

**JESS PAYNE APPRAISAL SERVICE**

# Appraisal Report

**PREPARED FOR**

Vallivue School District  
Attn: Lisa Boyd, Superintendent  
5207 S. Montana, Ave.  
Caldwell, ID 83607

**JESS PAYNE APPRAISAL  
SERVICE**

**Jess Payne, SRA, CGA**

**James T. More, CGA**

9699 W. Wildbranch Drive  
Star, Idaho 83669

Phone: 208.454.2991  
Email: [appraisals@jpas.us](mailto:appraisals@jpas.us)



**APPRAISAL REPORT ON:**

19638 LONKEY LANE  
CALDWELL, CANYON COUNTY, IDAHO

**Date of Value:**

September 5, 2024





**Jess Payne  
Appraisal  
Service**

9699 W. Wildbranch Drive  
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*Commercial*



*Farms/Ranches*



*Estate*



*Litigation*

Jess Payne, SRA, CGA  
Certified General Appraiser

James T. More, CGA  
Certified General Appraiser

September 12, 2024  
Vallivue School District  
5207 S. Montana Avenue  
Caldwell, ID 83607  
Att: Lisa Boyd, Supt

**Client:** Vallivue School  
**Property Address:** 19638 Lonkey Lane  
Caldwell, ID 83607  
**Ownership:** H David Christensen  
**Appraisers File:** 24081031

Dear Ms. Boyd,

In accordance with the letter of engagement, I have inspected the below referenced property and conducted market investigations, gathered pertinent data and performed analysis necessary for an appraisal of the following property under the following valuation scenarios and assumptions. My assignment is to provide a current market value for the property described following. A snapshot of the Subject property follows:

<i>Tax Parcel #</i>	<i>Address</i>	<i>Acre Size</i>	<i>Current Use</i>	<i>Zone</i>	<i>Bldg Improvements/ Other</i>
3315401100	Lonkey Lane, Caldwell, Idaho	82.17	Farm	Agriculture	None
3315400000	19638 Lonkey Lane, Caldwell, Idaho	5.02	Farmstead	Agriculture	House-Outbldg

Any reader of this report should understand that it is my intention and opinion that the following document represents a Hybrid Appraisal Report. This Appraisal is intended to comply with the requirements set forth, under Standards Rule 2-2b for a hybrid (restricted) appraisal (USPAP, 2023 & 2024 Edition). It presents brief explanations of the data, reasoning and analysis that were used to develop the opinion of value. It also includes summation descriptions of the Subject Property. Supporting documentation is retained in the appraisers working file. The Sales Comparison and Cost Approach were utilized. Based upon the data and conclusions presented in this report, it is my opinion that the requested market value of the "Current" Value of the Fee Simple interest of the Subject in assemblage, as of September 5, 2024, and based upon all limiting conditions, would be;

<b>SUBJECT</b>
<b>*** TWO MILLION EIGHT HUNDRED &amp; SIXTY-EIGHT THOUSAND DOLLARS***</b>
<b>***\$2,868,000***</b>

## VALUATION TYPES, EFFECTIVE DATES, PREMISE AND CONDITIONS

<i>Intended User:</i>	Vallivue School
<i>Intended Use:</i>	Valuation Purposes related to a potential acquisition
<i>Value Type(s):</i>	Current Market Value in assemblage
<i>Relevant Property Characteristics:</i>	Fee Simple
<i>Effective Date:</i>	September 5, 2024
<i>Date of Report:</i>	September 6, 2024
<i>Date of Inspection:</i>	September 5, 2024
<i>Report Option:</i>	Hybrid Use Appraisal Report
<i>Assignment Conditions:</i>	No jurisdictional exceptions or hypothetical conditions apply. <b>See limiting conditions for applicable conditions.</b>

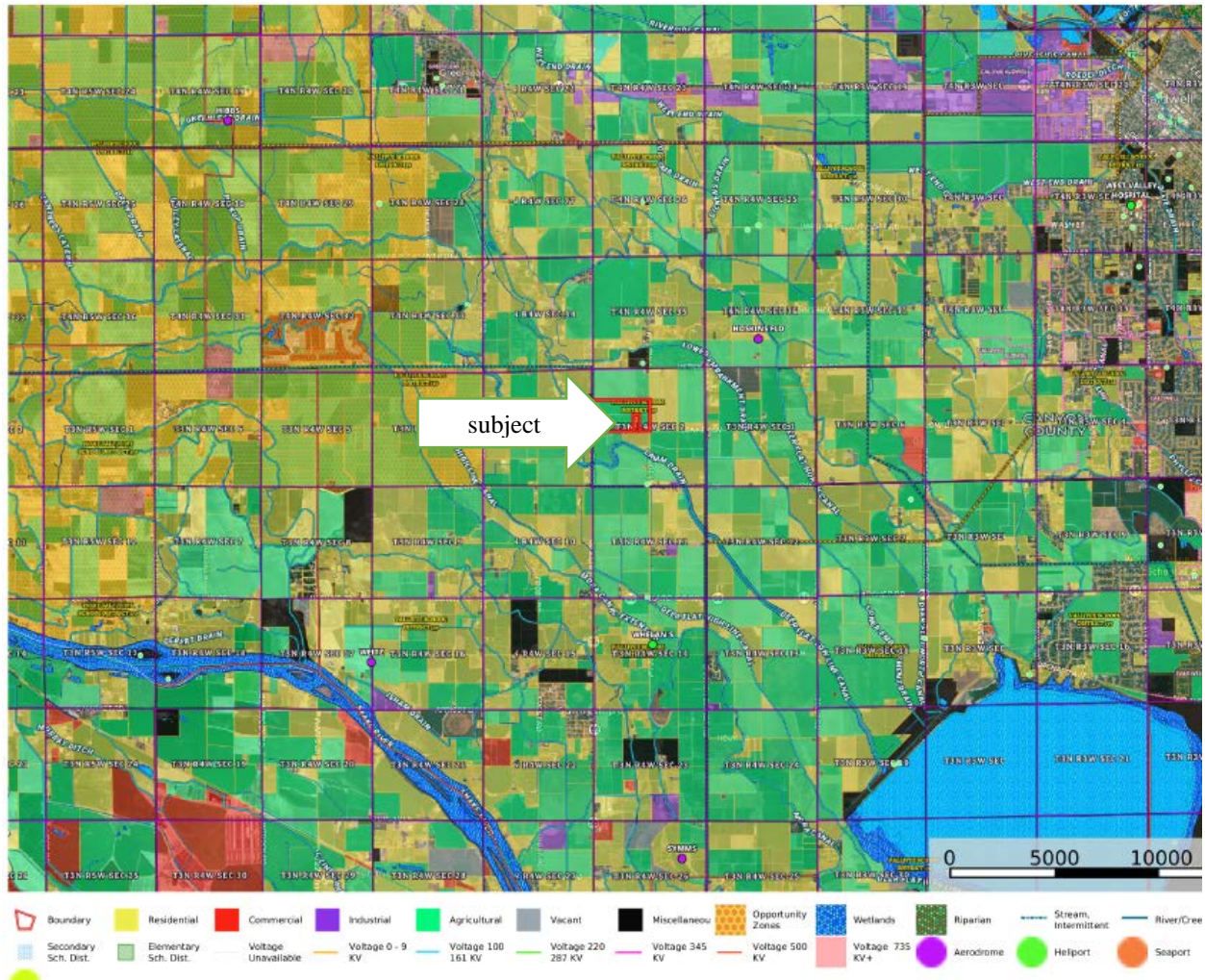
### *Assignment Scope:*

A restricted appraisal was requested. I selected the Sales Comparison Approach as it best measures values for subject type properties. Due diligence was exercised in the selection and analysis of the data involved. All relevant data and analysis reside in my work file as required by USPAP. See engagement Letter.

This Appraisal has been prepared for my client, Vallivue School District. The purpose of this appraisal is to determine the current market value for potential acquisition purposes. This appraisal **may not be used or relied upon** by anyone other than the client (& related users) for any purposes whatsoever without the express written consent of the appraiser.

The Sales Comparison and Cost Approaches to value were utilized. The methodology used can be found following. Jess Payne inspected the property as stated above and performed all analysis and report writing.

## NEIGHBORHOOD MAP



### SUMMARY OF APPRAISAL ISSUES

The following paragraphs highlight critical valuation issues and assumptions. The reader is advised to become familiar with these issues prior to finalizing any decisions regarding the Subject property.

#### *IRS Statement- (as applicable)*

All appraisals performed for returns filed after February 16, 2007 should include the newest version of Form 8283. If this appraisal is to be used in connection with: a tax return or claim for a refund, or a substantial gross valuation misstatement (resulting from this appraisal) may subject the appraiser to a penalty under Section 6695A of the Internal Revenue Code.

*Note: nothing contained herein is to be considered the rendering of legal or tax advice, and user is responsible for obtaining such advice from their own professional advisors. My valuations are based on the conditions specified herein and should be read in their entirety.*

### **HYBRID SCOPE FORMAT**

Per the requirements and guidelines set forth in the Uniform Standards of Professional Appraisal Practice (USPAP-2023-2024), there are two levels of detail in the reporting of an appraisal. As set forth in Advisory Opinion AO-11, which provides explanation of Standards Rule 2-2, the following report comparison chart is offered for the client's edification:

The comparison chart below shows the required contents of an Appraisal Report and Restricted Appraisal Report in Standards Rule 2-2. The requirements in Standards Rules 8-2 and 10-2 are similar. In most cases the difference between an Appraisal Report and Restricted Appraisal Report is whether the information must be summarized or whether it may be stated. Bold type is used to highlight some of the other differences.

