



KOOTENAI COUNTY

COMMUNITY DEVELOPMENT

BUILDING • CODE ENFORCEMENT • PLANNING

DATE: February 2, 2026

FROM: Ben Tarbutton, Planning Manager

SUBJECT: Parcel C00000133410
AIN 189480
Acreage 0.076
Zone City of Coeur d'Alene



Pursuant to the available records at the time of this review, the following findings have been made:

1. The subject property is described as Tax # 16265 [IN NW-NW], Township 50 N, Range 04 W, Section 13.
2. The parcel is located within the incorporated municipal boundary of the City of Coeur d'Alene.
3. The legal description for the subject property is contained in a 1994 Warranty Deed (1372886), and is described as an exception to the property being conveyed. The 1994 legal description matches the current configuration and legal description.
4. The parcel is limited in terms of size. Due to the parcel being located in the City Limits of Coeur d'Alene, the City would be responsible for determining whether or not this parcel is eligible for development permits.

RECOMMENDATION:

According to the aerial imagery (see above), it appears that the adjacent property owner to the west (Lennon Living Trust, parcel number C92700010170) has an existing structure that encroaches into the subject parcel. The aerial image may not accurately reflect the actual conditions, and therefore a survey may be necessary to determine if there is an encroachment. Furthermore, it is apparent that the property owned by Lennon Living Trust has a driveway that extends through the subject parcel connecting to an alley, which provides access to E. Miller Avenue. If the Board is in favor of conveying ownership of the property to a private party, staff recommends that the County convey the parcel in such a way that it would not cause a potential trespass conflict with neighbors. Therefore, it would be staff's recommendation to convey the parcel to the adjacent property owner to the west (Lennon Living Trust). If the parcel is conveyed to the adjacent property owner to the west, the parcel can be consolidated with relative ease, rather than remain in its current configuration.

Taxes for AIN 189480 for 2000-2025

AIN	PIN	Tax Year	Taxes	Aquifer Protection	Interest as of 2/3/2026	Penalty as of 2/3/2026	Fees associated with PTD
189480	C00000133410	2025	\$5.61	\$5.74	\$0.06	\$0.11	
		2024	\$5.66	\$5.74	\$1.52	\$0.22	
		2023	\$5.44	\$5.74	\$2.86	\$0.22	
		2022	\$5.38	\$5.74	\$4.22	\$0.22	
		2021	\$8.80	\$5.74	\$7.28	\$0.30	
		2020	\$9.09	\$5.74	\$9.25	\$0.30	
		2019	\$10.93	\$5.74	\$12.45	\$0.34	
		2018	\$12.11	\$5.74	\$15.51	\$0.36	
		2017	\$13.12	\$5.74	\$18.70	\$0.38	
		2016	\$13.81	\$7.00	\$23.17	\$0.42	
		2015	\$14.15	\$7.00	\$26.15	\$0.42	
		2014	\$14.42	\$7.00	\$29.10	\$0.42	
		2013	\$15.44	\$6.00	\$31.76	\$0.42	
		2012	\$15.18	\$6.00	\$33.96	\$0.42	
		2011	\$13.94	\$0.00	\$24.08	\$0.28	
		2010	\$123.74	\$8.00	\$243.56	\$2.64	
		2009	\$115.24	\$8.00	\$242.92	\$2.46	
		2008	\$124.38	\$8.00	\$277.14	\$2.64	
		2007	\$110.16	\$8.00	\$261.88	\$2.36	
		2006	\$80.08	\$0.00	\$187.28	\$1.60	
		2005	\$66.90	\$0.00	\$164.65	\$1.34	
		2004	\$57.08	\$0.00	\$0.00	\$0.00	
		2003	\$59.68	\$0.00	\$0.00	\$0.00	\$450.00
		2002	\$57.22	\$0.00	\$0.00	\$0.00	\$450.00
		2001	\$44.10	\$0.00	\$0.00	\$0.00	\$450.00
		2000	\$46.06	\$0.00	\$0.00	\$0.00	\$450.00
Total			\$1,047.72	\$116.66	\$1,617.50	\$17.87	\$1,800.00

Taxes for AIN 189480 for 2000-2025

Special
Assessment
hard cost
cannot be
Cancelled

PTD hard cost
cannot be
cancelled

Total \$4,599.75
Hard Costs Due \$1,916.66
Tax, Penalties, Interest and Fees
that can be cancelled \$2,683.09

Taxes for AIN 189480 for 2000-2025

Total	Ownership Transfer Date	Current Owner
\$11.52	3/23/1998	Kootenai County (TD 98)
\$13.14		
\$14.26		
\$15.56		
\$22.12		
\$24.38		
\$29.46		
\$33.72		
\$37.94		
\$44.40		
\$47.72		
\$50.94		
\$53.62		
\$55.56		
\$38.30		
\$377.94		
\$368.62		
\$412.16		
\$382.40		
\$268.96		
\$232.89		
\$57.08		
\$509.68		
\$507.22		
\$494.10		
\$496.06		

