$1,155,000**
County: Bonner **Sub Area:** Priest Lake, East **Area:** 4-Priest R/L **Closed**

LIVE AUCTION 8/13/22 at Best Western Plus CDA. Auction Bid for Lot only, sold with RESERVE. Reserve Price for this lot is \$ 1,155,000. Bid Deposit of \$50,000 CASHIER'S CHECK required to bid, to be applied to Purchase Price if winning bidder. Additional Cashier's Check of \$ 1,800 DUE AUCTION DAY for value of improvements & fees. Checks payable to First American Title. Close in 30-60 days. An additional admin fee of 6% of High Bid Price due at Close of Escrow. BTVAI. Call for details.

Zoning: Residential **Zoning Dsgtn:** **# Acres:** 1.07
Neighborhood: **Old Sbdvn:** **Apx Lot Frtg:**
Lot Size: **In City Limits:** **Lot Depth:**
School Dist: W Bonner Co. **Cov./Rest:**
Fire District: **Sect/Twp/Rng:** 34 / 62N / 4W
Taxes: \$0 **Tax Year:** 0 **Dist. to City/Town:** 5-10 Miles
Known LID: No **DW Surface:** **Dist to County Rd:** 1 Mile or Less
Parcel #: RP059670010030A **Dist. to County Seat:**
Legal: Lot 3, Block 1 - State Subdivision - Two Mouth Creek Sub, Bonner **County Seat:** Sandpoint



Elem: Priest Lake **Middle:** Bonners Ferry **High School:** Bonners Ferry
Sewer: **Electricity:** **Gas:**
Phone: **Garbage:** **Water System:**
Road Access: **Water Access:** Yes **Main Body of Water:** Priest Lake
Road Surface: **Water Frontage:** Yes **Tributary Water:**
Maintained Y/N

LAND CHARACTERISTICS Water View
OWNERSHIP Fee Simple

Directions N on Hwy 57, E on East Shore Rd, Continue N (straight) at Coolin intersection, N on East Shore Rd, Left on Bull Pine entrance, Right on State Cabin Rd.

Agt Confidential Remarks NO CURRENT LESSEE ON THIS PROPERTY. Published reserve auction. Conduct all DD prior to auction. Sold AS-IS; no contingencies. See corberttbottles.com for Terms. Fantastic opportunity. Bring Buyers. Call Emily or Abbey 208-377-5700 for info.

List: Mark Bottles **Co-List:** **Off:** BOTTLES REAL ESTATE AUCTION LLC - Office: 208-377-5700
Sell: NON AGENT **Co-Sell:** **Off:** NON AGENCY

Listing Date 8/7/2022	Closing Date 9/30/2022	Owner Agent Y/N No
Expiration Date	Sold Price \$1,850,000	Non-Agent Y/N Yes
Status Date 9/30/2022	Financing Cash	Buyer Agent Y/N No
Off Market Date 9/30/2022		Commission Offered (%/ \$) 2
Contract Date 8/15/2022		Type of Contract
Original Price \$1,155,000	Concessions	Possession
Owner Name State of Idaho	Cumulative DOM: 54	DOM 54

Information herein deemed reliable but not guaranteed.

Agent Hit Count 20



**30 Bartoo Island
Priest Lake, Idaho 83856**

\$425,000

1 - 10 Acres

MLS#:22-5110

Area: **North (Bonner & Boundary)**

Grid #: 430

Lot Acres: 2.16

Lake front building lot with 73 front feet of beach frontage for a total of 2.16 deeded acres. Gentle sloping treed acreage facing West /Northwest. Wraps around adjacent .73 acres that has a cabin also for sale. (listing 22-5112)

List Agent: **Lance Von Marbod, 509-990-8241, lancevonmarbod@gmail.com**

Listing Office: **Lifestyle Real Estate, 208-661-3154**

Selling Agent: **Lisa Thaler, Lifestyle Real Estate**

Contract Information

Begin Date:	06/04/2022	Status:	Closed
Original List Price:	\$425,000	Status Change Date:	07/15/2022
Buyer Agency Compensation:	3%	REO:	No
Non-Agent Compensation:	0%	Short Sale:	No
Property Type:	Vacant Land	Type of Contract:	Exclusive Right to Sell, Full Service
		Days On Market:	40
		Under Contract Date:	07/06/2022
		Sold Date:	07/14/2022
		Sold Price:	370,000
		Financing:	Cash
		Seller Concession:	None
		Description:	none

Showing Instructions: **Call Listing Agent; See Remarks**

Terms Considered: **Cash; Conventional; Seller Financing**

Private Remarks: **Call listing agent for further details. Adjacent parcel for sale (22-5112).**

Legal & Taxes

Taxes:	\$1,967	Taxes Reflect:	No Exemptions	AIN/Tax Bill #:	47060
for Tax Year:	2021	Subdivision:	N/A	Tax Parcel #:	RP60N04N04W177581A
School District:	West Bonner - 83	Zoning:	Agr/For		
County:	Bonner	Misc:	Sec: 17, Twn: 60N, Rng: 4WBM		

Legal Description: **17-60N-4W- TAX18 BARTOO ISLAND RP60N04N04W177581A 2.16 acres**

Directions: **Boat access only on west side of Bartoo Island. Sign's on shore. Agent can be present with prior arrangement.**

General Property Description

Lot Acres:	2.16	Total SqFt.:	
Lot Type 1:	Recreation	Frontage Ft:	73
Lot Type 2:	Lakefront	Lake/River Name:	Priest Lake, Bartoo Island-West
Realtor.COM Type:	Land		

General Details

View **Lake Mountain(s)**

Misc Details

Property Subject To: **CC&Rs: None Homeowners Assoc: No**

Main House Details

Territorial
Lot Features **Irregular; Sloping; Wooded;
Borders Special Land; Special
Land Description: USFS**
Exterior **Timber - See Remarks; See**
Features **Remarks**
Water **None**
Sewer **None**
Road **See Remarks**
Electricity: **Not Available**
Telephone: **Not Available**

LID: No
Non-Mtg Lien: No
Flood Zone: Unknown
**Aircraft Flight Zone:
Unknown**
Fire Protection Dist: Yes



**NNA Beaver Creek Camp
Nordman, Idaho 83848**

\$485,000

Waterfront

MLS#:20-8043

Area: **North (Bonner & Boundary)**

Grid #: **430**

Lot Acres: **0.35**

Beautiful peaceful sandy waterfront in the extremely private and rustic Beaver Creek Camp Subdivision. This lot is level and ready to build with water, power and septic available. 74ft of sandy frontage and located just outside of the thorofare, this lot is a rare piece of property at the Lake. Surveyed building site is perfect for a tiny house. 20x 30 building site. Beaver Creek Camp was once a WSU recreational haven and remains a true treasure at the Lake. Lots are generally passed down from generation to generation which makes this community so amazing. Only accessible by snowmobile or skis in the winter. Groomer snowmobiling trails to the property. Don't miss out on this once in a lifetime opportunity.

List Agent: **Kara Williams, 208-946-6959, priestlaker@live.com**

Listing Office: **Priest Lake Realty, 208-443-3328**

Co-List Agent: **Shawn Williams Priest Lake Realty 208-610-4966 priestlakerealty@gmail.com**

Selling Agent: **Kara Williams, Priest Lake Realty**

Contract Information

Begin Date:	08/14/2020	Status:	Closed
Original List Price:	\$485,000	Status Change Date:	03/01/2022
Buyer Agency Compensation:	4%	REO:	No
Non-Agent Compensation:	4%	Short Sale:	No
Property Type:	Vacant Land	Type of Contract:	Exclusive Right to Sell, Full Service
		Days On Market:	564
		Under Contract Date:	12/20/2021
		Sold Date:	03/01/2022
		Sold Price:	440,000
		Financing:	Cash
		Seller Concession:	None

Showing Instructions: **Appointment Only; Call Listing Agent; Call Listing Office**

Terms Considered: **Cash; Conventional**

Private Remarks: **HOA Fees are between \$600-\$1,000/year depending on year plus any assessments Waterhook up is free Building site is 20x30(could possibly get a variance from County. Buyer to verify) Perfect for a tiny house! All offers are contingent on a 60 day right of first refusal for existing BCCA members. Unused drain field available, but needs permitting.**

Legal & Taxes

Taxes:	\$1,329	Taxes Reflect:	Lot Only	AIN/Tax Bill #:	14385
for Tax Year:	2018	Subdivision:	N/A	Tax Parcel #:	RP00018001028AA
School District:	West Bonner - 83	Zoning:	Rec		
County:	Bonner	Misc:	Sec: 9, Twn: , Rng: 4WBM		

Legal Description: **9-62N-4W BEAVER CREEK CAMP BLK 1, TAX 1 SUB OF LOTS 28 & 29**

Directions: **Drive North on Hwy 57, Reeder Bay Rd, Beaver Creek Campground.**

General Property Description

Lot Acres:	0.35	Total SqFt.:	
Lot Type 1:	Recreation	Frontage Ft:	74
Lot Type 2:	Lakefront	Lake/River Name:	Priest Lake
Realtor.COM Type:	Land		

General Details

Misc Details

Main House Details

View **Lake
Mountain(s)
Territorial**

Lot Features **Level; Open; Wooded**

Exterior Features **Fencing - None; Timber -
None**

Water **Community System; Water
System Name: Beaver Creek
Camp**

Sewer **None**

Road **Dirt; Private Maintained
Road; See Remarks**

Electricity: **Available**

Telephone: **Available**

Property Subject **CC&Rs: Yes**

To: **Homeowners Assoc: Yes
LID
Non-Mtg Lien: No
Flood Zone: Unknown
Aircraft Flight Zone:
Unknown
Fire Protection Dist:
Unknown**

MLS #: 20212085 **Vacant Land** **47 Pinto Point Rd, Coolin** **, ID 83821** **\$649,720**
County: Bonner **Sub Area:** Priest Lake, East **Area:** 4-Priest R/L **Closed**

AUCTION FOR IDL LAND WITH NO CURRENT LESSEE IN PLACE 8/21. Auction to be held at Best Western Plus CDA. SELLING TO NON-LESSEE BUYER. Sold subject to reserve. Reserve price for this lot is \$649,720. AUCTION BID for LOT ONLY. Deposit of \$50,000 cashier's check is required to bid at auction. Call for details. \$1,800 due from winning bidder ON AUCTION DAY as COST OF TRANSACTION. Bid deposit applied to successful lot price. Admin fee of 6% of high bid price due at closing. Close within 60 days. BTVAI

Zoning: Residential **Zoning Dsgtn:** **# Acres:** 0.99
Neighborhood: **Old Sbdvn:** **Apx Lot Frtg:**
Lot Size: **In City Limits:** **Lot Depth:**
School Dist: W Bonner Co. **Cov./Rest:**
Fire District: **Sect/Twp/Rng:** 27 / 61N / 4W
Taxes: \$0 **Tax Year:** 2020 **Dist. to City/Town:** 5-10 Miles
Known LID: No **DW Surface:** **Dist to County Rd:** 1 Mile or Less
Parcel #: RP059610010400A **Dist. to County Seat:**
Legal: Lot 40 Blk 1 - State Subdivision - Pinto Point **County Seat:** Sandpoint



Elem: Priest Lake **Middle:** Bonners Ferry **High School:** Bonners Ferry
Sewer: **Electricity:** **Gas:**
Phone: **Garbage:** **Water System:**
Road Access: **Water Access:** Yes **Main Body of Water:** Priest Lake
Road Surface: **Water Frontage:** Yes **Tributary Water:**
Maintained Y/N

LAND CHARACTERISTICS Water View
PROPERTY WATER FEATURES Lake
DISCLOSURE For Auction

Directions From Coolin, N on East Shore Rd, left on Indian Creek Park Rd, Rt on Cape Horn Rd, Left on Pinto Point Rd

Agt Confidential Remarks NO CURRENT LESSEE ON THIS PROPERTY! Published reserve auction. Conduct all DD prior to auction. Sold AS-IS; no contingencies. See corbettbottles.com for Terms. Fantastic opportunity. BRING BUYERS! Call Brittany or Emily 208-377-5700 for info.

List: Mark Bottles **Co-List:** **Off:** BOTTLES REAL ESTATE AUCTION LLC - Office: 208-377-5700
Sell: NON AGENT **Co-Sell:** **Off:** NON AGENCY

Listing Date 7/16/2021	Closing Date 12/30/2021	Owner Agent Y/N No
Expiration Date	Sold Price \$1,525,000	Non-Agent Y/N No
Status Date 12/30/2021	Financing Cash	Buyer Agent Y/N Yes
Off Market Date 12/30/2021		Commission Offered (%/%) 2%
Contract Date 8/24/2021		Type of Contract
Original Price \$649,720	Concessions	Possession
Owner Name State of Idaho	Cumulative DOM: 167	DOM 167

Information herein deemed reliable but not guaranteed.

Agent Hit Count 23

MLS #: 20212082 **Vacant Land** **6604 Eastshore Rd, Coolin** **, ID 83821** **\$490,000**
County: Bonner **Sub Area:** Priest Lake, East **Area:** 4-Priest R/L **Closed**

AUCTION FOR IDL LAND WITH NO CURRENT LESSEE IN PLACE 8/21. Auction to be held at Best Western Plus CDA. SELLING TO NON-LESSEE BUYER. Sold subject to reserve. Reserve price for this lot is 490,000. AUCTION BID for LOT ONLY. Deposit of \$50,000 cashier's check is required to bid at auction. Call for details. \$1,800 due from winning bidder ON AUCTION DAY as COST OF TRANSACTION. Bid deposit applied to successful lot price. Admin fee of 6% of high bid price due at closing. Close within 60 days. BTVAI

Zoning: Residential **Zoning Dsgtn:** **# Acres:** 0.80
Neighborhood: **Old Sbdvn:** **Apx Lot Frtg:**
Lot Size: **In City Limits:** **Lot Depth:**
School Dist: W Bonner Co. **Cov./Rest:**
Fire District: **Sect/Twp/Rng:** 34 / 61N / 4W
Taxes: \$0 **Tax Year:** 2021 **Dist. to City/Town:** 1-5 Miles
Known LID: No **DW Surface:** **Dist to County Rd:** 1 Mile or Less
Parcel #: RP059520010010A **Dist. to County Seat:**
Legal: Lot 1 Blk 1 State Subdivision - Horton Creek **County Seat:** Sandpoint



Elem: Priest Lake **Middle:** Bonners Ferry **High School:** Bonners Ferry
Sewer: **Electricity:** **Gas:**
Phone: **Garbage:** **Water System:**
Road Access: **Water Access:** Yes **Main Body of Water:** Priest Lake
Road Surface: **Water Frontage:** Yes **Tributary Water:**
Maintained Y/N

LAND CHARACTERISTICS Water View
PROPERTY WATER FEATURES Lake
DISCLOSURE For Auction

Directions From Coolin, N on East Shore Rd

Agt Confidential Remarks NO CURRENT LESSEE ON THIS PROPERTY! Published reserve auction. Conduct all DD prior to auction. Sold AS-IS; no contingencies. See corbettbottles.com for Terms. Fantastic opportunity. BRING BUYERS! Call Brittany or Emily 208-377-5700 for info.

List: Mark Bottles **Co-List:** **Off:** BOTTLES REAL ESTATE AUCTION LLC - Office: 208-377-5700
Sell: NON AGENT **Co-Sell:** **Off:** NON AGENCY

Listing Date 7/16/2021	Closing Date 9/22/2021	Owner Agent Y/N No
Expiration Date	Sold Price \$810,000	Non-Agent Y/N No
Status Date 9/23/2021	Financing Cash	Buyer Agent Y/N Yes
Off Market Date 9/22/2021		Commission Offered (%/%) 2%
Contract Date 8/24/2021		Type of Contract
Original Price \$490,000	Concessions	Possession
Owner Name State of Idaho	Cumulative DOM: 68	DOM 68

PUBLIC DISTRIBUTION OF THIS REPORT IS A VIOLATION AND SUBJECT TO A FINE

Information herein deemed reliable but not guaranteed.

Agent Hit Count 28

MLS #: 20212083 **Vacant Land** **310 Powerline Rd, Coolin** **, ID 83821** **\$536,000**
County: Bonner **Sub Area:** Priest Lake, East **Area:** 4-Priest R/L **Closed**

AUCTION FOR IDL LAND WITH NO CURRENT LESSEE IN PLACE 8/21. Auction to be held at Best Western Plus CDA. SELLING TO NON-LESSEE BUYER. Sold subject to reserve. Reserve price for this lot is \$536,000. AUCTION BID for LOT ONLY. Deposit of \$50,000 cashier's check is required to bid at auction. Call for details. \$1,800 due from winning bidder ON AUCTION DAY as COST OF TRANSACTION. Bid deposit applied to successful lot price. Admin fee of 6% of high bid price due at closing. Close within 60 days. Some records show this as 332 Powerline Rd., please reference subdivision plat for Lot & Block number as legal address. BTVAI.

