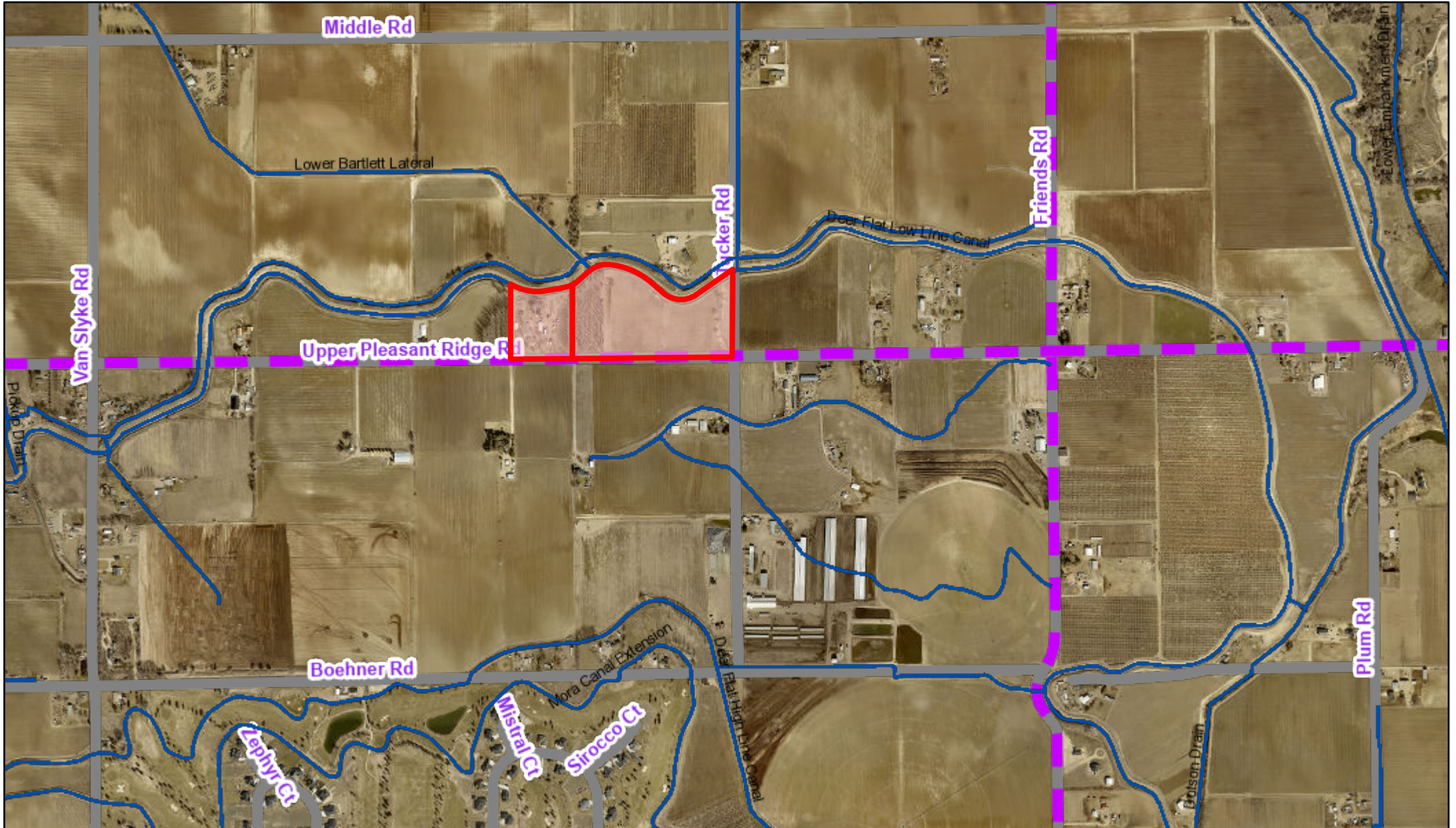


Canyon County, ID Web Map



5/30/2024, 1:44:18 PM

Multiple Parcel Search _Query result

FEMA FLOOD ZONES

X

Hydro_NHDFlowline

CanyonCountyRoads

Roads

ITDFunctionalClassification

Major Collector

Imagery_2022

Red: Band_1

Green: Band_2

Blue: Band_3

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA



CONDITIONAL USE PERMIT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Betty Lanum</u>	
	MAILING ADDRESS: <u>22306 Upper Pleasant Ridge Rd, Caldwell, ID 83607</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>Betty Lanum</u>		Date: <u>4/25/24</u>

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Betty Lanum</u>	
	COMPANY NAME:	
	MAILING ADDRESS: <u>22306 Upper Pleasant Ridge Rd, Caldwell, ID 83607</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>22306 Upper Pleasant Ridge Rd, Caldwell, ID 83607</u>	
	PARCEL NUMBER: <u>R3648501000 / R3648401000</u>	
	PARCEL SIZE: <u>6.73 / 19.26</u>	
	REQUESTED USE: <u>Event Center</u>	
	FLOOD ZONE (YES/NO): <u>no</u>	ZONING DISTRICT: <u>Canyon County</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>CU2024-0011</u>	DATE RECEIVED: <u>4/30/24</u>
RECEIVED BY: <u>Arbay Mberwa</u>	APPLICATION FEE: <u>950\$</u>