\$4,599.75

Taxes for AIN 189480 for 2000-2025

Property Tax Reminder Notice

Kootenai County
 451 N GOVERNMENT WAY
 COEUR D ALENE, ID 83814
 208-446-1005

PIN: C00000133410
 AIN: 189480

Balance Good Through:	02/03/2026
Current Year Balance:	\$11.52
Prior Year(s) Balance: (see below for details)	\$4,588.23
Total Due:	\$4,599.75

AUTO



KOOTENAI COUNTY (TD 98)
 451 N GOVERNMENT WAY
 COEUR D ALENE ID 83814

Description: TX#16265 [IN NW-NW]

Situs:

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
C00000133410	2025	130869	1	12/20/2025	5.68	0.06	0.11	0.00	5.85
C00000133410	2025		2	06/20/2026	5.67	0.00	0.00	0.00	5.67
Current Year Totals					11.35	0.06	0.11	0.00	11.52

Prior Years

PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance
C00000133410	2024	230405	11.40	1.52	0.22	0.00	13.14
	2024	Totals	11.40	1.52	0.22	0.00	13.14
C00000133410	2023	131585	11.18	2.86	0.22	0.00	14.26
	2023	Totals	11.18	2.86	0.22	0.00	14.26
C00000133410	2022	232253	11.12	4.22	0.22	0.00	15.56
	2022	Totals	11.12	4.22	0.22	0.00	15.56
C00000133410	2021	240642	14.54	7.28	0.30	0.00	22.12
	2021	Totals	14.54	7.28	0.30	0.00	22.12
C00000133410	2020	259330	14.83	9.25	0.30	0.00	24.38
	2020	Totals	14.83	9.25	0.30	0.00	24.38
C00000133410	2019	406814	16.67	12.45	0.34	0.00	29.46
	2019	Totals	16.67	12.45	0.34	0.00	29.46
C00000133410	2018	141081	17.85	15.51	0.36	0.00	33.72
	2018	Totals	17.85	15.51	0.36	0.00	33.72
C00000133410	2017	142884	18.86	18.70	0.38	0.00	37.94
	2017	Totals	18.86	18.70	0.38	0.00	37.94
C00000133410	2016	140295	20.81	23.17	0.42	0.00	44.40
	2016	Totals	20.81	23.17	0.42	0.00	44.40
C00000133410	2015	225555	21.15	26.15	0.42	0.00	47.72
	2015	Totals	21.15	26.15	0.42	0.00	47.72
C00000133410	2014	107605	21.42	29.10	0.42	0.00	50.94
	2014	Totals	21.42	29.10	0.42	0.00	50.94
C00000133410	2013	134558	21.44	31.76	0.42	0.00	53.62
	2013	Totals	21.44	31.76	0.42	0.00	53.62
C00000133410	2012	100002	21.18	33.96	0.42	0.00	55.56
	2012	Totals	21.18	33.96	0.42	0.00	55.56
C00000133410	2011	111375	13.94	24.08	0.28	0.00	38.30
	2011	Totals	13.94	24.08	0.28	0.00	38.30
C00000133410	2010	100502	131.74	243.56	2.64	0.00	377.94
	2010	Totals	131.74	243.56	2.64	0.00	377.94
C00000133410	2009	107249	123.24	242.92	2.46	0.00	368.62
	2009	Totals	123.24	242.92	2.46	0.00	368.62
C00000133410	2008	100252	132.38	277.14	2.64	0.00	412.16
	2008	Totals	132.38	277.14	2.64	0.00	412.16
C00000133410	2007	178583	118.16	261.88	2.36	0.00	382.40
	2007	Totals	118.16	261.88	2.36	0.00	382.40
C00000133410	2006	60920	80.08	187.28	1.60	0.00	268.96
	2006	Totals	80.08	187.28	1.60	0.00	268.96
C00000133410	2005	189480	66.90	164.65	1.34	0.00	232.89
	2005	Totals	66.90	164.65	1.34	0.00	232.89
C00000133410	2004	189480	57.08	0.00	0.00	0.00	57.08
	2004	Totals	57.08	0.00	0.00	0.00	57.08
C00000133410	2003	189480	59.68	0.00	450.00	0.00	509.68
	2003	Totals	59.68	0.00	450.00	0.00	509.68

C00000133410	2002	189480	57.22	0.00	450.00	0.00	507.22
	2002	Totals	57.22	0.00	450.00	0.00	507.22
C00000133410	2001	189480	44.10	0.00	450.00	0.00	494.10
	2001	Totals	44.10	0.00	450.00	0.00	494.10
C00000133410	2000	189480	46.06	0.00	450.00	0.00	496.06
	2000	Totals	46.06	0.00	450.00	0.00	496.06
Prior Years Total			1,153.03	1,617.44	1,817.76	0.00	4,588.23

Overall Totals

1,164.38

1,617.50

1,817.87

0.00

4,599.75