Appraisal Report	Restricted Appraisal Report
(i) state the identity of the client, or if the client requested anonymity, state that the identity is withheld at the client's request;	(i) state the identity of the client, or if the client requested anonymity, state that the identity is withheld at the client's request;
(ii) state the identity of any other intended users by name <b>or type</b> ;	(ii) state the identity of any other intended user(s) <b>by name</b> ;
n/a	(iii) clearly and conspicuously <b>state a restriction</b> that limits use of the report to the client and the named intended user(s);
n/a	(iv) clearly and conspicuously <b>warn that the report may not contain supporting rationale</b> for the all of the opinions and conclusions set forth in the report
(iii) state the intended use of the appraisal;	(v) state the intended use of the appraisal;
(iv) <b>contain information, documents, and/or exhibits</b> sufficient to identify the real estate involved in the appraisal, including the physical, legal, and economic property characteristics relevant to the assignment	(vi) state information sufficient to identify the real estate involved in the appraisal;
(v) state the real property interest appraised;	(vii) state the real property interest appraised;
(vi) state the type <b>and definition</b> of value and cite the source of the definition;	(viii) state the type of value and cite the source of its definition;
(vii) state the effective date of the appraisal and the date of the report;	(ix) state the effective date of the appraisal and the date of the report;
(viii) <b>summarize</b> the scope of work used to develop the appraisal	(x) state the scope of work used to develop the appraisal
(ix) <b>summarize</b> the extent of any significant real property appraisal assistance;	(xi) state the extent of any significant real property appraisal assistance;
(x) provide sufficient information to indicate that the appraiser complied with the requirements of STANDARD 1 by: 1. <b>summarizing</b> the appraisal methods and techniques employed 2. stating the reasons for excluding the sales comparison, cost, or income approach(es) if any have not been developed; 3. summarizing the results of analyzing the subject sales, agreements of sale, options, and listings in accordance with Standards Rule 1-5; and 4. stating the value opinion(s) and conclusion(s); and 5. <b>summarizing the information analyzed and the reasoning that supports the analyses, opinions, and conclusions, including reconciliation of the data and approaches.</b>	(xii) provide sufficient information to indicate that the appraiser complied with the requirements of STANDARD 1 by: 1. <b>stating</b> the appraisal methods and techniques employed 2. stating the reasons for excluding the sales comparison, cost, or income approach(es) if any have not been developed; 3. summarizing the results of analyzing the subject sales, agreements of sale, options, and listings in accordance with Standards Rule 1-5; and 4. stating the value opinion(s) and conclusion(s). Comment: An appraiser must maintain a workfile that includes <b>sufficient information to indicate that the appraiser complied with the requirements of STANDARD 1 and for the appraiser to produce an Appraisal Report.</b>
(xi) state the use of the real estate existing as of the effective date and the use of the real estate reflected in the appraisal;	(xiii) state the use of the real estate existing as of the effective date and the use of the real estate reflected in the appraisal;
(xii) when an opinion of highest and best use was developed by the appraiser, state that opinion and <b>summarize the support and rationale for that opinion</b> ;	(xiv) when an opinion of highest and best use was developed by the appraiser, state that opinion;
(xiii) clearly and conspicuously: <ul style="list-style-type: none"> <li>• state all extraordinary assumptions and hypothetical conditions; and</li> <li>• state that their use might have affected the assignment results;</li> </ul>	(xv) clearly and conspicuously: <ul style="list-style-type: none"> <li>• state all extraordinary assumptions and hypothetical conditions; and</li> <li>• state that their use might have affected the assignment results;</li> </ul>
(xiv) include a signed certification in accordance with Standards Rule 2-3.	(xvi) include a signed certification in accordance with Standards Rule 2-3.

The essential difference among the two reporting options is in the use and application of the terms, “summarize” and “state”. Summarize is used to connote a more concise presentation of information and support. State is used to connote the minimal presentation of information without support or explanation.

As this is a Hybrid Scope Appraisal Report, virtually all data relied upon, analyses undertaken and explanation of the valuation methods employed are either stated or are retained in my office files - only the relevant conclusions of our analysis are set forth in the appraisal document. *Consistent with prevailing appraisal practices, the reader is advised that such Appraisal reports are intended only for use by the client who ordered the report and/or related party in a single decision-making effort, and the report is not to be provided to or relied upon by uninvolved third parties.* Providing this report to any other unrelated user, particularly those not familiar with the subject project in specific, and the appraisal of similar properties in general, could be misleading to such users, and I must advise against such a practice. The information relied upon for the formulation of my value conclusions is available to develop a more complete appraisal on the Subject property for an additional fee.

### **INDICATED EXPOSURE AND MARKETING TIME**

Upon analysis of comparable sales, I believe that a marketing time of 6 to 12± months would have been appropriate for the Subject Property as of the effective date and 6 to 12± months going forward, given professional marketing and exposure.

### **PROPERTY HISTORY**

My client has owned the property beyond the 3-year reporting history required by USPAP. It was listed for sale on February 9, 2024 for \$2,460,000, or \$30,000/ac for 73 days before being taken off the market. Vallivue School District has a purchase and sale agreement in place for five million dollars, based upon negotiations between the buyer and seller.

### **APPRAISAL HISTORY**

I have not appraised the subject property prior to being engaged for this assignment within the three-year reporting period required by USPAP.

### **LIMITING CONDITIONS**

No hypothetical conditions exist. The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results.

1. For purposes of the “As Is” valuation, I assume:

- a) That there are no environmental hazards or contamination which would adversely impact the property value.
- b) That there are no unapparent liens existing which cannot be resolved and would adversely impact the property value or its marketability.
- c) That data provided by others is reliable and accurate. Measurements are based on the legal description and plat provided by the title company and building measurements from the County assessor.
- d) A physical inspection was not made of the house and information is based on drive by and assessors' data.

### **ENVIRONMENTAL ASSUMPTIONS**

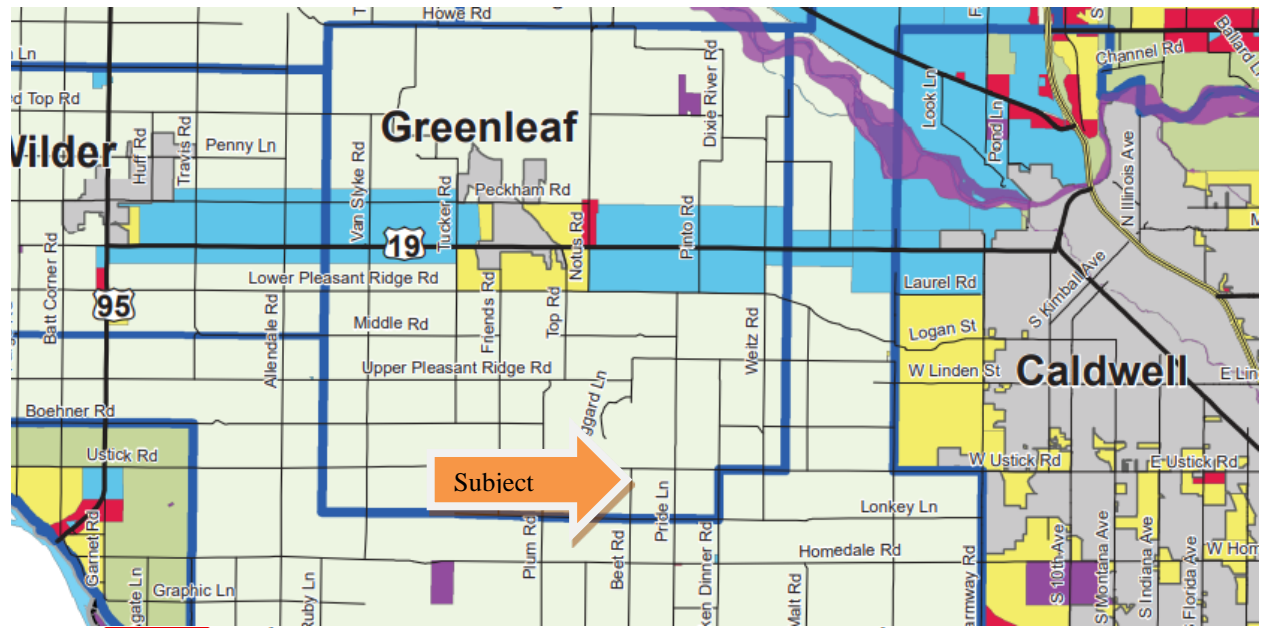
Per my physical inspection, I saw no apparent conditions such as toxic environmental conditions noted below that would render the Property less valuable. However, I am not qualified to detect hazardous waste and toxic materials and I cannot confirm as to the presence or lack of any such condition. Please refer to the Assumptions and Limiting Conditions in this report.

### **HIGHEST AND BEST USE**

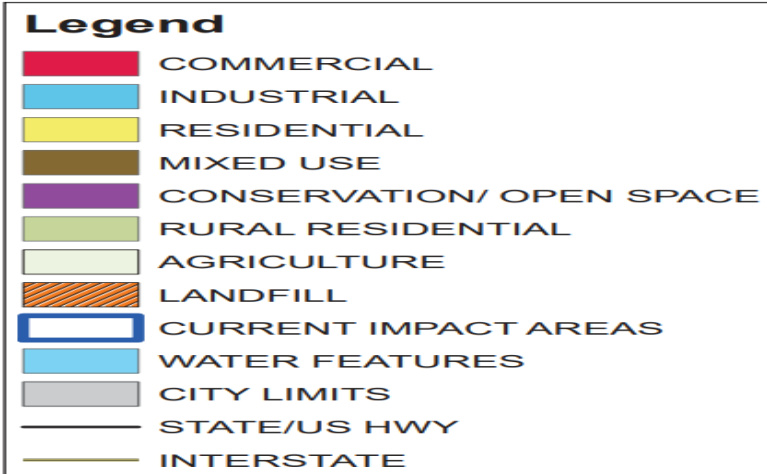
The current usage of the property (agriculture with farmstead) does meet the test of Highest and Best Use. The improved farmstead is on its own 5± acre tax lot and could be sold as a standalone rural residential homesite. Many farm purchasers prefer buying farms with houses and outbuildings for family members, or hired workers. Being across the street from a large church would be a favorable influence for potential development purposes (I am unaware of any developmental entitlements on the Subject). Farm operators would likely be undisturbed by the proximity to the church, though some custom house “hobby farm” purchasers may prefer greater privacy.

### **ZONING**

The subject property is located in Canyon County. The zoning is agricultural. This zoning classification is consistent with the existing use and location of the improvements. Below is the proposed comprehensive map which shows a continuation of the agricultural zone designation.



 AG (AGRICULTURAL)



**MARKET VALUE DEFINED**

Market value is defined as follows:

"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, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is consummation of a sale as of a specified date and 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 each acting in what he considers his own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. 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.

### **EASEMENTS/ENCROACHMENTS**

No title report was provided. I require that my reader obtain and if any significant issues exist that cannot be cleared then we will need to address. Easements are anticipated as being typical (power, phone, road, ditches, irrigation, etc...).

# AERIAL MAP



# TOPO PLAT MAP



**SUBJECT PHOTOS**

*(Photos Taken by Jess Payne – September 5, 2024)*

**Street Scene**



**SW Sector**



**Irrigation Diversion**



**Pump**



**Field West of House**



**Pumps Stats**



**NW View**



**Note: Gated Pipe**



**House**



**Equipment Shelter**



**Old Garage**



**Farmstead**



**House**



**Field E of House**



**SE Sector**



**NE Sector**



**NE Corner**



**Westerly Area**



**Westerly Irrigation Diversion**



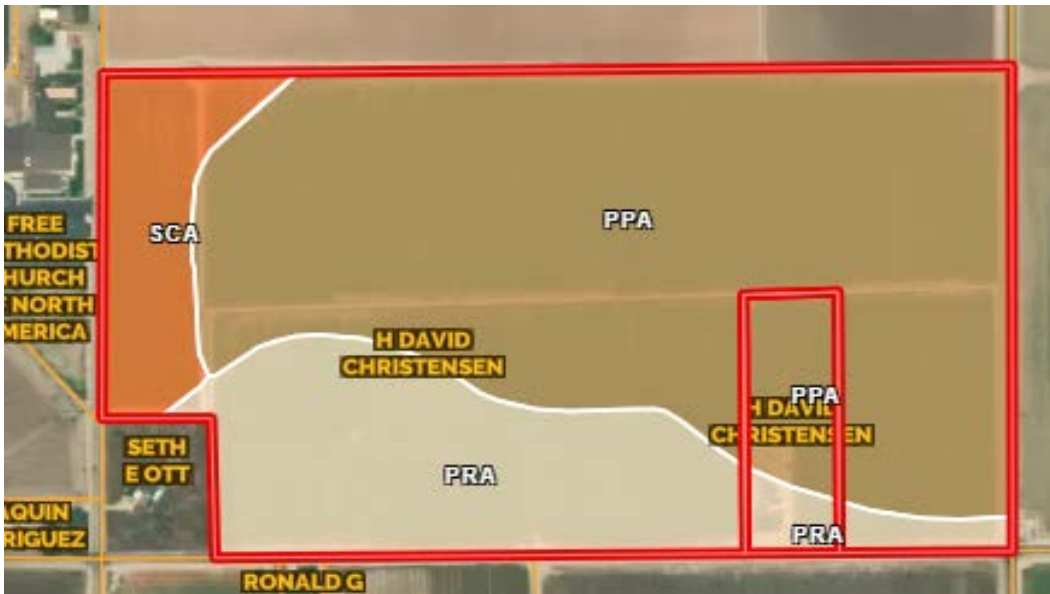
**Westerly Sector**



## SW Irrigation Diversion



## SOILS



Acres		Capabilities		WAPI		
All Polygons: 87.03 ac						
Code	Description	Acres	%	CPI	NCCPI	CAP
PpA	Power-Purdam silt loams, 0 to 1 percent slopes	58.11	66.77%	-	18	6c
PrA	Purdam silt loam, 0 to 1 percent slopes	21.47	24.67%	-	16	6c
ScA	Scism silt loam, 0 to 1 percent slopes	7.44	8.55%	-	13	6c
<b>Totals</b> 87.03 ac		<b>0 CPI Average</b>		<b>17.08 NCCPI Average</b>		<b>6 Cap. Average</b>

