

URBAN RENEWAL PLAN
KETCHUM URBAN RENEWAL PROJECT
KETCHUM URBAN RENEWAL AGENCY
CITY OF KETCHUM, IDAHO

Ordinance No. 1077
Adopted November 15, 2010
Effective November 24, 2010

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ATTACHMENTS

Attachment 1	Description of the Revenue Allocation Area and Revenue Allocation Area Boundaries
Attachment 2	Revenue Allocation Area Parcels
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Attachment 6	Resolution No. 06-033 Creating the Ketchum Urban Renewal Agency, Adopted April 3, 2006.
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Attachment 8	City Council Ordinance No. 992 approving the Ketchum Urban Renewal Plan and Authorizing the City Clerk to transmit a copy of the Ordinance and other required information to County and State Officials, Approved November 15, 2006, Date of Publication, November 22, 2006
Attachment 9	Findings of Fact and Conclusions of Law and Decision of the Ketchum Planning and Zoning Commission Special Meeting on October 11, recommending that the Ketchum Urban Renewal Plan 2010 conforms to the Comprehensive Plan for the City of Ketchum, Approved October 11, 2010
Attachment 10	Resolution No. 10-026 Determining Certain Property to Be a Deteriorated Area, Adopted November 15, 2010
Attachment 11	Ordinance No. 1077 approving the Ketchum Urban Renewal Plan 2010 and Authorizing the City Clerk to transmit a copy of the Ordinance and other required information to County and State Officials, Adopted November 15, 2010; Date of Publication, November 24, 2010

EXECUTIVE SUMMARY OF THE KETCHUM URBAN RENEWAL PLAN

Introduction

On April 3, 2006, the Mayor and City Council adopted Resolution No. 06-033, thereby creating the Ketchum Urban Renewal Agency (the “Agency”), authorizing it to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Idaho Code, Title 50, Chapter 20, as amended, and the Local Economic Development Act, Idaho Code, Title 50, Chapter 29, as amended.

On April 3, 2006, the Mayor and City Council also adopted Resolution No. 06-034 determining certain property to be a deteriorated area or a deteriorating area or a combination thereof and designating such area as appropriate for an Urban Renewal Project.

On November 15, 2006, the Mayor and City Council adopted Ordinance No. 992, the Ketchum Urban Renewal Plan (the “Plan”), whereby the requirements of Idaho Code Section 50, Chapter 20 and Section 50, Chapter 29 for adoption of an Urban Renewal Plan have been met.

On November 15, 2010, the Mayor and City Council adopted Resolution No. 10-026 determining certain property to be a deteriorated area or a deteriorating area or a combination thereof and designating such area as appropriate for an Urban Renewal Project and adding that area to the established Revenue Allocation Area pursuant to Resolution No. 06-034.

On November 15, 2010, the Mayor and City Council adopted Ordinance No. 1077, the Ketchum Urban Renewal Plan 2010, whereby the requirements of Idaho Code Section 50, Chapter 20 and Section 50, Chapter 29 for adoption of an Urban Renewal Plan have been met.

The Ketchum Urban Renewal Plan (the “Plan”) is a legal document providing the Ketchum Urban Renewal Agency (the “Agency”) with the powers, duties, and obligations to implement a program of redevelopment and revitalization within the Revenue Allocation Area as identified on the map as depicted on Attachment 3 to the Plan.

The Revenue Allocation Area qualifies as a deteriorating area under the Urban Renewal Law as identified by City Council Resolution No. 10-026 passed on November 15, 2010. A copy of that resolution is included as Attachment 10.

Plan Activities and Private Development

The program outlined in the Plan emphasizes the installation of needed public improvements, including without limitation, affordable workforce housing, parking structures, a town plaza and streetscape improvements to encourage private development.

Financing

Agency financing of the activities referenced above will come from a combination of annual revenue allocation funds, bond proceeds and other sources. Debt service for any Agency borrowing will be paid by annual revenue allocations.

Increases in assessed valuation of real and personal property in the Revenue Allocation Area described in the Urban Renewal Plan adopted November 15, 2006 (EXHIBIT A) that occur after January 1, 2006, the date of the base assessment roll, and increases in assessed valuation of real and personal property for the additional parcels within the amended Revenue Allocation Area, detailed in Attachment 1, that occur after January 1, 2010, the date of the additional base assessment roll, will generate revenue for the Agency to pay its project costs. Those project costs include the Agency's planning costs, appraisals, legal fees, administration, financing public improvements, and contingencies. The 2005 and current 2010 assessed valuation of real and personal property on the base assessment roll (net of the homeowner's exemption, if any), estimated to be \$2,724,946,746 and \$3,356,616,902 respectively, is still available for use by the other taxing districts. The Plan authorizes the Agency to obtain various funding sources, including developer loans or other funding mechanisms to be repaid by revenue allocation proceeds. When the Agency project activities are completed and any bonds and loans are repaid, the increases in assessed value of real and personal property in the area become available for use by the other taxing entities.

It is anticipated that revenue allocation proceeds will be needed for a period between twenty (20) to twenty-four (24) years or such longer period as required to pay project costs, subject to applicable state and federal laws.

Development Agreements

The Plan provides for agreements with developers either through an owner participation agreement or disposition and development agreement. Under such agreements, the developer will be contractually committed to its scope and conditions of development in exchange for the Agency's assistance with site and other costs. Under such agreements, the developer will be required to commit to a specific schedule of performance. Other than temporary improvements, any new development or renovation of existing structures will be required to continue through an estimated useful life of at least 20 years. This Plan shall be effective through November 15, 2034; set forth as twenty four (24) years from the adoption date (November 15, 2010) of the Urban Renewal Plan. The provision of other documents

formulated pursuant to this Plan shall be effective through November 15, 2030, which is twenty four (24) years from the date of adoption of the original Urban Renewal Plan (November 15, 2006). Design considerations and land use enforcement shall be governed by the City of Ketchum zoning and building codes as they currently exist and as they may be amended from time to time.

URBAN RENEWAL PLAN FOR THE
REVENUE ALLOCATION AREA OF
THE KETCHUM URBAN RENEWAL AGENCY

1. INTRODUCTION

This is the Urban Renewal Plan (the "Plan") for the Ketchum Urban Renewal Area Projects within the City of Ketchum, Idaho (the "City"), and consists of the text contained herein, information necessary to satisfy the requirements of Idaho Code Sections 50-2001 *et seq.* and 50-2901 *et seq.* generally and Idaho Code Sections 50-2008 and 50-2905 specifically, a revenue allocation financing provision, Attachments 1 through 11 which are attached hereto and are all hereby incorporated herein by reference as an integral part of this Agreement, a description of the Revenue Allocation Area Boundaries (Attachment 1), a list of the Revenue Allocation Area parcels (Attachment 2), the map of the Revenue Allocation Area (Attachment 3), the Map Depicting Expected Land Uses and Current Zoning within Revenue Allocation Area (Attachment 4), the Public Improvements Within the Revenue Allocation Area, the Detailed List of Estimated Project Costs, the Methods of Financing all Estimated Projects (Attachment 5.1), the Economic Feasibility Study (Attachment 5.2), and the Fiscal Impact Analysis within the Revenue Allocation Area (Attachment 5.3).

The term "Plan" is used herein to describe the overall activities defined in this Plan and conforms to the several definitions of Urban Renewal Plan found in the Idaho Code. Reference is specifically made to Idaho Code Sections 50-2008, 50-2009, 50-2018(j), 50-2903(12) and 50-2905 for the various activities contemplated by the term "Plan." Such activities include both private and public development of property within the Revenue Allocation Area.

