

Resolution 2023-10
Adjust Taxes to Reflect 2022 Casualty Loss
Chris Weinman
Parcel No. 017000030010/AIN 133640

WHEREAS, the Kootenai County Board of Commissioners received a request for reduction of the 2022 taxes on the above referenced parcel number, record owner being Chris Weinman, 2381 N. Miller Way, Post Falls, Idaho 83854 and

WHEREAS, Mrs. Weinman requested the reduction of the 2022 taxes to reflect a 2022 Casualty Loss on the above referenced parcel due to fire damage; and

WHEREAS, the Kootenai County Board of Commissioners on January 11, 2023 at a properly noticed meeting, agreed to adjust the taxes for 2022 to reflect the adjustment for the casualty loss in the amount of \$707.52 and cancel penalties and interest; and

NOW THEREFORE, IT IS RESOLVED that the taxes for the 2022 tax year be adjusted to reflect the 2022 Casualty Loss and cancel penalties and interest.

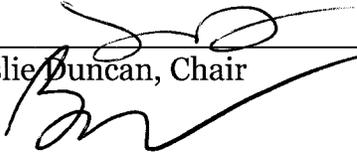
BE IT FURTHER RESOLVED that the Treasurer and Assessor be directed to take appropriate action to effectuate said resolution.

Upon a motion to adopt the text of the foregoing Resolution made by Commissioner Mattare, seconded by Commissioner Brooks, the following vote was recorded:

Commissioner Brooks:	Aye
Commissioner Mattare:	Aye
Chair Duncan:	Aye

Upon said roll call, the text of the foregoing was duly enacted as a Resolution of the Board of County Commissioners of Kootenai County, Idaho on the 11th day of January, 2023.

KOOTENAI COUNTY
BOARD OF COMMISSIONERS



Leslie Duncan, Chair

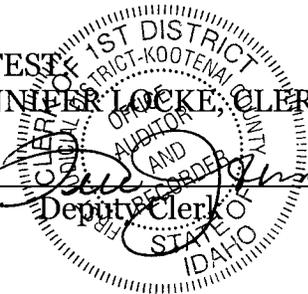
Bruce Mattare, Commissioner



Bill Brooks, Commissioner

ATTEST
JENNIFER LOCKE, CLERK

By: 
Deputy Clerk



cc: Assessor; Treasurer; Appellant

Leighanna Keiser

From: Samantha Lahti <samanthalahti1@gmail.com>
Sent: Tuesday, December 27, 2022 5:30 PM
To: 1keiser@kcgov.us; Leighanna Keiser
Cc: Dixieweinman23@gmail.com
Subject: Tax break
Attachments: FB_IMG_1651592959667.jpg; VideoCapture_20220503-200700.jpg; 20220503_104045.jpg; 20220503_103922.jpg; 20220503_104042.jpg; 1226221247a.jpg; 1226221247.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Leighanna,

This is Dixie Weinman I spoke with you on the 20th of December about reducing my tax bill due to the complete loss of my house. My husband Chris is listed on the bill, but has been deceased since March 4,2010. I have attached photos and videos of the house showing it is structural unlivable. I also attached copies of my tax bill to provide any information you may need to be able to pull up my account. If you have any questions please let me know.

Kindly, Dixie Weinman

Leighanna Keiser

From: Samantha Lahti <samanthalahti1@gmail.com>
Sent: Wednesday, January 4, 2023 11:10 AM
To: Leighanna Keiser
Cc: Dixieweinman23@gmail.com
Subject: Re: Tax break
Attachments: image001.gif

Hello

1. The house burnt down May 3rd 2022
2. No the house has not been rebuilt.

Thank you

On Wed, Jan 4, 2023, 9:24 AM Leighanna Keiser <lkeiser@kcgov.us> wrote:

Mrs. Weinman,

Thank for the information you provided regarding your house fire. I am calculating the amount of tax reduction you might be eligible for, but have a couple of questions for you:

1. What date was the fire?
2. Was the home fully repaired or replaced in 2022?

Once I complete my calculations, I will review them with the Assessor and Treasurer. I am hoping to have the reviews completed this week so your request can be presented to the Commissioners at their next Request for Cancellation of Taxes Meeting on January 11th.