Zoning: Residential **Zoning Dsgtn:** **# Acres:** 1.30
Neighborhood: **Old Sbdvn:** **Apx Lot Frtg:**
Lot Size: **In City Limits:** **Lot Depth:**
School Dist: W Bonner Co. **Cov./Rest:**
Fire District: **Sect/Twp/Rng:** 28 / 61N / 4W
Taxes: \$0 **Tax Year:** 2020 **Dist. to City/Town:** 5-10 Miles
Known LID: No **DW Surface:** **Dist. to County Rd:** 1 Mile or Less
Parcel #: RP059620010040A **Dist. to County Seat:**
Legal: Lot 4 Blk 1 - State Subdivision - Woody's Point **County Seat:** Sandpoint



Elem: Priest Lake **Middle:** Bonners Ferry **High School:** Bonners Ferry
Sewer: **Electricity:** **Gas:**
Phone: **Garbage:** **Water System:**
Road Access: **Water Access:** Yes **Main Body of Water:** Priest Lake
Road Surface: **Water Frontage:** Yes **Tributary Water:**
Maintained Y/N

LAND CHARACTERISTICS Water View
PROPERTY WATER FEATURES Lake
DISCLOSURE For Auction

Directions From Coolin, N on East Shore Rd, left on Indian Creek Park Rd, Rt on Cape Horn Rd

Agt Confidential Remarks NO CURRENT LESSEE ON THIS PROPERTY! Published reserve auction. Conduct all DD prior to auction. Sold AS-IS; no contingencies. See corbettbottles.com for Terms. Fantastic opportunity. BRING BUYERS! Call Brittany or Emily 208-377-5700 for info.

List: Mark Bottles **Co-List:** **Off:** BOTTLES REAL ESTATE AUCTION LLC - Office: 208-377-5700
Sell: NON AGENT **Co-Sell:** **Off:** NON AGENCY

Listing Date 7/16/2021	Closing Date 10/7/2021	Owner Agent Y/N No
Expiration Date	Sold Price \$1,000,000	Non-Agent Y/N No
Status Date 10/8/2021	Financing Cash	Buyer Agent Y/N Yes
Off Market Date 10/7/2021		Commission Offered (%/%) 2%
Contract Date 8/24/2021		Type of Contract
Original Price \$536,000	Concessions	Possession
Owner Name State of Idaho	Cumulative DOM: 83	DOM 83

Information herein deemed reliable but not guaranteed.

Agent Hit Count 30

MLS #: 20212084 **Vacant Land** **48 E Char Ln, Coolin** **, ID 83821** **\$519,000**
County: Bonner **Sub Area:** Priest Lake, East **Area:** 4-Priest R/L **Closed**

AUCTION FOR IDL LAND WITH NO CURRENT LESSEE IN PLACE 8/21. Auction to be held at Best Western Plus CDA. SELLING TO NON-LESSEE BUYER. Sold subject to reserve. Reserve price for this lot is \$519,000. AUCTION BID for LOT ONLY. Deposit of \$50,000 cashier's check is required to bid at auction. Call for details. \$1,800 due from winning bidder ON AUCTION DAY as COST OF TRANSACTION. Bid deposit applied to successful lot price. Admin fee of 6% of high bid price due at closing. Close within 60 days. BTVAI

Zoning: Residential **Zoning Dsgtn:** **# Acres:** 0.91
Neighborhood: **Old Sbdvn:** **Apx Lot Frtg:**
Lot Size: **In City Limits:** **Lot Depth:**
School Dist: W Bonner Co. **Cov./Rest:**
Fire District: **Sect/Twp/Rng:** 28 / 61N / 4W
Taxes: \$0 **Tax Year:** **Dist. to City/Town:** 5-10 Miles
Known LID: No **DW Surface:** **Dist. to County Rd:** 1 Mile or Less
Parcel #: RP059620010270A **Dist. to County Seat:**
Legal: Lot 27 Blk 1 - State Subdivision - Woody's Point **County Seat:** Sandpoint



Elem: Priest Lake **Middle:** Bonners Ferry **High School:** Bonners Ferry
Sewer: **Electricity:** **Gas:**
Phone: **Garbage:** **Water System:**
Road Access: **Water Access:** Yes **Main Body of Water:** Priest Lake
Road Surface: **Water Frontage:** Yes **Tributary Water:**
Maintained Y/N

LAND CHARACTERISTICS Water View
PROPERTY WATER FEATURES Lake
DISCLOSURE For Auction

Directions From Coolin, N on East Shore Rd, left on Indian Creek Park Rd, Rt on Cape Horn Rd

Agt Confidential Remarks NO CURRENT LESSEE ON THIS PROPERTY! Published reserve auction. Conduct all DD prior to auction. Sold AS-IS; no contingencies. See corbettbottles.com for Terms. Fantastic opportunity. BRING BUYERS! Call Brittany or Emily 208-377-5700 for info.

List: Mark Bottles **Co-List:** **Off:** BOTTLES REAL ESTATE AUCTION LLC - Office: 208-377-5700
Sell: NON AGENT **Co-Sell:** **Off:** NON AGENCY

Listing Date 7/16/2021	Closing Date 9/26/2021	Owner Agent Y/N No
Expiration Date	Sold Price \$715,000	Non-Agent Y/N No
Status Date 9/27/2021	Financing Cash	Buyer Agent Y/N Yes
Off Market Date 9/26/2021		Commission Offered (%/%) 2%
Contract Date 8/24/2021		Type of Contract
Original Price \$519,000	Concessions	Possession
Owner Name State of Idaho	Cumulative DOM: 72	DOM 72

Information herein deemed reliable but not guaranteed.

Agent Hit Count 26

MLS #: 20212086 **Vacant Land** **503 Pinto Point Rd, Coolin** **, ID 83821** **\$499,920**
County: Bonner **Sub Area:** Priest Lake, East **Area:** 4-Priest R/L **Closed**

AUCTION FOR IDL LAND WITH NO CURRENT LESSEE IN PLACE 8/21. Auction to be held at Best Western Plus CDA. SELLING TO NON-LESSEE BUYER. Sold subject to reserve. Reserve price for this lot is \$499,920. AUCTION BID for LOT ONLY. Deposit of \$50,000 cashier's check is required to bid at auction. Call for details. \$1,800 due from winning bidder ON AUCTION DAY as COST OF TRANSACTION. Bid deposit applied to successful lot price. Admin fee of 6% of high bid price due at closing. Close within 60 days. BTVAI

Zoning: Residential **Zoning Dsgtn:** **# Acres:** 0.30
Neighborhood: **Old Sbdvn:** **Apx Lot Frtg:**
Lot Size: **In City Limits:** **Lot Depth:**
School Dist: W Bonner Co. **Cov./Rest:**
Fire District: **Sect/Twp/Rng:** 27 / 61N / 4W
Taxes: \$0 **Tax Year:** 2020 **Dist. to City/Town:** 5-10 Miles
Known LID: No **DW Surface:** **Dist to County Rd:** 1 Mile or Less
Parcel #: RP059610010210A **Dist. to County Seat:**
Legal: Lot 21 Blk 1, State Subdivision - Pinto Point **County Seat:** Sandpoint



Elem: Priest Lake **Middle:** Bonners Ferry **High School:** Bonners Ferry
Sewer: **Electricity:** **Gas:**
Phone: **Garbage:** **Water System:**
Road Access: **Water Access:** Yes **Main Body of Water:** Priest Lake
Road Surface: **Water Frontage:** Yes **Tributary Water:**
Maintained Y/N

LAND CHARACTERISTICS Water View
PROPERTY WATER FEATURES Lake
DISCLOSURE For Auction

Directions From Coolin, N on East Shore Rd, left on Indian Creek Park Rd, Rt on Cape Horn Rd, Left on Pinto Point Rd

Agt Confidential Remarks NO CURRENT LESSEE ON THIS PROPERTY! Published reserve auction. Conduct all DD prior to auction. Sold AS-IS; no contingencies. See corbettbottles.com for Terms. Fantastic opportunity. BRING BUYERS! Call Brittany or Emily 208-377-5700 for info.

List: Mark Bottles **Co-List:** **Off:** BOTTLES REAL ESTATE AUCTION LLC - Office: 208-377-5700
Sell: NON AGENT **Co-Sell:** **Off:** NON AGENCY

Listing Date 7/16/2021	Closing Date 10/28/2021	Owner Agent Y/N No
Expiration Date	Sold Price \$750,000	Non-Agent Y/N No
Status Date 10/29/2021	Financing Conventional	Buyer Agent Y/N Yes
Off Market Date 10/28/2021		Commission Offered (%/%) 2%
Contract Date 8/24/2021		Type of Contract
Original Price \$499,920	Concessions	Possession
Owner Name State of Idaho	Cumulative DOM: 104	DOM 104

PUBLIC DISTRIBUTION OF THIS REPORT IS A VIOLATION AND SUBJECT TO A FINE

Information herein deemed reliable but not guaranteed.

Agent Hit Count 31

MLS #: 20212087 **Vacant Land** **441 Pinto Point Rd, Coolin** , ID 83821 **\$499,920**
County: Bonner **Sub Area:** Priest Lake, East **Area:** 4-Priest R/L **Closed**

AUCTION FOR IDL LAND WITH NO CURRENT LESSEE IN PLACE 8/21. Auction to be held at Best Western Plus CDA. SELLING TO NON-LESSEE BUYER. Sold subject to reserve. Reserve price for this lot is \$499,920. AUCTION BID for LOT ONLY. Deposit of \$50,000 cashier's check is required to bid at auction. Call for details. \$1,800 due from winning bidder ON AUCTION DAY as COST OF TRANSACTION. Bid deposit applied to successful lot price. Admin fee of 6% of high bid price due at closing. Close within 60 days. BTVAI

Zoning: Residential **Zoning Dsgtn:** **# Acres:** 0.35
Neighborhood: **Old Sbdvn:** **Apx Lot Frtg:**
Lot Size: **In City Limits:** **Lot Depth:**
School Dist: W Bonner Co. **Cov./Rest:**
Fire District: **Sect/Twp/Rng:** 27 / 61N / 4W
Taxes: \$0 **Tax Year:** 2020 **Dist. to City/Town:** 5-10 Miles
Known LID: No **DW Surface:** **Dist to County Rd:** 1 Mile or Less
Parcel #: RP059610010240A **Dist. to County Seat:**
Legal: Lot 24 Blk 1, State Subdivision - Pinto Point **County Seat:** Sandpoint



Elem: Priest Lake **Middle:** Bonners Ferry **High School:** Bonners Ferry
Sewer: **Electricity:** **Gas:**
Phone: **Garbage:** **Water System:**
Road Access: **Water Access:** Yes **Main Body of Water:** Priest Lake
Road Surface: **Water Frontage:** Yes **Tributary Water:**
Maintained Y/N

LAND CHARACTERISTICS Water View
PROPERTY WATER FEATURES Lake
DISCLOSURE For Auction

Directions From Coolin, N on East Shore Rd, left on Indian Creek Park Rd, Rt on Cape Horn Rd, Left on Pinto Point Rd

Agt Confidential Remarks NO CURRENT LESSEE ON THIS PROPERTY! Published reserve auction. Conduct all DD prior to auction. Sold AS-IS; no contingencies. See corbettbottles.com for Terms. Fantastic opportunity. BRING BUYERS! Call Brittany or Emily 208-377-5700 for info.

List: Mark Bottles **Co-List:** **Off:** BOTTLES REAL ESTATE AUCTION LLC - Office: 208-377-5700
Sell: NON AGENT **Co-Sell:** **Off:** NON AGENCY

Listing Date	7/16/2021	Closing Date	11/16/2021	Owner Agent Y/N	No
Expiration Date		Sold Price	\$500,000	Non-Agent Y/N	No
Status Date	11/16/2021	Financing	Conventional	Buyer Agent Y/N	Yes
Off Market Date	11/16/2021			Commission Offered (%/%)	2%
Contract Date	8/24/2021			Type of Contract	
Original Price	\$499,920	Concessions		Possession	
Owner Name	State of Idaho	Cumulative DOM:	123	DOM	123

Information herein deemed reliable but not guaranteed.

Agent Hit Count 25

LAND SALE #13



1062 N Steamboat Bay Rd

Coolin, Idaho 83821

\$4,000,000

Residential Waterfront

MLS#:19-10936

Area: North (Bonner & Boundary)

Grid #: 430

Total Bedrooms: 1

Total Bathrooms: 1

Total SqFt.: 980

Lot Acres: 4.68

Year Built: 1938

Spectacular parcel! Priest Lake's premiere waterfront. Three amazing lots in beautiful Steamboat Bay. Over 356ft of frontage with an amazing beach. These lots yield such privacy and potential for anyone looking for easy year round access and the best views you can find. Original 1938 log cabin with an addition and detached carport. A beautiful piece of history on a spectacular parcel. (1)-.70acre and (1)-.20acre waterfront parcels and a 3.78acre secondary parcel located on Steamboat Bay RD. 3 LID's all paid. This would be the perfect opportunity for a large extended family or investment piece. Southwesterly exposure. Panoramic views with wonderful sandy lake bottom swimming beach.

List Agent: **Kara Williams, 208-946-6959, priestlaker@live.com**

Listing Office: **Priest Lake Realty, 208-443-3328**

Co-List Agent: **Shawn Williams Priest Lake Realty 208-610-4966 priestlakerealty@gmail.com**

Selling Agent: **Joe Dinnison, John L. Scott, Inc (Cd'A)**

Contract Information

Begin Date:	10/04/2019	Status Change	08/02/2021	Status:	Closed
Original List Price:	\$4,000,000	Date:		Contingent Remarks:	
Buyer Agency Compensation:	2.5%	REO:	No	Days On Market:	668
Non-Agent Compensation:	2.5%	Short Sale:	No	Under Contract Date:	06/12/2021
Property Type:	Residential	Type of Contract:	Exclusive Right to Sell, Full Service	Sold Date:	08/02/2021
				Sold Price:	4,000,000
				Financing:	Cash
				Seller Concession:	None

Showing Instructions: **Appointment Only; Call Listing Agent; Call Listing Office; Combo Lockbox; List Agent Present**

Terms Considered: **Cash; Conventional**

Private Remarks: **3 Separate Lots Property has not been surveyed.**

Legal & Taxes

Taxes:	\$10,017	Taxes Reflect:	No Exemptions	AIN/Tax Bill #:	46658
for Tax Year:	2018	Subdivision:	N/A	Tax Parcel #:	RP60N04W275826A
School District:	West Bonner - 83	Misc:	Sec: 27, Twn: , Rng: 4WBM	Zoning:	Recreational
County:	Bonner				

Legal Description: **27-60-4W TAX 35, 27-60-4W TAX 38, 27-60-4W TAX 36**

Directions: **N from Priest River on Hwy 57, turn R on Dickensheet Rd to Coolin. R on Eastside Rd. L on Cavanaugh Bay Rd. L on 4 Mile Rd. In approx 1/4 mi L on Tanglefoot Rd, L on N Steamboat Bay Rd**

General Property Description

Building Style:	Single Level	Total SqFt.:	980	Year Built:	1938
Basement:	No	SqFt Source:	Assessor	New Construction:	No
Common Walls:	No Common Walls	Occupant:	Owner	Garage/Carport #1:	2 Car, Det Carport
Lot Type 1:	Residential	Income Producing:	No		
Lot Type 2:	Lakefront	Add'l Living Qtrs:			
Lake/River Name:	Priest Lake				
Bay:	Steamboat Bay				
Frontage Ft:	365				
Realtor.COM Type:	Residential - Single Family				

Main House Rooms/Areas	ApxSqFt	Living Rm	Dining Rm	Kitchen	Fam Rm/GR Rm	Master Bdrm	Bdrm	Bath	1/2 Ba	Laundry Rm/Area	Other	Other Rooms
Bsmt												Main Floor Utilities
1st Fl		1	1	1		1	1	1				
2nd Fl												
3rd Fl												

View	Lake; Mountain(s); Territorial	Common Walls	No Common Walls
Lot Features	Irregular; Level; Open; Southern Exposure	Construction	Log Home
Exterior Features	Dock/Boat Slip	Foundation	Concrete
Property Subject to	CC&Rs: No	Appliances	Dishwasher; Dryer, Gas; Microwave; Range/Oven - Gas; Washer; Propane Water Heater
	Homeowners Assoc: None	Fuel	Electric/Electric
	LID: No	Heating	Baseboard
	Non-Mtg Lien: None	Flooring	Carpet
	Flood Zone: Unknown	Basement	None, Slab on grade
	Aircraft Flight Zone: Unknown	Details:	
	Fire Protection Dist: Unknown		
		Road	Gravel; Public Maintained Road
		Water	Private Well
		Sewer	Community System

MLS #: 20200369 **Vacant Land** **Lot 4 South Shores Circle, Coolin** , ID 83821 **\$465,000**
County: Bonner **Sub Area:** Priest Lake, East **Area:** 4-Priest R/L **Closed**

Deeded Waterfront Lots - Located at the South end of Huckleberry at Priest Lake, these forty-five deeded lakefront lots offer a variety of lot sizes and pricing, with lake frontage ranging from 125 to over 160 front feet. Over half of these properties now display each owners distinctively designed vision of the perfect lake cabin. The variable shoreline allows from everything from incredible views to the North to natural, quiet coves to the southernmost area abutting state land and lying on the strait across from the East Twin Island. South Shores is the perfect location for your dream waterfront cabin. Visit www.huckbay.com for more information, photos and maps.