The term "Project" is used herein to describe the overall activities defined in this Plan and conforms to the statutory definitions of Urban Renewal Project. Reference is specifically made to Idaho Code Section 50-2018 for the various activities contemplated by the term "Project." Such activities include both private and public development of property within the Revenue Allocation Area including without limitation the projects described in Attachment No. 5.1, those portions of the City of Ketchum Capital Improvements Plan as it presently exists and as it may be amended from time to time which are consistent with the provisions and intent of this Plan, and any other projects consistent with the provisions and intent of this Plan. The projects listed above and as they are more specifically detailed in this Plan and the Attachments hereto are collectively described as the "Projects".

This Plan was prepared for the Agency and reviewed and recommended by the Agency, pursuant to the State of Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code), (the "Law"), the Local Economic Development Act (Chapter 29, Title 50, Idaho Code), (the "Act"), the Idaho Constitution, and all applicable local laws and ordinances. All development and Projects described in this Plan conform to the Ketchum Comprehensive Plan, the Ketchum Capital Improvements Plan and the Downtown Ketchum Master Plan, all of which are hereby

incorporated herein by this reference as they presently exist and as they may be amended from time to time.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the Revenue Allocation Area. The Agency retains all powers allowed by law except that the power of eminent domain granted in Idaho Code Section 50-2007(c), shall not be used except as authorized by the City Council of the City of Ketchum, Idaho and as further expressly limited by applicable state and federal law. Because of the long-term nature of this Plan, and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests and opportunities from time to time presented for redevelopment, this Plan does not present all of the elements of a precise plan or establish all of the specific projects for the redevelopment, rehabilitation and revitalization of the Revenue Allocation Area, nor does this Plan present all of the specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Revenue Allocation Area. Instead, this Plan presents a process and a basic framework within which specific plans will be further developed and presented, specific projects will be further developed and established, and specific solutions will be proposed and by which tools are provided to the Agency to fashion, develop and proceed with such specific plans, projects and solutions.

The purpose of the Urban Renewal Law will be attained through the implementation of the Plan. The master goals of this Plan are:

- a. The elimination of environmental deficiencies in the Revenue Allocation Area, including, among others, obsolete and aged building types, substandard streets or rights-of-way, and inadequate and deteriorated public improvements and facilities;
- b. The assembly of land into parcels suitable for modern, integrated development with improved urban development standards, including setbacks, parking, pedestrian and vehicular circulation in the Revenue Allocation Area;
- c. The revitalization, redesign and development of undeveloped areas which are stagnant or improperly utilized especially through the creation of affordable workforce housing, a central town plaza and parking lots and structures;
- d. The strengthening of the economic base of the Revenue Allocation Area and the community by the installation of needed site improvements and public facilities to stimulate new commercial expansion, employment and economic growth especially through the creation of affordable workforce housing;
- e. To provide adequate land for parks and open spaces, pedestrian walkways, street rights-of-way, and parking facilities;

- f. To provide improvements to the streets, rights-of-way and other public infrastructures;
- g. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements that provide unity and integrity to the Projects;
- h. The opportunity of providing affordable housing within the Revenue Allocation Area; and
- i. The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Revenue Allocation Area, and benefiting the various taxing districts in which the Revenue Allocation Area is located.

The Agency shall undertake the Projects in furtherance of said goals in order to eliminate deteriorated or deteriorating areas, to eliminate the development or spread of slums and blight and for purposes of rehabilitation and conservation in the Revenue Allocation Area. Said objectives are consistent with Idaho Code Section 50-2903(11) of the Act.

The purposes and undertakings of the Projects and this Plan are consistent with the purposes of the Act as set forth in Section 50-2901 Idaho Code, as amended, which include the following:

- a. To provide for the allocation of a portion of the property taxes levied against taxable property located in the Revenue Allocation Area (specified below) for a limited period of time to assist in the financing of this Plan;
- b. To encourage private development in the Revenue Allocation Area;
- c. To prevent or arrest the decay of the Revenue Allocation Area due to the inability of existing financing methods to promote needed public improvements;
- d. To encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Revenue Allocation Area in order to facilitate long-term growth of their common tax base; and
- e. To encourage private investment within the Revenue Allocation Area.

This Plan and the Attachments hereto contain planning information that generally identifies the various activities of the Agency and that identifies certain specific Projects. Because of the changing nature of the Projects, this Plan and the Attachments hereto, by necessity, must be dynamic and flexible. The Agency anticipates that the information contained herein will be updated as conditions change and as the quality of information available to the Agency improves. Any such updates shall not be deemed to be modifications

or amendments to this Plan, including without limitation, modifications as referenced in Idaho Code Section 50-2903(4). The Attachments are purposely flexible and, although incorporated in this Plan, are severable here from. In the event of any conflict between this Plan and any of the Attachments hereto, the terms and conditions of this Plan shall control.

1.1 General Procedures of the Agency

The Agency is a public body, corporate and politic, as defined and described under the Law and the Act. The Agency is also governed by its bylaws as authorized by the Law and adopted by the Agency. As a public body, the Agency is governed by all of the statutory provisions of the Idaho Code applicable to public entities, including, but not limited to, the Idaho Open Meeting Law.

Generally, the Agency shall conduct all meetings in open session and allow meaningful public input as mandated by the issue considered or by any statutory or regulatory provision. Whenever in this Plan it is stated that the Agency may update certain information, policy statements or contents of this Plan not requiring a formal amendment to the Plan as required by the Law or the Act, it shall be deemed to mean a consideration by the Board of such policy or procedure, duly noticed upon the Agency meeting agenda, considered by the Agency at an open public meeting, and adopted by a majority of the members present, constituting a quorum, unless any provision herein provides otherwise.

1.1. Provisions Necessary to Meet State and Local Requirements

1.1.1 Conformance With State of Idaho Urban Renewal Law of 1965, as Amended

- a. The laws of the State of Idaho allow for an Urban Renewal Plan to be submitted by any interested person or entity in an area certified as an Urban Renewal Area by the Ketchum City Council. The Ketchum Urban Renewal Area determined for the Urban Renewal Plan adopted November 15, 2006 was certified by the Council by Resolution on April 3, 2006. The amended Urban Renewal Area for the Ketchum Urban Renewal Plan 2010 was certified by the Council by Resolution on November 15, 2010.
- b. In accordance with the Idaho Urban Renewal Law of 1965 this Plan was submitted to the Planning and Zoning Commission of the City of Ketchum. After consideration of the Plan, the Commission approved the Plan and provided written recommendations stating that this Plan is in conformity with the City of Ketchum Comprehensive Plan.

2. DESCRIPTION OF REVENUE ALLOCATION AREA

The boundaries of the Revenue Allocation Area are described in Attachment 1, which is attached hereto and incorporated herein by reference, and are shown on the "Revenue

Allocation Area Boundary Map", attached hereto as Attachment 3 and incorporated herein by reference.

3. PROPOSED REDEVELOPMENT ACTIONS

3.1 General

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Revenue Allocation Area by:

- a. The provision for participation by property owners within the Revenue Allocation Area;
- b. The installation, construction, or reconstruction of streets, utilities, and other public improvements and the operation and management of such facilities in conformance with the Law and Act;
- c. The assembly of adequate sites for the development and construction of commercial, light manufacturing, or residential facilities;
- d. The acquisition of certain real property
- e. The demolition or removal of certain buildings and improvements;
- f. The management of any property acquired by and under the ownership and control of the Agency;
- g. The provision for relocation assistance to displaced Project occupants, as required by law;
- h. The disposition of property for uses in accordance with this Plan;
- i. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan; and
- j. To the extent allowed by law, the lending or investing of funds from any source to facilitate redevelopment.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law. The Agency hereby determines that all of the foregoing activities are necessary to effectively carry out the objectives of this Plan in the Revenue Allocation Area.