Thank you,

Leighanna Keiser

Leighanna Keiser



KOOTENAI COUNTY BOARD OF COUNTY COMMISSIONERS

ADMINISTRATIVE SUPERVISOR

2022 Casualty Loss - Cancellation of Taxes Calculation

Name:	Weinman	Damage Date:	5/3/2022	
AIN:	133640	Repairs Completion Date:	Not Before End of 2022	
Assessed Value of Land:			172500	not damaged
Assessed Value of Residential Improvement:			<u>274836</u>	
Total Assesed Value:			447336	
Percentage of Assessed Value attributed to Residence:				61.4384%
Number of days in 2022 with causalty loss (or property damage):				243
Number of days in 2022:				365
Percentage of 2022 that the property had damage:				66.5753%
Percentage of the Residential Improvement property that was damaged:				100.00%
2022 Total Property Taxes Due:			1823.49	
Less: Solid Waste Fees			88	
Less: Aquifer Assessment			5.74	
Equals 2022 Adjustable Taxes			1729.75	
2022 Total Property Taxes Due:			1823.49	
Less Casualty Loss Reduction			707.52	
2022 New Tax Amount (with Causalty Loss Reduction)			<u>1115.97</u>	

BÉLA KOVÁCS
KOOTENAI COUNTY ASSESSOR
 PO Box 9000
 451 Government Way
 Coeur d'Alene, ID 83816-9000

ASSESSMENT NOTICE
 BUDGET HEARING INFORMATION

THIS IS NOT A BILL.
DO NOT PAY.

2022 Annual - Real Property
 Neighborhood: 2041

06/06/2022

For any questions, please notify the Assessor's Office immediately.

Assessor's Telephone Number: **(208)-446-1500**

Appeals of your property value must be filed in writing on a form provided by the County by: **06/27/2022 5:00 PM**

AIN: 133640
Parcel: 017000030010
Tax Code Area: 138000

44984*116**G50**0.6375**1/2*******AUTO5-DIGIT 83854
 WEINMAN, CHRIS F ETUX
 2381 N MILLER WAY
 POST FALLS ID 83854-9072



Parcel Address: 2381 N MILLER WAY
Parcel Description: DECROFF ADD 2ND ADD, LT 1 BLK 3

ASSESSED VALUE OF YOUR PROPERTY

CURRENT CATEGORY AND DESCRIPTION	LOTS/ACRES	LAST YEAR'S VALUE	CURRENT YEAR'S VALUE
15H Rural res sub	0.3470	115,000	172,500
37H Res imp on 15	0.0000	179,980	274,836
Sub Total:	0.3470	294,980	447,336
Less Exemptions:		0	0
Net Taxable Property Value:	0.3470	294,980	447,336

BUDGET HEARING INFORMATION

TAXING DISTRICTS	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING
1-KOOTENAI CO	208-446-1600	08/31/2022 6:00pm
225-PF HIGHWAY #1	208-765-3717	08/17/2022 6:00pm
232-SCHOOL DIST #273-BOND	208-773-1658	06/13/2022 6:00pm
232-SCHOOL DIST #273-SUPP	208-773-1658	06/13/2022 6:00pm
232-SCHOOL DIST#273-OTHER	208-773-1658	06/13/2022 6:00pm
255-KC FIRE & RESCUE	208-777-8500	08/15/2022 4:00pm
271-COMM LIBRARY NET J	208-773-1506	08/11/2022 6:00pm
272-COMM LIB NET-BOND J	208-773-1506	08/11/2022 6:00pm
351-N ID COLLEGE	208-769-3340	05/25/2022 6:00pm
354-KOOTENAI-EMS	208-930-4224	07/28/2022 3:00pm



017000030010

WEINMAN CHRIS F

2381 N MILLER WAY

537

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 017000030010
Parent Parcel Number 017000030010
Property Address 2381 N MILLER WAY
Neighborhood 2041 OUTSIDE CITY SUBDIVISIONS

OWNERSHIP

WEINMAN CHRIS F
WEINMAN DIXIE
2381 N MILLER WAY
POST FALLS, ID 83854
DECREASE ADD 2ND ADD, LT 1 BLK 3
Section 35 Township 51N Range 05W

Tax ID 133640

TRANSFER OF OWNERSHIP

Date 05/10/2022
WEINMAN CHRIS F ETUX
Doc #: AS92

Printed 01/04/2023 Card No. 1

of 1

RESIDENTIAL

VALUATION RECORD

Property Class 537 Imp res rural sub
TAXING DISTRICT INFORMATION
Jurisdiction 28
Area 001
District 138000

Table with columns: Reason for Change, VALUATION, Market Value, Reval/MktAdj, Assessment Year (01/01/2016 to 01/01/2022), and Value.