Acres		Capabilities		WAPI						
Soil										
Irrigated >										
All Polygons: 87.03 ac										
Code	Description	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming
PpA	Power-Purdam silt loams, 0 to 1 percent slopes	-	18	2e	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
PrA	Purdam silt loam, 0 to 1 percent slopes	-	16	3s	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ScA	Scism silt loam, 0 to 1 percent slopes	-	13	3e	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Totals</b> 87.03 ac		<b>0 CPI Average</b>		<b>17.08 NCCPI Average</b>		<b>2.33 Cap. Average</b>				

Soils have a Class 2± rating based on local standards. The gravity irrigation method is typical for the area though pivots are the favored means. The Subjects configuration lends itself to potential pivot use.

### Soil Summation

The soil types range from a 0% to 7% slopes. Power Purdam silt loams are the predominant croppable soils. Overall, the irrigated soils offer a good mix of farmland capable of growing most crops observed in the area.

# IRRIGATION DISTRICT

**NAMPA & MERIDIAN IRRIGATION DISTRICT**  
**1503 FIRST STREET SOUTH, NAMPA, ID 83651-4395**

**Assessment #**  
**2401 - -**

**Assessment Number Report**

MailTo: CHRISTENSEN, H DAVID-SANDRA  
 18250 VAN SLYKE RD  
 WILDER ID 83676-5560

Deeded\_1: CHRISTENSEN, H DAVID-SANDRA

Property Address: 0 & 19638 LONKEY LANE  
 CALDWELL ID

Canyon County Parcel #: 33154000 0, 33154011 0

Legal Description:  
 COM W QTR COR SEC 2 3N 4W, TH N 429.69 FT TO RPB; TH CONT N 1040 FT, TH E 2570 FT, TH S 1440 FT, TH W 2250 FT, TH N 427.73 FT, TH W 318.17 FT TO BEG

Status: Active	Actual Acres: 86.13	<u>Tax Roll 2023</u>	
Roll: Tax_Roll	District Land: No	Assessment Expense:	25.86
Tax Group: Regular	Urban Irrigation:	District Drainage:	430.51
TCCA: No	Pending Segregation: No	Ridenbaugh Maintenance:	0.00
LID:	Pending Exclusion: No	Project Maintenance:	4,817.26
Bankruptcy: No	Tax Deed: No	Urban Irrigation:	0.00
Delinquent: No			

Project Operation & Maintenance  
 Project O&M 2024: 5,164.44  
 Excess Delivery 2023: 0.00

**Unpaid Receivables:**

Description (none)	Tax	Penalty	Interest	Fees/Costs	Other	Total
<b>TOTAL DUE 20-Sep-2024</b>						<b>\$0.00</b>

**Paid Receivables:**

Till Date	Pmt Amt	Description	Tax	Penalty	Interest	Fees/ Costs	Other	Total	Status
22-Apr-2024	5,164.44	Project O&M 2024	5,164.44					5,164.44	Paid
01-Nov-2023	5,273.63	Tax Roll 2023	5,273.63					5,273.63	Paid

**Extended Project O&M/Excess:**

Description	Tax
Project O&M 2023	4,817.26
Project O&M 2022	4,447.20
Project O&M 2020	4,140.05
Project O&M 2019	4,074.70
Excess Delivery 2018	410.46
Project O&M 2017	4,095.12
Project O&M 2016	4,110.64
Excess Delivery 2016	801.83
Project O&M 2012	3,478.36
Project O&M 2011	3,471.82
Project O&M 2010	3,618.87
Excess Delivery 2010	1,555.12
Project O&M 2009	3,465.29
Project O&M 2008	2,759.49
Excess Delivery 2008	2,316.99
Project O&M 2006	2,341.23
Project O&M 2005	2,266.08

**Water and Drainage Rights:**

Ridenbaugh Miner's Inches:		Ridenbaugh Drainage Acres:		Ridenbaugh Acre Feet:	
Ridenbaugh Acres:		Project Drainage Acres:	81.69	Project Acre Feet:	163.39
Project Miner's Inches:	51.06	Settlers Drainage Acres:		Arrowrock Acre Feet:	
Project Acres:	81.69	New York Drainage Acres:			

## Idaho Department of Water Resources

No well data available per online search.

### FLOOD PLAIN ANALYSIS

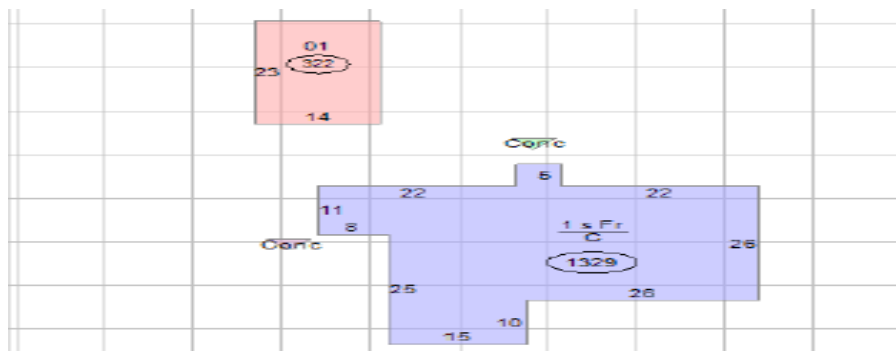
Subject property is located in Zone X, an area outside designated high flood areas. The subject community parcel # is 16027C0225G, dated June 7, 2019.



## BUILDING IMPROVEMENTS

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	1915	n/a	n/a	1329	Fin SF
R01	01	DETGAR	Residential Detached Garage	1915	23.00	14.00	322	SF
R02	01	POLEBLDG	General Purpose Bldg Wood Pole Frame	0	50.00	28.00	1400	SF
R02	02	UTLSHED	Residential Shed - Small Utility	0	10.00	10.00	100	SF
R02	03	MACHINE	General Purpose Bldg x Other	1999	56.00	22.00	1232	SF

### Sketch



Property Record	Improvement ID	Use Code	Description	Year Built	Length	Width	Area	Area Units
R01	D	DWELL	Dwelling	1915	0	0.00	1,329	Fin SF
R01	01	DETGAR	Residential Detached Garage	1915	23	14.00	322	SF

#### Dwelling Attributes

Floor	Attribute	Detail
	Type	013 1Story (1880-1939)
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Comp sh to 235#
	Heating	Forced hot air-oil
	A/C	None
	Stories	1.0
	Bedrooms	2
	Bathrooms	1
	Feature	Basic allowance

Effective age estimated at 20 years. Economic life 60 years, or 33% depreciated.



## TAX INQUIRY SUMMARY

**PIN: 33154011 0**  
**Owner: CHRISTENSEN H DAVID**

**AIN: 03N04W024650**  
**TAG: 230-00**  
**Mailing Address:**  
 18250 Van Slyke Rd Wilder Id 83878

**Tax Roll: Real Property**  
**Legal Desc.:**  
 02-3N-4W NW S 1/2 NW LS TX 02543 & TX  
 11246

2023	33154011 0	6/18/24	David Christensen	U24.15965	\$546.24
2023	33154011 0	2/27/24	H David Christensen	U24.3940	\$567.78

**PIN: 33154000 0**  
**Owner: CHRISTENSEN H DAVID**  
**Property Address:**  
 19638 Lonkey Ln Caldwell Id

**AIN: 03N04W023600**  
**TAG: 230-00**  
**Mailing Address:**  
 18250 Van Slyke Rd Wilder Id 83878

**Tax Roll: Real Property**  
**Legal Desc.:**  
 02-3N-4W NW TX 11246 IN SENW

2023	33154000 0	6/18/24	David Christensen	U24.15965	\$869.32
2023	33154000 0	2/27/24	H David Christensen	U24.3940	\$903.62

**Total Farm Tax Amount.....\$2,886.96**

### HIGHEST AND BEST USE

As of this writing the H&B Use is deemed agricultural with the farmstead offering interim contributory value. It is likely that a new house would be built if the property were sold to another farm operator. Vallivue School as a client may have other plans for the property that could meet a public demand and usage.

## ECONOMIC OVERVIEW

January 24, 2024

### Executive summary

High interest rates, generally low inventories, falling farm income and shifting water availability and regulations are among the main drivers influencing land values in the West. Overall, land values remain relatively stable across Washington, Oregon, Montana, and Idaho (see charts below). Values continue to increase in California, where premium vineyard and high-quality vegetable/strawberry land values in the Central Coast appear to be increasing and offsetting declines in the Central Valley, where falling commodity prices have led to a decline in value for walnut and table grape acres. In Arizona, sales activity has slowed and marketing times are extended due to high interest rates, softening commodity prices and decreasing irrigation water supply in some regions.

### *Land Values Per Acre*

### Land value considerations

**Interest rates** – During Q4 2023, high interest rates were one of the most frequently reported deterrents to land acquisition.

**Residential** – The housing market in most areas has cooled, largely due to high interest rates. A cooling market may lead to fewer developments and alleviate upward price pressure on agricultural lands, particularly those surrounding population centers. Lower prices have yet to be seen as agricultural lands remain in high demand.

**Availability** – Inventories of agricultural land are low in much of the region, which continues to bolster values despite elevated interest rates. Inventory of land in water secure areas adaptable to high value commodities is low in California.

**Farm income/commodity prices** – After reaching record highs in 2022, the USDA forecasts farm-sector income will decline by 25.4% in 2023. While this may disincentivize prospective buyers, the correlation between land values and commodity prices in recent years has been weak as many perceive land as a stable, long-term investment. The outlook for commodities is mixed, but little to no negative impact on land values has been seen.