CK MO CC CASH
#11808



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed		
Letter of Intent (see standards on next page)		
Site Plan (see standards on next page)		
Land Use Worksheet		
Neighborhood Meeting sheet/letter completed and signed		
Proof of application/communication with (varies per application):		
Southwest District Health		
Irrigation District <i>Wilder</i>	<i>Lanum</i>	<i>Justin O'Neil ST</i>
Fire District	<i>Lanum</i>	<i>Justin O'Neil</i>
Highway District/ Idaho Transportation Dept.	<i>Lanum</i>	<i>Justin O'Neil</i>
Area of City Impact	<i>Lanum</i>	<i>Justin O'Neil</i>
Deed or evidence of property interest to the subject property		
Fee: \$950.00		
\$600.00 (CUP Modification)		
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- Contractor Shop
- Mineral Extraction (Long Term)
- Wind Farm
- Staging Area
- Manufacturing or processing of hazardous chemicals or gases
- Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

***DISCLAIMER:** The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

May 25, 2024

To: Planning & Zoning

From: Betty Lanum

Address: 22306 Upper Pleasant Ridge Road, Caldwell, Idaho 83607

LETTER OF INTENT

I am planning to open my property for an Event Center for weddings, family gatherings etc.

I do not have any employees at present and operation of hours would be 10:00 a.m. to 11:00 p.m. for events that would be scheduled.

I have a 1 acre area that would be used for parking. If possible I would like to have a variance to put a drive into the property but it would be about 250 feet from my present driveway instead of 300'. I live on 30 acres and I do not see how the event would impact anyone negatively. I would be renting portable potties for the events.

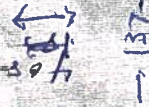
I have three lawn areas that I would use for the events. Most events typically would be on the weekends.

Thank you.

Betty Lanum



PARKING



POND/LAWN



LAWN



house

LAWN

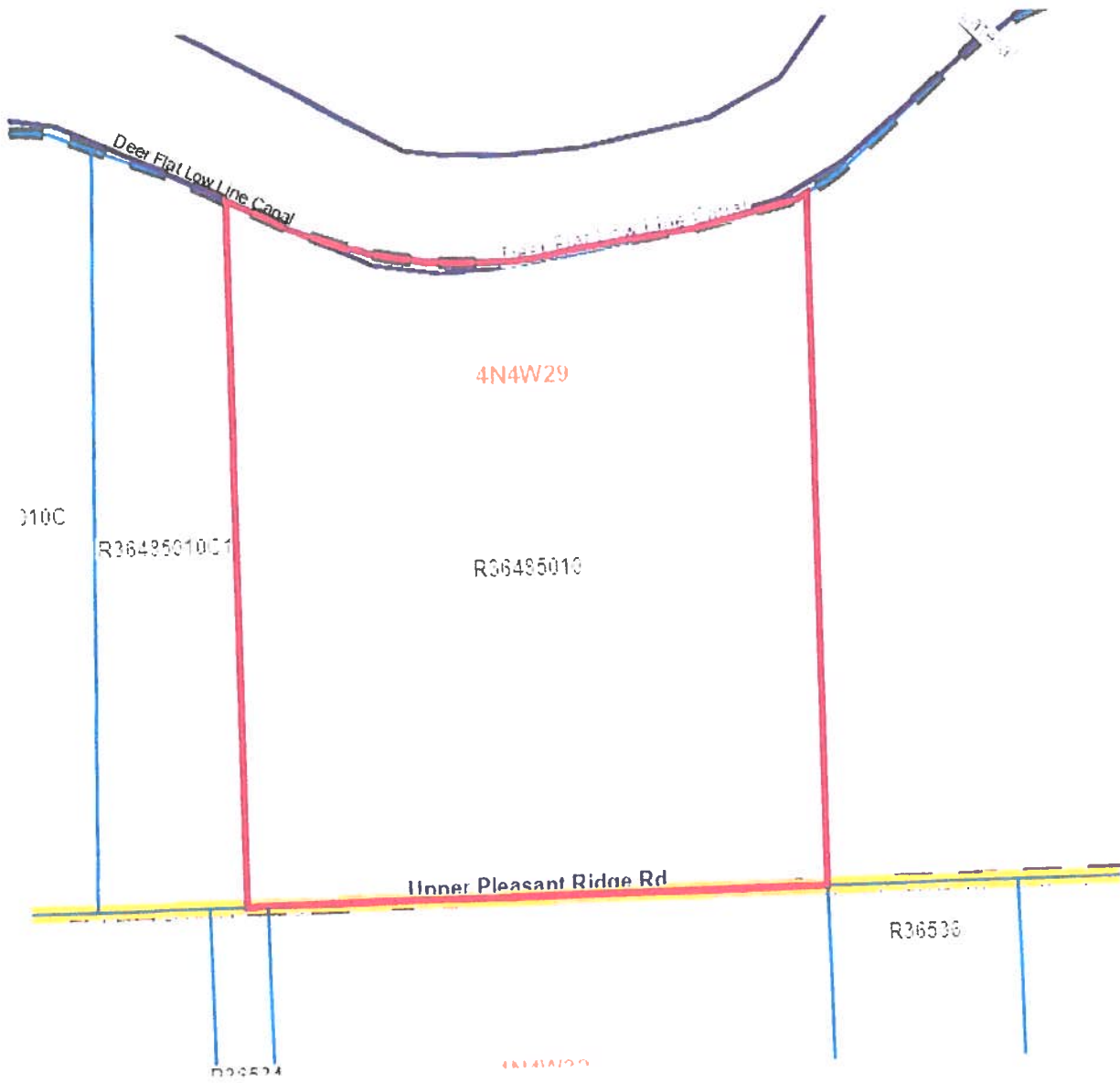


300

250

100





Deer Flat Low Line Canal

4N4W29

310C

R3649501001

R36495010

Inner Pleasant Ridge Rd

R36536

R36534

4N4W29

Archived: Thursday, December 19, 2024 9:42:46 PM

From: [Amber Lewter](#)