LAND DATA AND CALCULATIONS

Table with columns: Land Type (1 Homesite), Rating (2D), Measured Acreage (0.3470), Prod. Factor (0.00), Base Rate (172500.00), Adjusted Rate (172500.00), Extended Value (172500), Influence Factor (SV), and Value (172500).

IMP: IMPROVEMENT INFORMATION
EAM-02/21 Est basement completely finished.
EAM-02/11 Added large shed and decking. Est basement 50pct finished.
LAND: LAND INFORMATION
M: MAINTENANCE
R21: REVAL
EAM-02/21

Supplemental Cards
MEASURED ACREAGE 0.3470

Supplemental Cards
TRUE TAX VALUE 172500

Supplemental Cards
TOTAL LAND VALUE 172500

IMPROVEMENT DATA

017000030010

Property Class: 537
2381 N MILLER WAY

Shed (8x14)

02

PHYSICAL CHARACTERISTICS
 Style: 12 Avg 1 Story <1989
 Occupancy: Single family - Owner
 Story Height: 1.0
 Finished Area: 1966
 Attic: None
 Basement: Full

ROOFING
 Material: Comp sh heavy
 Type: Gable
 Framing: Std for class
 Pitch: Medium 5/12-8/12

FLOORING
 Slab
 Sub and joists 1.0
 Base Allowance B, 1.0

EXTERIOR COVER
 Vinyl siding 1.0

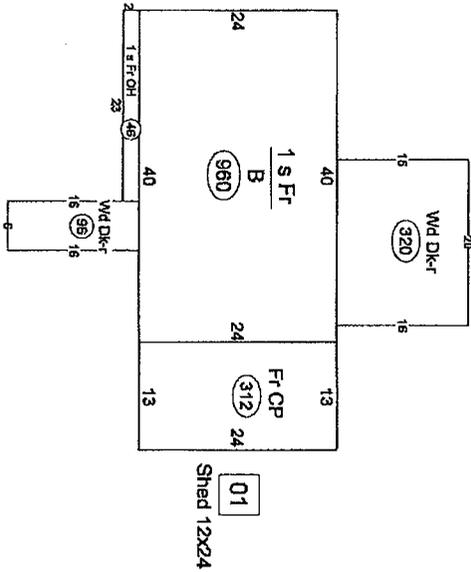
INTERIOR FINISH
 Drywall B, 1.0

ACCOMMODATIONS
 Finished Rooms 8
 Bedrooms 4
 Fireplaces: 4

HEATING AND AIR CONDITIONING
 Primary Heat: Forced hot air-gas
 Lower Full Part
 /Bsm 1 Upper Upper

PLUMBING
 3 Fixt. Baths 2 6
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 8

REMODELING AND MODERNIZATION
 Amount Date



Construction	Base Area	Floor Area	Sq Ft	Value
1 Wood frame w/sh	1006	1.0	1006	83430

62 Reinforced conc	960	Bsm	960	15800
	0	Crawl	---	-120

TOTAL BASE	99110
Row Type Adjustment	1.00%
SUB-TOTAL	99110

Exterior Features	Description	Value
WDDK-R	3660	
WDDK-R	1940	

SUB-TOTAL ONE UNIT	134240
SUB-TOTAL 0 UNITS	134240
Garages	0
Integral	0
Att Garage	0
Att Carports	0
Bsm Garage	0
Ext Features	5600
SUB-TOTAL	139840
Quality Class/Grade	Avg
GRADE ADJUSTED VALUE	260100

(LCM: 100.00)

SPECIAL FEATURES

Description	Value	ID	Use	Stry Hgt	Const Type	Year Grade	Year Eif	Const Year	Cond	Base Rate	Feat- nres	Adj Size or Area	Computed Value	PhysObsolMarket	%	Value			
D :1STFLRUE	320	D	DWELL	0.00	1	1974	2000	AV	0.00	0.00	Y	0.00	1966	260100	12	0	112	100	256357
1STFLRUE	320	G01	ICP	0.00	1	1974	2000	AV	15.49	28.81	N	13x 24	8990	12	0	112	100	8859	
BASIC	2350	01	SHEDGP	10.00	1	2000	2000	AV	10.88	21.76	N	12x 24	6270	12	0	112	100	6182	
LTRUB	410	02	DTISHED	10.00	1	2015	2015	GD	10.56	27.46	N	8x 14	3070	0	0	112	100	3438	
SMT	1350																		
WDSTOVE	1250																		