**Drought** – Good snowpack last winter and spring rains brought relief to drought-stricken areas throughout the West. Year to-date precipitation levels throughout the West range from 77% to 140% of average (see map below). Storage water and irrigation conditions were generally favorable through the 2023 growing season; however, over half of the West saw some level of drought conditions return in late summer and into fall. There are significantly fewer areas under severe, extreme, or exceptional drought. Idaho has generally had favorable snowpack levels and irrigation allocations should remain intact.

## Current considerations for agricultural land by state

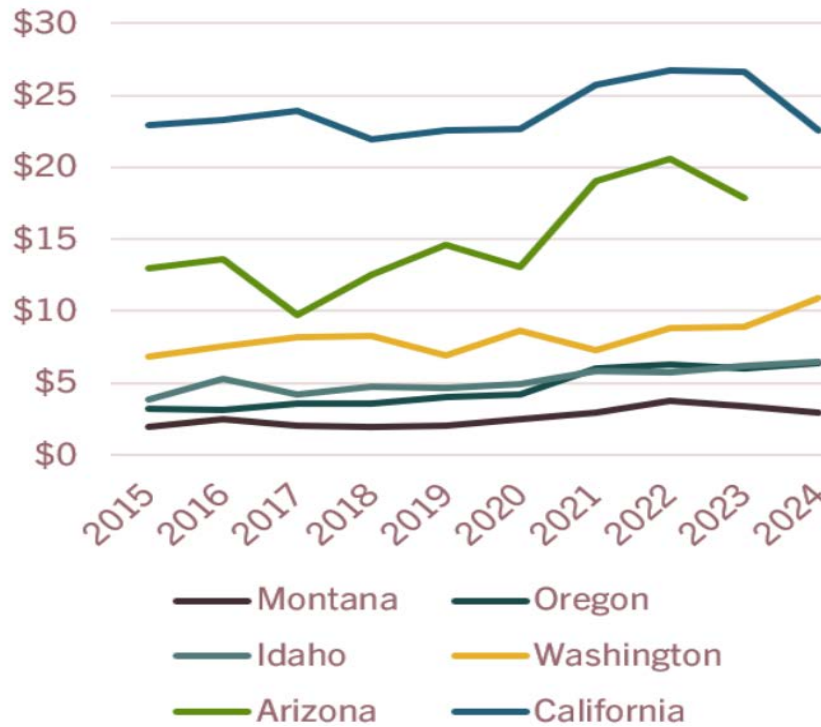
### Idaho Summary

- The Idaho Department of Water Resources issued a Methodology Order to determine the impact caused by junior groundwater users pumping from the Eastern Snake Plain Aquifer. Approximately 900 groundwater rights (junior to December 30, 1953) that are not protected by an approved mitigation plan could be subject to curtailment. Discussions and final decisions around this order are ongoing.
- Demand for agricultural properties remains strong with some properties selling above historic highs. Bidding wars for quality properties are not uncommon. Inventory levels remain limited and competitive throughout the state.
- Southern Idaho experienced increased precipitation and snowpack levels during February and March after a dry start to winter. Snowpack levels and reservoir storage throughout the southern part of the state are positive for the upcoming growing season. Central and northern Idaho have seen lower-than-average precipitation levels, which could mean a return to drought-like conditions. Extended drought conditions have the potential to negatively impact agricultural land values.
- The recreational market has slowed and recreational properties are seeing longer listing times. Purchasing power of market participants has decreased due to higher interest rates.
- The rural residential market has slowed across much of the state due to high interest rates. Winter is also a slower time of year for rural residential purchases.

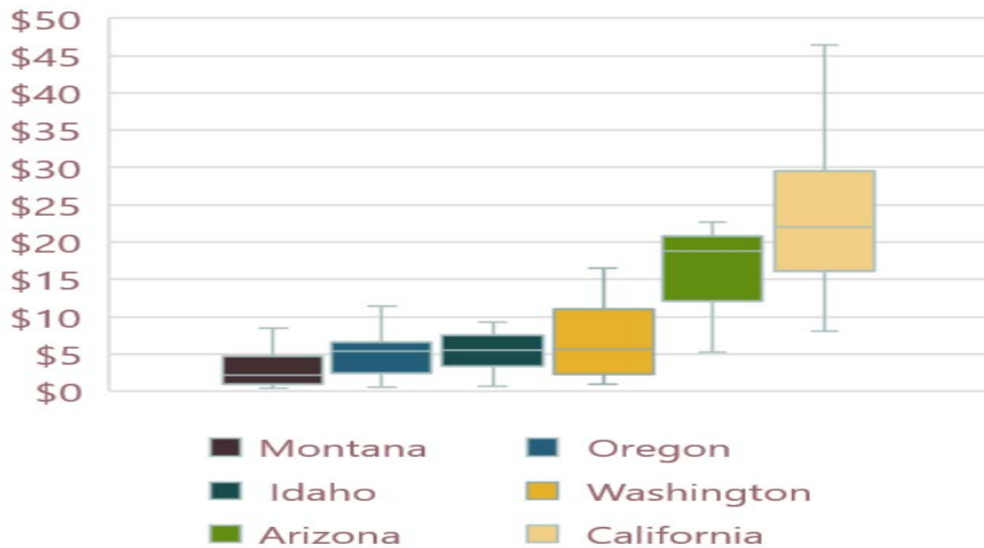
High interest rates, water concerns and lower commodity prices are three drivers that may influence land values in 2024. Land values are reportedly stable to slightly increasing, with demand frequently outpacing the available inventory. Market participants for land include a combination of local operators, absentee operators, and institutional investors. Developers remain a player in the market, but acquisitions for development have decreased due to ongoing elevated interest rates. Some areas are reporting slightly longer listing times for properties.

Overall, land values remain relatively stable to slightly increasing across Washington, Oregon, Montana, and Idaho (see charts below). The slight decrease in Montana is more indicative of fewer high-quality or high-amenity properties being sold rather than a decline in property values. Land value trends are mixed in California. Central Coast premium vineyards and high-quality vegetable/strawberry land values appear to be increasing and offsetting declines in the Central Valley, where falling commodity prices have led to a decline in values for walnut and table grape acres. In Arizona, sales activity has slowed (no new sales noted since Q4, 2023) and marketing times are extended due to high interest rates, softening commodity prices and decreasing irrigation water supply in some regions.

Average land values, thousands of dollars per acre



Land Values Box Plot, thousands of dollars per acre



High interest rates, water concerns and lower commodity prices are three drivers that may influence land values in 2024. Land values are reportedly stable. In prior years demand frequently outpaced available inventory in many market sectors. Market participants for land include a

combination of local operators, absentee operators, and institutional investors. Some areas are reporting slightly longer listing times for properties due to increased interest rates.

Overall, land values remain relatively stable across SE Oregon and SW Idaho (see charts above) and marketing times are extended due to the higher interest rates, unstable commodity prices but tempered with the lack of new listing inventory. Properly priced farm tract will sell within the Subjects area with professional marketing and exposure.

## **VALUATION PROCESS**

The Appraisal Process: To complete an appraisal is to solve a problem. The solution requires interpretation, in terms of money, of the influence of economic, sociological, physical and political forms on a specific real property. This process is an orderly program by which 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.

The first step in the appraisal process is to write a concise statement of the problem, which is done by taking five basic defining steps which include:

1. Identifying the property to be appraised (mailing address and correct legal description).
2. Specifying the rights involved.
3. Stating the purpose of the appraisal (to estimate market value for mortgage purposes, etc.)
4. Ascertaining the effective date, the estimate is desired.
5. Defining the value to be estimated.

The second step in the appraisal process is the data section which is an outline of the proposed contents of the appraisal report, indicating the main section of the report and pertinent data. The data is then broken down into general and specific data. General data relates to the region, city and neighborhood. Specific data includes information about the building, the site, existing easements, zoning regulations, taxes, description of improvements, description of land, public improvements, etc.

The third step in the appraisal process is the actual valuation of the property, employing the applicable approaches to value. These approaches are typically the Cost Approach, the Market Approach, and the Income Approach. The Market Data Approach will be the primary methodology

in my valuation. This approach would be the most valid in valuing owner-user and smaller farm parcels like the subject. I have also employed the Cost Approach by using market derived depreciation and cost figures as a method for determining building contribution (typical farm appraisal technique). The Income Approach has not been provided as stated previously.

## COST APPROACH

### *Utilized for Farmstead Improvements*

In understanding the Cost Approach and how it applies to estimating farm and/or acreage values, it is important to understand the valuation of improvements and their contribution to the value of a property. The valuation of agricultural oriented improvements independent of the land can be complicated. Used buildings, fixtures, and installation are not usually sold separately but are considered part of the entire entity, thus, an integral part of the whole unit. Since separate improvements do not lend themselves to a sales value comparison or income capitalization, replacement cost less depreciation is the principal method used in determining individual value for agricultural structures of this nature. Values are determined for the residential portion of an agricultural property unit by application of the cost or summation approach.

SUMMARY OF THE COST APPROACH						
REPLACEMENT COST	SqFt	Price SF			Total	
House	1,329	@	\$200.34	=	\$266,252	
Detached Garage	322	@	\$65.34	=	\$21,039	
Machine Shed	1,400	@	\$34.36	=	\$48,104	
<b>Total Estimated Cost New</b>					<b>\$335,395</b>	
DEPRECIATION	% of depreciated RCN:					
715 Canyon Road House	1,329	33%			\$87,863	
Detached Garage	322	50%			\$10,520	
Machine Shed	1,400	50%			\$24,052	
Functional Obsolescence				=	\$0	
External Obsolescence				=	\$0	
<i>Less Total Depreciation</i>				=	\$122,435	
<b>Depreciated Value of Improvements</b>				=	<b>\$212,960</b>	
Other					\$0	
Depreciated Yard Imp (well, septic, yard etc.)					\$40,000	
<b>Total Estimated Cost</b>					<b>\$252,960</b>	
<b>Price per sf/house</b>					<b>\$190.33</b>	

Following are comparables of residential house similar in area and vintage.



Area:	Wilder - 1293	Price:	\$290,000	City:	Wilder
Age:	51 - 80 Years	Days On MLS:	115	# Acres:	0.830
Sold Price Per Acre:	349,397.59	# Acres Irrigated:		Closing Date:	1/10/2023
Sold Price:	\$290,000	Irrigation District (Y/N):	No	Land Size:	1/2 - .99 AC
Price per Acre:	\$373,493.98	Price per SQFT:	\$181.92	Apx SqFt:	1704



Area:	Caldwell SW - 1280	Price:	\$390,000	City:	Caldwell
Age:	31 - 50 Years	Days On MLS:	45	# Acres:	0.500
Sold Price Per Acre:	780,000.00	# Acres Irrigated:		Closing Date:	11/20/2023
Sold Price:	\$390,000	Irrigation District (Y/N):	Yes	Land Size:	1/2 - .99 AC
Price per Acre:	\$839,980.00	Price per SQFT:	\$232.17	Apx SqFt:	1809



Front of House

Area:	Canyon County Other - 1290	Price:	\$345,000	City:	Caldwell
Age:	31 - 50 Years	Days On MLS:	52	# Acres:	1.200
Sold Price Per Acre:	287,500.00	# Acres Irrigated:		Closing Date:	9/8/2023
Sold Price:	\$345,000	Irrigation District (Y/N):	Yes	Land Size:	1 - 4.99 AC
Price per Acre:	\$287,500.00	Price per SQFT:	\$196.47	Apx SqFt:	1756



Front of House

Area:	Wilder - 1293	Price:	\$425,000	City:	Wilder
Age:	51 - 80 Years	Days On MLS:	22	# Acres:	4.990
Sold Price Per Acre:	85,170.34	# Acres Irrigated:		Closing Date:	7/1/2024
Sold Price:	\$425,000	Irrigation District (Y/N):	Yes	Land Size:	1 - 4.99 AC
Price per Acre:	\$95,190.38	Price per SQFT:	\$212.81	Apx SqFt:	2232

The above comps adequately support our estimated value contribution of the buildings. A new purchaser could remove the structures and build new; however, interim value yet remains as the house appears to have received upgrades and is occupied. Continued residential occupancy is likely.