To: 'betty@idahorealestateco.com'

Subject: CU2024-0011 Special Events Facility

Importance: Normal

Sensitivity: None

Hello Betty,

~

I would like to introduce myself as the Planner assigned to your case (CU2024-0011). The first step will be to start the agency notices for comments, they have 30 days to comment. Once that is complete I can work on the staff report and work on scheduling the case for hearing. Before I begin the notices there are a few questions I have.

~

1. Are you planning on having alcohol at the events? If so, will you be getting the alcohol license or will it be a requirement of the guests?
2. How many porta potties do you plan on renting for each event?
3. What is the number of people that will be at the events? Does that include staff?
4. Where will guests be taking access to and from the property?
5. Is there a circulation plan for parking?
6. Will you be using any structures (example: gazebo) or buildings for the events?
7. What time will the music get shut off?
8. Do you have a dust mitigation plan?
9. Will there be outside lighting? If so what kind and what time will they get turned off?
10. The application has Parcel Numbers R36485010 and R36484010 as part of the special events, on the site plan it is only showing plans for parcel R36485010. I would need clarification if the events will be on both parcels or just the one. If the events will be on both parcels I will need a new site plan indicating this.

~

~

~

Thank you for your time. Once I get this information I will be able to proceed with the agency notices.

~

~

Sincerely,

~



Amber Lewter

Hearing Specialist/Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

~

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

~

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

****We will not be closed during lunch hour ****

~

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

~

~

Archived: Thursday, December 19, 2024 9:42:55 PM

From: [Betty Lanum](#)

Mail received time: Thu, 5 Dec 2024 12:01:35

Sent: Thu, 5 Dec 2024 12:01:10

To: [Betty Lanum](#) [Amber Lewter](#)

Subject: [External] CU2024-0011 Event Center

Importance: Normal

Sensitivity: None

December 5, 2024

Amber -\~

Please see information requested on December 2, 2024\~

- 1.\~ I will not be providing alcohol.\~ That will be up to the\~ guests to provide.
- 2.\~ One to two porta potties depending on the number of guests.
- 3.\~ I would anticipate 50 to 150 people including staff
- 4.\~ They will drive into my property and park their cars in a 1 acre field to the east of my home.
- 5.\~ The 1 acre field will be adequate to plan the parking for arriving and departure.\~
- 6.\~ No buildings for events.
- 7.\~ Music will be off by 10:30 to 11:00
- 8.\~ My parking area will have grass to stop dust
- 9.\~ Wedding events will be in the spring, summer and fall area before lights are needed.
10. We will be using the one parcel.

Thank you for your assistance.\~ Hoping to have approval so we can start our events this Spring.\~ Thank you so much.

--



Betty J Lanum

Broker

Idaho Real Estate Company

22306 Upper Pleasant Ridge Rd

Caldwell, ID 83607-9092

betty@idahorealestateco.com

Office: 208 465-9000

Cell: 208 850-7216

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: Individual Domestic Well Centralized Public Water System City
 N/A – Explain why this is not applicable: _____
 How many Individual Domestic Wells are proposed? 0

2. SEWER (Wastewater) Individual Septic Centralized Sewer system
 N/A – Explain why this is not applicable: renting portable potties

3. IRRIGATION WATER PROVIDED VIA:
 Surface Irrigation Well None

4. IF IRRIGATED, PROPOSED IRRIGATION:
 Pressurized Gravity

5. ACCESS:
 Frontage Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:
 Public Private Road User's Maintenance Agreement Inst # _____

7. FENCING Fencing will be provided (Please show location on site plan)
Type: _____ Height: _____

8. STORMWATER: Retained on site Swales Ponds Borrow Ditches
 Other: N A

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)
Canal

RESIDENTIAL USES

N/A

1. NUMBER OF LOTS REQUESTED:

- Residential _____
- Commercial _____
- Industrial _____
- Common _____
- Non-Buildable _____

2. FIRE SUPPRESSION:

Water supply source: N/A

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks
- Curbs
- Gutters
- Street Lights
- None

NON-RESIDENTIAL USES

1. SPECIFIC USE:

Event Center (wedding, reunions etc)

2. DAYS AND HOURS OF OPERATION:

- Monday 10 to 11
- Tuesday 10 to 11
- Wednesday 10 to 11
- Thursday 10 to 11
- Friday 10 to 11
- Saturday 10 to 11
- Sunday 10 to 11

3. WILL YOU HAVE EMPLOYEES?

- Yes If so, how many? _____
- No

4. WILL YOU HAVE A SIGN?

- Yes
- No
- Lighted
- Non-Lighted

Height: 4 ft Width: 5 ft Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding Other