Zoning: Residential **Zoning Dsgtn:** **# Acres:** 0.59
Neighborhood: **Old Sbdvn:** **Apx Lot Frtg:**
Lot Size: **In City Limits:** No **Lot Depth:**
School Dist: Lake Pend Oreille **Cov./Rest:**
Fire District: N. Narrows **Sect/Twp/Rng:** 3 / 61N / 4W
Taxes: \$4,364 **Tax Year:** 2013 **Dist. to City/Town:** 15+ miles
Known LID: No **DW Surface:** **Dist to County Rd:** 1 Mile or Less
Parcel #: RP054040000040A **Dist. to County Seat:**
Legal: Lot 4 of South Shores Addition to Huckleberry at Priest Lake pud. **County Seat:** Sandpoint



Elem: Priest Lake **Middle:** Priest River **High School:** Priest River
Sewer: Community **Electricity:** On Site **Gas:**
Phone: **Garbage:** **Water System:** Community
Road Access: **Water Access:** Yes **Main Body of Water:** Priest Lake
Road Surface: **Water Frontage:** Yes **Tributary Water:**
Maintained Y/N

LAND CHARACTERISTICS Mountain View, Panoramic View
PROPERTY AMENITIES Community Center, Tennis Court, Trail System
BEACHFRONT Dock, Sandy
PROPERTY WATER FEATURES Lake
SHOWING INSTRUCTIONS See Remarks

Directions Via road: From Priest River, drive north on Hwy57 for 22 mi. Right on Dickensheet Hwy/East Shore rd. Drive 4 mi, right on East Shore Road. Drive 16 mi, left on South Shores Circle. Proceed to lot. Look for Huckleberry signs.

Agt Confidential Remarks For showing, contact: Dean Fiedler - 208.443.2258 Alicia Barbieri - 509-999-7504 Tom Barbieri - 509-999-3399

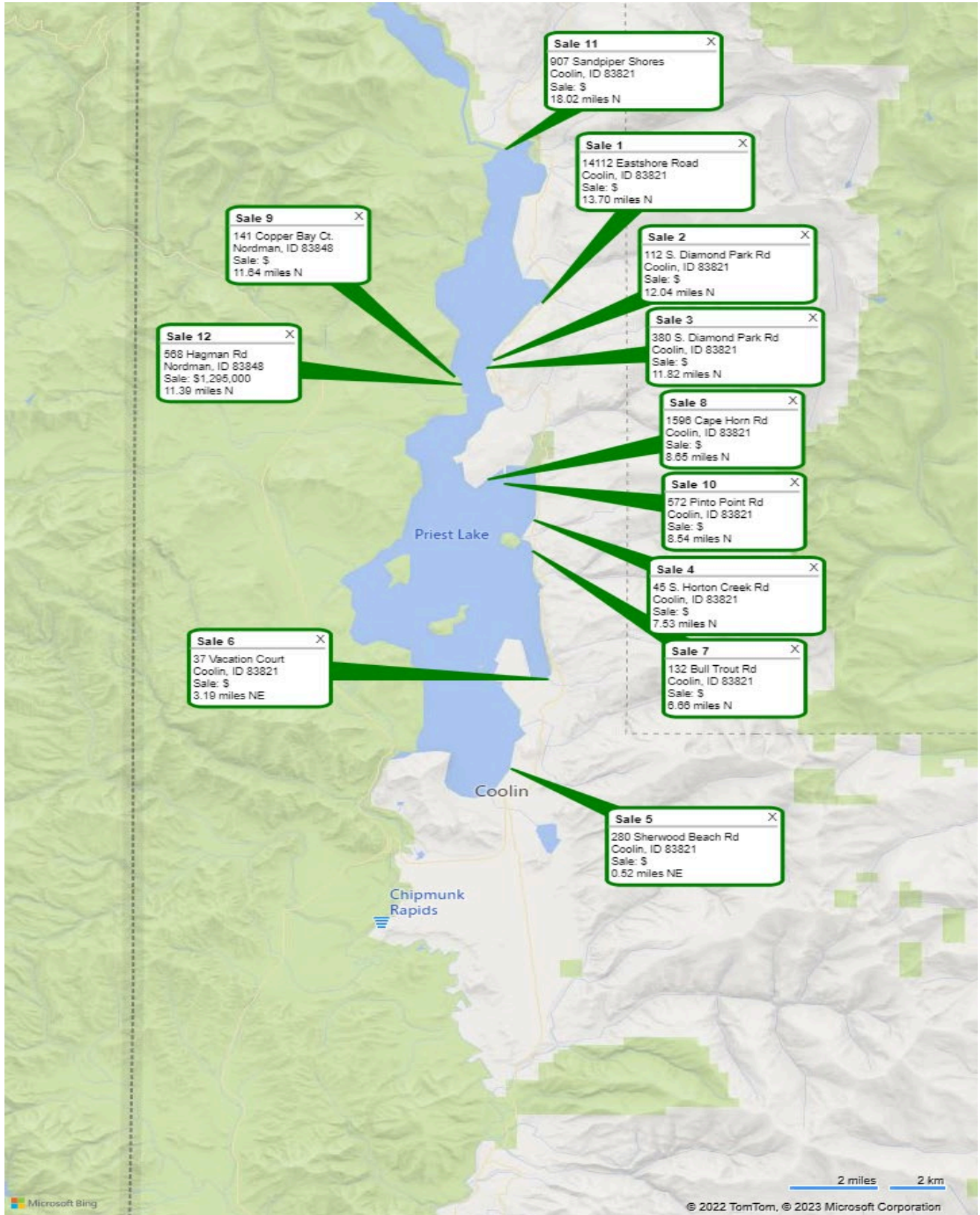
List: Alicia Barbieri **Co-List:** **Off:** GOODALE & BARBIERI CO - Office: 509-459-6109
Sell: Alicia Barbieri **Co-Sell:** **Off:** GOODALE & BARBIERI CO - Office: 509-459-6109

Listing Date 2/20/2020	SHOWING INSTRUCTIONS See Remarks	Owner Agent Y/N No
Expiration Date	Closing Date 1/13/2021	Non-Agent Y/N No
Status Date 1/15/2021	Sold Price \$465,000	Buyer Agent Y/N Yes
Off Market Date 1/13/2021	Financing Conventional	Commission Offered (%/%) 4%
Contract Date 10/7/2020		Type of Contract Exclusive Right to Sell
Original Price \$465,000	Concessions	Possession
Owner Name Huckleberry Bay Company	Cumulative DOM: 328	DOM 328

Information herein deemed reliable but not guaranteed.

Agent Hit Count 38

IMPROVED SALES MAP



IWF SALE #1



14112 Eastshore Rd
Coolin, Idaho 83821
\$2,499,000
Residential Waterfront
MLS#:22-11530
 Area: **North (Bonner & Boundary)**
 Grid #: **430**
 Total Bedrooms: **4**
 Total Bathrooms: **4.5**
 Total SqFt.: **4,237**
 Lot Acres: **0.86**
 Year Built: **2022**

Make your Priest Lake dreams come true with a once in a lifetime opportunity to build out your custom year-round waterfront lake home in Huckleberry Bay. This meticulously crafted home is framed and enclosed by a local builder who is ready to put in your interior and exterior finishes of your choice this spring. Take in the unparalleled west side sunset views from the sandy beach or any of the three levels of your family lodge inspired cabin (4200 sq feet). Four bay garage (RV/Boat/ATV, Snowmobiles) is finished and set up for temporary living quarters for you to enjoy now as you build your house. Accepting Back-up offers.

List Agent: **Steve Mumm 509-939-1479 SteveMumm@21GoldChoice.com**
 Listing Office: **CENTURY 21 Beutler & Associates 208-765-5554**

Contract Information

Begin Date:	12/28/2022	Status Change	01/03/2023	Status:	Pending
Original List Price:	\$2,499,000	Date:		Contingent Reason:	Inspection
Buyer Agency Compensation:	XX	REO:	No	Contingent Remarks:	
Non-Agent Compensation:	XX	Short Sale:	No	Days On Market:	14
Property Type:	Residential	Type of Contract:	XX	Under Contract Date:	01/02/2023

Showing Instructions: **Appointment Only; Call Listing Agent; Call Listing Office; Combo Lockbox**

Terms Considered: **Cash; Conventional**

Private Remarks: **Along with access to other Huckleberry Bay common areas, This Cedars property has private beach and assigned boat slip. 8-lot Waterfront Community is a PUD including a 100' waterfront Common Area (see plat map). Common area is restricted to day use only by the public and all other Huckleberry Bay owners.**

Legal & Taxes

Taxes:	\$2,245	Taxes Reflect:	No Exemptions	AIN/Tax Bill #:	8487
for Tax Year:	2022	Subdivision:	N/A	Tax Parcel #:	RP05656000030A
School District:	West Bonner - 83	Misc:	Sec: 35, Twn: 62, Rng: 4WBM	Zoning:	Rural 5
County:	Bonner				

Legal Description: **35-62N-4W Cedars At Lot 3 Huckleberry**
 Directions: **From Coolin go North on Cavanaugh Bay Rd (turns into Eastshore Road) for 14 miles.**

General Property Description

Building Style:	Multi-Level	Total SqFt.:	4,237	Year Built:	2022
Basement:	Yes, Full Size	SqFt B:	1,350	New Construction:	Yes, under construction
Common Walls:	No Common Walls	SqFt 1:	1,734	Builder Name:	Dave Watts
Lot Type 1:	Residential	SqFt 2:	1,153	Garage/Carport #1:	2 Car, Det Garage
Lot Type 2:	Lakefront	SqFt Source:	Builder Plans	Garage/Carport #2:	1 car, Det Carport
Lake/River Name:	Priest Lake	Occupant:	Under Construction		
Frontage Ft:	150	Income Producing:	No		
Realtor.COM Type:	Residential - Single Family	Add'l Living Qtrs:			

Main House Rooms/Areas	ApxSqFt	Living Rm	Dining Rm	Kitchen	Fam Rm/GR Rm	Master Bdrm	Bdrm	Bath	1/2 Ba	Laundry Rm/Area	Other	Other Rooms
Bsmt	1,350				1		1	1		1	1	Formal Dining: Main Level
1st Fl	1,734		1	1	1	1	1	1	1			Loft: Upper Level
2nd Fl	1,153						2	2				Mst Bdrm Suite
3rd Fl												Storage: Lower Level
												Wine Cellar: Lower Level

View	Lake; Mountain(s); Territorial	Interior Features	Satellite	Common Walls	No Common Walls
Lot Features	Sloping; Wooded; Borders Special Land; Special Land Description: Elk Preserve	Appliances	None	Construction	Frame
Exterior Features	Covered Deck; Covered Porch; Dock/Boat Slip; RV Parking - Covered	Fuel	PropanePropane	Foundation	Concrete
Property Subject to	CC&Rs: Yes	Heating	Stove - Propane	Exterior	See Remarks
	Homeowners Assoc: Yes	Flooring	Wood: Framework	Roof	Comp Shingle
	HOA Name: Huckleberry Bay	Basement Details:	Full Size Unfinished	Road	Paved; Public Maintained Road
	Frequency: Monthly	Personal Property Included	Pers Prop Included: Onsite Materials; Pers Prop Included 2: Dorr, timber, beams; Pers Prop Included 3: trim, siding	Water	Community System; Water System Name: Huckleberry Bay
	Association Fee: \$75	Real Property Excluded	Real Prop Excluded: Equpt,Scaffold tools; Real Prop Excluded 2: Shelves, beds, ATVs; Real Prop Excluded 3: Antler Chandelier	Sewer	Community System
	LID: No	Association Fee Includes	Snow Removal		
	Non-Mtg Lien: None				
	Flood Zone: Unknown				
	Aircraft Flight Zone: Unknown				
	Fire Protection Dist: Yes				
	Fire Protection Name: North of the Narrows				

Gorgeous Sunsets



West Facing



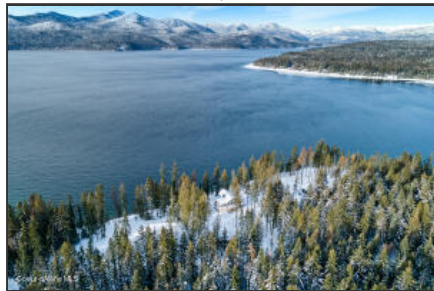
Sandy Beach



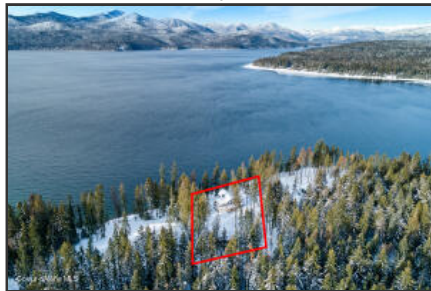
4



5



6



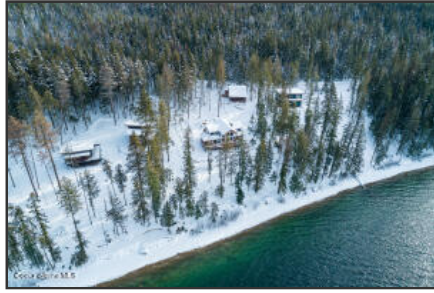
Spectacular Views

Over an Acre Site

7



8



9



Covered Deck

10



11



12



13



View from Loft

14



View from Great Room

15



Spacious Full Length Deck

16



Great Room

17



Vaulted Ceilings

18



Main Entrance

19



Dining Room and Kitchen

20



Master BR w/Deck

21



View from upper loft

22



Loft between upper Bedrooms

23



Spacious Upper level

24



Upper Bedroom #2

25



Upper Bedroom #3

26



Basement Rec Room

27



Basement Bedroom #4

28



Basement Lakeside Toy Storage

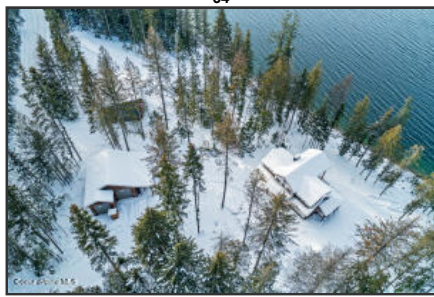
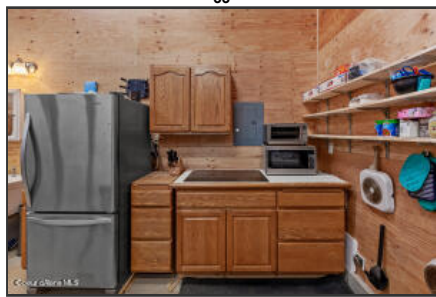
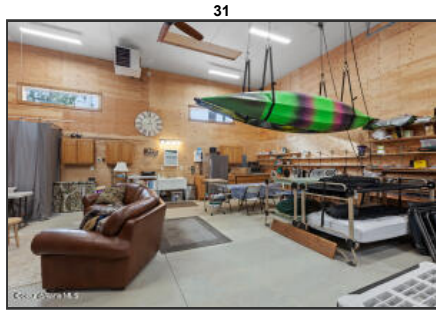
29



30



Two 14' Doors



37



Mature Trees

38



Serenity

39



Lake Life!

IWF SALE #2



112 S Diamond Park Rd
Coolin, Idaho 83821
\$1,250,000
Residential Waterfront
MLS#:22-4770
Area: North (Bonner & Boundary)
Grid #: 430
Total Bedrooms: 5
Total Bathrooms: 2.5
Total SqFt.: 1,966
Lot Acres: 0.37
Year Built: 1966

Welcome to the Friel cabin on Priest Lake! With 100 feet of deeded waterfront and nestled in the trees, this original, fully furnished cabin is ready for you to enjoy. Spectacular, unobstructed, west facing lake and mountain views greet you from the expansive decks. A gentle slope takes you down to the pristine, clear water shoreline with a well-maintained dock. On the main level, you'll find a spacious kitchen with breakfast bar, dining area, multi-generational living possibilities with a separate main floor entrance with a half bath, a full updated bath, and a great room. Get cozy beside the original stone fireplace or grab a book from the built-in bookcases and enjoy sitting on the charming set of window seats lakeside. The upstairs has 4 spacious bedrooms, a full bath and a sun room. There is an attic with ladder access and storage just above. At ground level you'll find the basement area with boat storage with winch. Easy access for your boat with rails to the water.