### SALES COMPARISON APPROACH SUMMARY

It is assumed in this approach that there exists a market for the type of property being appraised and that data on recent sales of similar, competitive properties in the market are “arm’s length” transactions, indicating a most probable sale price that the Subject property would bring as of the valuation date. Although individual sales often deviate from a situation where both buyer and seller are knowledgeable market participants, it is assumed that a sufficient number of sales should tend to reflect investor patterns of prices (and thus values) in that particular market.

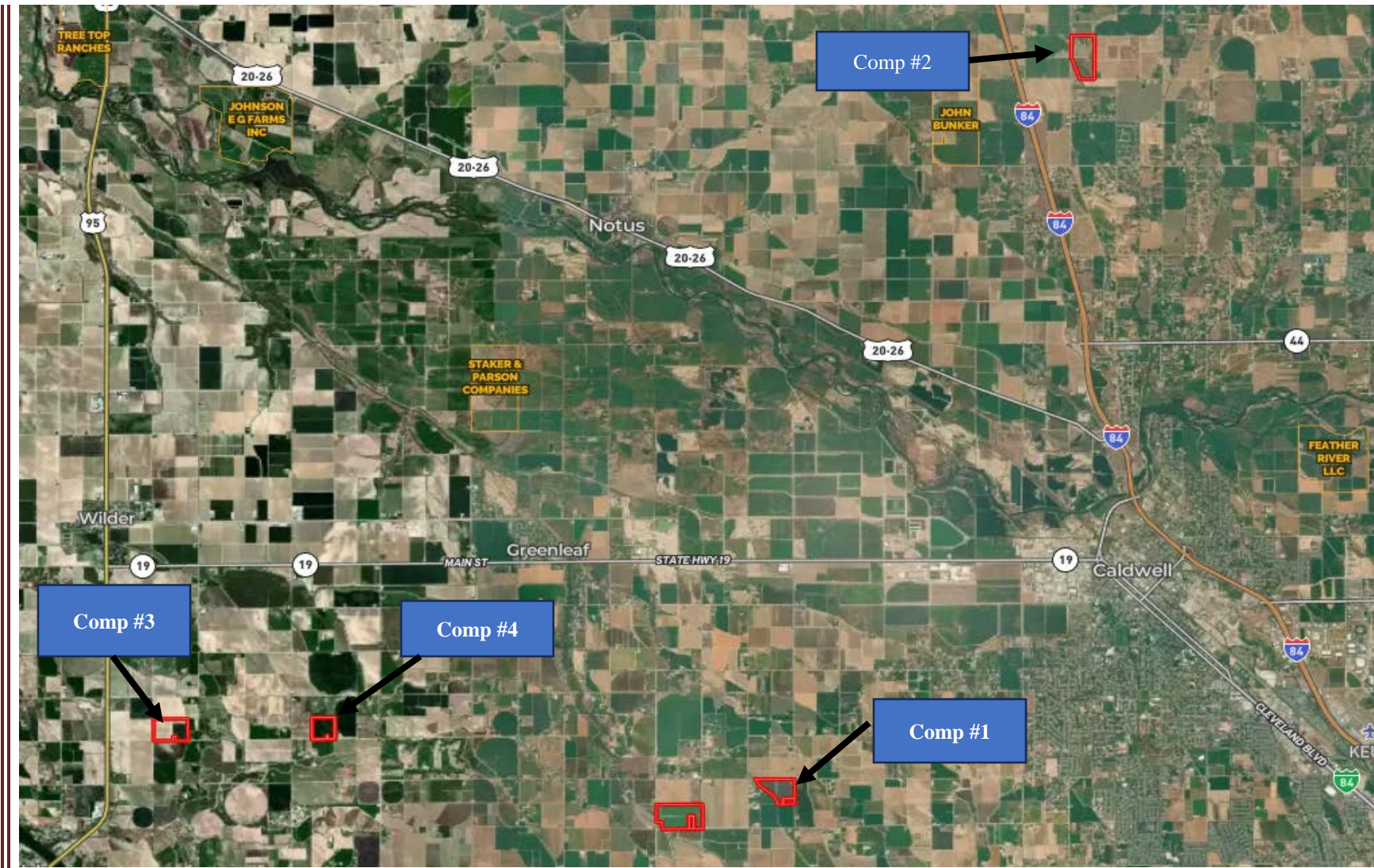
The following process is typically undertaken in order to develop an informed opinion of a property's value using the Sales Comparison Approach:

1. Search of sales, listing or offerings of similar properties.
2. Confirm the prices as to terms, reason for purchase, and if a bona fide sale.
3. Compare the sale property's attributes with those of the property being appraised.
4. Analyze all the differences as to their probable effect on the sale price.
5. Form an opinion of the relative value of the property under appraisal as compared with the sale price of each similar property.





Some of the economic units of comparison which may be utilized in this approach are Overall Rate (OAR), Gross Annual Income Multipliers (GAIM or GIM), Effective Gross Income Multipliers (EGIM); the physical unit of comparison is the price per acre.

## Comparable Farm Land Sales

I have reviewed and analyzed sold, active and pending agricultural land/farm sales and concluded to a value. Farm commodities fluctuate and the number of farms selling have slowed. In order to sell within a timely fashion a market-oriented price is required. I have concluded to \$30,000ac per gross acre for the farmland, which accounts for all of the variables including the land mix, soils, irrigation, useability, etc. Concern over interest rates and other political issues have impacted the farm market. Farms in the Subject will continue to be in demand by other area or adjacent land users, and out of state purchasers looking for a more rural lifestyle. I have also reviewed other sold agricultural land sales that were older in closing dates, or varied in locations. After adjustments this data set suggested a similar range of value. The Subject would be expected to fall towards the upper range of the indicators due to its good farming status and location. Some of the Sales have similar locational influences and attributes. The current pending sales price appears to be excessive in contrast to market data findings. Market value is based on the attributes of the property and its H&B Use given the majority of potential market participants. A few special users may be willing to pay more for a certain property than the market data would support.



**Summary of Land Sales**

General Data	Comp 1	Comp 2/Active	Comp 3	Comp 4 Active
				
Address	17975 Weitz Road	NNA Galloway Road	TBD Boehner Road	TBD Boehner Road
City	Caldwell, ID	Caldwell, ID	Wilder ID	Wilder, ID
Use at Sale	Farm	Farm	Farm	Farm
Highest & Best Use	Farm	Farm	Farm	Farm
<b>Transaction Info</b>				
Grantor	Landstock LLC	Andrew Farm LTD Partnership	Julia S Truesdell	Branen Family Trust
Grantee	Jan P & Dan D Larison	N/A	Kimberley Miller	John Busy & Constance Bucy H/W
Confirmation	MLS #98802626/Assessor	MLS #98910328/Assessor	MLS #98913726/Assesor	MLS#98888975/Assessor
Price	\$1,200,000	\$2,499,500	\$850,000	\$825,000
Sale Date	5/11/2021	Listing	10/8/2024	8/28/2024
DOM	0	115	69	126
Terms	Cash to Seller	Asking Cash	Cash	Cash
<b>Unit Price (Acres)</b>	<b>\$22,523</b>	<b>\$34,827</b>	<b>\$13,955</b>	<b>\$20,886</b>
<b>Physical Data</b>				
Location	SW corner of Ustick and Weitz Road	From Purple Sage Golf Course, continue W on Hwy 30 to Galloway Rd. Property fronts on both Hwy 30 and Galloway Road	Hwy 95 S of Wilder, E on Boehner Road 1/2 mile, N side	Hwy 19 W of Caldwell to Allendale Road S to Boehner Road
Access	Average	Average	Average	Average
Easements/Restrictions	Assume Typical for Property Type	Assume Typical for Property Type	Assume Typical for Property Type	Assume Typical for Property Type
Parcel Shape	Irregular	Irregular	Irregular	Square
Gross Parcel Size (Acres)	53.28	71.77	60.91	39.50
Topography	Level	Level & Sloping	Level	Level
Building Improvement	Shed	None	None	None
Utility Availability	Power & Phone	Power & Phone	Power & Phone	Power & Phone
Irrigation/Type	Yes/Concrete Ditch	Yes/Ditch, Flood, & Wheel-line	Yes/Ditch, Flood	Yes/Pump & Wheel-lines
Irrigation District	Nampa/Meridian & Wilder	Black Canyon Irrigation District	Wilder Irrigation District	Wilder Irrigation District
Wells	None	None	No	No
Soils	Good	Good	Avg-Gd	Average
<b>Assessor's Data</b>				
Assessor's Account #	3314201100-331420100-314200000	37934011	37259000	36531000
Tax Assessment	\$2,167.72	\$717.52	\$713.00	\$570.90
Zoning	Agriculture	Agriculture	Agriculture	Agriculture
Comments	The farm is made up of 3 tax parcels to form one small farm unit. The irrigated lands consist of water from Nampa-Meridian & Wilder irrigation Districts. Irrigation is via concrete ditches & flooding. There was a 1500 sf average quality & condition shed of concrete block & metal roof.	This parcel of land has 71.77 acres of gross farmable land. The irrigation is supplied by Black Canyon Irrigation District and is delivered with wheel-line, ditch and flooding. Caldwell is located 3.5 miles south of the subject. A majority of surrounding parcels are farm land. Hobby farm parcel would appeal to a large market segment. One mile north of purple sage golf course. One residential permit available. In Middleton school district.	This property has 56.24 acres of irrigation water rights with Wilder Irrigation District. According to FSA there is 56.74 acres of croppable land. The irrigation is delivered with ditch/flood. There is public access to the property via Boehner Road, a paved county road. 1 potential building permit available. Property was in an estate and seller was motivated. No outbuilding contributory value noted.	According to FSA this parcel has 37.68 croppable acres which are irrigated thru Wilder Irrigation District. There is public access via Boehner Road which is a county paved road. Timberstone golf course is nearby. Farm was leased to a tenant farmer.

