



ADDRESS: 1845 TUCANNON RD **SALE PRICE:** **\$189,000.00**
GRANTOR: SHAWN & VALERIE BENAVIDES **GRANTEE:** KYLE & TRACY BURNSTAD
PARCEL #: 2-010-41-005-4000; 2-010-41-004-7000

BRIEF LEGAL: LOT B TUCANNON RIVER RANCH
LOT SIZE: 6.49 AC

SALES INFO:	
REAL ESTATE EXCISE	27096
SALE DATE	2/15/2017
RECORDING NUMBER	41256
DEED TYPE	SWD

LAND CODE:	NUMBER OF ACRES:
CRESTUC	5.94
SITE	1
TOTAL ACRES:	6.94

HOUSE INFO:		HOUSE CLASS	AVG
# OF STORIES	1	HOUSE CONDITION	GOOD
YEAR BUILT		CARPORT	NO
MANUFACTURED HOME	NO	CARPORT SIZE	
SIZE & MODEL		GARAGE	YES
# OF BEDROOMS	4	GARAGE SIZE	704 SQ. FT.
# OF BATHS	3	ATTACHED	NO
TYPE OF HEAT	ELECTRIC BASEBOARD		
BUILT-INS	FAN; DISHWASHER; WOOD STOVE		
REC ROOM	NO		
MAIN FLOOR	1,856 SQ. FT.	LAND ASSESSED	\$80,390.00
UPSTAIRS SQ. FT.		BLDG ASSESSED	\$104,600.00
BASEMENT	NO	TOTAL ASSESSED VALUE	\$184,990.00
PARTIAL OR FULL			
# SQ FT			
# SQ FT FINISHED			

ADDITIONAL INFO: 200 SQ FT WOOD DECK; 30 SQ. FT. PORCH; 100 SQ FT SHED;
COMMENTS: PROPERTY HAS WATER RIGHTS

PREVIOUS SALES HISTORY:	
DATE	6/20/2012
EXCISE	25879
RECORDING #	35940
PRICE	\$175,000
FROM/TO	CORBETT TO BENAVIDES