3.2 Urban Renewal Plan Objectives

Urban Renewal action is necessary in the Revenue Allocation Area to combat problems of deterioration and economic underdevelopment. The area has a history of a lack of affordable housing, underdevelopment, inadequate parking, inadequate way finding, a dangerous pedestrian environment, economic underdevelopment and other deteriorating factors.

Hence, the Urban Renewal Plan for the Revenue Allocation Area is a proposal for public improvements and facilities necessary to provide affordable workforce housing, parking and parking structures, street and sidewalk improvements, an improved environment for economic development including a central town plaza, the elimination of unsanitary and unsafe conditions, potential owner and private-party developers to assemble appropriate development sites where necessary through acquisition, demolition and disposition activities, and prevention of the extension of blight and deterioration and reversal of the deteriorating action of the area.

In implementing the activities described in this Plan, the Agency shall give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the Plan.

3.3 Participation Opportunities and Agreement

3.3.1 Participation Agreements

The Agency may enter into an owner participation agreement with any existing or future owner of property in the Revenue Allocation Area, in the event the property owner seeks and/or receives assistance from the Agency in the redevelopment of the property.

Each structure and building in the Revenue Allocation Area to be rehabilitated or new projects to be constructed as a condition of the owner participation agreement between the Agency and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the Agency will so certify, if the rehabilitated or new structure meets the following standards:

- a. Executed owner participation agreement to meet conditions described below.
- b. Any such property within the Revenue Allocation Area shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. Upon completion of any rehabilitation or new development, each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty (20) years.

- c. Any owner shall give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the Plan.
- d. All such buildings or portions of buildings which are to remain within the Revenue Allocation Area shall be rehabilitated in conformity with all applicable codes and ordinances of the City of Ketchum.
- e. Any new construction shall conform to all applicable codes and ordinances of the City of Ketchum as they now exist and as they may be amended from time to time.
- f. Any new construction shall conform to all applicable provisions, requirements, and regulations of this Plan.

In such participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties, whether or not a participant enters into a participation agreement with the Agency. The provisions of this Plan are applicable to all public and private property in the Revenue Allocation Area.

In the event a participant fails or refuses to rehabilitate, develop, use, and maintain its real property pursuant to this Plan and a participation agreement, the Agency is hereby empowered to pursue all legal and equitable remedies available to it to enforce the terms and conditions of such participation agreements including, without limitation, specific performance.

3.4 Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of the Projects. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to assist any public entity in paying the costs of the acquisition, maintenance and development of land, buildings, facilities, structures, or other improvements within the Revenue Allocation Area.

The Agency specifically intends to cooperate to the extent allowable by law with the City of Ketchum in the acquisition of property and the construction of public improvements.

3.5 Property Acquisition

3.5.1 Real Property

The Agency may acquire, but is not required to acquire, real property located in the Revenue Allocation Area where it is determined that the property is needed for construction of public improvements and as otherwise allowed by law. The acquisition shall be by any means authorized by law including, but not limited to, the Idaho Urban Renewal Law and the Local Economic Development Act. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee, including structures and fixtures upon the real property.

The Agency is authorized by this Plan to acquire properties. Agency acquisition of any real property shall be accomplished only if such acquisition shall be consistent with the provisions and intent of this Plan. Such acquisition of properties shall not constitute plan amendments or modifications, including without limitation, modifications pursuant to Idaho Code Section 50-2903(4).

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Revenue Allocation Area which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method except that the power of eminent domain granted in Idaho Code Section 50-2007(c), shall not be used except as authorized by the City Council of the City of Ketchum, Idaho and as further expressly limited by applicable state and federal law.

3.5.2 Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan and where allowed by law, the Agency is authorized to acquire personal property in the Revenue Allocation Area by any lawful means, including eminent domain, except that the power of eminent domain granted in Idaho Code Section 50-2007(c), shall not be used except as authorized by the City Council of the City of Ketchum, Idaho and as further expressly limited by applicable state and federal law.

3.6 Property Management

During such time such property, if any, in the Revenue Allocation Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

3.7 Relocation of Persons (including Individuals and Families), Business Concerns, and Others Displaced by the Project

The Agency does not intend to displace people or businesses through its actions. In the event that the Agency's actions cause such displacement, the Agency shall comply with all state and federal laws, rules and regulations governing the relocation of people and businesses. The Agency may also undertake relocation activities for those not entitled to benefit under such state or federal law as the Agency may deem appropriate and for which funds are available. In the event the Agency's activities directly result in the displacement of families within the area, the Agency shall provide reasonable relocation assistance to such displaced families.

3.8 Demolition, Clearance, and Building Site Preparation

3.8.1 Demolition and Clearance

The Agency is authorized (but not required) to demolish and clear buildings, structures, and other improvements from any real property in the Revenue Allocation Area as necessary to carry out the purposes of this Plan.

3.8.2 Preparation of Building Sites

The Agency is authorized (but not required) to prepare, or cause to be prepared, as building sites any real property in the Revenue Allocation Area owned by the Agency. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of streets, utilities, parks, pedestrian walkways, traffic signals, drainage facilities, and other public improvements necessary to carry out this Plan.

3.9 Property Disposition and Development

3.9.1 Real Property Disposition and Development

General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property under the reuse provisions set forth in Idaho Code Section 50-2011 and as otherwise allowed by law. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

All purchasers or lessees of property acquired from the Agency shall be obligated to use the property for the purposes designated in the subject deed, lease or other agreements and documents, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

The Agency shall give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the Plan.

Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Blaine County.

All property in the Revenue Allocation Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, age, handicap, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Revenue Allocation Area. All property sold, leased, conveyed or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Revenue Allocation Area shall contain such nondiscrimination and non-segregation clauses as required by law. The Developers including owners and participants, will be required by the contractual agreement to observe the Land Use and Building Requirements provision of this Plan and to submit a Redevelopment Schedule satisfactory to the Agency. Schedule revisions will be made only at the option of the Ketchum Urban Renewal Agency.

In addition, the following requirements and obligations shall be included in the agreement:

That the Developers, their successors and assigns agree:

- a. That a plan and time schedule for the proposed development shall be submitted to the Agency;

- b. That the purchase or lease of the land and/or subterranean rights and/or air rights is for the purpose of redevelopment and not for speculation;
- c. That the building of improvements will be commenced and completed as jointly scheduled and determined by the Agency and the Developer(s);
- d. That there will be no discrimination against any person or group of persons because of handicap, age, race, sex, creed, color, national origin or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises or any improvements erected or to be erected thereon, therein conveyed nor will the Developer himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, or vendees in the premises or any improvements therein conveyed. The above provision will be perpetual and will be appended to the land disposed of within the Revenue Allocation Area by the Agency;
- e. That the site and construction plans will be submitted to the Agency for review as to conformity with the provisions and purposes of this Urban Renewal Plan;
- f. That at the discretion of the Agency a bond or other surety will be provided acceptable to the Agency to ensure performance under the contract of the sale;
- g. That rehabilitation of any existing structure, other than temporary structures, must assure that the structure is safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty (20) years;
- h. All such buildings or portions of the buildings which are to remain within the Revenue Allocation Area shall be reconstructed in conformity with all applicable codes and ordinances of the City of Ketchum as they presently exist and as the same may be modified from time to time;
- i. All new construction of a permanent nature shall have a minimum estimated life of no less than twenty (20) years. This restriction shall not apply to new construction of a temporary or interim nature; and
- j. All disposition and development documents and owner participation agreements shall be governed by the provisions of this Plan.

Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any publicly owned building, facility, structure, or other improvement within the Revenue Allocation Area for itself or for any public body or entity.

The Agency may also prepare properties for development by renovation or other means as allowed by law. The Agency may also as allowed by law assist in the development of private projects.