5. PARKING AND LOADING:

How many parking spaces? 75-100

Is there is a loading or unloading area? Yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 0

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

Building Kennel Individual Housing Other NA

3. HOW DO YOU PROPOSE TO MITIGATE NOISE? NA

Building Enclosure Barrier/Berm Bark Collars

4. ANIMAL WASTE DISPOSAL NA

Individual Domestic Septic System Animal Waste Only Septic System
 Other: _____

R36485010 PARCEL INFORMATION REPORT

12/14/2023 2:48:13 PM

PARCEL NUMBER: R36485010

OWNER NAME: LANUM FRANK E

CO-OWNER: LANUM BETTY J

MAILING ADDRESS: 22306 UPPER PLEASANT RIDGE RD CALDWELL ID 83607

SITE ADDRESS: 22306 UPPER PLEASANT RIDGE RD

TAX CODE: 0670000

TWP: 4N RNG: 4W SEC: 29 QUARTER: SE

ACRES: 6.72

* HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

— HIGHWAY DISTRICT: GOLDEN-GATE HWY

— FIRE DISTRICT: WILDER FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST

IMPACT AREA: GREENLEAF

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL : WILDER IRRIGATION DISTRICT

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0225F

WETLAND: Riverine

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Major Collector

INSTRUMENT NO. : 2007049053

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 29-4N-4W SE TX 10061 IN SWSE

Operations Plan

May 27, 2024

To: Arbay Mberwa

From: Betty Lanum

Re: Event Center at 22306 Upper Pleasant Ridge Road, Caldwell, Idaho

I submitted my paperwork to P&Z and was told it had been reviewed and to pay my \$950.00. I did send the \$950 to your company and then I received additional information regarding additional information needed to complete my application.

1. I plan to have my Event Center open any time someone is need of my property. It would be a year round operation if a client needs to use my property. Since all events would be outside I doubt if it would be used in the winter. I would only have 1 event per day.
2. The parking would be on a dirt or grass surface within a 1 acre parcel. I have noted that on my map.
3. I would be renting porta potties
4. I live on a 40 acre parcel and I do not believe noise would be a significant factor. The main road is paved and I do not plan on fencing the property at present.
5. Food would have to be catered in and that would be the responsibility of the person who is renting the property for their venue.
6. At present I do not have any plans for building additional properties.
7. The neighborhood meeting was held on my property and discussed how I intended to use the property

I hope this clarifies any issues regarding the use of my property.

I am scheduled for hip surgery tomorrow the 28th. Thank you for your help and if you need additional information please email me. However, I may be out of commission for a week or two.

Thank you for your help.

Betty Lanum

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

Date 2/12/24

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: 3-3-24
Time: 11:00
Location: 22306 Upper Pleasant Ridge Rd
Property description: Private residence

The project is summarized below:

Site Location: 22306
Proposed access: Separate entrance off Upper Pleasant
Total acreage: 6.73
Proposed lots: 1

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely, 

PARCEL_NO	OwnerName	Address
R36534011 ✓	TROOST FAMILY LIVING TRUST	30540 SABIN RD
R36534 ✓	BATT NORMAN AND ELLEN FAMILY TRUST	22347 UPPER PLEASANT RIDGE RD
R36485010 ✓	LANUM FRANK E	22306 UPPER PLEASANT RIDGE RD
R36485010C ✓	BERGER PATRICK L	PO BOX 339
R36485010C1 ✓	LANUM FRANK E	22306 UPPER PLEASANT RIDGE RD
R36535011 ✓	STEELE TODD M AND DENISE L LIVING TRUST	1075 ELSBREE LN
R36484010 ✓	LANUM FRANK E	22306 UPPER PLEASANT RIDGE RD
R36484 ✓	GAERTNER TRUST	20517 SE 416TH ST
R36485 ✓	GLENN KEVIN J	PO BOX 396
R36485010B ✓	GINTER-BERGER SHERRI A	PO BOX 339
R36536 ✓	BLISS JASON V	22277 UPPER PLEASANT RIDGE RD

mailed 2/12/24

City	State	ZipCode	x	y
PARMA	ID	83660		
CALDWELL	ID	83607		
CALDWELL	ID	83607		
GREENLEAF	ID	83626		
CALDWELL	ID	83607		
WINDSOR	CA	95492		
CALDWELL	ID	83607		
ENUMCLAW	WA	98022		
GREENLEAF	ID	83626		
GREENLEAF	ID	83626		
CALDWELL	ID	83607		

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 22306 Upper Pleasant Ridge Rd	Parcel Number: R3648501000 + R3648401000
City: Caldwell	State: ID ZIP Code: 83607
Notices Mailed Date: 2/12/24	Number of Acres: Current Zoning:
Description of the Request: Event Center (weddings, reunions, etc.)	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Betty Larum
Company Name: N/A
Current address: 22306 Upper Pleasant Ridge Rd.
City: Caldwell State: ID ZIP Code: 83607
Phone: [REDACTED] Cell: [REDACTED] Fax: N/A
Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 3/13/24	MEETING LOCATION: Applicant's Home Address
MEETING START TIME: 11:00 am.	MEETING END TIME: 12:30 p.m.