List Agent: **Richard Bockemuehl, 509-951-4390, dickb@21waterfront.com**
 Listing Office: **Century 21 Waterfront, 509-321-1122**
 Co-List Agent: **Stephanie Suko CENTURY 21 Beutler & Associates 509-879-9249 steph@21goldchoice.com**
 Selling Agent: **Lisa Thaler, Lifestyle Real Estate**

Contract Information

Begin Date:	05/29/2022	Status Change	10/06/2022	Status:	Closed
Original List Price:	\$1,575,000	Date:		Contingent Remarks:	
Buyer Agency Compensation:	XXX	REO:	No	Days On Market:	130
Non-Agent Compensation:	XXX	Short Sale:	No	Under Contract Date:	08/22/2022
Property Type:	Residential	Type of Contract:	XXX	Sold Date:	10/06/2022
				Sold Price:	1,190,000
				Financing:	Conventional Loan
				Seller Concession:	None

Showing Instructions: **Appointment Only; ShowingTime Online; Supra Lockbox; Time Restrictions; See Remarks**
 Terms Considered: **Cash; Conventional; See Remarks**
 Private Remarks:

Legal & Taxes

Taxes:	\$2,454.08	Taxes Reflect:	No Exemptions	AIN/Tax Bill #:	15495
for Tax Year:	2021	Subdivision:	N/A	Tax Parcel #:	RP000870000250A
School District:	West Bonner - 83	Misc:	Sec: 9, Twn: 61, Rng: 04WBM	Zoning:	Recreation
County:	Bonner				
Legal Description:	SEC/TWN/RNG MER:SEC 09 TWN 61N RNG 04W 9-61N-4W DIAMOND PARK LOT 25				
Directions:	From Coolin, ID: Left onto Cavanaugh Bay Rd., 15 miles N., take a slight left onto Diamond Park., 3 miles, sharp left onto S Diamond Park Rd.				

General Property Description

Building Style:	Multi-Level	Total SqFt.:	1,966	Year Built:	1966
Architectural Style:	Description: 2-Story	SqFt Source:	Appraisal	New Construction:	No
Basement:	Yes, Full Size	Occupant:	Owner	Remodeled:	Yes
Common Walls:	No Common Walls	Income Producing:	Yes	Year of Remodel:	1985
Lot Type 1:	Recreation	Add'l Living Qtrs:		Garage/Carport #1:	None, None
Lot Type 2:	Lakefront				
Lake/River Name:	Priest Lake				
Bay:	Huckleberry				
Frontage Ft:	100				
Realtor.COM Type:	Residential - Single Family				

Main House Rooms/Areas	ApxSqFt	Living Rm	Dining Rm	Kitchen	Fam Rm/GR Rm	Master Bdrm	Bdrm	Bath	1/2 Ba	Laundry Rm/Area	Other	Other Rooms
Bsmt												
1st Fl			1	1	1		1	1	1		1	Mud Rm: 1st Floor
2nd Fl							4	1			1	SunRoom: 2nd Floor
3rd Fl												

View	Lake; Mountain(s); Territorial	Interior Features	Dryer Hookup - Elec; Fireplace; Satellite; Washer Hookup	Common Walls	No Common Walls
Lot Features	Sloping; Wooded	Kitchen Amenities	Bkfst Bar	Construction	Frame
Exterior Features	Covered Deck; Covered Patio; Covered Porch; Dock/Boat Slip; Fire Pit; Lawn; Lighting; Open Deck; Satellite Dish	Appliances	Dishwasher; Dryer, Electric; Microwave; Range/Oven - Elec; Refrigerator; Washer; Electric Water Heater	Foundation	Concrete
Property Subject to	CC&Rs: No Homeowners Assoc: None LID: No Non-Mtg Lien: None Flood Zone: No Aircraft Flight Zone: No Fire Protection Dist: No	Fuel	Electric	Exterior	Lap Siding; Wood
		Heating	Baseboard; Cadet; Fireplace	Roof	Comp Shingle; Metal
		Flooring	Carpet; Laminat; Vinyl	Road	Dirt; Gravel; Private Maintained Road
		Basement Details:	Full Size Unfinished	Water	Lake; Private System
		Personal Property Included	Pers Prop Included: Misc Furnishings.; Pers Prop Included 2: Decor, Bedding.; Pers Prop Included 3: Appls, Kitchenware	Sewer	Community System; Lift Station

Drone-7



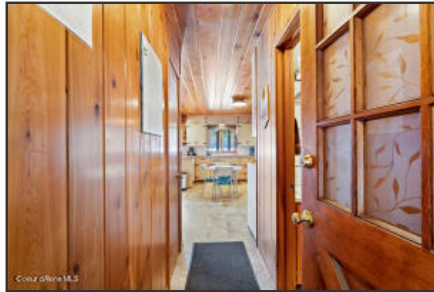
Exterior-4



Exterior-19



Interior-9



Interior-19



Interior-20



Interior-18



Interior-25



Interior-14



Interior-16



Interior-17



Interior-12



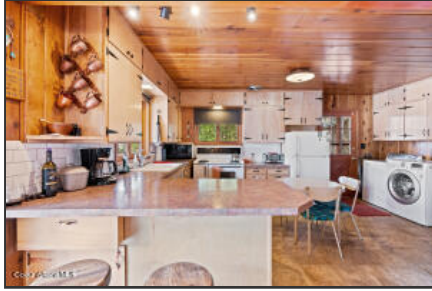
Interior-11



Interior-13



Interior-15



Interior-2



Interior-3



Interior-4



Interior-5



Interior-6



Interior-7



Interior-8



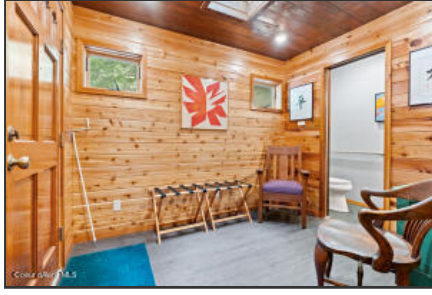
Interior-10



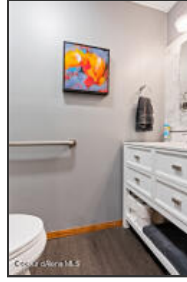
Interior-21



Interior-22



Interior-23



Interior-24



Exterior-1



Interior-1



Exterior-2



Exterior-3



Exterior-5



Exterior-6



Exterior-7



Exterior-8



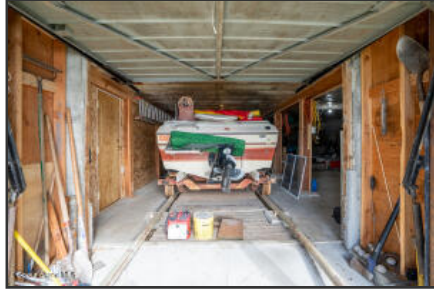
Exterior-10



Exterior-11



Exterior-12



Exterior-13



Exterior-15



Exterior-16



Exterior-17



Exterior-20



Exterior-21



Exterior-22



Exterior-23



Exterior-26



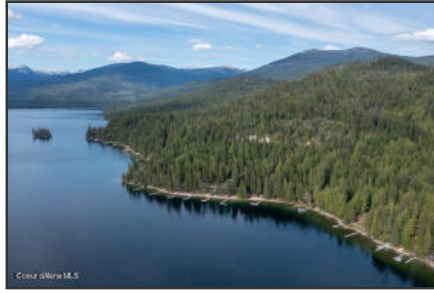
Exterior-27



Exterior-29



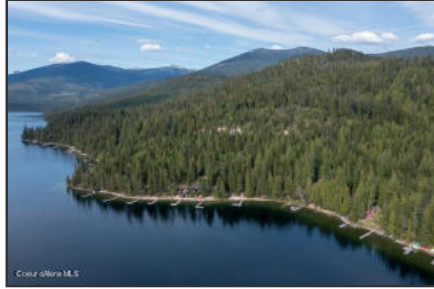
Drone-1



Drone-2



Drone-3



Drone-4



Drone-5



Drone-6



Drone-8



IMG_2727



IWF SALE #3



380 S Diamond Park Rd
Coolin, Idaho 83821
\$1,100,000
Residential Waterfront
MLS#:22-3908
 Area: **North (Bonner & Boundary)**
 Grid #: **430**
 Total Bedrooms: **4**
 Total Bathrooms: **1**
 Total SqFt.: **1,152**
 Lot Acres: **0.51**
 Year Built: **1970**

Prime waterfront property! Rustic, ideal & cherished throughout the years this cabin sits on .51 acre & boasts 100' private beach frontage on the East Shore of Priest Lake. Home is in need of some updating and love so bring your ideas! Truly one of a kind with a picturesque location including unobstructed mountain views, breathtaking water views & gorgeous sunsets. Close proximity to hiking, mountain bike trails & huckleberry picking. Fully-furnished 4bd/1bath with separate guest cottage & private dock. Main floor features large open kitchen w/ floor to ceiling windows that overlook some of the best views of the lake. Step into the expansive living room w/ stove & rock fireplace. Functional floor plan w/ beautiful & serene lake views from almost every room. Expansive decking surrounds with lots of room for entertaining. Located in the Diamond Park Addition offering 12 acres of shared greenbelt property w/private hiking trails & an abundance of wildlife.

List Agent: **Kara Williams, 208-946-6959, priestlaker@live.com**
 Listing Office: **Priest Lake Realty, 208-443-3328**
 Co-List Agent: **Shawn Williams Priest Lake Realty 208-610-4966 priestlakerealty@gmail.com**
 Selling Agent: **Lisa Thaler, Lifestyle Real Estate**

Contract Information

Begin Date:	05/12/2022	Status Change	10/01/2022	Status:	Closed
Original List Price:	\$1,500,000	Date:		Contingent Remarks:	
Buyer Agency Compensation:	XXX	REO:	No	Days On Market:	142
Non-Agent Compensation:	XXX	Short Sale:	No	Under Contract Date:	09/07/2022
Property Type:	Residential	Type of Contract:	XXX	Sold Date:	10/01/2022
				Sold Price:	934,000
				Financing:	Cash
				Seller Concession:	None

Showing Instructions: **Appointment Only; Call Listing Agent; Call Listing Office; Combo Lockbox; See Remarks**
 Terms Considered: **1031 Exchange; Cash; Conventional**
 Private Remarks: **2 bedrooms in main house are non-conforming. Detached guest room is nonconforming. Water is Lake Water. Huckleberry Bay Community Sewer. Steep driveway. Park next to propane tank and walk down. Do not block driveway. Seller is a WA RE agent. Call listing agent to schedule. Stairs are slick when wet. Caution Most furniture and personal property to remain, seller to remove items at their discretion. Greenbelt fees are approx. \$150/year. Sewer \$480/ye**

Legal & Taxes

Taxes:	\$2,211.9	Taxes Reflect:	No Exemptions	AIN/Tax Bill #:	15563
for Tax Year:	2021	Subdivision:	N/A	Tax Parcel #:	RP000890000110A
School District:	West Bonner - 83	Misc:	Sec: 9, Twn: 61N, Rng: 4WBM	Zoning:	Rural-5
County:	Bonner				

Legal Description: **9-61N-4W 1ST ADDN DIAMOND PARK LOT 11**
 Directions: **Head North on Hwy 57 (22.4miles), Turn right onto Dickensheet Rd (5.4miles), Turn onto Cavanaugh Bay Rd, continue to follow Eastshore Rd (15.1miles), Turn left onto Diamond Park (.3miles)Look Sign**

General Property Description

Building Style:	Daylight Single Level	Total SqFt.:	1,152	Year Built:	1970
Basement:	Yes, Full Size	SqFt Source:	Assessor	New Construction:	No
Common Walls:	No Common Walls	Occupant:	Owner	Garage/Carport #1:	None, None
Lot Type 1:	Recreation	Income Producing:	No		
Lot Type 2:	Lakefront	Add'l Living Qtrs:			
Lake/River Name:	Priest Lake				
Frontage Ft:	100				
Realtor.COM Type:	Residential - Single Family				

Main House Rooms/Areas	ApxSqFt	Living Rm	Dining Rm	Kitchen	Fam Rm/ GR Rm	Master Bdrm	Bdrm	Bath	1/2 Ba	Laundry Rm/Area	Other	Other Rooms
Bsmt							1			1		Mst Bdrm Suite
1st Fl		1	1	1	1		3	1				
2nd Fl												
3rd Fl												

View	Lake; Mountain(s); Territorial	Interior Features	Dryer Hookup - Elec; Fireplace; Washer Hookup	Common Walls	No Common Walls
Lot Features	Sloping; Southern Exposure; Steep	Kitchen Amenities	Counter Type: Wood	Construction	Frame
Exterior Features	Dock/Boat Slip; Open Deck	Appliances	Dryer, Electric; Microwave; Range/Oven Combo - Gas/Elec; Refrigerator; Electric Water Heater	Foundation	Block
Property Subject to	CC&Rs: No	Fuel	Electric; Propane; WoodElectric; Propane; Wood	Exterior	Wood
	Homeowners Assoc: None	Heating	Cadet; Fireplace; Forced Air; Stove - Wood	Roof	Metal
	LID: No	Flooring	Wood; board	Road	Dirt; Private Maintained Road; See Remarks
	Non-Mtg Lien: None	Basement Details:	Full Size Finished; Daylight	Water	Lake
	Flood Zone: Unknown			Sewer	Community System
	Aircraft Flight Zone: Unknown				
	Fire Protection Dist: No				

Deck-4



Dock



Lower-Deck-Views-2



Porch



Dining-Room



Kitchen



Kitchen-2



Living-Room-2



Living-Room-3



Living-Room-4



Living-Room-5



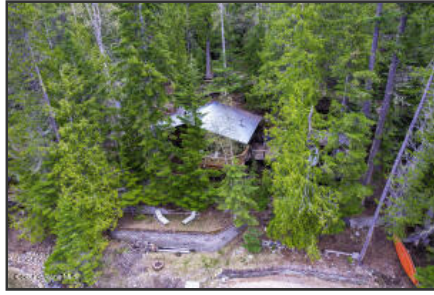
Living-Room-6



Living-Room



Aerial-3



To-Downstairs



Bathroom



Bedroom-1-2



Bedroom-1



Bedroom-2-2



Bedroom-2



Bedroom-3



Bedroom-4-2



Bedroom-4



Deck-2



Deck-Views



Deck



Front-of-Home-2



Front-of-Home



Lower-Deck-Views



Priest-Lake



DJI_0181 copy



Views-2



Sunny Skies



Large Deck



View of the Westside



Private dock



Private Beach



Bunk House



IWF SALE #4



**45 S Horton Creek Rd
Coolin, Idaho 83821**

\$1,525,000

Residential Waterfront

MLS#:22-5681

Area: **North (Bonner & Boundary)**

Grid #: **430**

Total Bedrooms: **3**

Total Bathrooms: **2**

Total SqFt.: **1,877**

Lot Acres: **1.72**

Year Built: **1961**

In this much sought-after location, this delightful cabin nestled in the trees is sheltered by 8-Mile Island and Cape Horn. The panoramic views from the main deck, as well as the deck off the master suite are West facing, allowing you to see gorgeous sunsets and enjoy all day sun. The open concept works well with the living area/kitchen, leading to a large deck and gazebo at one end. The wonderfully designed second story master bedroom suite addition features additional work/office area, bathroom, walk in closet, lake view deck and screened in porch, along with it's own additional separate entrance. A cute bunk house sits beside the main cabin, which is a comfy extra bedroom. This property sits on 1.72 acres with 150 feet of beach frontage. There is a grandfathered boat house, nice dock with steel pilings, boat lift and sun deck. Water system has just been redone w/a new complete water filtration system for drinking. Easy access to all the mountain trails. This is a MUST SEE!