<b>Comparable Ranking</b>		
<u>Comparable #</u>	<u>Acres</u>	<u>Adjusted Price/Ac</u>
Comp 2/Active	71.77	\$33,085.20
<b>Subject</b>	<b>87.17</b>	~~~~
Comp 3	60.91	\$27,910.03
Comp 4/Pending	39.50	\$27,151.90
Comp 1	53.28	\$22,409.91

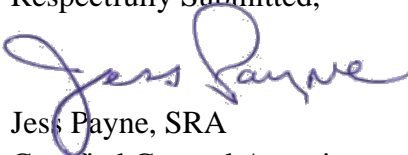
### SUMMATION

In the Cost Approach we determined the market-oriented building contribution. The Farmland was compared to other sold farms in the competing market. Based on the restricted nature of this assignment scope, **I have retained the adjustment grid and complete comp data base within my workfile.** Subject type property in the area is generally purchased on a gross acre basis versus net useable or irrigable acreage. Our overall concluded per acre estimate accounts for all of the variables (land mix, irrigation ability, size, zone, homesites, buildings, etc.). After my investigation and analysis and after considering all those factors which effect value by the Sales Comparison Approach, it is my opinion that the most probable Market Value as of the date of September 5, 2024, is as follows;

<b>Ranges &amp; Reconciled Value</b>	
Low:	\$22,409.91
High:	\$33,085.20
Average:	\$27,639.26
Reconciled Blended Value/Unit Value:	\$30,000.00
Subject Size:	87.17
Type of Unit Value:	<u>Acre</u>
<b>Land Value:</b>	<b>\$2,615,100.00</b>
<b>Add Bldg Contribution:</b>	<b>\$252,960.00</b>
<b>Rounded:</b>	<b>\$2,868,000</b>

**A more Comprehensive appraisal could be completed upon request.**

Respectfully Submitted,




Jess Payne, SRA

Certified General Appraiser

## 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 is my personal, impartial, and unbiased professional analysis, opinion, and conclusion.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as appraisers or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results, nor based on requested minimum valuation, a specific valuation, or the approval of a loan.
- 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*.
- Jess Payne SRA & CGA made a personal inspection of the property farm that is the subject of this report.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice 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.
- As of the date of this report, Jess Payne SRA has completed the continuing education program of the Appraisal Institute.
- As of the date of this report, Jess Payne SRA has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associates and Members.

  
Jess Payne, SRA  
Certified General Appraiser

September 5, 2024  
Date

## **ASSUMPTIONS AND LIMITING CONDITIONS**

This Appraisal Report, the Letter of Transmittal, and the Certification of Value are made expressly subject to the following assumptions and limiting conditions and any special limiting conditions contained in the Report which are incorporated herein by reference.

1. The legal description furnished is assumed to be correct. I assume no responsibility for matters legal in character, nor do I render any opinion as to the Title, which is assumed to be good.
2. The sketch in this report is included to assist the reader in visualizing the property. I have made no survey of the property and assume no responsibility in connection with such matters.
3. Certain information contained in this report was furnished by others. I believe it to be accurate and have confirmed it to the best of my ability, but I assume no responsibility for its accuracy.
4. Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purpose by any but the client without the previous written consent of the appraiser or the client and then only with proper qualification.
5. I am not required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless arrangements have been previously made therefore.
6. The distribution of the total valuation in this report between land and improvements applies only under the existing program or utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
7. The land, and particularly the soil, of the area under appraisal appear firm and solid. Subsidence in the area is unknown and uncommon, but this appraiser does not warrant against this condition or occurrence.
8. Subsurface rights (minerals and oil) were not classified in making this appraisal.
9. The comparable sales data relied upon in this appraisal are believed to be from reliable sources. It is not always possible to completely inspect the comparable

properties, and it is necessary to rely on information furnished by others as to the correctness of said data. This data is verified to the best of my ability and believed to be correct.

10. I have inspected the land and improvements.

It is assumed by the appraiser and the value contained in this report is contingent upon the fact, that the improvements meet all building codes and requirements necessary for the property to be issued an occupancy permit.

12. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the appraiser is connected.
13. No soils report has been furnished this report is therefore subject to no adverse soils condition existing on the site.
14. The existence of potentially hazardous material such as urea formaldehyde foam insulation, asbestos, radon gas, or other potentially hazardous toxic waste was not observed by us in the inspection of the property nor do I have any knowledge of the existence of such materials in the property; however, I am not qualified to detect such substances. The existence of such substances may have a detrimental effect on the value of the Subject Property. I urge the client to retain an expert in this field to determine whether such hazardous substances exist within the Subject Property. The value reported in this appraisal is based upon the assumption that these substances do not exist in or on the Subject Property.
15. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

## **ADDENDUM**

1. Assessor Information
2. Marshall & Swift Cost
3. Engagement Letter
4. Appraiser Qualifications

## General Information

**Owner:** Christensen H David, Christensen Sandra  
**Mailing Address:** 18250 Van Slyke Rd Wilder Id 83676  
**Property Address:** Lonkey Ln  
**Neighborhood:** 210000 Caldwell Farm

**Parcel ID:** 33154011 0  
**Property Class:** 101 Irrigated Ag Land Vacant  
**Deeded Acres:** 82.1700  
**District:** 230-00

Last updated: 8/20/2024 05:32:05 PM

## Map Info

<b>Parcel ID</b>	<b>Link to Interactive Map (Click Below to Navigate to Map)</b>
33154011 0	1013589

## Legal Descriptions

<b>Description</b>
02-3N-4W NW S 1/2 NW LS TX 02543 & TX 11246

## Ownership Transfer History

Instrument	Date	Owner	Grantee	Type
2014014977	4/25/14	Scroggins Jerome	Christensen H David	Multiple

## Exemption History

Effective Year	Modifier	Override Amount	Percent	Exemption Expires	Total Value	Exemption Value	Net Taxable Value
No modifier data is available for this record.							

## Net Taxable Value

Tax Year	Description	Value
2024	Original	180,400
2023	Original	192,320

## Value History

Year	Reason	Land Value	Improvement Value	Total Value
2024	02- Assessment Update	180,400	0	180,400
2023	02- Assessment Update	192,320	0	192,320
2022	02- Assessment Update	186,750	0	186,750
2021	02- Assessment Update	174,040	0	174,040
2020	02- Assessment Update	165,060	0	165,060

 Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount
2023	ATR Value	\$192,320.00

 Land Details

Land Type	Acres	Total Value
1AB0-3	79.47	\$180,400
19 Waste / Easement	2.70	\$0

 Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
No improvements data present.								

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
No additional commercial improvements data is present.			

 Floor Areas

Commercial Floor Area

 Permits

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

## General Information

**Owner:** Christensen H David, Christensen Sandra  
**Mailing Address:** 18250 Van Slyke Rd Wilder Id 83676  
**Property Address:** 19638 Lonkey Ln  
**Neighborhood:** 210000 Caldwell Farm

**Parcel ID:** 33154000 0  
**Property Class:** 131 Res Impr on Cat 10  
**Deeded Acres:** 5.0200  
**District:** 230-00

Last updated: 8/20/2024 05:32:05 PM

## Map Info

<b>Parcel ID</b>	<b>Link to Interactive Map (Click Below to Navigate to Map)</b>
33154000 0	<a href="#">52915</a>

## Legal Descriptions

<b>Description</b>
02-3N-4W NW TX 11246 IN SENW

## Ownership Transfer History

Instrument	Date	Owner	Grantee	Type
2014014977	4/25/14	Scroggins Jerome	Christensen H David	Multiple

## Exemption History

Effective Year	Modifier	Override Amount	Percent	Exemption Expires	Total Value	Exemption Value	Net Taxable Value
No modifier data is available for this record.							

## Net Taxable Value

Tax Year	Description	Value
2024	Original	305,090
2023	Original	306,070

## Value History

Year	Reason	Land Value	Improvement Value	Total Value
2024	02- Assessment Update	208,690	96,400	305,090
2023	02- Assessment Update	209,270	96,800	306,070
2022	02- Assessment Update	189,000	104,400	293,400
2021	02- Assessment Update	118,390	95,700	214,090
2020	02- Assessment Update	97,950	77,700	175,650

 Values Eligible for State Reimbursement Credits

Tax Year	Value Desc	Value Amount
2023	ATR Value	\$306,070.00

 Land Details

Land Type	Acres	Total Value
1AB0-3	3.83	\$8,690
200K SCHEDULE	1.00	\$200,000
19 Waste / Easement	0.19	\$0

 Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	1915	n/a	n/a	1329	Fin SF
R01	01	DETGAR	Residential Detached Garage	1915	23.00	14.00	322	SF
R02	01	POLEBLDG	General Purpose Bldg Wood Pole Frame	0	50.00	28.00	1400	SF
R02	02	UTLSHED	Residential Shed - Small Utility	0	10.00	10.00	100	SF
R02	03	MACHINE	General Purpose Bldg x Other	1999	56.00	22.00	1232	SF

Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
No additional commercial improvements data is present.			

 Floor Areas

▲ Property Record : R01

Property Record	Construction	Description	Code	Gross sq. ft.	Finished sq. ft.
R01	Wood frame w/sheathing	Floor Level	1.0	1,329	1,329
<b>Totals</b>				<b>Gross</b>	<b>Finished</b>
				1329	1329

Commercial Floor Area

 Permits

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



# Building Detail | Public Access

ASSESSOR ► PROPERTY SEARCH ► DETAIL ► BUILDING DETAIL



[← Return](#)

## Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length	Width	Area	Area Units
R01	D	DWELL	Dwelling	1915	0	0.00	1,329	Fin SF
R01	01	DETGAR	Residential Detached Garage	1915	23	14.00	322	SF

## Dwelling Attributes

Floor	Attribute	Detail
	Type	013 1Story (1880-1939)
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Comp sh to 235#
	Heating	Forced hot air-oil
	A/C	None
	Stories	1.0
	Bedrooms	2
	Bathrooms	1
	Feature	Basic allowance

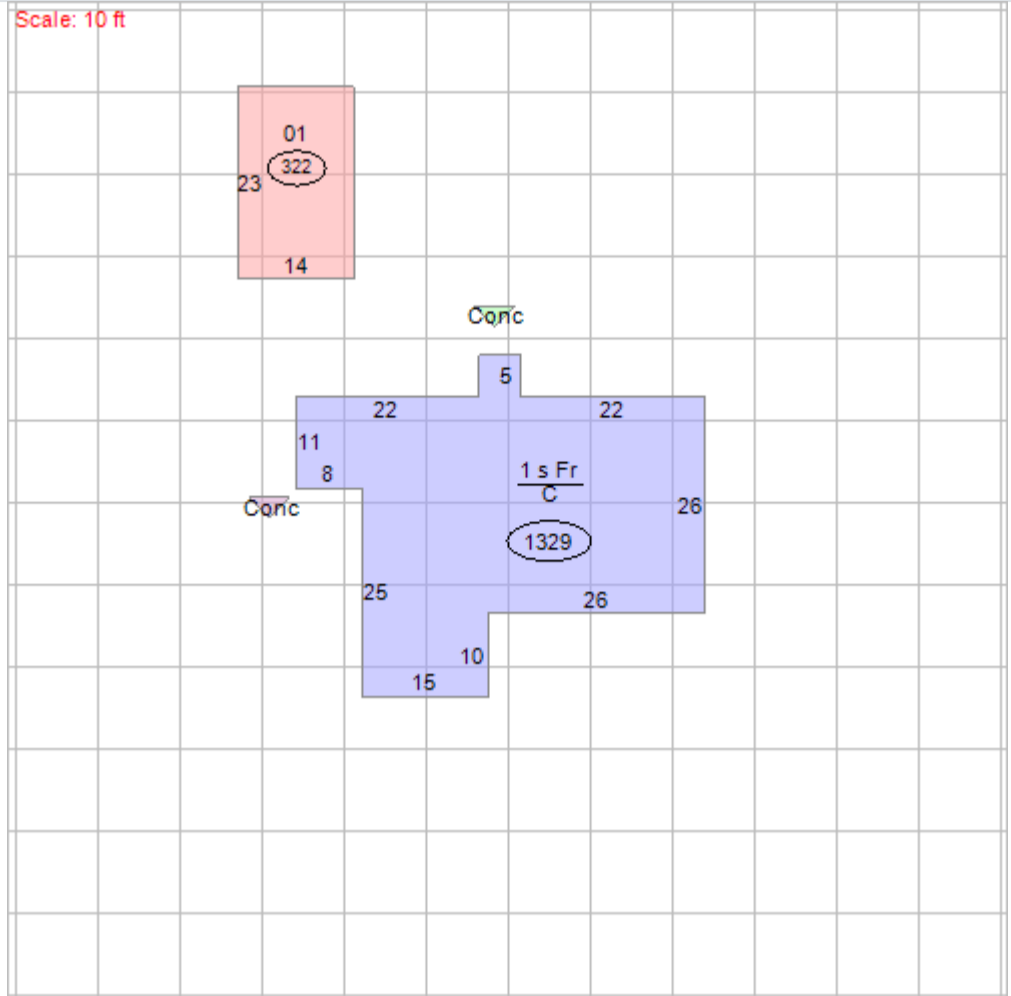
1

## Exterior Features

Code	Description	Area sq. ft.	Construction
CONCP	Concrete patio	60	
CONCP	Concrete patio	166	