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS:
1. JONATHAN STEELE	[Signature]	21907 UPPER PLEASANT RIDGE RD
2. Monette Glenn	[Signature]	19141 TUCKER RD. Greenleaf
3. Kevin Glenn	[Signature]	19141 TUCKER RD. Greenleaf
4. Ellen Batt	[Signature]	22347 Upper Pleasant
5. Norm Batt	[Signature]	22347 Upper Pleasant Caldwell
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Betty Lanum

APPLICANT/REPRESENTATIVE (Signature):

Betty Lanum

DATE: 3 / 3 / 24



AGENCY ACKNOWLEDGMENT

Date: 4/25/24
 Applicant: Retty Lanum
 Parcel Number: 364850100 / 36484010 / 3648500 C I
 Site Address: 22306 Upper Pleasant Ridge Rd, Caldwell, ID 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

Applicant submitted/met for informal review.

Date: 04/24/24 Signed: Anthony Lee
 Authorized Southwest District Health Representative
 (This signature does not guarantee project or permit approval)

WILDER

Fire District:

District: Wilder Fire

Applicant submitted/met for informal review.

Date: 04/23/2024 Signed: Paul Christiansen
 Authorized Fire District Representative
 (This signature does not guarantee project or permit approval)

GOLDEN-GATE

Highway District:

District: Golden Gate Hwy Dist #3

Applicant submitted/met for informal review.

Date: 4/23/24 Signed: Bob Wether
 Authorized Highway District Representative
 (This signature does not guarantee project or permit approval)

WILDER

Irrigation District:

District: Wilder Irr. District

Applicant submitted/met for informal review.

Date: 4/25/24 Signed: Mark Case
 Authorized Irrigation Representative
 (This signature does not guarantee project or permit approval)

GREENLEAF

Area of City Impact

City: GREENLEAF

Applicant submitted/met for informal review.

Date: 23 APR 2024 Signed: Paul Dalt
 Authorized AOCI Representative
 (This signature does not guarantee project or permit approval)



SOUTHWEST DISTRICT HEALTH

APPLICATION-Acknowledgement Notice

Receipt No: _____	Date: _____
\$100 Fee: _____	Document No: _____

(Official Use Only)

Parcel #: 364850100 / 364840100 Acres: 30 A

Property Address: 22306 Upper Pleasant Ridge Rd City Caldwell Zip Code 83607

Legal Description: Township _____ Range _____ Section _____ County _____

Subdivision: _____ Lot _____ Block _____

Applicants Name: Betty Lanum Email: _____

Mailing Address: Same as above Phone #: _____

City: Caldwell State: ID Zip Code: 83607

Applicant is: Landowner Contractor Installer Other _____ Date: _____

Owners Name: Same as above

Mailing Address: _____ Phone #: _____

City: _____ State: _____ Zip Code: _____

The proposed use will be: Residential Commercial

Is there an existing structure(s) on this parcel? Yes No

Is a Letter of Intended Use provided? Yes No

The proposed change will be: Land Split Land Use Changes (i.e., zoning)
 Preliminary Plat Review Other (See below description of proposal)

Number of lots on the parcel (if applicable): NA

Property is located in: City Impact Zone County

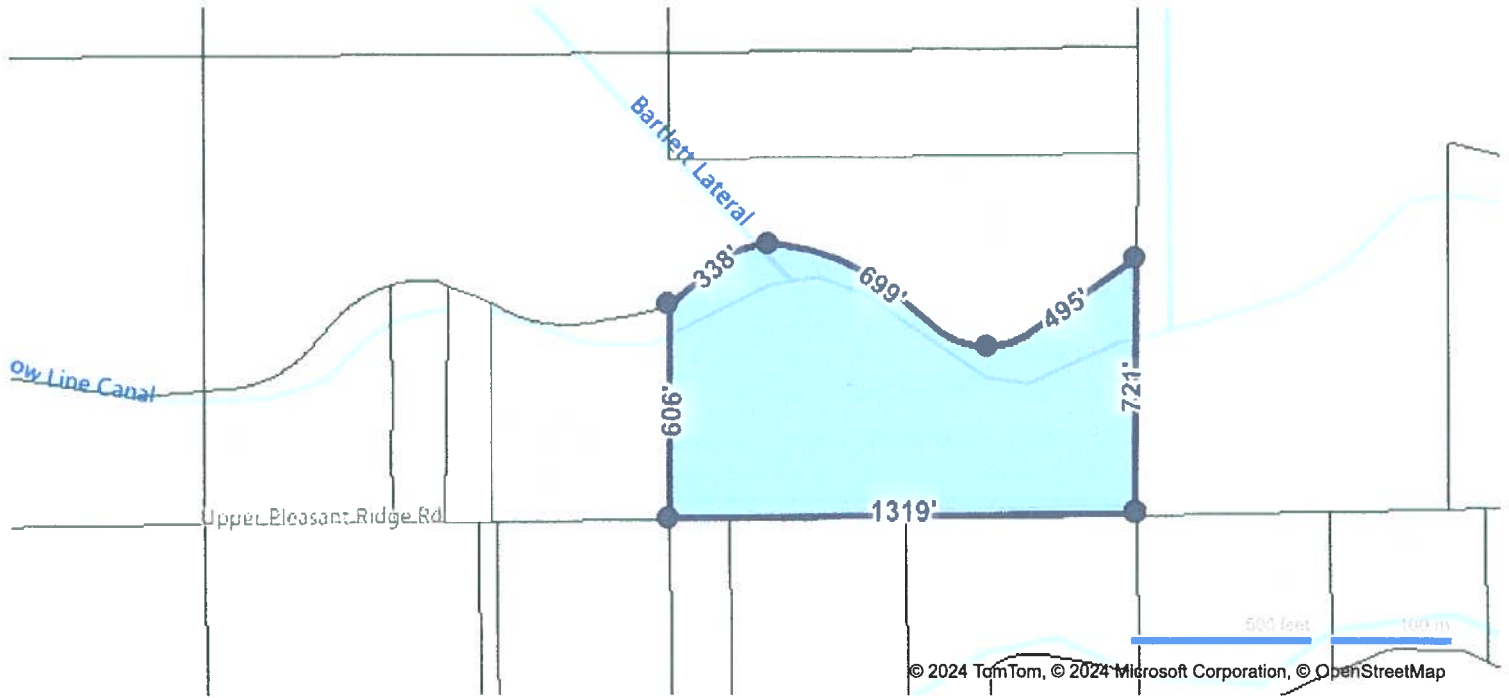
Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? Yes No