List Agent: **Lisa Thaler, 208-661-3154, lisa@priestlake.com**

Listing Office: **Lifestyle Real Estate, 208-661-3154**

Selling Agent: **Kara Williams, Priest Lake Realty**

Contract Information

Begin Date:	06/17/2022	Status Change Date:	09/16/2022	Status:	Closed
Original List Price:	\$1,650,000	REO:	No	Contingent Remarks:	
Buyer Agency Compensation:	XXX	Short Sale:	No	Days On Market:	90
Non-Agent Compensation:	XXX	Type of Contract:	XXX	Under Contract Date:	08/16/2022
Property Type:	Residential			Sold Date:	09/15/2022
				Sold Price:	1,400,000
				Financing:	Cash
				Seller Concession:	None

Showing Instructions: **Call Listing Agent; Combo Lockbox**

Terms Considered: **Cash; Conventional**

Private Remarks: **No showing time please. Call agent. Separate lot for drain field, 8 total owners - each with on drain field. One common line goes to it. Lake water has UV, Micron & Charcoal filter.**

Legal & Taxes

Taxes:	\$4,453	Taxes Reflect:	No Exemptions	AIN/Tax Bill #:	20637
for Tax Year:	2021	Subdivision:	N/A	Tax Parcel #:	RP059520010180A AND RP059520030010A
School District:	West Bonner - 83	Misc:	Sec: 34, Twn: 60, Rng: 4WBM	Zoning:	REC
County:	Bonner				

Legal Description: **34-61N-4W HORTON CREEK BLK 1 LOT 18 AND, 34-61N-4W HORTON CREEK BLK 3 LOT 1 DRAINFIELD FOR LOT 10-18 BLK 1**
 Directions: **Hwy 57, turn on Dickensheet Rd, Right on Cavanaugh Bay Rd, Left on North Horton Creek Road (Sign), follow arrows. Sign on property**

General Property Description

Building Style:	Multi-Level	Total SqFt.:	1,877	Year Built:	1961
Basement:	No	SqFt Source:	Assessor	New Construction:	No
Common Walls:	No Common Walls	Occupant:	Owner	Remodeled:	Yes
Lot Type 1:	Residential	Income Producing:	No	Year of Remodel:	2005
Lot Type 2:	Lakefront	Add'l Living Qtrs:	Yes	Garage/Carport #1:	None, None
Lake/River Name:	Priest Lake	Add'l Living Qtrs Approx SqFt:	100	Add'l Living Qtrs Desc:	Guest House
Frontage Ft:	150	Add'l Living Qtrs SqFt Source:	Estimated		
Realtor.COM Type:	Residential - Single Family				
Add'l Living Qtrs Beds:	1				
Add'l Living Qtrs Ttl Baths:	0				

Main House Rooms/Areas	ApxSqFt	Living Rm	Dining Rm	Kitchen	Fam Rm/GR Rm	Master Bdrm	Bdrm	Bath	1/2 Ba	Laundry Rm/Area	Other	Other Rooms
Bsmt												
1st Fl		1	1	1								
2nd Fl							2	1		1		
3rd Fl						1		1				

View	Lake; Mountain(s)	Interior Features	Dryer Hookup - Elec; Fireplace Insert; Gas Fireplace; Washer Hookup	Common Walls	No Common Walls
Lot Features	Sloping; Wooded	Appliances	Dishwasher; Dryer, Electric; Microwave; Range/Oven - Elec; Refrigerator; Washer; Electric Water Heater	Construction	Frame
Exterior Features	Covered Deck; Dock/Boat Slip; Open Deck	Fuel	Electric; PropaneElectric; Propane	Foundation	Block
Other Structures	Boathouse; Guest House; Shed	Heating	Cadet; Stove - Propane	Exterior	Wood
Property Subject to	CC&Rs: Yes Homeowners Assoc: None LID: No Non-Mtg Lien: Yes Flood Zone: Unknown Aircraft Flight Zone: Unknown Fire Protection Dist: Unknown	Flooring	Carpet; Wood: Fir	Roof	Metal
		Basement Details:	None, Crawl Space	Road	Dirt; Private Maintained Road
				Water	Lake
				Sewer	Septic System

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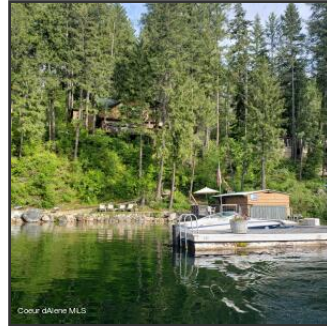
IMG_1145.



IMG_1146.



45 S. Horton Cr



View



Sunset



from-water



exterior2



dock2



dock3



beach1



living-room3



living-room2



living-room4



kitchen



living-room1



master-suite-2



master-suite-1



master-suite-3



master-suite-4



bedroom1



bathroom1



bedroom2



bathroom2



bathroom2



bunkhouse



exterior3



exterior1



driveway



Aerial



Aerial



Between 8-mile & Indian Cr



45 S. Horton Cr



IWF SALE #5



**280 Sherwood Beach RD
Coolin, Idaho 83821**

\$1,650,000

Residential Waterfront

MLS#:22-4589

Area: **North (Bonner & Boundary)**

Grid #: **430**

Total Bedrooms: **4**

Total Bathrooms: **3**

Total SqFt.: **2,754**

Lot Acres: **0.38**

Year Built: **1939**

Deeded Priest Lake Waterfront Cabin. One way to tackle life, spend all day at the beach, then dive into a big lake! The Cabin at the Lake is the spot to do just that. The main house is 2,754 square feet and sits on a .38 acre lot. The light filled great room is spacious, but still cozy with the rock covered fireplace with fan to heat the whole cabin. The kitchen is well appointed with new appliances + eating space for 4-6. The separate dining room has an antique table that accommodates 8 - 10. A spacious main floor primary suite, conveniently situated right off the great room + large soaking tub and double sink vanity, and of course that view looking out the french doors. Upstairs you'll find 2 large bedrooms + access to a private deck overlooking the lake. Peak a boo mountain and lake view from the 3rd bedroom + large closet + separate space for luggage rack + robe hooks. Generous size bathroom with full size tub/shower and two additional storage closets complete the upstairs.

List Agent: **Cindy Rehbock, 509-991-7049, priestlakeliving@gmail.com**
Listing Office: **Priest Lake Living Real Estate, 509-991-7049**

Selling Agent: **Cindy Rehbock, Priest Lake Living Real Estate**

Contract Information

Begin Date:	05/25/2022	Status Change	08/31/2022	Status:	Closed
Original List Price:	\$1,950,000	Date:		Contingent Remarks:	
Buyer Agency Compensation:	XXX	REO:	No	Days On Market:	98
Non-Agent Compensation:	XXX	Short Sale:	No	Under Contract Date:	07/03/2022
Property Type:	Residential	Type of Contract:	XXX	Sold Date:	08/31/2022
				Sold Price:	1,500,000
				Financing:	Conventional Loan
				Seller Concession:	None

Showing Instructions: **Appointment Only; Call Listing Agent; Combo Lockbox**

Terms Considered: **1031 Exchange; Cash; Conventional**

Private Remarks: **Property Website- www.cabinatpriestlake.com Appointment only please. Buyers possession to be August 30, 2022. Sellers can rent back or closing can take place on August 30th. The Cabin at Priest Lake comes fully furnished, just bring your toothbrush! The seller is only taking a few favorite things with them. A list will be provided by Tuesday.**

Legal & Taxes

Taxes:	\$3,553	Taxes Reflect:	Home Owner's Exemption	AIN/Tax Bill #:	19831
for Tax Year:	2021	Subdivision:	N/A	Tax Parcel #:	RP0041800002AA
School District:	West Bonner - 83	Misc:	Sec: 3, Twn: 59N, Rng: 04WWBM	Zoning:	Recreation
County:	Bonner				

Legal Description: **3-59N-4W SHERWOOD BCH ADD #2 LOT 2, S2 OF LOT 3**

Directions: **North on Hwy 57, Turn Right on Dickensheet to Coolin, continue through Coolin past the Leonard Paul Store on Sherwood Beach Rd. The last home just before the 2 pillars on Sherwood Bch Rd.**

General Property Description

Building Style:	Multi-Level	Total SqFt.:	2,754	Year Built:	1939
Basement:	No	SqFt Source:	Appraisal	New Construction:	No
Common Walls:	No Common Walls	Occupant:	Owner	Remodeled:	Yes
Lot Type 1:	Recreation	Income Producing:	No	Year of Remodel:	1999
Lot Type 2:	Lakefront	Add'l Living Qtrs:		Garage/Carport #1:	3 Car, Det Garage
Lake/River Name:	Priest Lake				
Bay:	Coolin				
Frontage Ft:	90				
Realtor.COM Type:	Residential - Single Family				

Main House Rooms/Areas	ApxSqFt	Living Rm	Dining Rm	Kitchen	Fam Rm/GR Rm	Master Bdrm	Bdrm	Bath	1/2 Ba	Laundry Rm/Area	Other	Other Rooms
Bsmt												
1st Fl			1	1	1	1		2		1		
2nd Fl							3	1				
3rd Fl												

View	Lake; Mountain(s)	Interior Features	Dryer Hookup - Elec; Fireplace; Washer Hookup	Common Walls	No Common Walls
Lot Features	Sloping; Steep	Appliances	Dishwasher; Dryer, Electric; Freezer; Range/Oven - Elec; Refrigerator; Washer; Electric Water Heater	Construction	Frame
Exterior Features	Covered Deck; Dock/Boat Slip; Fire Pit; Landscaping; Lawn; Lighting; Open Deck	Fuel	Electric; WoodElectric; Wood	Foundation	Pier Block
Other Structures	Cabana	Heating	Baseboard; Cadet; Fireplace	Exterior	Cedar
Property Subject to	CC&Rs: No Homeowners Assoc: None LID: Yes LID is For: Sewer LID Balance: 1,822.07 Non-Mtg Lien: None Flood Zone: No	Flooring	Carpet; Vinyl	Roof	Metal
		Basement Details:	None, Crawl Space	Road	Gravel; Public Maintained Road
				Water	Private Well
				Sewer	Community System

280 Sherwood Beach



Aerial 280 Shwerwood Beach



Deck



Beach & Dock



Welcome To The Lake



View



280 Sherwood Beach Rd



Great Room



Great Room



Eat In Kitchen



Kitchen



Kitchen



Kitchen Dining



Dining Room



Dining Room



Main Floor Full Bath



Primary Bedroom



Primary Bedroom



From Primary Bedroom To Deck



Primary Bath



Upstairs Guest Room -1



Upstairs Bathroom



Upstairs Guest Room-2



Upstairs Guest Room-2



Upstairs Guest Room-3



Bunkhouse With Deck



Bunk House With A View



Inside Bunkhouse



Aerial 280 Sherwood Beach



280 Sherwood Beach Rd



Boat Slip & Dock



Aerial View



Covered Stairs



IWF SALE #6



37 Vacation Ct
Coolin, Idaho 83821
\$1,200,000
Residential Waterfront
MLS#:22-4807
Area: North (Bonner & Boundary)
Grid #: 430
Total Bedrooms: 2
Total Bathrooms: 2
Total SqFt.: 1,942
Lot Acres: 0.09
Year Built: 2013

This 1942 square foot single family home has 3 bedrooms and 3.0 bathrooms. Prime sandy beach waterfront on Priest Lake, Idaho. Community dock and private boat slip included. Amazing sunset views from Cavanaugh Bay. Fully furnished with gorgeous appointments.

List Agent: **Carl Wuestehube, 208-252-9991, Carl@HomeListers.org**
 Listing Office: **Mountain Bluebird Realty, 949-276-7325**

Selling Agent: **Kara Williams, Priest Lake Realty**

Contract Information

Begin Date:	05/31/2022	Status:	Closed
Original List Price:	\$1,200,000	Contingent Remarks:	
Buyer Agency Compensation:	XXX	Days On Market:	52
Non-Agent Compensation:	XXX	Under Contract Date:	06/14/2022
Property Type:	Residential	Sold Date:	07/22/2022
Status Change Date:	07/28/2022	Sold Price:	1,200,000
REO:	No	Financing:	Conventional Loan
Short Sale:	No	Seller Concession:	Yes - Other
VRC:	Yes	Description:	\$10,000
Type of Contract:	XXX		

Showing Instructions: **Appointment Only; Call Owner; See Remarks**
 Terms Considered: **Cash; Conventional**
 Private Remarks: **Seller is RE Licensed All Showings and Questions**

Legal & Taxes

Taxes:	\$3,744	Taxes Reflect:	No Exemptions	AIN/Tax Bill #:	14610
for Tax Year:	2021	Subdivision:	N/A	Tax Parcel #:	RP000450000020A
School District:	West Bonner - 83	Misc:	Sec: 26, Twn: 60, Rng: 4WBM	Zoning:	Recreational
County:	Bonner				

Legal Description: **26-60N-4W CAVANAUGH BAY HOMES LOT 2**
 Directions: **Continue to follow US-2 W/U.S. Rte 2 W 22.5 mi Turn right onto ID-57 N (signs for Priest Lake) 22.4 mi Turn right onto Dickensheet Hwy 5.4 mi Turn right onto Cavanaugh Bay**

General Property Description

Building Style:	Single Level with Bonus Room	Total SqFt.:	1,942	Year Built:	2013
Basement:	No	SqFt Source:	Owner	New Construction:	No
Common Walls:	No Common Walls	Occupant:	Owner	Garage/Carport #1:	None, None
Lot Type 1:	Residential	Income Producing:	No		
Lot Type 2:	Comm Wtr Frnt	Add'l Living Qtrs:			
Lake/River Name:	Priest Lake				
Frontage Ft:	3				
Realtor.COM Type:	Residential - Condo/Townhome				

Main House Rooms/Areas	ApxSqFt	Living Rm	Dining Rm	Kitchen	Fam Rm/GR Rm	Master Bdrm	Bdrm	Bath	1/2 Ba	Laundry Rm/Area	Other	Other Rooms
Bsmt												
1st Fl		1	1	1		1	3	2	1	1		
2nd Fl											1	
3rd Fl												

View	Lake; Mountain(s); Territorial	Interior Features	Dryer Hookup - Elec; Dryer Hookup - Gas; Fireplace; Gas Fireplace; Wall Unit(s); Washer Hookup	Common Walls	No Common Walls
Lot Features	Corner Lot; Level; Open	Appliances	Dishwasher; Disposal; Dryer, Electric; Microwave; Range/Oven - Gas; Refrigerator; Trash Compactor; Washer; Electric Water Heater	Construction	Concrete; Frame
Exterior Features	Dock/Boat Slip; Landscaping; Lawn; Lighting; Open Deck; Satellite Dish; Sprinkler System - Front	Fuel	Electric; GasElectric; Gas	Foundation	Concrete
Property Subject to	CC&Rs: Yes Homeowners Assoc: Yes Frequency: Annually Association Fee: 400 LID: Yes Non-Mtg Lien: None Flood Zone: Yes Aircraft Flight Zone: Yes Fire Protection Dist: Yes	Heating	Cadet; Fireplace	Exterior	Cedar
		Flooring	Carpet	Roof	Comp Shingle
		Basement Details:	None, Slab on grade	Road	Paved; Private Maintained Road
				Water	Community System
				Sewer	Community System

Main



Main



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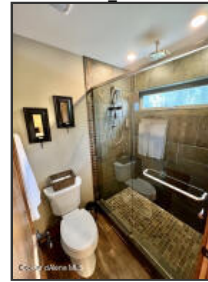
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IMG_0425



IMG_0426



IWF SALE #7



132 Bull Trout Rd
Coolin, Idaho 83821
\$1,950,000
Residential Waterfront
MLS#:22-3690
Area: North (Bonner & Boundary)
Grid #: 430
Total Bedrooms: 3
Total Bathrooms: 3.5
Total SqFt.: 2,474
Lot Acres: 0.48
Year Built: 1959

The most expansive & beautiful view on the lake looking at almost all the islands! Turn key home ready to move in including 23' 1987 Chaparral boat in excellent condition & boat lift. 110' frontage with large fire-pit & great dock. 3 bedrooms, plus loft, 3.5 bathrooms. Two wood stoves, back-up generator & more! Remodeled in 2010 & new kitchen approx. 4 years ago. Wired for backup generator. Enjoy the beautiful sunsets with all afternoon sun!