In addition to the public improvements authorized under Idaho Code Section 50-2007, the Agency is authorized to install and construct, or to cause to be installed and constructed, within the Revenue Allocation Area for itself or for any public body or entity, or to purchase, or to pay for, public improvements and public facilities, including, but not limited to, the following: (1) affordable workforce housing; (2) parking facilities and structures; (3) a central town plaza; (4) landscaped areas; (5) street improvements; (6) sanitary sewers; (7) flood control facilities and storm drains; (8) water mains; (9) utilities; (10) pedestrian paths and malls; (11) signals and signage; (12) sidewalks; (13) alleys; (14) public transit conveyances and facilities; (15) geothermal; (16) wi-fi and other communications infrastructure; (17) bicycle facilities; (18) public art; (19) street maintenance equipment; (20) snow removal equipment; and (21) restoration and preservation of historical artifacts and properties.

The Agency shall also give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the Plan.

Any public facility ultimately owned by the Agency shall be operated and managed in such a manner to preserve the public purpose and public nature of the facility. Any lease agreement with a private entity or management contract agreement shall include all necessary provisions sufficient to protect the public interest and public purpose.

The Agency may enter into contracts, leases, and agreements with the City, or other public body or private entity, pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code Section 50-2909 which may be made payable out of the taxes levied in the Revenue Allocation Area and allocated to the Agency under subdivision (2)(b) of Section 50-2908 of the Local Economic Development Act and Section 504 to this Plan or out of any other available funds.

Development Plans

All development plans prepared, pursuant to disposition and development or owner participation agreements (whether public or private), shall be submitted to the Agency for approval and architectural review through the City Building Department. All development in the Revenue Allocation Area must conform to those standards specified in Section 404, infra.

The Agency shall also give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the Plan.

3.10 Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

3.11 Rehabilitation and Conservation

The Agency is authorized to rehabilitate, renovate, and conserve, or to cause to be rehabilitated, renovated, and conserved, any building or structure in the Revenue Allocation Area owned by the Agency for preparation of redevelopment and disposition. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation and conservation of property in the Revenue Allocation Area not owned by the Agency.

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any substandard structure or building or any structure or building which can be relocated to a location within or outside the Revenue Allocation Area.

3.12 Participation with Private or Public Development

Under the Idaho Urban Renewal Law, the Agency has the authority to lend or invest funds obtained from the state or federal government or any other source for the purposes of the Urban Renewal law if allowable under applicable laws or regulations.

Under those regulations the agency may participate with the private sector in the development and financing of those private projects which will attain the objectives of the Agency or this Plan.

The Agency may, therefore, use any such funds for the provision of assistance to private, for-profit business, including, but not limited to, grants, loans, loan guarantees,

interest supplements, technical assistance, and other forms of support, for any other activity necessary or appropriate to carry out an economic development project.

As allowed by law, the Agency may also use funds from any other sources for any purpose set forth under the Law.

The Agency may enter into contracts, leases, and agreements with the City of Ketchum, or any other public body or private entity, pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code Section 50-2909, which may be made payable out of the taxes levied in the Revenue Allocation Area and allocated to the Agency under subdivision (2)(b) of Section 50-2908 of the Act, Section 504 of this Plan, or out of any other available funds.

4. USES PERMITTED IN THE REVENUE ALLOCATION AREA

4.1 Redevelopment Plan Map and Development Strategy

The description of the amended Revenue Allocation Area and the amended Revenue Allocation Area Boundary Map, attached hereto as Attachments 1 and 3 and incorporated by reference, describe the location of the Revenue Allocation Area Boundaries. The proposed land uses to be permitted in the Revenue Allocation Area for all land, public and private, shall be any use allowed under the applicable City of Ketchum Subdivision and Zoning Ordinances as they currently exist and as the same may be amended from time to time.

4.2 Designated Land Uses

4.2.1 Commercial Uses

The areas designated in Attachment 4 for area business and central district business uses shall be used for the commercial uses set forth and described in the Ketchum City Zoning Ordinance as it presently exists and as it may be amended from time to time.

4.2.2 Residential Uses

The areas designated in Attachment 4 for residential uses shall be used for the residential uses set forth and described in the Ketchum City Zoning Ordinance as it presently exists and as it may be amended from time to time.

4.3 Other Land Uses

4.3.1 Public Rights-of-Way

In addition to the anticipated improvements by the Agency in the public rights-of-way as discussed in this Plan, the public rights-of-way are used to link the various Projects within the Revenue Allocation Area to each other.

Additional public streets, alleys, and easements may be created in the Revenue Allocation Area as need for proper development. Existing streets, alleys and easements may be abandoned, closed, expanded or modified as necessary for proper development of the Project, in conjunction with any applicable policies and standards of the City of Ketchum regarding changes to dedicated rights-of-way.

4.3.2 Other Public, Semi-Public, Institutional, and Nonprofit Uses

The Agency is also authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or nonprofit uses. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Revenue Allocation Area.

4.3.3 Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Revenue Allocation Area for interim uses that are not in conformity with the uses permitted in this Plan. However, any interim use must comply with applicable Ketchum City Code as it presently exists and as it may be amended from time to time.

4.4 General Controls and Limitations

All real property in the Revenue Allocation Area, under the provisions of either a disposition and development agreement or owner participation agreement is made subject to the controls and requirements of this Plan. No such real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

4.4.1 Construction

All construction in the Revenue Allocation Area shall comply with all applicable state and local laws and codes in effect presently and as the same may be amended from time to time. In addition to applicable codes, ordinances, or other requirements governing development in the Revenue Allocation Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Revenue Allocation Area in the event of a disposition and development agreement or owner participation agreement.

4.4.2 Rehabilitation and Retention of Properties

Any existing structure within the Revenue Allocation Area, subject to either a disposition and development agreement or owner participation agreement, approved by the Agency for retention and rehabilitation, shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

4.4.3 Limitation on Type, Size, Height of Building

The type, size and height of buildings shall be as limited by applicable federal, state and local statutes, ordinances, and regulations.

4.4.4 Open Spaces, Landscaping, Light, Air and Privacy

The issues of open space, landscaping, light, air and privacy shall be governed by applicable federal, state and local ordinances.

4.4.5 Signs

All signs shall conform to City sign ordinances as they now exist or are hereafter amended.

4.4.6 Utilities

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

4.4.7 Incompatible Uses

No use or structure which would be incompatible with the surrounding areas or structures because such use or structure would constitute a common law nuisance shall be permitted in any part of the Revenue Allocation Area.

4.4.8 Non-discrimination and Non-segregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin, handicap, or ancestry permitted in the sale, lease sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Revenue Allocation Area.

4.4.9 Subdivision of Parcels

Any parcel in the Revenue Allocation Area shall be subdivided only in compliance with the City Subdivision Ordinance as it presently exists and as it may be amended from time to time.

4.4.10 Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions, and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan.

In permitting any such variation, the Agency shall impose such conditions as are necessary to protect this public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

4.4.11 Off-Street Loading

Any development and improvements shall provide for off-street loading as required by the City ordinances as they now exist or are hereafter amended.

4.4.12 Off-Street Parking

All new construction in the area shall provide off-street parking as required by the City ordinances as they now exist or are hereafter amended.

4.5 Design for Development

4.5.1 Design Guidelines for Development

All development within the Revenue Allocation Area shall comply with applicable design standards and regulations of the City of Ketchum as they may be amended from time to time.

4.5.2 Design Guidelines for Development Under a Disposition and Development Agreement or Owner Participation Agreement

Under an owner participation agreement or a disposition and development agreement the design guidelines and land use elements as imposed shall be achieved to the greatest extent feasible, though the Agency retains the authority to grant minor variations under Section 404.10 of this Plan and subject to a negotiated agreement between the Agency and the developer or property owner.