## Floor Information

Floor Key	Construction Type Desc	Living Rm	Dining Rm	Great Rm	Kitchen	Den	Bedroom	Full Bath	Half Bath	Other Rms	Base Area	Finish Area
1.0	Wood frame w/sheathing	1	1	0	1	0	2	1	0	1	1,329	1,329



# CALCULATOR METHOD

## SINGLE-FAMILY RESIDENCES (351)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING AND PLUMBING	HEAT	COST		
						Sq. M.	Cu. Ft.	Sq. Ft.
<b>C</b>	Excellent	Face brick, cut stone, heavy roof structure, shakes, tile, slate	Plaster, ornamental detail, fine carpet, parquet, or plank	Some special fixtures, more than one bath per bedroom	Warm and cool air	2863.20	33.25	266.00
	Very good	Good brick, stone trim, shakes or concrete tile roof on good structure	Very good plaster and detail, good-quality carpet or hardwood	Top-quality standard fixtures, electrical and plumbing	Heat pump system	2368.06	27.50	220.00
	Good	Brick or good block and stucco, concrete, shakes or wood shingles	Good plaster or drywall, some ornamentation, carpet or hardwood	Good lighting and outlets, one bathroom per two bedrooms	Package A.C.	1991.32	23.13	185.00
	Average	Brick or block, concrete w/SIP forms, wood or good asphalt shingle roof	Plaster or drywall, hardwood, vinyl composition, average carpet	Adequate lighting/plumbing per good building codes	Forced air	1420.83	16.50	132.00
	Fair	Block or brick, concrete w/SIP forms, standard sash, asphalt shingle roof	Drywall or tinted plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Electric baseboard	1216.32	14.13	113.00
	Low cost	Block or cheap brick, asphalt shingle roof, few windows	Drywall, exposed block, vinyl composition tile, cheap hardwood	Minimum standard lighting and plumbing, cheap fixtures	Wall furnace	1017.19	11.81	94.50
	Cheap	Cheap block, composition roof, cheap sash	Painted block, few partitions, asphalt tile, softwood	Minimum, substandard by most building codes	None	855.73	9.94	79.50
<b>D MASONRY VENEER</b>	Excellent	Face brick, cut stone veneer, heavy rafters, shakes, tile, slate, etc.	Plaster, ornamental detail, fine carpet, parquet, or plank	Some special fixtures, more than one bath per bedroom	Warm and cool air	2830.91	32.88	263.00
	Very good	Good brick veneer, stone trim, conc. tile or shakes or slate	Very good plaster and detail, good-quality carpet or hardwood	Top-quality standard fixtures, electrical and plumbing	Heat pump system	2346.53	27.25	218.00
	Good	Select common or used brick veneer, shakes or good shingles	Good plaster or drywall, some ornamentation, carpet or hardwood	Good lighting and outlets, one bath per two bedrooms	Package A.C.	1980.56	23.00	184.00
	Average	Brick veneer, some trim, wood or good asphalt shingles	Plaster or drywall, hardwood, carpet, vinyl composition	Adequate lighting/plumbing per good building codes	Forced air	1420.83	16.50	132.00
	Fair	Brick veneer, little trim, standard sash, asphalt shingles	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Electric baseboard	1216.32	14.13	113.00
	Low cost	Brick or block veneer, few windows, asphalt shingles	Drywall/tinted plaster, vinyl composition tile, cheap hardwood	Minimum standard lighting and plumbing, cheap fixtures	Wall furnace	1022.57	11.88	95.00
<b>D</b>	Excellent	Half-timber, stone or brick trim, heavy rafters, slate, tile, shakes	Plaster, ornamental detail, fine carpet, terrazzo, slate, etc.	Some special fixtures, more than one bath per bedroom	Warm and cool air	2615.63	30.38	243.00
	Very good	Best stucco, EIFS, or siding, brick or stone trim, shakes, concrete tile	Very good plaster and detail, good-quality carpet or hardwood	Top-quality standard fixtures, electrical and plumbing	Heat pump system	2174.31	25.25	202.00
	Good	Good stucco, EIFS, or siding, tile, light shakes or good shingles	Good plaster or drywall, some ornamentation, carpet or hardwood	Good lighting and outlets, one bath per two bedrooms	Package A.C.	1851.39	21.50	172.00
	Average	Stucco or siding, EIFS, some trim, wood or good asphalt shingles	Plaster or drywall, hardwood, carpet, vinyl composition	Adequate lighting/plumbing per good building codes	Forced air	1334.72	15.50	124.00
	Fair	Stucco or siding, standard sash, asphalt shingles or built-up rock	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting and plumbing per good codes	Electric baseboard	1140.97	13.25	106.00
	Low cost	Low-cost stucco or siding, asphalt shingle roof, few windows	Drywall/tinted plaster, vinyl composition tile, cheap hardwood	Minimum standard lighting and plumbing, cheap fixtures	Wall furnace	963.37	11.19	89.50
	Cheap	Box frame or light studs, cheap stucco/siding, windows, comp. roof	Drywall, cheap ceiling or none, softwood or asphalt tile on slab	Minimum, substandard by most building codes	None	812.67	9.44	75.50
<b>S</b>	Average	Pre-engineered frame, insulated sandwich panels, average windows	Gypsum board or acoustic tile, vinyl composition and carpet	Adequate lighting/plumbing per good building codes	Forced air	1323.96	15.38	123.00

Fireplaces, balconies, porches and built-in appliances are not included, see Pages 38-41. For average wall heights over 8 feet (2.44 meters), excluding gables, add 3% for each foot (.305 meter).

For small residential elevators and fire sprinkler systems, see notes on Page 38 and 39. See Page 35 for garage costs.

For basements, see Page 26; for basement garage Lump-sum addition, see Page 32.

# CALCULATOR METHOD

## SINGLE-FAMILY RESIDENCES

### EXPLANATION

The cost per square foot of single-family residences will vary primarily because of the ratios of floor area to wall area and of floor area to plumbing cost. The Floor Area/Shape Multipliers given in the table will adjust the base costs for these factors, as well as some lesser cost influences. In adjusting for shape, disregard small jogs, bays and entrances which add very little perimeter wall, and figure first-story shape only, disregarding attached garages.

The base costs are adjusted to the cost of a one-story dwelling. If a one-and-one-half-story, two- or three-story residence is being appraised, enter the table with the total floor area of the entire residence and the shape of the first floor. Use this factor to adjust the cost to apply to the first floor. For a full-height second floor of the same quality and finish as the first, use 92% of the square foot cost of the first. For a third story, use the second-story factor.





If the second floor has clipped ceilings which reduce the wall height, or if it is of lesser quality than the first floor, the appraiser must apply his judgment to adjust the second-story cost. A rule of thumb for a second floor with clipped ceilings is to deduct an additional 3% for each foot of wall height below the 8-foot standard height.

**EXAMPLE:** Good Two-story, Class D, Masonry Veneer, Shape 2

Base Factor	=	124.87	1st Floor Cost Factor	=	.964	X	124.87	=	120.37
1st Floor Area	=	1,000 sq. ft.	2nd Floor Cost Factor	=	.92	X	120.37	=	110.74
2nd Floor Area	=	<u>1,000 sq. ft.</u>	Total Residence Cost	=	1,000	X	120.37	=	120,370
Total Floor Area	=	2,000 sq. ft.		=	1,000	X	110.74	=	<u>110,740</u>
									231,341

Add for fireplaces and balconies from Page 38.  
Add for sprinklers, porches and appliances from Pages 39-41.

### SINGLE-FAMILY FLOOR AREA/SHAPE MULTIPLIERS

SHAPES		Approximately Square		Rectangular or Slightly Irregular		Long Rectangle or Irregular		Very Irregular		
		1		2		3		4		
TOTAL AREA	BASE-MENTS	CLASS D	C & D MSY.VN.	CLASS D	C & D MSY.VN.	CLASS D	C & D MSY.VN.	CLASS D	C & D MSY.VN.	
Sq. M.	Sq. Ft.									
37	400	1.251	1.104	1.137	1.137	----	----	----	----	
56	600	1.133	1.057	1.074	1.093	----	----	----	----	
74	800	1.056	1.025	1.031	1.063	1.085	----	----	----	
93	1,000	1.000	1.000	1.000	1.040	1.054	1.064	1.091	----	
111	1,200	.957	.981	.974	1.022	1.030	1.049	1.069	----	
130	1,400	.921	.964	.954	1.007	1.009	1.037	1.051	----	
149	1,600	.892	.951	.936	.994	.992	1.026	1.036	1.049	1.066
167	1,800	.867	.939	.920	.982	.977	1.016	1.023	1.041	1.055
186	2,000	.845	.928	.907	.972	.964	1.008	1.011	1.033	1.044
223	2,400	.808	.910	.884	.955	.941	.993	.991	1.020	1.027
260	2,800	.778	.895	.865	.941	.923	.982	.974	1.010	1.013
297	3,200	.753	.882	.849	.929	.907	.971	.960	1.000	1.000
334	3,600	.732	.871	.835	.918	.893	.963	.948	.992	.990
372	4,000	.713	.861	.823	.909	.881	.955	.937	.985	.980
409	4,400	----	.852	.812	.901	.870	.947	.927	.979	.972
446	4,800	----	.844	.802	.893	.860	.941	.918	.973	.964
483	5,200	----	----	----	.887	.851	.935	.910	.968	.957
520	5,600	----	----	----	.880	.843	.930	.903	.963	.950
557	6,000	----	----	----	.874	.836	.925	.896	.958	.945
595	6,400	----	----	----	----	----	.920	.889	.954	.939
632	6,800	----	----	----	----	----	.916	.883	.950	.934