List Agent: **Lisa Thaler, 208-661-3154, lisa@priestlake.com**
 Listing Office: **Lifestyle Real Estate, 208-661-3154**

Selling Agent: **Shawn Williams, Priest Lake Realty**

Contract Information

Begin Date:	05/07/2022	Status:	Closed
Original List Price:	\$1,950,000	Contingent Remarks:	Continue to show
Buyer Agency Compensation:	XXX	Days On Market:	48
Non-Agent Compensation:	XXX	Under Contract Date:	05/11/2022
Property Type:	Residential	Sold Date:	06/24/2022
		Sold Price:	2,400,000
		Financing:	Cash
		Seller Concession:	None

Showing Instructions: **Call Listing Agent; Combo Lockbox**

Terms Considered: **Cash; Conventional**

Private Remarks: **Separate lot for drain field, includes 4 others Possession after Aug. 15th Water is on, but turned off, so please don't use it.**

Legal & Taxes

Taxes:	\$4,160	Taxes Reflect:	No Exemptions	AIN/Tax Bill #:	28575
for Tax Year:	2021	Subdivision:	N/A	Tax Parcel #:	RP059510010200A & RP059510010170A (Drainfield)
School District:	West Bonner - 83	Misc:	Sec: 3, Twn: 60, Rng: 4WBM	Zoning:	REC
County:	Bonner				

Legal Description: **3-60N-4W HUNT CREEK BLK 1 LOT 20 And, 3-60N-4W HUNT CREEK BLK 1 LOT 17 DRAINFIELD FOR LOT 18-21 BLK 1**
 Directions: **North on Hwy 57, Rt. on Dickensheet, Rt on Cavanaugh Bay Rd to East shore Rd, left on Bull Trout & stay left to sign**

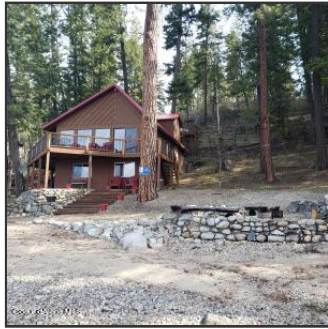
General Property Description

Building Style:	Multi-Level	Total SqFt.:	2,474	Year Built:	1959
Basement:	Yes, Full Size	SqFt Source:	Assessor	New Construction:	No
Common Walls:	No Common Walls	Occupant:	Owner	Remodeled:	Yes
Lot Type 1:	Residential	Income Producing:	No	Year of Remodel:	2010
Lot Type 2:	Lakefront	Add'l Living Qtrs:		Garage/Carport #1:	None, None
Lake/River Name:	Priest Lake				
Frontage Ft:	110				
Realtor.COM Type:	Residential - Single Family				

Main House Rooms/Areas	ApxSqFt	Living Rm	Dining Rm	Kitchen	Fam Rm/GR Rm	Master Bdrm	Bdrm	Bath	1/2 Ba	Laundry Rm/Area	Other	Other Rooms
Bsmt		1					2	1				
1st Fl		1	1	1	1	1	1	1		1		
2nd Fl									1			
3rd Fl												

View	Lake; Mountain(s)	Interior Features	Dryer Hookup - Elec; Fireplace Insert; Washer Hookup	Common Walls	No Common Walls
Lot Features	Sloping; Wooded	Appliances	Dishwasher; Dryer, Electric; Microwave; Range/Oven - Elec; Refrigerator; Washer; Electric Water Heater	Construction	Frame
Exterior Features	Dock/Boat Slip; Fire Pit; Open Deck	Fuel	Electric/Electric	Foundation	Concrete
Other Structures	Shed	Heating	Cadet; Stove - Wood	Exterior	Wood
Property Subject to	CC&Rs: No	Flooring	Vinyl; Wood: Fir	Roof	Metal
	Homeowners Assoc: None	Basement Details:	Full Size Finished; Daylight	Road	Dirt; Private Maintained Road
	LID: No			Water	Lake
	Non-Mtg Lien: Yes			Sewer	Shared Septic
	Flood Zone: Unknown				
	Aircraft Flight Zone: Unknown				
	Fire Protection Dist: Yes				

132 Bull Trout



132 Bull Trout



View of 8 mile Island



View from deck



Dock



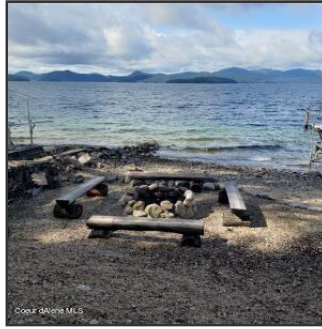
Side deck



Side deck



Firepit



Living Room



20210824 142616



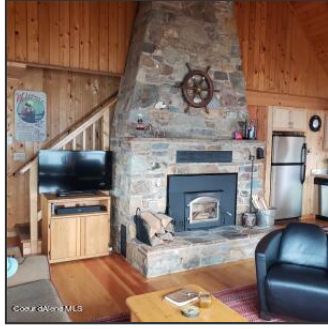
Kitchen



Kitchen



Wood stove



Master



Master Bath



Bedroom w/bunks



Downstairs daylight basement



Downstairs daylight basement



Loft



Bathroom



Parking area



From parking area



Behind home



132 Bull Trout Aerial



IWF SALE #8



1596 Cape Horn Rd
Coolin, Idaho 83821
\$1,685,000
Residential Waterfront
MLS#:22-4786
Area: North (Bonner & Boundary)
Grid #: 430
Total Bedrooms: 2
Total Bathrooms: 1
Total SqFt.: 1,128
Lot Acres: 0.63
Year Built: 1960

Excellent location with panoramic view of almost all the islands! Enjoy one of the most expansive views of the lake with Southeast exposure on nice newer deck. Very well maintained cabin with 150' frontage and great rock work along the shoreline. Two bedrooms plus loft. Mostly furnished including boat-lift and good dock. Storage building, new roof and unfinished darling bunk house.

List Agent: **Lisa Thaler, 208-661-3154, lisa@priestlake.com**
 Listing Office: **Lifestyle Real Estate, 208-661-3154**

Selling Agent: **Kara Williams, Priest Lake Realty**

Contract Information

Begin Date:	05/31/2022	Status:	Closed
Original List Price:	\$1,685,000	Status Change Date:	06/17/2022
Buyer Agency Compensation:	XXX	REO:	No
Non-Agent Compensation:	XXX	Short Sale:	No
Property Type:	Residential	Type of Contract:	XXX
		Contingent Remarks:	Continue to show
		Days On Market:	17
		Under Contract Date:	06/02/2022
		Sold Date:	06/17/2022
		Sold Price:	1,695,000
		Financing:	Cash
		Seller Concession:	None

Showing Instructions: **Call Listing Agent; Combo Lockbox**

Terms Considered: **Cash; Conventional**

Private Remarks: **Please no showing time, call agent. Drain field shared with neighbor to the South. Storro is supposed to come fix wall behind bunk house. Cabin still winterized. Small propane tank in kitchen for stove. Dining room set excluded.**

Legal & Taxes

Taxes:	\$4,064	Taxes Reflect:	No Exemptions	AIN/Tax Bill #:	28858
for Tax Year:	2021	Subdivision:	N/A	Tax Parcel #:	RP059620010340A AND RP059620030050A
School District:	West Bonner - 83	Misc:	Sec: 28, Twn: 61, Rng: 4WBM	Zoning:	Rural
County:	Bonner				

Legal Description: **27/28/33-61N-4W WOODY S POINT BLK 1 LOT 34 & 27/28/33-61N-4W WOODY S POINT BLK 3 LOT 5 DRAINFIELD FOR LOT 33-34 BLK 1**
 Directions: **North on Hwy 57, turn on Dickensheet Rd, right on Cavanaugh Bay Road to Indian Creek Campground, Rt on Cape Horn Rd (Just before campground entrance), go approx. 1.5 miles to sign.**

General Property Description

Building Style:	Other	Total SqFt.:	1,128	Year Built:	1960
Architectural Style:	Description: Bungalow	SqFt Source:	Assessor	New Construction:	No
Basement:	No	Occupant:	Owner	Garage/Carport #1:	None, None
Common Walls:	No Common Walls	Income Producing:	No		, None
Lot Type 1:	Residential	Add'l Living Qtrs:			
Lot Type 2:	Lakefront				
Lake/River Name:	Priest Lake				
Frontage Ft:	150				
Realtor.COM Type:	Residential - Single Family				

Main House Rooms/Areas	ApxSqFt	Living Rm	Dining Rm	Kitchen	Fam Rm/GR Rm	Master Bdrm	Bdrm	Bath	1/2 Ba	Laundry Rm/Area	Other	Other Rooms
Bsmt												Loft: 1
1st Fl		1	1	1	1		1	1		1		
2nd Fl							1					
3rd Fl												

View	Lake	Interior Features	Fireplace Insert	Common Walls	No Common Walls
Lot Features	Open; Sloping; Southern Exposure; Borders Special Land; Special Land Description: Id. Dep of Lands	Appliances	Dryer, Electric; Range/Oven Combo - Gas/Elec; Refrigerator; Washer; Electric Water Heater	Construction	Frame; Post & Beam
Exterior Features	Dock/Boat Slip; Open Deck	Fuel	Electric; WoodElectric; Wood	Foundation	Concrete
Property Subject to	CC&Rs: Yes Homeowners Assoc: None Association Fee: 150/year LID: No Non-Mtg Lien: None Flood Zone: Unknown Aircraft Flight Zone: No Fire Protection Dist: Unknown	Heating	Baseboard	Exterior	Wood
		Flooring	Carpet; Vinyl	Roof	Metal
		Basement Details:	None, Slab on grade	Road	Dirt; Private Maintained Road
				Water	Lake
				Sewer	Septic System; Shared Septic; Number of Homes: 2

1596 Cape Horn



1596 Cape Horn



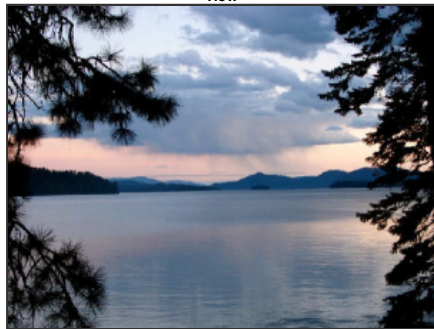
1596 Cape Horn



1596Cape Horn Rd.



view



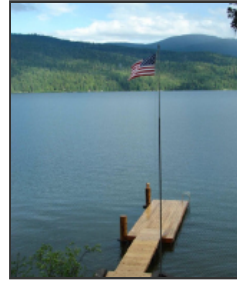
Deck with view to South



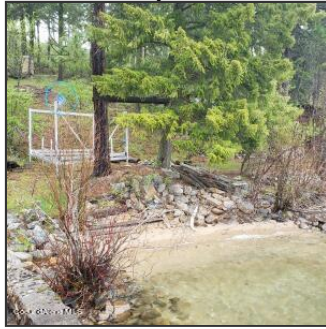
Deck



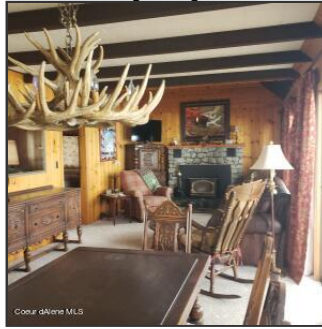
Dock



Sandy Beach



Dining - Living room



Living - Dining



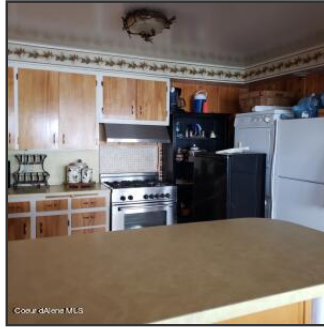
Kitchen



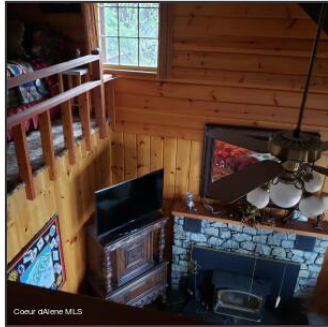
Dining - Kitch



Kitchen



From Loft



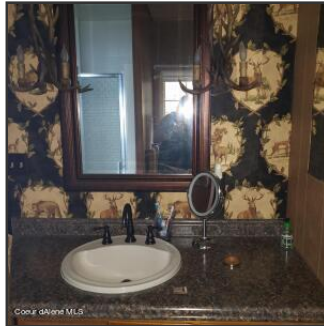
Loft



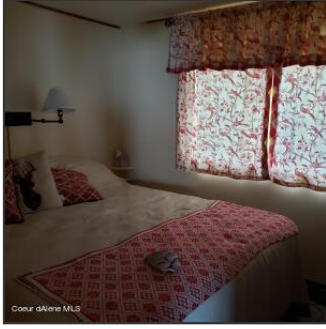
Upper Bedroom



Bath



Main Bedroom



Bunk House - unfinished



Bunk house



Bunkhouse



Bunkhouse



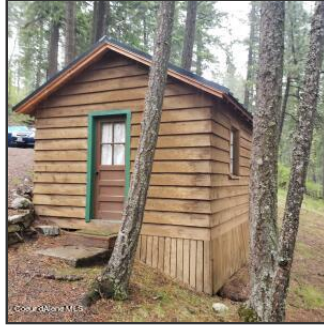
Bunkhouse



Bunkhouse



Storage Building



View to South



IWF SALE #9



**141 Copper Bay Court
 Nordman, Idaho 83848
 \$2,800,000**

**Residential Waterfront
 MLS#:21-10620**

Area: **North (Bonner & Boundary)**
 Grid #: **430**
 Total Bedrooms: **3**
 Total Bathrooms: **2**
 Total SqFt.: **2,219**
 Lot Acres: **1.81**
 Year Built: **1994**

This beautiful estate-like 1.81 acres property is a Priest Lake home that has it all. Built on the the north west shores of Priest Lake with views of the Twin Islands and the iconic Selkirks & 100' of frontage, This 2219 sq ft 3BR/2Bath is a comfortable year round lake home. The home was custom built in 1994 with the highest quality materials and craftsmanship. You feel the quality the moment you walk through the door. The living room with its non-stop views has a large fireplace to cozy up by on winter days. The entire upper floor is the master suite and has a private deck, loft office and bathroom with a jetted tub. There is a large eat in kitchen and bar area. Large decks are perfect for entertaining your guests. A tram ride from the house, transports you to the charming & magical custom built cabin, a perfect place for an art studio, retreat or guests! The 100' of frontage, dock and fire pit make spending your time at the Lake complete.

List Agent: **Allison Hagman,** ,
 Listing Office: **Windermere/Hayden, LLC,** 208-664-9221

Selling Agent: **Gretchen Vedel, Coldwell Banker Schneidmiller Realty**

Contract Information

Begin Date:	10/14/2021	Status Change	04/08/2022	Status:	Closed
Original List Price:	\$2,800,000	Date:		Contingent Remarks:	
Buyer Agency Compensation:	XXX	REO:	No	Days On Market:	176
Non-Agent Compensation:	XXX	Short Sale:	No	Under Contract Date:	03/03/2022
Property Type:	Residential	Type of Contract:	XXXI	Sold Date:	04/08/2022
				Sold Price:	2,575,000
				Financing:	Conventional Loan
				Seller Concession:	Yes - Other
				Description:	7500

Showing Instructions: **Appointment Only; Call Listing Agent; Call Listing Office; Combo Lockbox**
 Terms Considered: **Cash; Conventional**
 Private Remarks: **Showing Instructions: You may use the tram to see the beach house. Please close the gates of the tram as soon as you depart it. If not the battery will run down and it will become inoperable. Buyers and buyers agent to verify all information.**

Legal & Taxes

Taxes:	\$5,429	Taxes Reflect:	Home Owner's Exemption	AIN/Tax Bill #:	16616
for Tax Year:	2020	Subdivision:	N/A	Tax Parcel #:	RP00170000070A
School District:	West Bonner - 83	Misc:	Sec: 9, Twn: 61N, Rng: 4WBM	Zoning:	REC
County:	Bonner				

Legal Description: **Thanks 9-61N-4W HAGMANS. BEACH LOT 7**
 Directions: **From Hwy 57 at Nordman, north on Reeder Bay Road, to Copper Bay Cut Off. Left on Copper Bay Road. Second driveway on the right.**

General Property Description

Building Style:	Multi-Level	Total SqFt.:	2,219	Year Built:	1994
Basement:	No	SqFt Source:	Assessor	New Construction:	No
Common Walls:	No Common Walls	Occupant:	Owner	Remodeled:	No
Lot Type 1:	Residential	Income Producing:	No	Garage/Carport #1:	3 Car, Det Garage
Lot Type 2:	Lakefront	Add'l Living Qtrs:	Yes	Add'l Living Qtrs Year Built:	1,990
Lake/River Name:	Priest Lake	Add'l Living Qtrs Approx SqFt:	1,008	Add'l Living Qtrs Desc:	Guest House
Bay:	Copper	Add'l Living Qtrs SqFt Source:	Assessor		
Frontage Ft:	100				
Realtor.COM Type:	Residential - Single Family				
Add'l Living Qtrs Beds:	1				
Add'l Living Qtrs Ttl Baths:	1				

Main House Rooms/Areas	ApxSqFt	Living Rm	Dining Rm	Kitchen	Fam Rm/GR Rm	Master Bdrm	Bdrm	Bath	1/2 Ba	Laundry Rm/Area	Other	Other Rooms
Bsmt												Main Floor Utilities Office: Loft Office
1st Fl		1	1	1			1	1		1		
2nd Fl							1	1			1	
3rd Fl												

View	Lake; Mountain(s)	Interior Features	Cable TV; Central Air; Dryer Hookup - Elec; Fireplace; High Speed Internet; Jetted Tub; Washer Hookup	Common Walls	No Common Walls
Lot Features	Level; Sloping; Wooded	Kitchen Amenities	Kitchen Island	Construction	Frame
Exterior Features	Covered Deck; Covered Porch; Dock/Boat Slip; Fire Pit; Landscaping; Lawn; Open Deck; Pergola; Rain Gutters; RV Parking - Open; Satellite Dish; Sidewalks; Sprinkler System - Back; Sprinkler System - Front	Appliances	Dishwasher; Dryer, Electric; Range/Oven - Gas; Refrigerator; Washer; Propane Water Heater	Foundation	Concrete
Other Structures	Cabana; Guest House; Shed; Workshop	Fuel	Propane; WoodPropane; Wood	Exterior	Cedar
Property Subject to	CC&Rs: No Homeowners Assoc: None LID: Yes LID is For: Sewer LID Balance: 23,319.02	Heating	Baseboard; Cadet; Fireplace; Forced Air; Heat Pump; Stove - Wood	Roof	Comp Shingle
		Flooring	Carpet; LVP; Tile	Road	Gravel; Private Maintained Road
		Basement Details:	None, Crawl Space	Water	Private Well
				Sewer	Community System

