



LN# LL-SO-00604

Address: 447 W Waterside Drive #304, Post Falls, ID, 83854

Flood Zone: X

Order Info	Flood Zone Information
Loan No.	LL-SO-00604
Property Address	447 W Waterside Drive #304, Post Falls, ID, 83854
Borrower Name	Davidson Barry, Davidson Alice
Parcel Number	PL2570003040
Legal Description	RIVERS EDGE CONDO, UNIT 304 & UNDIV INT IN COMMON AREA PF DOWNTOWN URD 2022 0350N05W
NFIP Community Name	CITY OF POST FALLS
County	KOOTENAI
State	ID
NFIP Community Number	160083
NFIP Community Participation Status	Regular
NFIP Map Number or Community-Panel Number	16055C0379E
Curr Eff Map date	5/3/2010
LOMA/LOMR (if Applicable)	LOMA
Case No.	17-10-1570A
LOMC Eff Date	09/01/2017
Flood Zone	X
Date of Determination	7/03/2024
Comments	STRUCTURE IS SITUATED IN ZONE X AS PER LOMA Case No.: 17-10-1570A DATED 09/01/2017



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PROPERTY CARD

General Information

Owner: Davidson Barry, Davidson Alice

Mailing Address: 1314 S Grand Blvd Ste 2 Box 137 Spokane Wa 99202

Property Address: 447 W Waterside Dr #304

Neighborhood: 2815 Rivers Edge Condo

District (TCA): 011036

Parcel ID (PIN): PL2570003040

Alternate ID (AIN): 338470

Property Class: 526- Residential condo

Deeded Acres: 0.0472

Last updated: 7/03/2024 01:53:27 AM

Legal Descriptions

Description

RIVERS EDGE CONDO, UNIT 304 & UNDIV INT IN COMMON AREA PF DOWNTOWN URD 2022 0350

N05W

Net Taxable Value

Tax Year	Value
2024	\$563,848.00
2023	\$642,459.00
2022	\$681,765.00
2021	\$440,107.00
2020	\$377,770.00
2019	\$326,267.00