Under those agreements, the architectural, landscape, and site plans shall be submitted to the Agency and approved in writing by the Agency. In such agreements, the Agency may impose additional design controls. One of the objectives of this Plan is to create an attractive pedestrian environment in the Revenue Allocation Area. Therefore, such plans shall give consideration to good design and amenities to enhance the aesthetic quality of the Revenue Allocation Area. These additional design standards or controls will be implemented through the provisions of any disposition and development agreement or owner participation agreement or by appropriate covenants appended to the land and instruments of conveyance executed pursuant thereto. These controls are in addition to any standard and provisions of any applicable City building or zoning ordinances; provided, however, each and every development shall comply with all applicable City zoning and building ordinances.

5. METHODS OF FINANCING THE PROJECT

5.1 General Description of the Proposed Financing Method

The Agency is authorized to finance the Projects with financial assistance from the City, State of Idaho, federal government, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, or any other available source, public or private, including assistance from any taxing district or any public entity all as more specifically detailed in Attachment 5.1.

5.2 Revenue Allocation Financing Provisions

The Agency hereby adopts revenue allocation financing provisions as authorized by Chapter 29, Title 50, Idaho Code (the "Act"), effective retroactively to January 1, 2006 for the Revenue Allocation Area (EXHIBIT A) described in the Urban Renewal Plan adopted November

15, 2006 and effective retroactively to January 1, 2010 for the additional parcels within the amended Revenue Allocation Area, included in Attachment 1, 2 and 3. These revenue allocation provisions shall apply to all taxing districts in which the Revenue Allocation Area is located and described on Attachments 1, 2 and 3 to this Plan. The Agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Agency specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the initiation of the Projects.

The Agency, acting by one or more resolutions adopted by its Board of Directors, is hereby authorized to apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay such costs as are incurred or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or bonds issued by the Agency to finance or to refinance the Project Costs (as defined in Idaho Code Section 50-2903[11]) of one or more urban renewal projects.

Upon enactment of an ordinance by the governing body of the City of Ketchum, Idaho, finally adopting these revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code Section 50-2908. The Agency shall use such funds solely in accordance with Idaho Code Section 50-2909 and solely for the purpose of providing funds to pay the Project Costs, including any incidental costs, of such urban renewal projects as the Agency may determine by resolution or resolutions of its Board of Directors.

A statement listing proposed public improvements and facilities, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code Section 50-2905 is included in Attachments 5.1, 5.2 and 5.3 to this Plan. This statement necessarily incorporates estimates and projections based on the Agency's present knowledge and expectations. The Agency is hereby authorized to update the presently anticipated Projects and use of revenue allocation financing of the related Project Costs if the Board of Directors of the Agency deems such updates necessary or convenient to effectuate the general objectives of the Plan. Such updates shall not constitute amendments or modifications of this Plan, including without limitation, modification pursuant to Idaho Code Section 50-2903(4).

The Agency may expend revenue allocation proceeds on an annual basis without the issuance of bonds. The Agency may obtain advances or loans from the City or private entities in order to immediately commence construction of certain of the public improvements. Revenues will continue to be allocated to the Agency until the Projects are completed or until any obligation to the City or other public entity or private entity are fulfilled. Attachment 5.1 incorporates estimates and projections based on the Agency's present knowledge and expectations concerning the length of time to complete the improvements. The activity may take longer depending on the significance and timeliness of development. Alternatively, the

activity may be completed earlier if revenue allocation proceeds are greater or the Agency obtains additional funds.

The revenue allocation proceeds are hereby irrevocably pledged to the payment of the principal and interest on the advance of monies, making of loans, or the incurring of any indebtedness such as bonds, notes, and other obligations (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Projects in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Projects.

5.3 Participation With Local Improvement Districts

Under the Idaho Local Improvement District Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts, including without limitation local business improvement districts for various public facilities, including, but not limited to, streets, curbs, gutters, sidewalks, drains, landscaping, and other like facilities. To the extent allowed by the Law and the Act, the Agency reserves the authority to participate in the funding of local improvement district facilities and local business improvement district facilities. This participation may include either direct funding to reduce the overall cost of the LID or BLID or to participate as an assessed entity to finance the LID or BLID project.

5.4 Issuance of Debt

Any debt incurred by the Agency shall be subject to all terms and conditions of applicable state and federal laws.

5.5 Impact on Other Taxing Districts

A specific delineation of tax dollars generated by revenue allocation upon each taxing district is included in Attachment 5.3.

6. ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the Revenue Allocation Area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

- a. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned property, rights-of-way, or public utilities within or affecting the Revenue Allocation Area;

- b. Revision of zoning (if necessary) within the Revenue Allocation Area to permit the land uses and development authorized by this Plan;
- c. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Revenue Allocation Area to ensure their proper development and use;
- d. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Revenue Allocation Area throughout the duration of this Plan;
- e. Building code enforcement;
- f. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Revenue Allocation Area to be commenced and carried to completion without unnecessary delays;
- g. Institution and completion of proceedings necessary for the establishment of a local improvement district under Chapter 17, Title 50, Idaho Code;
- h. The undertaking and completing of any other proceedings necessary to carry out the Projects;
- i. Administration of Community Development Block Grant and other state and federal grant funds that may be made available for the Projects;
- j. Appropriate agreements with the Agency for administration, supporting services, funding sources, and the like; and
- k. The waiver of any hookup or installation fee for sewer, water, or other utility services for any facility owned by any public agency, including the Agency and facility.

The foregoing actions to be taken by the City do not constitute any commitment for financial outlays by the City.

7. ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Revenue Allocation Area may be enforced by such owners.

8. TERMINATION DATE AND DISPOSITION OF ASSETS

Except for the nondiscrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective. The provisions of other documents formulated pursuant to this Plan shall be effective through ~~November 15, 2030~~ November 15, 2034, (the "Plan Termination Date") which is twenty-four (24) years from the date of adoption of the ~~original~~ Urban Renewal Plan (~~November 15, 2006~~) (November 15, 2010) by the City Council. The Revenue Allocation Area and Revenue Allocation Financing Provisions shall be effective through October 15, 2034 (the "Revenue Allocation Area Termination Date") recognizing that during the time period between the Plan Termination Date and the Revenue Allocation Area Termination Date, any Revenue Allocation Area revenues exceeding the amount necessary to repay the bonds shall be returned to the taxing districts in the Revenue Allocation Area on a pro rata basis.

Upon the Plan Termination Date, the Agency shall retain assets and revenues generated from such assets as long as the Agency shall have resources other than revenue allocation funds to operate and manage such assets. In the event that the Agency has no such resources or has only inadequate resources, or in the event that the Agency is dissolved, then any remaining assets shall be given without consideration to the City of Ketchum, an Idaho municipal corporation, subject to any and all liens or other encumbrances.

9. PROCEDURE FOR AMENDMENT

The Urban Renewal Plan may be further modified at any time by the Agency subject to variations and exemptions set forth in any previously executed disposition and development agreements or owner participation agreements. Where the proposed modification will substantially change the Plan, the modifications must be approved by the City Council in the same manner as the original Plan. Substantial changes for City Council approval purposes shall be regarded as revisions which will violate the objectives of this Plan.

10. SEVERABILITY

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

11. ANNUAL REPORT

Under the Idaho Urban Renewal Law, the Agency is required to file with the City, on or before March 31 of each year, a report of the Agency's activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such calendar year.