Waterfront Gem



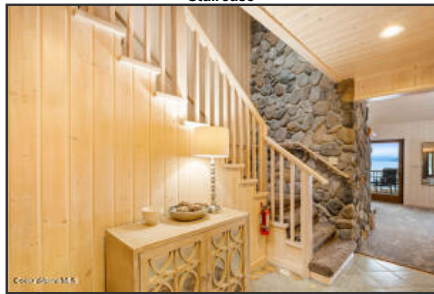
Front



Welcome



Staircase



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Laundry Room



Dining Room



Dining Room



Dining Room



Dining Room



Living Room



Fireplace



Mainfloor Bedroom



Main Floor Bath



Upstairs



Master



Master Private Deck



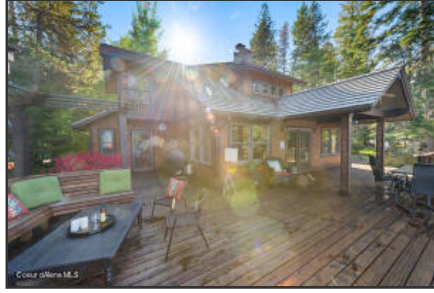
Master Bath



Bedroom or Office



Deck



The Deck



Deck



Entertain Here



Deck



Deck



Deck



Tram Gate



Beach House



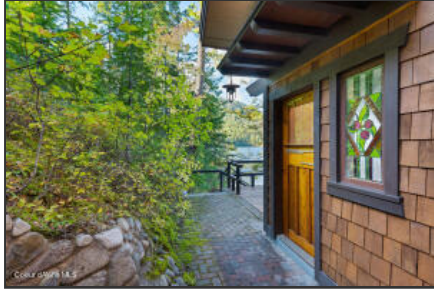
Beach House



Beach House



Beach House



Beach House



Front Door



Beach House



Beach House



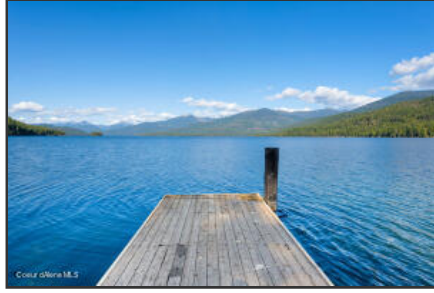
Beach House Deck



Beach House Deck



Dock



Beach



Fire Pit



Beach House View



MAT_8427



MAT_8437



MAT_8489



Garage



Guest House



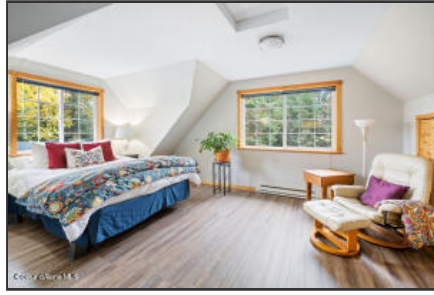
Guest House



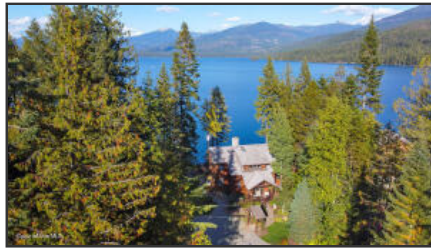
Guest House Bath



Guest House Bedroom



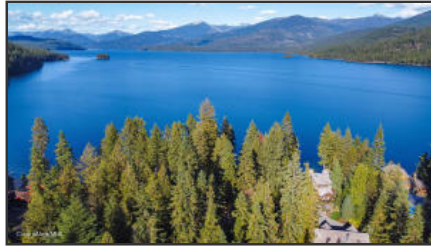
From the Air



Priest Lake



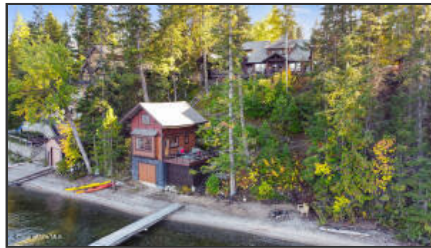
Priest Lake



Copper Bay Court



The Cabin



Copper Bay Court



Waterfront Home

IWF SALE #10



572 Pinto Point Rd
Coolin, Idaho 83821
\$2,399,000
Site Built < 2 Acre
MLS#:22-827
Area: North (Bonner & Boundary)
Grid #: 430
Total Bedrooms: 5
Total Bathrooms: 3
Total SqFt.: 3,133
Lot Acres: 1.08
Year Built: 2005

Nothing soothes ones soul better than walking on 600 ft of your own gently sloping waterfront property. Imagine seeing the pristine waters of Priest Lake from every window of your 5 bedroom / 3 bathroom home that was remodeled in 2020. Situated on 1.08 acres, at the very end of Pinto Point Peninsula, you achieve the ultimate in privacy, serenity, and awesome views reflected in the glassy waters that completely envelop you. There is plenty of space in your super-large 3 car, high profile garage. Your home is very comfy throughout all seasons with an efficient heating and air system, a wood stove, and a wood burning fireplace. Continued safety is assured by a commercial 48k Generac whole house generator. There is no cleaner drinking water than that which is filtered directly from the lake itself. A community septic system is in place, along with the nominal annual cost to maintain ones private road. There will be a very quick "pick up" of this exquisite property and home.

List Agent: **Jim Niewiarowski**,
 Listing Office: **Keller Williams Spokane**, 509-458-4000

Selling Agent: **Trevor Austin**, Windermere Valley/Liberty Lake

Contract Information

Begin Date:	02/10/2022	Status Change	03/02/2022	Status:	Closed
Original List Price:	\$2,399,000	Date:		Contingent Remarks:	CASH
Buyer Agency Compensation:	XXX	REO:	No	Days On Market:	20
Non-Agent Compensation:	XXX	Short Sale:	No	Under Contract Date:	02/16/2022
Property Type:	Residential	Type of Contract:	XXX	Sold Date:	03/02/2022
				Sold Price:	2,399,000
				Financing:	Cash
				Seller Concession:	None

Showing Instructions: **Appointment Only; Beware Animals; Call Listing Agent; ShowingTime Online; Supra Lockbox; Time Restrictions**
 Terms Considered: **1031 Exchange; Cash; Conventional**
 Private Remarks:

Legal & Taxes

Taxes:	\$1,175.42	Taxes Reflect:	Home Owner's Exemption	AIN/Tax Bill #:	1175.42
for Tax Year:	2021	Subdivision:	N/A	Tax Parcel #:	RP059610010180A
School District:	West Bonner - 83	Misc:	Sec: 27, Twn: 61N, Rng: 04WBM	Zoning:	REC
County:	Bonner				

Legal Description: **27-16N-4W PINTO POINT BLK 1 LOT 18 SC* LH000S214A0AR-1055**
 Directions: **NORTH ON CAVANAUGH BAY AND NORTH ON E. SHORE RD. LEFT ON INDIAN CREEK PARK RD, RIGHT ON CAPE HORN RD, RIGHT ON INDIAN CREEK BAY RD, TAKE LEFT (SOUTH) ON PINTO POINT RD TO END OF PENNINSULA.**

General Property Description

Building Style:	Multi-Level	Total SqFt.:	3,133	Year Built:	2005
Architectural Style:	Description: CRAFTSMAN	SqFt Source:	Assessor	New Construction:	No
Basement:	Yes, Full Size	Occupant:	Owner	Remodeled:	Yes
Common Walls:	No Common Walls	Income Producing:	No	Year of Remodel:	2020
Lot Type 1:	Recreation	Add'l Living Qtrs:		Garage/Carport #1:	3 Car, Att Garage
Lot Type 2:	Lakefront				
Lake/River Name:	Priest Lake				
Frontage Ft:	600				
Realtor.COM Type:	Residential - Single Family				

Main House Rooms/Areas	ApxSqFt	Living Rm	Dining Rm	Kitchen	Fam Rm/GR Rm	Master Bdrm	Bdrm	Bath	1/2 Ba	Laundry Rm/Area	Other	Other Rooms
Bsmt		1			1		3	1			1	Bonus Room: Mechanic Storage: 1
1st Fl		1	1	1	1	1	1	2		1		
2nd Fl												
3rd Fl												

View	Lake	Interior Features	Central Air; Dryer Hookup - Elec; Fireplace; High Speed Internet; Jetted Tub; Skylight(s); Smart Thermostat; Washer Hookup	Common Walls	No Common Walls
Lot Features	Irregular; Level; Open; Sloping; Southern Exposure; Wooded	Kitchen Amenities	Bkfst Bar; Kitchen Peninsula	Construction	Frame
Exterior Features	Dock/Boat Slip; Fire Pit; Lighting; Open Deck; Open Porch; Rain Gutters; RV Parking - Open; Satellite Dish	Appliances	Dishwasher; Microwave; Range/Oven - Elec; Refrigerator; Electric Water Heater	Foundation	Concrete
Other Structures	Boathouse	Fuel	Electric; PropaneElectric; Propane	Exterior	Fiber Cement
Property Subject to	CC&Rs: Yes Homeowners Assoc: Yes HOA Name: Pinto Point Association Fee: No LID: No	Heating	Cadet; Forced Air; Furnace; Stove - Wood	Roof	Metal
		Flooring	Carpet; Vinyl	Road	Gravel; Private Maintained Road; Road Maintenance Agreement
		Basement Details:	Full Size Finished; Daylight; Walk-out	Water	Lake; Private System
				Sewer	Community System; Septic System

01-19115873



03-19115876



04-19115877



05-19115879



06-19115881



07-19115883



08-19115886



09-19115888



10-19115889



11-19115892



12-19115893



13-19115896



14-19115897



15-19115900



16-19115905



17-19115906



18-19115909



19-19115910



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21-19115916



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25-19115933



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31-19115961



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34-19115973



35-19115982



36-19115988



37-19115990



38-19115996



39-19115997



40-19116000



41-19116001



42-19116007



43-19116011



44-19116014



45-19116016



46-19116019



47-19116023



48-19116024



49-19116028



50-19116029



51-19116031



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53-19116038



54-19116042



55-19116044



56-19116049



57-19116053



IMG_0236 (002)



58-19116055



60-19116057



68-19116069



62-19116061



63-19116062



64-19116063



02-19115874



65-19116064



66-19116065



67-19116068



IWF LIST "A"



907 Sandpiper Shores
Coolin, Idaho 83821
\$1,645,000
Residential Waterfront
MLS#:22-6480
 Area: **North (Bonner & Boundary)**
 Grid #: **430**
 Total Bedrooms: **3**
 Total Bathrooms: **3**
 Total SqFt.: **2,548**
 Lot Acres: **0.23**
 Year Built: **1979**

Price Reduced \$150K! Magnificent Lake Vista! Rare opportunity to own one of the best views of the length of the lake. Cathedral windows allow you to have an unobstructed southern lake view over your park-like setting on 100 feet of waterfront in Sandpiper Shores. This 3 bed/3 bath two-story is in great condition with updates including granite countertops, hickory cabinets, and a newer Trex "T" dock. Remodeled in 2018 and quality workmanship throughout. 5" cedar walls and roof decking. The primary bedroom has an en suite bath with a bonus sink and deck access. Year-round access with electric forced air and wood fireplace, a two-car garage, and a lake irrigation system. New community sewer system. Turnkey with all furniture and appliances included! Move-in and relax. Come get the spectacular lake home you've been looking for! Shown by appointment only.

List Agent: **Steve Mumm 509-939-1479 SteveMumm@21GoldChoice.com**
 Listing Office: **CENTURY 21 Beutler & Associates 208-765-5554**

Contract Information

Begin Date: **07/01/2022** Status: **Expired**
 Original List Price: **\$1,895,000** Status Change Date: **12/31/2022**
 Buyer Agency Compensation: **XXX** Date: **12/31/2022** Contingent Remarks:
 Non-Agent Compensation: **XXX** REO: **No** Days On Market: **108**
 Property Type: **Residential** Short Sale: **No**
 Type of Contract: **XXX** Withdrawal Date: **10/17/2022**

Showing Instructions: **Appointment Only; Combo Lockbox; ShowingTime Online**
 Terms Considered: **Cash; Conventional; Seller Financing**
 Private Remarks: **Construction: Upper Level - Frame. Lower Level - Lock Deck**

Legal & Taxes

Taxes: **\$3,321** Taxes Reflect: **No Exemptions** AIN/Tax Bill #: **47551**
 for Tax Year: **2021** Subdivision: **Sandpiper Shores** Tax Parcel #: **RP003880000060A**
 School District: **West Bonner - 83** Misc: Sec: **10**, Twn: **62**, Rng: **04WBM** Zoning: **Recreation**
 County: **Bonner**

Legal Description: **10-62N-4W SANDPIPER SHORES LOT 6**
 Directions: **Take East Shore Rd to the end of the road, take a slight left onto Sandpiper Shores Rd., go 1/2 mile, take a slight left to stay on Sandpiper Shores Rd., the house is on the right lake side.**

General Property Description

Building Style: **Multi-Level** Total SqFt.: **2,548** Year Built: **1979**
 Basement: **No** SqFt 1: **1,550** New Construction: **No**
 Common Walls: **No Common Walls** SqFt 2: **998** Remodeled: **Yes**
 Lot Type 1: **Residential** SqFt Source: **Assessor** Year of Remodel: **2018**
 Lot Type 2: **Lakefront** Occupant: **Owner** Garage/Carport #1: **2 Car, Att Garage**
 Lake/River Name: **Priest Lake** Income Producing: **No**
 Frontage Ft: **100** Add'l Living Qtrs:
 Realtor.COM Type: **Residential - Single Family**

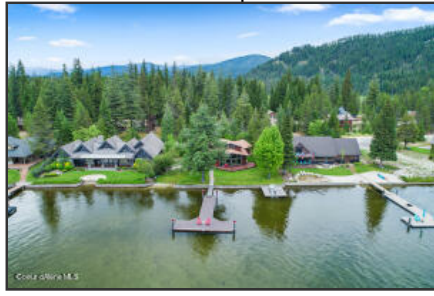
Main House Rooms/Areas	ApxSqFt	Living Rm	Dining Rm	Kitchen	Fam Rm/GR Rm	Master Bdrm	Bdrm	Bath	1/2 Ba	Laundry Rm/Area	Other	Other Rooms
Bsmt												Loft: 1
1st Fl	1,550	1		1		1	1	2		1		Main Floor Utilities
2nd Fl	998				1		1	1				Mst Bdrm Suite
3rd Fl												

View **Lake; Mountain(s); Territorial** Interior Features **Fireplace; Washer Hookup** Common Walls **No Common Walls**
 Lot **Level; Southern Exposure; Wooded** Kitchen **Bkfst Bar** Amenities **No Common Walls**
 Features **Level; Southern Exposure; Wooded** Amenities **Bkfst Bar** Construction **Frame; See Remarks**
 Exterior Features **Dock/Boat Slip; Fire Pit; Landscaping; Lawn; Lighting; Open Deck; Paved Parking; Sprinkler System - Back; Sprinkler System - Front; Water Feature** Appliances **Dishwasher; Dryer, Electric; Microwave; Range/Oven - Elec; Refrigerator; Trash Compactor; Washer; Electric Water Heater** Foundation **Concrete**
 Property Subject to **CC&Rs: Yes; Homeowners Assoc: Yes; HOA Name: Sandpiper Shores; Frequency: Annually; Association Fee: \$350.00; LID: No; Non-Mtg Lien: None; Flood Zone: Unknown; Aircraft Flight Zone: Unknown; Fire Protection Dist: Yes; Fire Protection Name: North of the Narrows** Fuel **Electric; WoodElectric; Wood** Roof **Metal**
 Heating **Fireplace; Forced Air; Furnace** Road **Gravel; Private Maintained Road**
 Flooring **Carpet; Laminate; Vinyl** Water **Community System; Irrigation Water; Irrig System Name: Lake**
 Basement Details: **None, Crawl Space** Sewer **Community System**
 Personal Property Included **Pers Prop Included: Furniture,; Pers Prop Included 2: Appliances**
 Association Fee Includes **Snow Removal**

For Spacious Skies!



Southern Exposure



100' Frontage



Breakwater Protected



Expansive Views



Irrigation Sprinklers



Great Room



Wet Bar



Huge Windows!