Water supply: Private Well Shared Well Public Water System

Description of proposal:
Property being used for events i.e. weddings etc

SIGNATURE: Betty Lanum DATE: 4/24/24

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.



© 2024 TomTom, © 2024 Microsoft Corporation, © OpenStreetMap

LOCATION

Property Address Ridge Rd Uppr Pleasan
Caldwell, ID

Subdivision

County Canyon County, ID

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 36484010 0

Alternate Parcel ID

Account Number R3648401000

District/Ward 067-00

2020 Census Trct/Blk 222/3

Assessor Roll Year 2023

PROPERTY SUMMARY

Property Type Farm

Land Use Farm Irrigated Or Dry

Improvement Type

Square Feet

CURRENT OWNER

Name Lanum Frank E Lanum Betty J

Mailing Address 22306 Upper Pleasant Ridge Rd
Caldwell, ID 83607-9092

SCHOOL ZONE INFORMATION

West Canyon Elementary School 2.8 mi

Elementary: Pre K to 5 Distance

Vallivue Middle School 7.7 mi

Middle: 6 to 8 Distance

Vallivue High School 8.0 mi

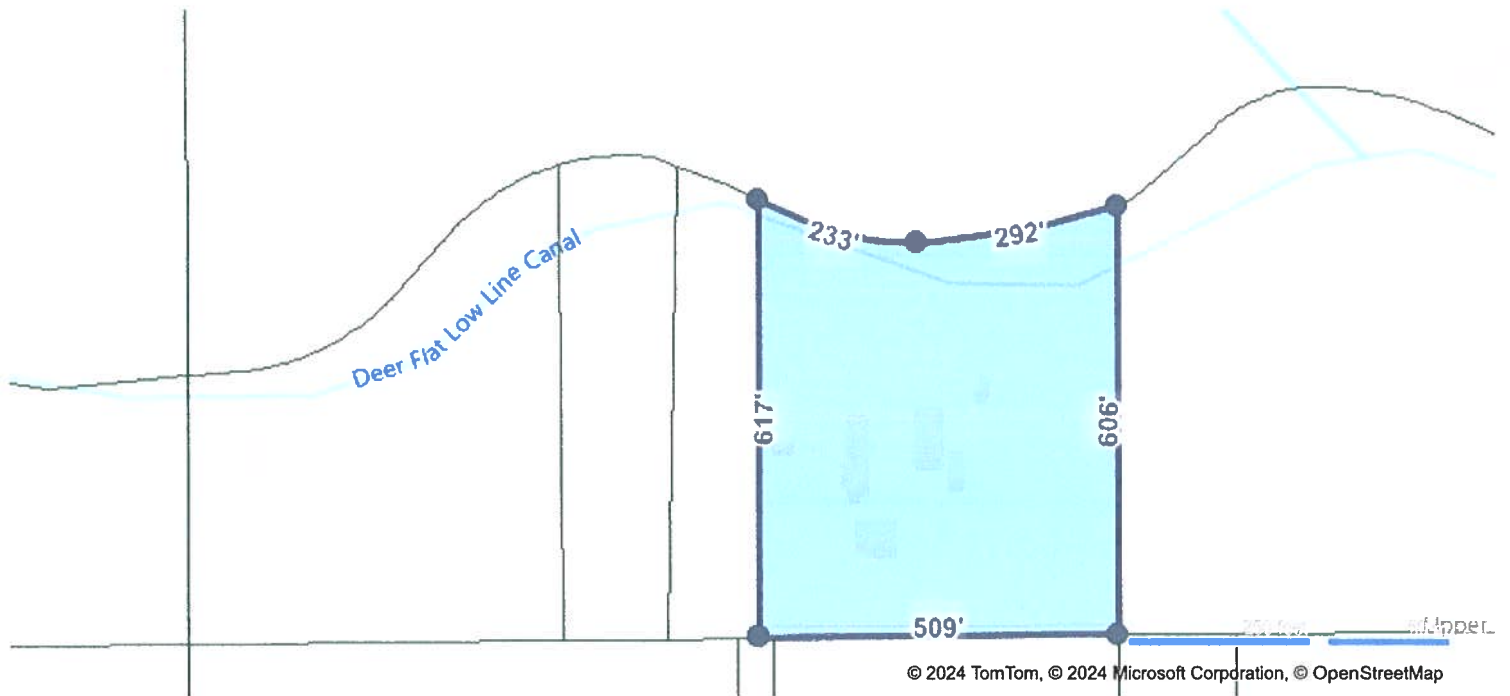
High: 9 to 12 Distance

SALES HISTORY THROUGH 02/15/2024

Tax Data				MLS Data		
Date	Buyer/Owners	Seller	Instrument	Book/Page Date or Document#	Amount	
	Lanum Frank E; Lanum Betty J			9113475		