LEGAL DESCRIPTION

KETCHUM URBAN RENEWAL AGENCY REVENUE ALLOCATION AREA KETCHUM, BLAINE COUNTY, IDAHO

TOWNSHIP 4 NORTH, RANGE 17 EAST, BOISE MERIDIAN
SECTIONS 11, 12, 13, 14 and 24 AND
TOWNSHIP 4 NORTH, RANGE 18 EAST, BOISE MERIDIAN
SECTIONS 7, 18 and 19

Those parcels of land lying within the City of Ketchum, Blaine County, Idaho being identified as follows:

ROADS AND STREETS

- 1) State Highway 75 from the southerly boundary of Serenade Lane to the northerly boundary of Saddle Road;
- 2) All of Saddle Road;
- 3) All of Warm Springs Road;
- 4) Emerald Street: that 30 foot wide portion of Emerald Street adjoining The Timbers Condominiums and Subdivision
- 5) Jade Street: that portion of Jade Street adjoining Tax Lot 5102
- 6) Gem Street: that portion of Gem Street lying between State Highway 75 and Leadville Avenue
- 7) Leadville Ave from the northerly boundary of Tax Lot 5102 and the Coho Office Condominiums to Sixth Street AND Leadville Ave lying between Ninth Street and Tenth Street AND Leadville Ave lying between Block 8: Lots 5 & 6 and Block 28: Lots 1 & 2
- 8) Third Avenue lying between Cottonwood Street and River Street AND Third Avenue lying between Eighth Street and Tenth Street
- 9) Second Avenue from Serenade Lane to Eighth Street
- 10) First Street lying between River Street and Eighth Street
- 11) Washington Avenue lying between River Street and Ninth Street
- 12) All of Main Street (a portion of which coincides with State Highway 75)
- 13) East Avenue lying between River Street and Sixth Street
- 14) Walnut Avenue lying between Trail Creek and Sixth Street
- 15) Spruce Avenue lying between First Street and Fifth Street

KETCHUM URBAN RENEWAL AGENCY
LEGAL DESCRIPTION
(continued)

ROADS AND STREETS (continued)

- 16) Cottonwood Street from the southwest boundary of Third Avenue to the northeast boundary of Second Avenue
- 17) River Street from the southwest boundary of Third Avenue to the northeast boundary of Leadville Avenue
- 18) First Street from northeast boundary of Second Avenue to the southwest boundary of Walnut Avenue
- 19) Second Street from northeast boundary of Second Avenue to the northeast boundary of Spruce Avenue
- 20) Third Street (aka Sun Valley Road) from the northeast boundary of Second Avenue to the northeast boundary of the Ketchum City Limits
- 21) Fourth Street from the northeast boundary of Second Avenue to the northeast boundary of the Ketchum City Limits
- 22) Fifth Street from the northeast boundary of Second Avenue to the northeast boundary of Spruce Avenue
- 23) Sixth Street from the northeast boundary of Third Avenue to the northeast boundary of the Walnut Avenue
- 24) Seventh Street from the northeast boundary of Second Avenue to the southwest boundary of Main Street
- 25) Eighth Street from the southwest boundary of Third Avenue to the southwest boundary of Main Street
- 26) Ninth Street from the centerline of First Avenue to the northeast boundary of Leadville Avenue
- 27) Tenth Street from the southwest boundary of Third Avenue to the west boundary of Hemingway School Subdivision Lot 1A AND Tenth Street from the northeast boundary of Main Street (aka: Warm Springs Road) to the westerly boundary of State Highway 75
- 28) All of Park Circle
- 29) Skiway Drive from the southeasterly boundary of Warm Springs Road to the southerly boundary of Picabo Street
- 30) All of Jane Lane
- 31) All of Howard Drive
- 32) All of Ritchie Drive
- 33) All of Gates Road
- 34) All of Picabo Street
- 35) All of Puchner Lane

KETCHUM URBAN RENEWAL AGENCY
LEGAL DESCRIPTION
(continued)

KETCHUM VILLAGE : ALLEYS (Within the original Village of Ketchum)

All of the Alleys within Blocks 2-7, 12-20, 21-24, 26, 32-40, 41-46, 53-60, 67, 82 and 86
AND that portion of the Alley within Block 1 between Lots 4 and 8.

KETCHUM VILLAGE : BLOCKS AND LOTS (Within the original Village of Ketchum)

(Note: Lots indicated are from the Official Map of the Village of Ketchum, recorded as Instrument No. 302967, records of Blaine County, Idaho. Many of the lots have been replatted into new lots or condominiums. These are not indicated for this study).

All of Blocks 2, 5, 7, 9, 12, 13, 14, 15, 16, 18, 20, 22, 25, 33, 34, 35, 38, 40, 41, 42, 57, 58, 65, 66, 69, 83, 85, and 86.

And the following lots:

Block 1: Lots 4 and 8

Block 3: Lot 1 and the South 12.5 feet of Lot 2, Lots 5, 6 and 7

Block 4: North 30 feet of Lot 2, Lots 3-8

Block 6: Lots 1 & 2 and Lots 7 & 8

Block 8: Lots 1 – 6

Block 17: Lots 5 – 8

Block 19: Lots 1, 2 and 5 - 8

Block 24: Lots 5 – 8

Block 32: Lots 1 – 4

Block 36: Lots 1 – 6

Block 37: Lots 1 – 4, 5 and 8

Block 39: Lots 1 – 4

Block 43: Lots 1, 2 and 5 – 8

Block 45: Lots 3, 4, 7 and 8

Block 46: Lot 1 and the West ½ of Lots 5 & 6

Block 53: Lots 5 – 8

Block 54: East ½ of Lots 3 & 4

Block 55: Lots 1 – 5

Block 56: Lots 1 – 5

Block 59: Lots 1, 2 and 5

Block 67: Lots 1 – 4 and 6 – 8

Block 82: Lots 1 – 3 and 22

Block 87: Walnut Ave Mall Lots 2, 3 & 4 and the Public Alley

Block 100: Lot 1

KETCHUM URBAN RENEWAL AGENCY
LEGAL DESCRIPTION
(continued)

SOUTH OF VILLAGE CORE : LOTS AND PARCELS

- 1) Ski View Townhomes (All Phases)
- 2) Tax Lot 3099
- 3) The Timbers Condominiums
- 4) The Timbers Subdivision Lots 2 & 3
- 5) Tax Lot 5102
- 6) The Coho Office Building Condominiums
- 7) Tax Lots 7411, 7412 , 7413 and 7414
- 8) Tax Lot 2631
- 9) Trail Creek Condominiums Amended Blocks 1 and 2
- 10) Trail Creek Crossing Condominiums
- 11) All of Sun Valley River Run Parcels described as:
 - a) Tax Lot 696
 - b) Tax Lot 1962
 - c) Govt. Lot 2 of Sec. 19, T4N, R18E
 - d) NE1/4 NE1/4 Sec. 24, T4N, R17E
- 12) Tax Lot 7983 (Lift Tower Lodge)
- 13) Tax Lots 6583 and 6584 Ketchum Bike Path Recorded as Instrument No. 285689

NORTH OF VILLAGE CORE : LOTS AND PARCELS

- 1) Ketchum Cemetary per Official Map of City of Ketchum
- 2) Kinderhorn Subd. Parcel "A"
- 3) Kneeland Condominiums
- 4) Thunder Springs Large Block Plat Amended: Block 2: That portion of Block 2 formerly identified as Lot 21 of Saddle View Sub No. 3
- 5) SWC Condominiums
- 6) Northwood Park No. 1 : Lot 2
- 7) Tax Lot 6689
- 8) Northwood PUD Parcel "A" (Park)
- 9) Church of the Bigwood Sub : Parcel "B"
- 10) Parkwood Sub: Lots 1, 2 and 3

KETCHUM URBAN RENEWAL AGENCY
LEGAL DESCRIPTION
(continued)

WARM SPRINGS AREA : LOTS AND PARCELS

- 1) Warm Springs Ranch Resort PUD : Block 1
- 2) Tax Lot 6032
- 3) Tax Lots 4997, 6009 and 6010 (Those parcels lying west of Sun Valley Sub., east of Schernthanner Acres Sub Lot 2 and west of the Fields Condominiums)
- 4) Schernthanner Acres Sub Lot 2
- 5) Monte Vista Sub.: Lots 1, 2, 3, 4A, 7 and 8
- 6) Warm Springs Village Sub., 2nd Addition Revised, Block 1, Amended Lot 2
- 7) Tax Lot 4750
- 8) Tax Lot 6357
- 9) Tax Lot 2035
- 10) Tax Lot 2780
- 11) Tax Lot 5930
- 12) Greyhawk III Sub., Block 1, Lot 3
- 13) Tax Lot 6856
- 14) Tax Lots 3500 & 6048
- 15) Tax Lot 3502
- 16) Tax Lot 3498
- 17) Greyhawk II Sub., Block 2, Lot 16

NOTE: The legal descriptions for the Tax Lots as indicated are on file at the Office of the Blaine County Assessor.