Value History

Completed Date: 3rd July 2024

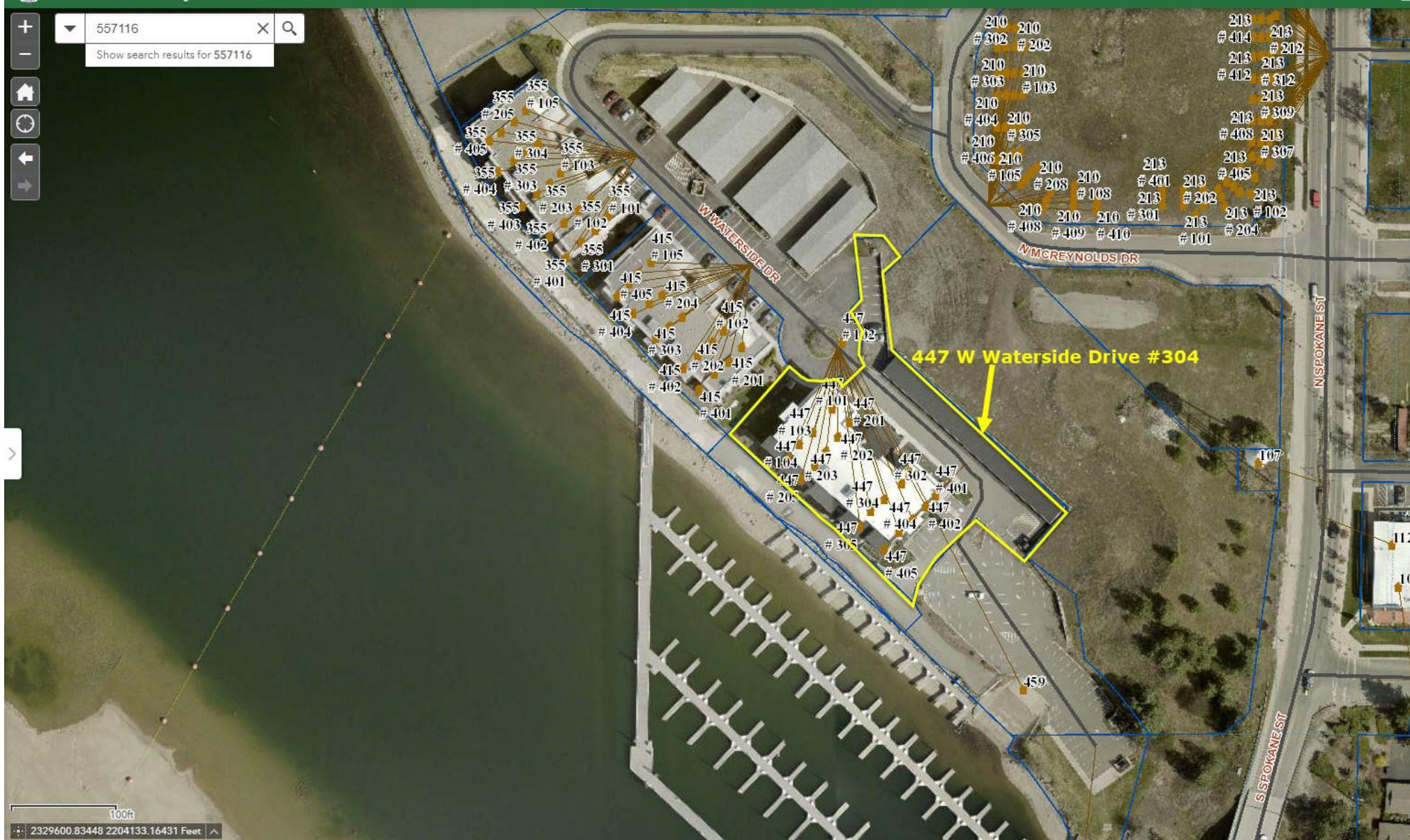


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GIS MAP



Completed Date: 3rd July 2024

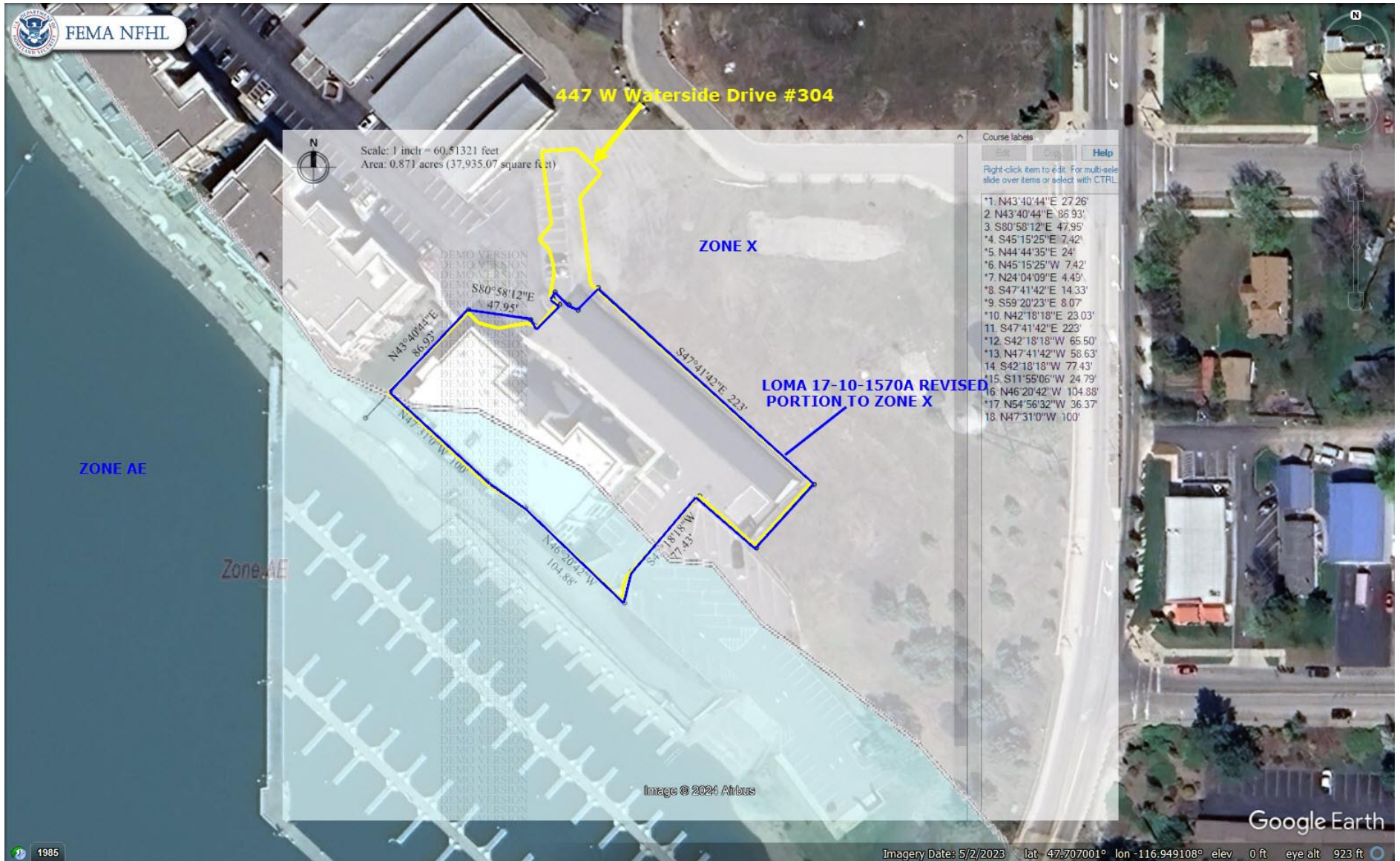


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NFHL OVERLAY



Completed Date: 3rd July 2024

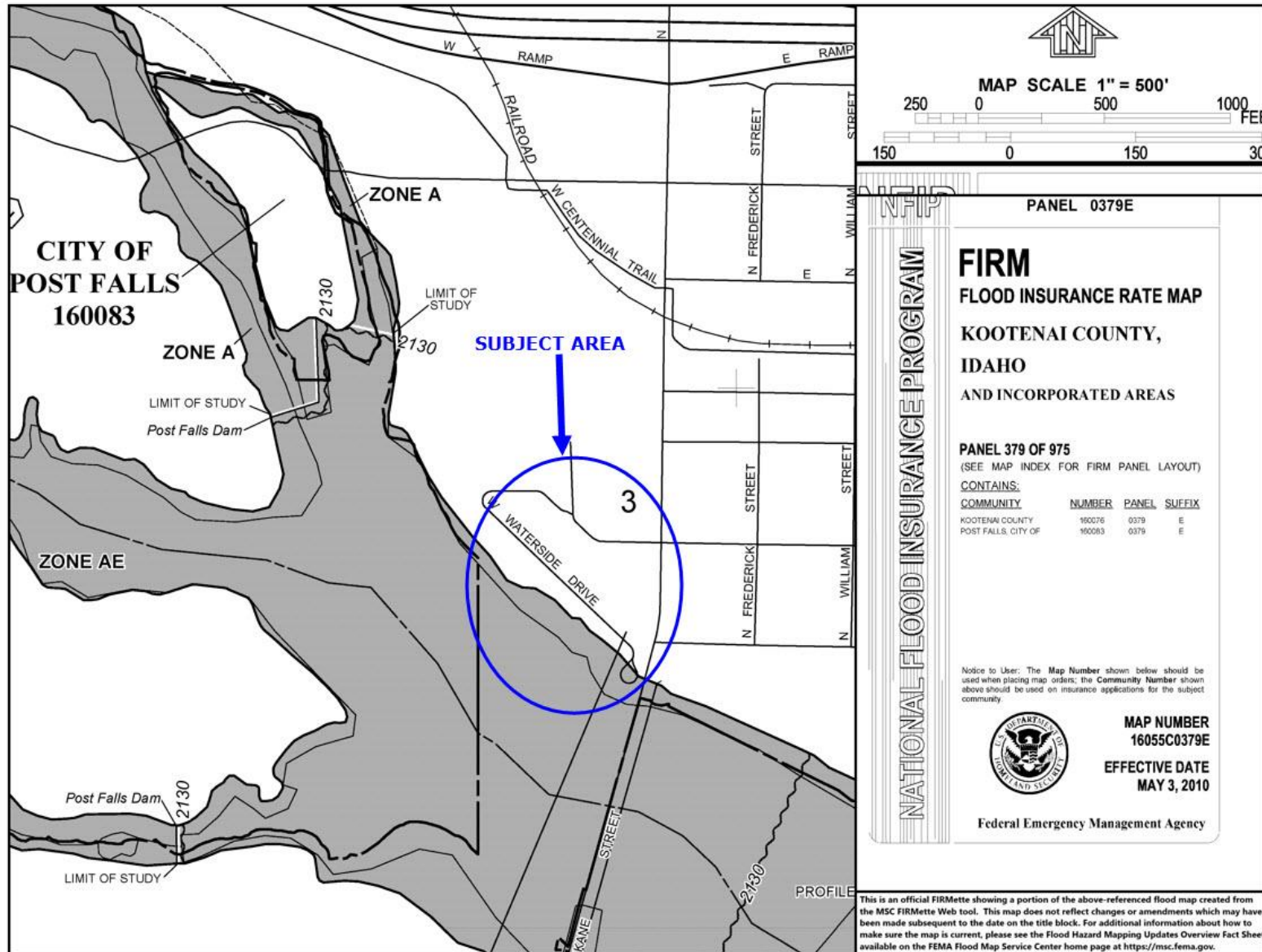


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FIRMETTE – 16055C0379E






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LOMA CASE # 17-10-1570A

Page 1 of 2		Date: September 01, 2017		Case No.: 17-10-1570A		LOMA		
		Federal Emergency Management Agency Washington, D.C. 20472						
		LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)						
COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION						
COMMUNITY	CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO		A portion of Lot 2, Block 1, Post Falls Landing First Addition, as shown on the Plat recorded as Instrument No. 2586114000 in Book L, Pages 137 and 137A, in the Office of the Recorder, Kootenai County, Idaho The portion of property is more particularly described by the following metes and bounds:					
	COMMUNITY NO.: 160083							
AFFECTED MAP PANEL	NUMBER: 16055C0379E							