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2023	Assessment Year	2023
Appraised Land	\$32,760	Assessed Land	\$32,760
Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$32,760	Total Assessment	\$32,760



LOCATION

Property Address 22306 Upper Pleasant Ridge Rd
Caldwell, ID 83607-9092

Subdivision

County Canyon County, ID

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 36485010 0

Alternate Parcel ID

Account Number R3648501000

District/Ward 067-00

2020 Census Trct/Blk 222/3

Assessor Roll Year 2023

PROPERTY SUMMARY

Property Type Residential

Land Use Single Family Residential

Improvement Type Single Family Residential

Square Feet 1316

CURRENT OWNER

Name Lanum Frank E Lanum Betty J

Mailing Address 22306 Upper Pleasant Ridge Rd
Caldwell, ID 83607-9092

SCHOOL ZONE INFORMATION

West Canyon Elementary School 2.9 mi
Elementary: Pre K to 5 Distance

Vallivue Middle School 7.9 mi
Middle: 6 to 8 Distance

Vallivue High School 8.1 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 02/15/2024

Tax Data				MLS Data		
Date	Buyer/Owners	Seller	Instrument	Book/Page Date or Document#	Amount	
6/29/2007	Lanum Frank E & Lanum Betty J	Lanum Frank E & Lanum Betty J	Intrafamily Transfer & Dissolution	2007049053		

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2023	Assessment Year	2023
Appraised Land	\$284,470	Assessed Land	\$284,470
Appraised Improvements	\$582,800	Assessed Improvements	\$582,800

Total Tax Appraisal \$867,270

Total Assessment \$867,270

Exempt Amount

Exempt Reason

TAXES

Tax Year
2023
2022
2021
2020
2019
2018
2016
2015

City Taxes

County Taxes

Total Taxes

\$4,814.29
\$4,309.03
\$3,832.32
\$3,581.78
\$3,869.46
\$3,849.54
\$3,305.10
\$3,061.88

MORTGAGE HISTORY

Date
11/19/2015
05/25/2004

Loan Amount
\$245,000
\$180,000

Borrower
Lanum Frank E
Lanum Betty J And Lanum Betty
Lanum Frank E
Lanum Bety J And Lanum Bety J

Lender
Loan Depot Com
Fremont Investment And Loan

Book/Page or Document#
2015-046684
200429596

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type Single Family Residential Condition Average Units 1
Year Built 1951 Effective Year 1975 Stories 1
BRs 4 Baths 1 F H Rooms
Total Sq. Ft. 1,316

Building Square Feet (Living Space) Building Square Feet (Other)

1st Floor 1316
Base Area 1316
Finished Area 1316

- CONSTRUCTION

Quality C+ Roof Framing
Shape Roof Cover Deck Composition Shingle
Partitions Cabinet Millwork
Common Wall Floor Finish
Foundation Interior Finish
Floor System Air Conditioning None
Exterior Wall Wood Heat Type
Structural Framing Bathroom Tile
Fireplace Plumbing Fixtures 6

- OTHER

Occupancy Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use Single Family Residential Lot Dimensions
Block/Lot Lot Square Feet 293,159
Latitude/Longitude 43.648099°/-116.838519° Acreage 6.73

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type	
Electric Source	Topography	
Water Source	District Trend	
Sewer Source	School District	Vallivue Sch
Zoning Code		
Owner Type		

LEGAL DESCRIPTION

Subdivision	Plat Book/Page	
Block/Lot	District/Ward	067-00
Description		29-4N-4W Se Tx 10061 In Swse