## SINGLE-FAMILY RESIDENCES – BASEMENTS

CLASS	TYPE	EXTERIOR	INTERIOR FINISH	LIGHTING AND PLUMBING	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
<b>CDS</b>	Unfinished	Unfinished block or concrete walls, waterproofed, concrete slab	Unfinished interior, exposed joists, open stairs	Minimum light fixtures & outlets, floor drain and radon vent only	None	333.68	3.88	31.00
	Semi-finished	Block or concrete walls, water-proofed, reinforced concrete slab	Painted walls, gypsum or acoustic tile ceiling, stairs with risers	Adequate lighting and appliance outlets, laundry tray and drains	None	433.25	5.03	40.25
	Game room, finished	Block or concrete walls, water-proofed, reinforced concrete slab	Gypsum or plaster, acoustic tile, vinyl composition, carpet, stairwell	Good lighting and outlets, half bath, partitioned laundry room	None	597.40	6.94	55.50
	Finished, high-value	High-quality interior, add for pools, bars and equipment	Plaster or drywall, paneling, carpet, hardwood and resilient	Good lighting and plumbing	Forced air	1517.71	17.63	141.00

Costs are the additional costs for building a residence with basement, with a 7½-foot (2.29-meter) clearance between floor and bottom of the floor joists. Add 6% for each added foot of height.  
For outside entrances, add: for above grade, 1550.00 – 3250.00 below grade, 1940.00 – 5350.00

# JESS PAYNE APPRAISAL SERVICE

JESS PAYNE, SRA  
CERTIFIED GENERAL APPRAISER

Telephone: 208-454-2991  
Fax: 208-459-1273  
E-Mail: sandra@jpas.us

9699 W. Wildbranch Dr.  
Star, Idaho 83669  
Web Site: [www.jesspayneappraisalservice.com](http://www.jesspayneappraisalservice.com)

Lisa Boyd, Superintendent  
Vallivue School District  
5207 S. Montana Ave.  
Caldwell, ID 83607  
(208) 454-0445  
Jenny.titus@vallivue.org

## REAL ESTATE APPRAISAL AND AUTHORIZATION AGREEMENT

This agreement is entered into on the 20th day of August, 2024 between the appraiser Jess Payne, SRA, CGA #108 and the intended user, Lisa Boyd, Superintendent & Vallivue School District. The use will be for possible acquisition purposes.

This agreement is to establish a stated fee and the scope of the assignment for the purpose of an "As Is" value for the property located at 19638 Lonkey Lane, Caldwell, Idaho (87.19 Acres).

### Fee and Format Type

It is agreed by the parties to this contract that Jess Payne, SRA and Certified General Appraiser, will perform a hybrid appraisal for the above captioned property with a fee that will not exceed the sum of \$3,800.00, payable prior to the Appraisal delivery. The Scope of the Assignment will involve a physical inspection of the property, search and analysis of comparable sales, and a conclusion of value within the agreed upon format. \*\*\*A restricted report will not include the comparable sales, analysis and commentary found in more complete appraisals. All relevant data will be retained in my workfile. A more complete appraisal can be furnished upon request for additional fee.

### Turn Around Time

The Appraisal is anticipated to be completed by September 10, 2024, unless otherwise stated.

**If Lender is not Client**

My client understands that this appraisal report cannot be used for lending purposes, as the lender would need to be the client and have engaged us directly. This report cannot be forwarded to a lender or altered, as it is a legal document.

**Confidentiality**

Appraiser shall not provide a copy of the written appraisal report to, or disclose the results of the appraisal prepared in accordance with this agreement to, any party other than client, unless authorized, except as stipulated in the Confidentiality Section of the Ethics Rule of the Uniform Standards of Professional Appraisal Practice (USPAP).

**Cancellation**

Client may cancel this agreement at any time prior to appraiser’s delivery of the appraisal report upon written notification to appraiser. Client shall pay appraiser for work completed on assignment prior to appraiser’s receipt of written cancellation notice, unless otherwise agreed upon by appraiser and client.

**Appraiser Independence**

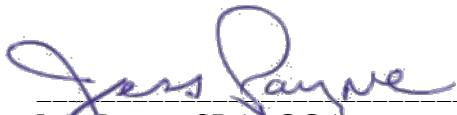
Appraiser cannot agree to provide a value opinion that is contingent on a predetermined amount. Appraiser cannot guarantee the outcome of the assignment in advance. Appraiser cannot ensure that the opinion of value developed as a result of this assignment will serve to facilitate any specific objective of client or others or advance any particular cause. Appraiser’s opinion of value will be developed competently and with independence, impartially and objectively.


**Extent of Agreement**

This agreement represents the entire and integrated agreement between client and appraiser and supersedes all prior negotiations, representations or agreements, either written or oral. This agreement may be amended only by a written instrument signed by both client and appraiser.

**Expiration of Agreement**

This agreement is valid only if signed by both appraiser and client.

  
-----  
Jess Payne, SRA, CGA  
Certified General Appraiser

  
-----  
Lisa Boyd, Superintendent

August 20, 2024  
-----  
Date

08/20/2024  
-----  
Date

# Jess Payne, SRA, CGA

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## Jess Payne Appraisal Service

Certified General Appraiser #CGA-108  
9699 W. Wildbranch Drive, Star, Idaho 83669

Phone: (208) 454-2991

Fax: (208) 459-1273

E-Mail: [Appraisals@jpas.us](mailto:Appraisals@jpas.us)

Web Site: [www.jesspayneappraisalservice.com](http://www.jesspayneappraisalservice.com)

### **General Education & Designations**

- Bachelor of Science Degree from Walla Walla College, College Place, WA, June 1978
- Graduate work for Masters Degree on a scholarship in 1978, Walla Walla College
- Appraisal Institute SRA member
- Certified General Certification through State of Idaho and Oregon
- Appraiser Affiliate of Appraisal Institute
- Associate Member of The American Society of Farm Managers and Rural Appraisers

### **Appraisal Education**

#### ***(Prior 5 Years Only)***

- 7-Hour Equivalent USPAP Update Course 4/22/2023
- Introduction to the Uniform Appraisal Dataset
- Property Inspection for Appraisers 04/20/2023
- Understanding Luxury Home Features 04/19/2023
- Cool Tools: New Technology for Real Estate Appraisers 4/18/2023
- Code of Ethics in Action: Real-Life Applications 12/8-2021
- Property Inspection for Appraisers 4/5/2021
- Construction and the Appraiser 4/06/2021
- Understanding Luxury Home Features 4/08/2021
- 7-Hour Equivalent USPAP Update Course 4/18/2021
- Introduction to the Uniform Appraisal Dataset 4/20/2021
- USPAP, 2018-2019, 04/28/2019
- Evaluating Commercial Leases: The Tenant and the Terms Both Matter, 03/26/2019
- The Basics of Expert Witness for Commercial Appraisers, 09/21/2018
- Land and Site Valuation, 09/09/2018

*\*A more comprehensive list can be provided upon request.*



## **Professional Organizations**

- Member of the Appraisal Institute, SRA designation
- Member of several Chamber of Commerce's
- Former Member of the Business Advisory Committee (National)
- Former AI Chapter Secretary and Education Chairman
- Associate Member of The American Society of Farm Managers and Rural Appraisers

## **Practical Experience**

- Former President and Partner of J&J Development, Inc (Real Estate investment and development company)
- Owner/Operator of Jess Payne Appraisal Service, January 1990 to present.
- Independent Fee Appraiser with T. Skinner Enterprises, July 1986 through January 1990.
- Independent Fee Appraiser 1984 through July 1986, Los Angeles, California
- Bank Loan Consultant 1983 through 1985, Wells Fargo Bank, El Monte, California.
- Real Estate and Business Sales (Sales, Management and Ownership), 1980 through 1983, Scottsdale, Arizona

## **Independent Fee Appraising Consists of the Following Divisions:**

### **Commercial ~ J.T. More**

Office and Retail  
Industrial  
Subdivisions  
Apartments  
Litigation

### **Agriculture – Jess Payne**

Farm & Ranch  
Transitional Land  
Recreational Land

## **Business References:**

Kevin Coats, Vice President/Loan Officer  
Ireland Bank  
649 Pole Line Road  
Twin Falls, Idaho 83301  
(208) 732-7927

Susan R Smith, Farm Loan Specialist  
Farm Service Agency  
9173 W Barnes Dr., Suite B  
Boise, Idaho 83709  
(208) 378-5664

Denton Graves, Vice President,  
Loan Review Officer  
Ireland Bank  
2715 Pole Line Road  
Pocatello, Idaho 83201  
(208) 233-1816

Frank Clawson MAI, Manager  
Zions First National Bank  
One South Main St.  
8th Floor  
Salt Lake City, UT 84133  
(801) 844-7336

Chis W. Froboese, MAI  
Froboese Realty Advisors, Inc.  
29829 Santa Margarita Parkway, Suite 100  
Rancho Santa Margarita, CA 92688  
(949)858-5600

Amy Velazquez, VP, Commercial Review  
Appraiser  
Umpqua Bank (Formerly Columbia State  
Bank)  
1301 A Street  
Tacoma, WA 98401  
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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**

**JESS PAYNE  
9646 W. STATE STREET  
STAR ID 83669**



*Russell S. Barron*  
**Russell S. Barron**  
Division Admin

**CGA-108**  
Number

**06/11/2025**  
Expires

SCHOOL DISTRICT NO. 139,  
CANYON COUNTY, STATE OF IDAHO

EXCERPT FROM MINUTES

The Trustees of School District No. 139, Canyon County, State of Idaho, met on Tuesday, September 10, 2024 at 6:00 p.m.

There were at said meeting the following

Trustees:

Toni Belknap-Brinegar—Chair	Amy Johnson
Jennifer Cox Vice-Chair	Clay Christensen
Paul Tierney	

Present:

Lisa Boyd, Superintendent	Joey Palmer, Assistant Superintendent
Jenny Titus, Deputy Clerk	Janae Graff
Bryce Parker	Scott Strickler
Chanda Zucker	Letha Blick
Kellie Dean	Alicia Purdy
Todd Zucker	Trish Kramer
Katrina McGee	Dade Allen
Sean Smith	Various Virtual Callers

Agenda Item

**Property purchase**

Lisa Boyd, Superintendent shared that the purchase of property for new schools is getting harder to find and more expensive. The district has been looking for land for an additional high school for a while. Ms. Boyd shared that 87.19 acres had become available on the west side of the district for \$5,000,00.00. This property is flat, square and doesn't have any canals going through it which should help decrease the expense of site work for the future projects. Clay Christensen recused himself from the discussion. At which point a discussion was held regarding purchasing the property. A motion was made by Jennifer Cox, seconded by Amy Johnson to purchase the 87.19 acres in the amount of \$5,000,000. Motion carried 4-0 abstained 1. The funding for the purchase of this property will be paid from the 2024 bond funds that were designated for land purchases.

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(Other business not pertinent to the above appears in the minutes of the meetings.)



SCHOOL DISTRICT NO. 139,  
CANYON COUNTY, STATE OF IDAHO

By *Dade Allen*  
Clerk

ATTEST:

By *Jenny Titus*  
Deputy Clerk