	DATE: 5/3/2010							
FLOODING SOURCE: SPOKANE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 47.706585, -116.949831				SOURCE OF LAT & LONG: LOMA LOGIC		DATUM: NAD 83
DETERMINATION								
LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
2	1	Post Falls Landing First Add.	305 North Spokane Street	Portion of Property	—	2129.9 feet	—	2134.0 feet
Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).								
ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)								
LEGAL PROPERTY DESCRIPTION								
<p>This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.</p> <p>This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.</p>								

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<div><div>Federal Emergency Management Agency Washington, D.C. 20472</div></div>			
<div>LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)</div>			
<p>LEGAL PROPERTY DESCRIPTION (CONTINUED)</p> <p>COMMENCING at the western -most corner of said Lot 2, Block 1, said point also being on the Ordinary High Water Mark for the Spokane River; thence, along the western line of said Lot 2, North 43°40'44" East 27.26 feet to the TRUE POINT OF BEGINNING; thence continuing along said western line, North 43°40'44" East 86.93 feet; thence along a non-tangent curve to the left, having an arc length of 51.42 feet, a radius of 40.00 feet, a delta of 73°39'01" and a long chord bearing South 80°58'12" East 47.95 feet; thence South 45°15'25 " East 7.42 feet; thence North 44°44'35" East 24.00 feet; thence North 45°15'25" West 7.42 feet; thence along a non-tangent curve to the left, having an arc length of 4.49 feet, a radius of 40.00 feet, a delta of 6°26'04" and a long chord bearing North 24°04'09" East 4.49 feet; thence South 47°41'42" East 14.33 feet; thence along a non-tangent curve to left, having an arc length of 8.13 feet, a radius of 20.00 feet, a delta of 23°17'21" and a long chord bearing South 59°20'23" East 8.07 feet; thence North 42°18'18" East 23.03 feet; thence South 47°41'42" East 223.00 feet; thence South 42°18'18" West 65.50 feet; thence North 47°41'42" West 58.63 feet; thence South 42°18'18" West 77.43 feet; thence along a non-tangent curve to the left, having an arc length of 25.99 feet, a radius of 24.50 feet, a delta of 60°46'24", and a long chord bearing South 11°55'06" West 24.79 feet; thence North 46°20'42" West 104.88 feet; thence North 54°56'32" West 36.37 feet; thence North 47°31'00" West 100.00 feet to the TRUE POINT OF BEGINNING.</p>			