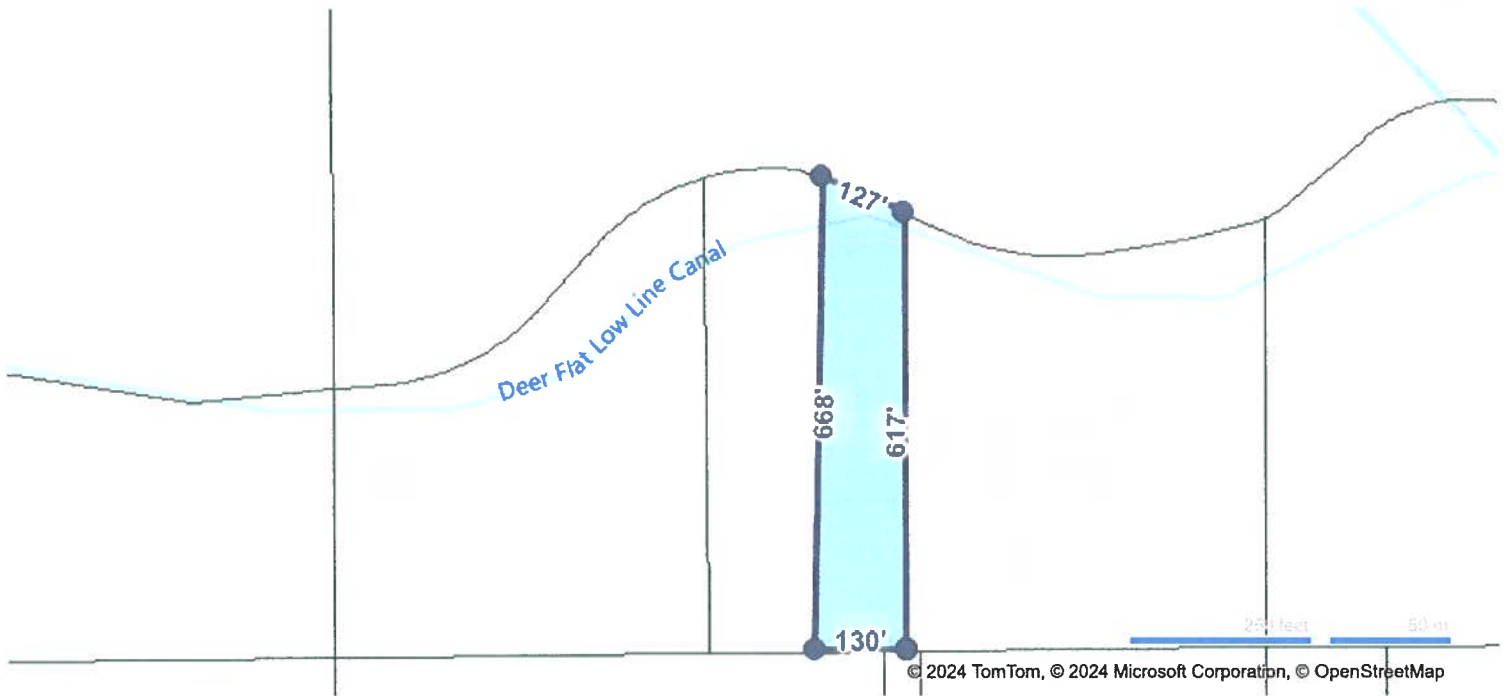
FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	16027C0225G	06/07/2019

LISTING ARCHIVE

No Listings found for this parcel.

© 2024 Courthouse Retrieval System, Inc. All Rights Reserved.
Information Deemed Reliable But Not Guaranteed.



LOCATION

Property Address Ridge Rd Uppr Pleasan
Caldwell, ID 83607

Subdivision

County Canyon County, ID

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 36485010C1

Alternate Parcel ID

Account Number R36485010c1

District/Ward 067-00

2020 Census Trct/Blk 222/3

Assessor Roll Year 2023

PROPERTY SUMMARY

Property Type Agricultural

Land Use Pasture/Meadow

Improvement Type

Square Feet

CURRENT OWNER

Name Lanum Frank E Lanum Betty J

Mailing Address 22306 Upper Pleasant Ridge Rd
Caldwell, ID 83607-9092

SCHOOL ZONE INFORMATION

West Canyon Elementary School 3.0 mi
Elementary: Pre K to 5 Distance

Vallivue Middle School 7.9 mi
Middle: 6 to 8 Distance

Vallivue High School 8.2 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 02/15/2024

Tax Data				MLS Data	
Date	Buyer/Owners	Seller	Instrument	Book/Page Date or Document#	Amount
12/21/2011	Mountain West Ira Inc & Patrick L Berger Ira	Lanum Frank E & Lanum Betty J	Warranty Deed	2011051639	

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2023	Assessment Year	2023
Appraised Land	\$2,180	Assessed Land	\$2,180
Appraised Improvements		Assessed Improvements	

Total Tax Appraisal	\$2,180	Total Assessment	\$2,180
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$12.10
2022			\$11.38
2021			\$15.20
2020			\$17.34
2019			\$19.52
2018			\$21.38
2017			\$43.96
2016			\$39.58
2015			\$35.84

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Pasture/Meadow	Lot Dimensions	
Block/Lot		Lot Square Feet	79,715
Latitude/Longitude	43.648169°/-116.839716°	Acreage	1.83

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	Vallivue Sch
Zoning Code			
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	067-00
Description	29-4N-4W Se Tx 4 In Swse Ls Tx 10060, 10061 & 11316		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	16027C0225G	06/07/2019

LISTING ARCHIVE

No Listings found for this parcel.

Exempt Amount

Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$181.85
2022			\$187.96
2021			\$268.96
2020			\$321.88
2019			\$362.84
2018			\$402.08
2017			\$404.40
2016			\$367.91
2015			\$167.09

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Farm Irrigated Or Dry	Lot Dimensions	
Block/Lot		Lot Square Feet	838,966
Latitude/Longitude	43.648228°/-116.835185°	Acreage	19.26

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	Vallivue Sch
Zoning Code			
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	067-00
Description	29-4N-4W Se That Part Of The Sese Lying S Of The Deer Flat Canal		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	16027C0225G	06/07/2019

LISTING ARCHIVE

No Listings found for this parcel.