SUMMARY OF IMPROVEMENTS

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards
EAM 09/21/2020	EAM 02/08/2021	Neigh 2041 AV	TOTAL IMPROVEMENT VALUE 274836

2022 CALENDAR

JANUARY						
Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

FEBRUARY						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

MARCH						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

APRIL						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

MAY						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

JUNE						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

JULY						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

AUGUST						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

SEPTEMBER						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

OCTOBER						
Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

NOVEMBER						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

DECEMBER						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Udeman House Fire on 5/3/22 = 243 Days

KOOTENAI COUNTY TAX STATEMENT

STEVEN D. MATHESON
KOOTENAI COUNTY, TAX COLLECTOR
 451 N GOVERNMENT WAY
 COEUR D'ALENE, ID 83814

Tax Year: 2022 Bill Number: 211221
 AIN: 133640 Billing Date: 01/03/2023
 PIN: 017000030010 Balance good until: 01/03/2023
 Code-Area: 138000 Last Payment: 12/20/2022

Parcel Description: DECROFF ADD 2ND ADD, LT 1 BLK 3



CHRIS F WEINMAN
 2381 N MILLER WAY
 POST FALLS ID 83854

Location: 2381 N MILLER WAY POST FALLS

Acres: 0.3470

Mortgage:

PAYMENTS RECEIVED WITH A DELINQUENCY WILL BE APPLIED TO THE OLDEST DELINQUENT TAX YEAR. TO AVOID LATE CHARGES, PAYMENTS MUST BE RECEIVED OR POSTMARKED BY THE DUE DATE.

Values	Amount	Exemptions and Credits	Amount	Exemptions and Credits	Amount
Land Market	172,500				
Improvement Value	274,836				
Total Taxable					447,336

Taxing District	Phone	Rate	Total	Spec. Assessments	Phone	Rate	Total	
1-KOOTENAI CO	208-446-1600	0.0012271840	\$548.98	457-SOLID WASTE-RES	208-446-1600	0	\$88.00	
225-PF HWY #1	208-765-3717	0.0001969630	\$88.11	490-AQUIFER PROT	208-446-1600	0	\$5.74	
232-SCHOOL DIST #273-BONI	208-773-1658	0.0003336920	\$149.27					
232-SCHOOL DIST #273-SUP	208-773-1658	0.0005010440	\$224.14					
232-SCHOOL DIST #273-OTH	208-773-1658	0.0000100870	\$4.51					
255-KC FIRE & RESCUE	208-777-8500	0.0009897670	\$442.76					
271-COMM LIBRARY NET J	208-773-1506	0.0001441870	\$64.50					
272-COMM LIB NET-BOND J	208-773-1506	0.0000098170	\$4.39					
351-N ID COLLEGE	208-769-3340	0.0003826430	\$171.17					
354-KOOTENAI EMS	208-930-4224	0.0000713570	\$31.92					
				Urban Renewal	Phone	Rate	Total	
		Current	Delinquent	Interest	Late Fee	Fees	Paid	Total Due
Bill Summary		\$1,823.49	\$0.00	\$0.00	\$0.00	\$0.00	\$911.75	\$911.74

If you have a mortgage company responsible for making your property tax payments, please confirm with the mortgage company prior to sending a payment to the Kootenai County Treasurer's Office.

Other Payment Options: By Credit Card call (208) 446-1005 choose #3 or web www.kcgov.us. Transaction subject to fee.

Make Check Payable to: KOOTENAI COUNTY TREASURER **Keep top portion for your records**