Beamed Ceilings



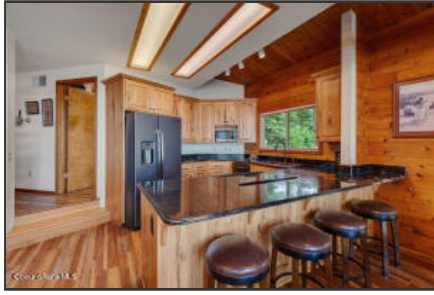
Induction Cooktop



Granite Countertops



Breakfast Bar



Deck off Master



Slider to Patio



Ensuite Bath



Bonus Vanity



Spacious Guestroom



Bunk Room



Cedar Walls



Guest Bath



Family Room



Loft Lake Views



Office Area



Upper Bath



Main Floor Laundry



2 Car Garage



Privacy in the Trees



Trex T Dock



Newer Dock



Sandy Beach



Patio w/Firepit



Thorofare



To Upper Lake



IWF LIST "B"



**568 Hagman Rd
 Nordman, Idaho 83848
\$1,375,000
 Residential Waterfront
 MLS#:22-7160
 Area: **North (Bonner & Boundary)**
 Grid #: **430**
 Total Bedrooms: **3**
 Total Bathrooms: **1**
 Total SqFt.: **1,125**
 Lot Acres: **0.31**
 Year Built: **1928****

Own 50 feet of prime Priest Lake Frontage! This gorgeous Lakefront cabin was remodeled in 2012 and has all the charm of its original design. Home features two main floor bedrooms and an oversized bedroom in the upper level. The spacious kitchen and living room look out over Priest lake and take advantage of the lake views and views of Chimney Rock. The stunning original rock fireplace has a wood-burning stove to keep the whole cabin warm and cozy. A detached garage can hold all your winter and summer ATV's

List Agent: **Jill Klinke 509-994-8273 jill.klinke@gmail.com**
 Listing Office: **Windermere Valley/Liberty Lake 509-340-8000**

Contract Information

Begin Date:	07/15/2022	Status:	Expired
Original List Price:	\$1,375,000	Status Change Date:	11/30/2022
Buyer Agency Compensation:	XXX	REO:	No
Non-Agent Compensation:	XXX	Short Sale:	No
Property Type:	Residential	Type of Contract:	XXX
		Contingent Remarks:	Days On Market: 138

Showing Instructions: **Call Listing Agent; Supra Lockbox**
 Terms Considered: **Cash**
 Private Remarks: **Water is drawn from the lake with a holding tank and pump. Fireplace insert new in 2021**

Legal & Taxes

Taxes:	\$5,662	Taxes Reflect:	Estimate	AIN/Tax Bill #:	RP0015900001CA
for Tax Year:	2021	Subdivision:	N/A	Tax Parcel #:	RP0015900001CA
School District:	West Bonner - 83	Misc:	Sec: 16, Twn: 61N, Rng: 4WBM	Zoning:	Residential
County:	Bonner				

Legal Description: **16-61N-4W GRANITE CRK TRACTS LOT 1**
 Directions: **N on ID-57(signs for Priest Lake)-R onto Reeder Bay Rd-R onto Hagman Rd-Stay on Hagman, will veer to the L & then to the R - at T make a L-Home on R.**

General Property Description

Building Style:	Other	Total SqFt.:	1,125	Year Built:	1928
Architectural Style:	Description: Cabin	SqFt Source:	Other	New Construction:	No
Basement:	No	Occupant:	Owner	Remodeled:	Yes
Common Walls:	No Common Walls	Income Producing:	No	Year of Remodel:	2012
Lot Type 1:	Residential	Add'l Living Qtrs:		Garage/Carport #1:	2 Car, Det Garage
Lot Type 2:	Lakefront				
Lake/River Name:	Priest Lake				
Frontage Ft:	50				
Realtor.COM Type:	Residential - Single Family				

Main House Rooms/Areas	ApxSqFt	Living Rm	Dining Rm	Kitchen	Fam Rm/GR Rm	Master Bdrm	Bdrm	Bath	1/2 Ba	Laundry Rm/Area	Other	Other Rooms
Bsmt												
1st Fl			1	1	1	1	1	1				
2nd Fl							1					
3rd Fl												

View	Lake; Mountain(s); Territorial	Interior Features	Fireplace	Common Walls	No Common Walls
Lot Features	Special Land Description: Water View	Kitchen Amenities	Bkfst Bar	Construction	Frame
Exterior Features	Open Deck; RV Parking - Open	Appliances	Microwave; Range/Oven - Elec; Refrigerator	Foundation	See Remarks
Property Subject to	CC&Rs: No Homeowners Assoc: None LID: No Non-Mtg Lien: None Flood Zone: No Aircraft Flight Zone: Unknown Fire Protection Dist: Yes	Fuel	None/None	Exterior	Wood
		Heating	Fireplace	Roof	Metal
		Flooring	Wood: Wood	Road	Gravel
		Basement Details:	None, Slab on grade	Water	Lake
				Sewer	City Sewer

Cabin on the Lake



Cabin



Lake Life



View



50 Feet of Lake Frontage



Priest Lake



Beach



Entry



Living Room



View of Lake from Living Room



Living Room



Living Room



Views from Cabin



Breakfast bar and Bar area



Kitchen



Kitchen



Kitchen



Sitting Area/Dining Area



Primary Bedroom



Bathroom



Bedroom



Upper Bedroom



Upper Bedroom



Upper Bedroom



Deck View



Back of Caben



Garage



Garage



View



Stairs to Beach



Lake Life



Priest Lake



033_P01A0422



034_P01A0425



035_77877344



036_77877345



Aerial



Aerial



IWF LIST "C"



20 Bartoo Island
Priest Lake, Idaho 83856
\$1,199,000
Residential Waterfront
MLS#:22-5112
Area: North (Bonner & Boundary)
Grid #: 430
Total Bedrooms: 2
Total Bathrooms: 1
Total SqFt.: 932
Lot Acres: 0.72
Year Built: 1962

Unique property situated on the sheltered side of Bartoo Island. Two bedroom one bath cabin with large deck. Cabin sits on .72 deeded acres with 127 front feet of sandy beach plus 6x48 foot dock. Tool shed plus bunk house has one bed plus couch. New roof installed in 2020 on main cabin. Property has beautiful NW view of Priest Lake and 5 minutes to Hills Resort/Priest Lake Marina by boat.

List Agent: **Lance Von Marbod 509-990-8241 lancevonmarbod@gmail.com**
 Listing Office: **Lifestyle Real Estate 208-661-3154**

Contract Information

Begin Date: **06/04/2022** Status: **Active**
 Original List Price: **\$1,295,000** Status Change Date: **06/06/2022**
 Buyer Agency Compensation: **XXX** REO: **No**
 Non-Agent Compensation: Short Sale: **No**
 Property Type: **Residential** Type of Contract: **XXX**
 Days On Market: **199**

Showing Instructions: **Call Listing Agent; List Agent Present; Vacant**
 Terms Considered: **Cash; Conventional**
 Private Remarks: **Additional 2.16 acres (73 front feet of beach) .Contact agent**

Legal & Taxes

Taxes: **\$3,700** Taxes Reflect: **No Exemptions, No Exemptions** AIN/Tax Bill #: **47061**
 for Tax Year: **2021** Subdivision: **N/A** Tax Parcel #: **RP60N04W177601A**
 School District: **West Bonner - 83** Misc: Sec: **17**, Twn: **60N**, Rng: **4WBM** Zoning: **Ag/For**
 County: **Bonner**

Legal Description: **17-60N-4W TAX 17 BARTOO ISLAND**
 Directions: **Boat access only, island property. Listing agent must be present for access to improvements. Signs on beach.**

General Property Description

Building Style: **Single Level** Total SqFt.: **932** Year Built: **1962**
 Architectural Style: **Description: Framed Cabin** SqFt 1: **932** New Construction: **No**
 Basement: **No** SqFt Source: **Assessor** Remodeled: **Yes**
 Common Walls: **No Common Walls** Occupant: **Owner** Year of Remodel: **1990**
 Lot Type 1: **Recreation** Income Producing: **No** Est Completion Date: **1990**
 Lot Type 2: **Lakefront** Add\1 Living Qtrs: **Yes** Garage/Carport #1: **None, None**
 Lake/River Name: **Priest Lake** Add\1 Living Qtrs Approx SqFt: **252** Add\1 Living Qtrs Year Built: **1,960**
 Bay: **Bartoo Island-west** Add\1 Living Qtrs SqFt Source: **Assessor** Add\1 Living Qtrs Desc: **Guest House**
 Frontage Ft: **127**
 Realtor.COM Type: **Residential - Single Family**
 Add\1 Living Qtrs Beds: **1**
 Add\1 Living Qtrs Ttl Baths: **0**

Main House Rooms/Areas	ApxSqFt	Living Rm	Dining Rm	Kitchen	Fam Rm/GR Rm	Master Bdrm	Bdrm	Bath	1/2 Ba	Laundry Rm/Area	Other	Other Rooms
Bsmt												
1st Fl	932	1	1	1		1	1	1				
2nd Fl												
3rd Fl												

View: **Lake; Mountain(s); Territorial** Interior Features: **Fireplace; High Speed Internet; Satellite** Common Walls: **No Common Walls**
 Lot Features: **Level; Wooded; Borders Special Land; Special Land Description: USFS** Appliances: **Microwave; Refrigerator; Propane Water Heater** Construction: **Frame**
 Exterior Features: **Dock/Boat Slip; Fire Pit; Open Deck; See Remarks** Fuel: **Off Grid; Propane; WoodOff Grid; Propane; Wood** Foundation: **Brick/Mortar**
 Other Structures: **See Remarks** Heating: **Fireplace** Exterior: **Wood** Roof: **Rolled Rubber; See Remarks**
 Property Subject to: **CC&Rs: No Homeowners Assoc: None LID: No Non-Mtg Lien: None Flood Zone: Unknown Aircraft Flight Zone: No Fire Protection Dist: Yes** Flooring: **Wood: pine** Road: **See Remarks** Water: **Lake; Private System**
 Basement Details: **None, Crawl Space** Sewer: **Septic System**
 Personal Property Included: **Pers Prop Included: most of furniture; Pers Prop Included 2: used 2 motor barge**
 Real Property Excluded: **Real Prop Excluded: art/pictures**

APPRAISER'S QUALIFICATIONS - STEVEN A. HALL, MAI, CCIM

BUSINESS EXPERIENCE:

January 1, 1983 to present: HALL - WIDDOSS & COMPANY, P.C. was established as a Real Property Valuation & Consulting business primarily covering the States of Montana, Idaho, Wyoming and the Dakotas. The firm specializes in URBAN INVESTMENT PROPERTIES (shopping centers, offices, retail buildings, limited, full-service and suite hotels, multi-family residential including LIHTC projects), and CONDEMNATION AND LITIGATION SUPPORT APPRAISAL SERVICES. Also involved in the valuation of golf courses including private country clubs, daily fee courses and resort courses. The firm also conducts market studies for multi-family projects and transitional property Highest and Best Use studies. Work includes all types and varieties of recreational properties throughout the region as well as conservation easement appraisals.

January 1981-1983: HALL AGENCY, Real Estate Appraisers and Consultants. Work covered appraisals and consultation for all types of real property, mostly in State of Montana but some work in South Dakota.

July 1, 1975 to 1981: Wilcox and Associates (then Hoover/Kembel and Associates 1975-1976 and then 1977-1980). Duties included appraisal work involving residential, recreational, agricultural, commercial (land as well as typical income producing real estate) and industrial properties. Involvement was also geared toward valuation of partial interests and condemnation work.

Employed by Wells Fargo Bank covering the East Bay San Francisco Area, CA. (1977). Duties included appraisal work for loan purposes in residential, commercial, multi-family and industrial properties of all types and varieties in the East Bay area.

REPRESENTATIVE CLIENTS:

U.S. Government

- Federal Aviation Administration
- General Services Administration
- Bureau of Indian Affairs
- Internal Revenue Service
- U.S. Army Corps of Engineers
- U.S. Postal Service
- Bureau of Reclamation
- Forest Service
- Dept. of Energy
- Bureau of Land Management (OVS), Boise, ID

State of Montana

- Department of Revenue
- Department of Transportation
- University of Montana
- Fish, Wildlife and Parks
- Ravalli County
- Missoula County
- Sanders County
- City of Missoula
- City of Great Falls
- City of Billings
- Confederated Salish & Kootenai Tribes, Pablo, MT
- Trust for Public Lands
- Idaho Department of Transportation
- Nature Conservancy

State of Idaho:

- Department of Lands (IDL) 2013-2021

Other Clients:

- 1st Interstate Banks
- Missoula
- Great Falls
- Billings
- Polson
- Kalispell
- US Bank, Denver, CO & Portland, OR
- First Security Bank of Missoula
- Stockman Bank Missoula & Manhattan
- Coopers Spur Ski Area, Mt. Hood, OR
- First Security Bank, Bozeman, MT.
- Treasure State Bank, Missoula, MT.
- Sterling Savings Bank, Spokane, WA.
- Bank of America, Seattle, WA
- Missoula Federal Credit Union
- Catholic Church-Diocese of Helena
- LDS Church
- Sisters of Providence, Billings & Missoula
- Broadwater County, MT
- Various airports in Montana
- Robert Peccia & Associates, Helena, MT.
- Morrison-Maierle, Helena, MT.
- Big Sky Western Bank, Bozeman
- Plum Creek Timber Co.
- Rocky Mountain Bank, Billings
- Five Valleys Land Trust

- Flathead Land Trust

APPRAISER'S QUALIFICATIONS - STEVEN A. HALL, MAI, CCIM (Continued)

STATES APPRAISED IN (GC = Currently Certified):

Montana (GC) Idaho (GC) Wyoming California Alaska Oregon
North Dakota South Dakota Utah Colorado Minnesota

EXPERT WITNESS: Litigation Support involves arbitration hearings, commission hearings, settlement hearings and trial work. Examples of trial testimony where I have been recognized as an expert witness include:

- Federal & State District Court - Butte-Silver Bow, Cascade, Flathead, Gallatin, Missoula & Yellowstone
- State of Montana County Courts: Cascade, Flathead, Lake, Missoula, Park and Yellowstone
- Bankruptcy Court - Western District, Butte-Silver Bow & Missoula, MT

EDUCATION:

Graduate: University of Montana, B.S. Business Administration (Finance and Real Estate 1975)
Honorable Discharge United States Army (1971-1973); MOS - Military Police

-AI Courses: Introduction to Real Estate Appraisal Valuation
Capitalization Theory and Techniques - 1978
Urban Properties - 1979
Real Estate Investment Analysis - 1980
Standards of Professional Practice (Successor USPAP Courses)
Sales Comparison Approach Small Mixed-Use Properties 1999
General Appraiser Market Analysis and Highest & Best Use (June 2017)
Appraisal Review Theory – General Course Curriculum

-CCIM Courses: Financial Analysis for Commercial Investment Real Estate (CI 101) - (5/96)
Market Analysis for Commercial Investment Real Estate (CI 201) - (5/96)
Decision Analysis for Commercial Real Estate (CI301) - 6/97
Course Concepts Review (11/97)
Review Theory – General (April/ 6 – May 6, 2021)

Seminars Include (Serves as partial list):

-Leasehold Valuation	-Business Valuation
-Appraisal Review	-Subdivision Analysis
-Mortgage Equity Analysis	-Feasibility/Market Analysis
-Contemporary Appraisal Problems	-Computer Applications
-Conservation Easements	-Construction Techniques:
-Federal Tax Reform Act/R-41C (1987)	Commercial
-Ranch Valuation (1989)	Residential
-Discounted Cash Flow Analysis (1989)	-Hotel/Motel Valuation taken > 2X's)
-Rates, Ratios & Reasonableness (1989)	-Montana RE Brokers Course (10/95)
-Valuation of Syndicated RE Partnership Interests	-Partial Interest Valuation
-Valuing Closely Held Businesses, IBA (1995)	-30 Specialized Appraisal Issues (1996)
-USPAP (multiple occasions); Latest 2018/19)	-Business Ethics (multiple occasions; latest 2018)
-Valuation of Conservation Easements (2008)	-Various On-Line Educational Offerings

Instructor/Speaker: -Marshall Swift Residential Cost Seminar #6
-Three Approaches to Value - CLE (Montana Trial Lawyers)
-Robert L. Morris & Assoc. - Licensing/Certification of Appraisers

PROFESSIONAL SOCIETIES AND MEMBERSHIPS:

Member of the Appraisal Institute - MAI (11/1980)	Past President - Chapter #50, AIREA (1988/1989)
Governing Councillor, AIREA - NW Region 1990	Previous Membership RICS (FRICS No. 1288428)
CCIM, Member of CIREI (#7673)	Inactive Licensed Real Estate Salesman - Montana
Member of Multiple Listing Services in Montana & ID	Idaho - Certified General Appraiser #257
Montana General Certificate No. REA-RAG-LIC-17	Past Treasurer, MT Chapter of Appraisal Institute
Industry Member, MT Board of Appraisers	

Division of Occupational and Professional Licenses
Department of Self Governing Agencies
The person named has met the requirements for licensure and is entitled
under the laws and rules of the State of Idaho to operate as a(n)

CERTIFIED GENERAL APPRAISER

STEVEN A HALL
1001 SW HIGGINS AVE STE 201
MISSOULA MT 59803

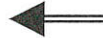


Russell S. Barron
Russell S. Barron
Division Admin

CGA-257
Number

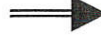
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Division of Occupational and Professional Licenses
Department of Self Governing Agencies
The person named has met the requirements for licensure and is entitled
under the laws and rules of the State of Idaho to operate as a(n)

CERTIFIED GENERAL APPRAISER

STEVEN A HALL
1001 SW HIGGINS AVE STE 201
MISSOULA MT 59803



Russell S. Barron
Russell S. Barron
Division Admin

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