FOR PROPER CREDIT RETURN THIS STUB WITH PAYMENT
 PERSONAL CHECKS ARE SUBJECT TO BANK CLEARANCE

CHRIS F WEINMAN
 2381 N MILLER WAY
 POST FALLS ID 83854

FOR PROPER CREDIT RETURN THIS STUB WITH PAYMENT
 PERSONAL CHECKS ARE SUBJECT TO BANK CLEARANCE

CHRIS F WEINMAN
 2381 N MILLER WAY
 POST FALLS ID 83854

Bill Number 2022 - 211221 1ST HALF

PIN: 017000030010 \$0.00
 AIN: 133640

FULL AMOUNT

\$911.74

Bill Number 2022 - 211221 2ND HALF

PIN: 017000030010 \$911.74
 AIN: 133640

KOOTENAI COUNTY

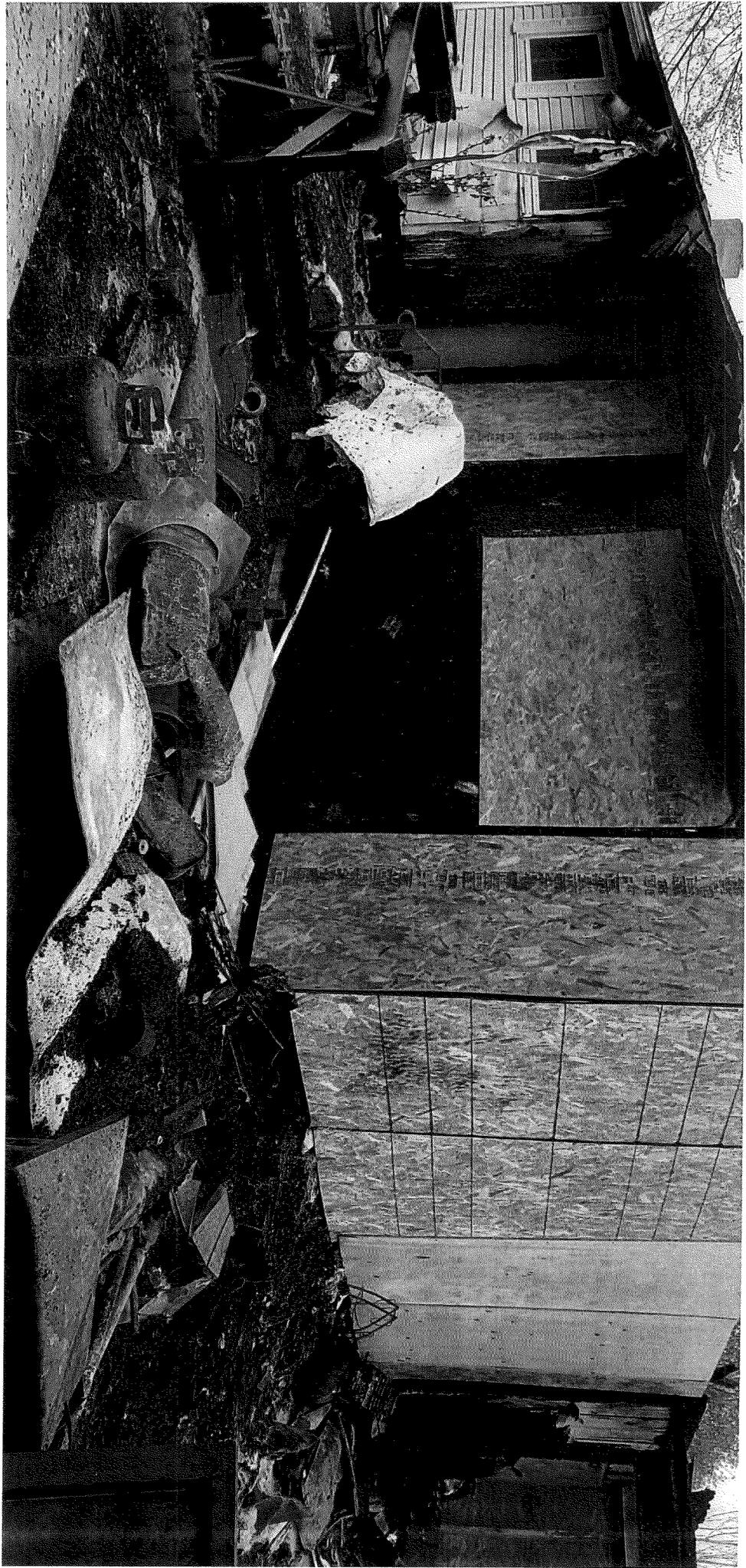
December 20, 2022

June 20, 2023

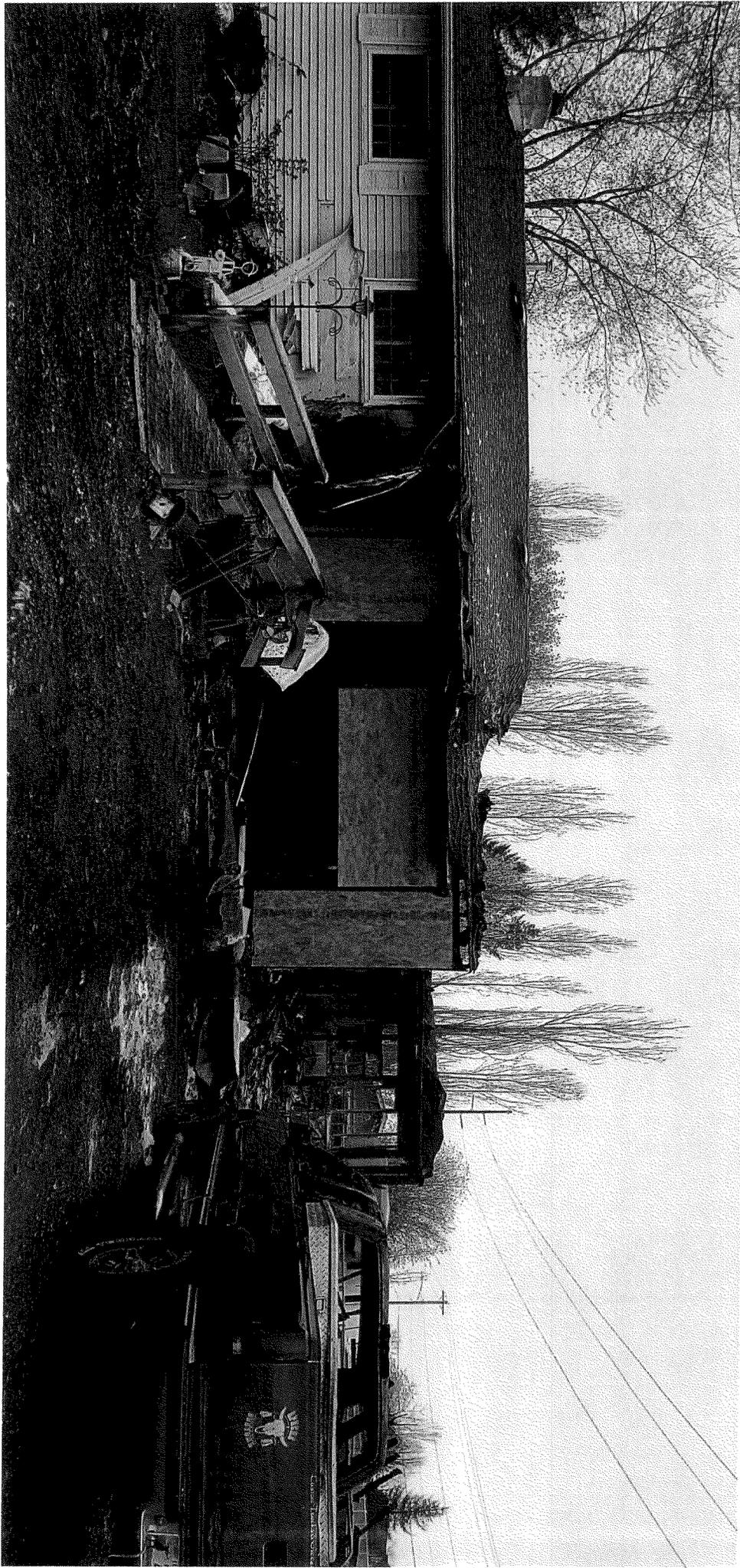
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 Steven D. Matheson

 Kootenai County Treasurer

 P.O. Box 6700

 Coeur d'Alene, ID 83816-6700

 208-465-1807

KOOTENAI COUNTY TAX STATEMENT

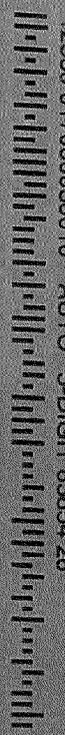
Tax Year:	2022	Bill Number:	211221
AIN:	133640	Billing Date:	11/16/2022
PIN:	017000030010	Balance good until:	12/20/2022
Code-Area:	138000	Last Payment:	

Legal Desc: DEGROFF ADD 2ND ADD, LT 1 BLK 3

Location: 2381 N MILLER WAY POST FALLS

 Acres: 0.3470

12539 017000030010 **AUTO**5-DIGIT 83854 26



 CHRIS F WEINMAN

 2381 N MILLER WAY

 POST FALLS ID 83854-9072

IMPORTANT

PLEASE READ BOTH BACK AND FRONT

 PAYMENTS RECEIVED WITH A DELINQUENCY WILL BE APPLIED TO THE

 OLDEST DELINQUENT TAX YEAR. TO AVOID LATE CHARGES, PAYMENTS

 MUST BE RECEIVED OR POSTMARKED BY THE DUE DATE.

 Voter Approved Tracker: <https://www.kcgov.us/509/Treasurer>

Values	Amount	Exemptions and Credits	Amount	Exemptions and Credits	Amount