Code Area(s) : 000000 - 999999
 Parcel(s): RP04N17024662M ONLY
 Reappr Year(s): ALL YEARS
 Category(s): 00 - 0
 Property Year(s): 2010 ONLY
 Parcel Type: ALL PARCEL TYPES
 Location Code: ALL LOCATION CODES
 Exemption Status: ALL
 Exemption Code: ALL
 Appraiser: ALL APPRAISERS
 Inspection Date: ALL DATES

Blaine County Reappraisal Report

10/04/2010

10:07 am

Parcel Number		Name & Mailing Address	Reappr Year	Property Address	Legal Desc. / Parcel Type	Catg	Acres	Market Value
RP04N17024662M		SUN VALLEY RESORTS	2008	500 SERENADE DR	NENE SEC 24 4N 17E	11	72.650	435,900
Prop Year: 2010		BOX 10		ID 80000	FR OF LOT 1, NWNW TL 696	13	10.000	3,600,000
Code Area: 051000		SUN VALLEY, ID 83353			LOT 2 SEC 19 4N 18E (HOLD)	18	42.680	64,020
					PLUS 100' RAILROAD ROW	35		7,024,016
							125.330	11,123,936
				Parcel Type:	Location Code: 1500	Co S. of Ketchum to Zinc Spur		

Parcel Count: 1

Code Area(s) : 000000 - 999999
 Parcel(s): RP04N180186930 ONLY
 Reappr Year(s): ALL YEARS
 Category(s): 00 - 0
 Property Year(s): 2010 ONLY
 Parcel Type: ALL PARCEL TYPES
 Location Code: ALL LOCATION CODES
 Exemption Status: ALL
 Exemption Code: ALL
 Appraiser: ALL APPRAISERS
 Inspection Date: ALL DATES

Blaine County Reappraisal Report

10/04/2010

10:06 am

Parcel Number	Name & Mailing Address	Reappr	Property Address	Legal Desc. / Parcel Type	Catg	Acres	Market
		Year					Value
RP04N180186930	SUN VALLEY RESORTS	2008	ID 0	FR LOT 6 TL 1962, SEC 18	11	14.900	89,400
Prop Year: 2010	BOX 10			4N 18E (HOLD)		14.900	89,400
Code Area: 046000	SUN VALLEY, ID 83353						
		Parcel Type:		Location Code: 1500		Co S. of Ketchum to Zinc Spur	

Parcel Count: 1

Beginning Date:	11/15/2006
Ending Date:	11/15/2030
Base Code Area:	003000
Increment Code Area:	003013

BLAINE COUNTY

URBAN RENEWAL PARCEL LISTING

2010 KETCHUM URB RENEWAL

09/07/2010

10:42:21AM

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK04700000020	KETCHUM CITY OF	BPX 2315 KETCHUM, ID 83340		HEMINGWAY SCHOOL SUB	81	UR BASE	0		
				LOT 2 BLK 1	81	UR INCR	0		
					RPK04700000020	TOTAL:	0	\$0	\$0
RPK4N170121100	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340		KETCHUM	81	UR BASE	0		
				FR S1/2SE TL 6689	81	UR INCR	0		
				SEC 12 & 13 4N 17E					
				YMCA BLDG K4N170121200					
					RPK4N170121100	TOTAL:	0	\$0	\$0
TOTAL PARCEL COUNT: 2									
							BASE MARKET GRAND TOTAL:	0	
							INCREMENT MARKET GRAND TOTAL:	0	
							TAXABLE GRAND TOTAL:	\$0	

Beginning Date: 11/15/2006
Ending Date: 11/15/2030
Base Code Area: 003001
Increment Code Area: 003014

BLAINE COUNTY
URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

09/07/2010
 10:49:27AM

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
PP1P00000A003B	ATKINSONS	BOX 2088 KETCHUM, ID 83340	451 E 4TH ST KETCHUM, ID 83340	KETCHUM STORE RPK0000025001AA	59	UR BASE	471,388		
					59	UR INCR	178,856		
					68	UR BASE	0		
					68	UR INCR	10,558		
					71	UR BASE	539		
					71	UR INCR	0		
PP1P00000A003B TOTAL:							661,341	\$0	\$661,341
PP1P00000A0140	A TOUCH OF CLASS HAIR STUDIO	BOX 1978 KETCHUM, ID 83340	200 S MAIN ST KETCHUM, ID 83340	COSMETOLOGY RPK00000830020A KETCHUM	59	UR BASE	1,185		
					59	UR INCR	0		
					PP1P00000A0140 TOTAL:				
PP1P00000A0260	TANNING SERVICE INC	DBA THE ANSWERING SERVICE BOX 550 KETCHUM, ID 83340	500 N WASHINGTON AVE KETCHUM, ID 83340	TANNING SERVICE	59	COST	5,386		
					PP1P00000A0260 TOTAL:				
PP1P00000A0610	ARCHITECTURA P A	BOX 419 SUN VALLEY, ID 83353	711 N WASHINGTON AVE KETCHUM, ID 83340	ARCHT & DESIGN RPK00000330040A	59	UR BASE	2,479		
					59	UR INCR	16,646		
					PP1P00000A0610 TOTAL:				
PP1P00000A100A	ATLAS FINANCIAL SERVICES	BOX 958 KETCHUM, ID 83340	220 N EAST AVE KETCHUM, ID 83340	PROPERTY MANAGEMENT BOOKKEEPING SERVICE	59	UR BASE	1,134		
					59	UR INCR	0		
					PP1P00000A100A TOTAL:				
PP1P00000A1890	ARVIK LLC DBA	BOX 1189 SUN VALLEY, ID 83353	251 N 1ST AVE KETCHUM, ID 83340	REAL ESTATE RPK00000580030A	59	UR BASE	1,265		
					59	UR INCR	0		
					PP1P00000A1890 TOTAL:				
PP1P00000A2120	ALPINE ENTERPRISES INC	BOX 2037 KETCHUM, ID 83340	280 E RIVER ST KETCHUM, ID 83340	SURVEYING RPK00000820010A	59	UR BASE	7,490		
					59	UR INCR	33,026		
					68	UR BASE	7,560		
					68	UR INCR	4,142		
PP1P00000A2120 TOTAL:							52,218	\$0	\$52,218
PP1P00000A2750	ADA DISTRUBUTING CO INC	471 N CURTIS ROAD BOISE, ID 83706	511 N MAIN ST KETCHUM, ID 83340	CONVENIENCE STORE RPK00000150040A	59	UR BASE	35,711		
					59	UR INCR	62,816		
					71	UR BASE	1,351		
					71	UR INCR	0		
PP1P00000A2750 TOTAL:							99,878	\$0	\$99,878

URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
PP1P00000A2760	ALLISON PAIGE	BOX 6468 KETCHUM, ID 83340	411 N LEADVILLE AVE KETCHUM, ID 83340	INTERIOR DESIGNER RPK0000005005AA	59	UR BASE	2,170		
					59	UR INCR	0		
					PP1P00000A2760 TOTAL:		2,170	\$0	\$2,170
PP1P00000B0010	BACKWOODS MOUNTAIN SPORTS	BOX 1508 KETCHUM, ID 83340	711 N MAIN ST KETCHUM, ID 83340	SPORTING GOODS RPK08560000010A	59	UR BASE	13,496		
					59	UR INCR	0		
					PP1P00000B0010 TOTAL:		13,496	\$0	\$13,496
PP1P00000B0120	BOUISS MICHAEL J	BOX 251 KETCHUM, ID 83340	713 S LEADVILLE AVE KETCHUM, ID 83340	CONSULTING ENGINEER STRUCTURAL ENGINEERS RPK07510000040A	59	UR BASE	2,133		
					59	UR INCR	384		
					PP1P00000B0120 TOTAL:		2,517	\$0	\$2,517
PP1P00000B0780	BATES DALE	PO BOX 8800 KETCHUM, ID 83340	131 W 4TH ST STE 320 KETCHUM, ID 83340	ARCHITECTURE	59	COST	33,847		
					PP1P00000B0780 TOTAL:		33,847	\$0	\$33,847
PP1P00000B1670	BOARD BIN INC &	BOX 4563 KETCHUM, ID 83340	180 E 4TH ST KETCHUM, ID 83340	RETAIL SHOP RPK00000370010A	59	UR BASE	5,924		
					59	UR INCR	0		
					PP1P00000B1670 TOTAL:		5,924	\$0	\$5,924
PP1P00000B170A	BRIGGS & WILLOWS-MUNRO	BOX 327 SUN VALLEY, ID 83353	540 N 1ST AVE KETCHUM, ID 83340	APPPRAISAL RPK07700003020A	59	UR BASE	367		
					59	UR INCR	2,432		
					PP1P00000B170A TOTAL:		2,799	\$0	\$2,799
PP1P00000B2160	BISTRO 44	BOX 7262 KETCHUM, ID 83340	200 E 6TH ST KETCHUM, ID 83340	RESTAURANT RPK00000150050A	59	UR BASE	4,750		
					59	UR INCR	0		
					PP1P00000B2160 TOTAL:		4,750	\$0	\$4,750
PP1P00000B2320	BOULDER FINANCIAL ALLIANCE LLC	BOX 5378 KETCHUM, ID 83340	320 E 2ND KETCHUM, ID 83340	FINANCIAL SERVICES RPK084100000AOA	59	AOR BASE	3,135		
					59	AOR INCR	1,568		
					PP1P00000B2320 TOTAL:		4,703	\$0	\$4,703
PP1P00000B2390	BUSINESS AS USUAL	BOX 3120 KETCHUM, ID 83340	151 N WASHINGTON AVE KETCHUM, ID 83340	RPK0000039001CA	59	UR BASE	1,825		
					59	UR INCR	0		
					PP1P00000B2390 TOTAL:		1,825	\$0	\$1,825
PP1P00000B2690	BISNETT INSURANCE	BOX 5567 KETCHUM, ID 83340	631 E 2ND ST KETCHUM, ID 83340	INSURANCE AGENCY RPK0395000002AA	59	UR BASE	27,988		
					59	UR INCR	0		
					PP1P00000B2690 TOTAL:		27,988	\$0	\$27,988
PP1P00000B2710	BELLISSIMO	PO BOX 539 SUN VALLEY, ID 83353	351 N LEADVILLE AVE KETCHUM, ID 83340	RETAIL	59	UR BASE	7,691		
					59	UR INCR	25,249		
					PP1P00000B2710 TOTAL:		32,940	\$0	\$32,940

URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
PP1P00000B3010	BOULDER DESIGN	BOX 5378 KETCHUM, ID 83340	320 E 2ND AVE KETCHUM, ID 83340	DESIGN/SERVICE/PROP DEV RPK084100000A0A	59	AOR BASE	991		
					59	AOR INCR	2,068		
					PP1P00000B3010 TOTAL:		3,059	\$0	\$3,059
PP1P00000C0180	DARSONS GROUP INC	PO BOX 9200 KETCHUM, ID 83340	451 E 4TH ST KETCHUM, ID 83340	PHARMACY & DRY GOODS RPK0000025001AA	59	AOR BASE	22,475		
					59	AOR INCR	11,238		
					PP1P00000C0180 TOTAL:		33,713	\$0	\$33,713
PP1P00000C042A	CHAPTER ONE BOOK STORE	7182 E KAHUNA RD KAPAA, HI 96746	180 N MAIN ST KETCHUM, ID 83340	BOOK STORE RPK0000002001AA	59	UR BASE	1,000		
					59	UR INCR	5,788		
					71	UR BASE	145		
					71	UR INCR	0		
PP1P00000C042A TOTAL:		6,933	\$0	\$6,933					
PP1P00000C1630	CRISTINA'S RESTAURANT	BOX 2111 KETCHUM, ID 83340	520 E 2ND ST KETCHUM, ID 83340	RESTAURANT	59	UR BASE	28,768		
					59	UR INCR	7,940		
					PP1P00000C1630 TOTAL:		36,708	\$0	\$36,708
PP1P00000C173A	BACI ITALIAN CAFE	C/O TRAIL CREEK FUND BOX 84 SUN VALLEY, ID 83353	240 S MAIN ST KETCHUM, ID 83340	RESTAURANT RPK00000830020A	59	UR BASE	17,964		
					59	UR INCR	0		
					PP1P00000C173A TOTAL:		17,964	\$0	\$17,964
PP1P00000C1770	CLARION INN OF SUN VALLEY	PO BOX 548 KETCHUM, ID 83340	600 N MAIN ST KETCHUM, ID 83340	HOTEL RPK04280000010A	59	UR BASE	94,897		
					59	UR INCR	971		
					71	UR BASE	5,447		
					71	UR INCR	0		
PP1P00000C1770 TOTAL:		101,315	\$0	\$101,315					
PP1P00000C177A	CLARION INN OF SUN VALLEY	PO BOX 548 KETCHUM, ID 83340	600 N MAIN ST KETCHUM, ID 83340	RESTAURANT RPK04280000010A	59	UR BASE	17,499		
					59	UR INCR	5,437		
					PP1P00000C177A TOTAL:		22,936	\$0	\$22,936
PP1P00000C307L	COX COMMUNICATIONS	ATTN PROPERTY TAX -PL MEEKINS 6205 PEACHTREE DUNWOODY RD -12 ATLANTA, GA 30328	811 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM OFFICE, EQUIPMENT, F&F RPK00000120040A TOOLS, STATION, HEADEND EQ	51	UR BASE	0		
					51	UR INCR	511,782		
					59	UR BASE	38,035		
					59	UR INCR	2,811		
					68	UR BASE	499,962		
					68	UR INCR	228,102		
PP1P00000C307L TOTAL:		1,280,692	\$0	\$1,280,692					
PP1P00000C5180	CRAZY SUSAN'S T-SHIRTS ETC	BOX 3120 KETCHUM, ID 83340	131 E SUN VALLEY RD KETCHUM, ID 83340	RETAIL RPK00000370080A	59	UR BASE	4,082		
					59	UR INCR	0		
					PP1P00000C5180 TOTAL:		4,082	\$0	\$4,082

URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
PP1P00000C5500	CLEMENS ASSOCIATES INC	PO BOX 300 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	LANDSCAPE PLANNING & DESIGN RPK09780000010A	59	UR BASE	4,629		
					59	UR INCR	0		
					PP1P00000C5500 TOTAL:		4,629	\$0	\$4,629
PP1P00000C7130	CIRO RESTAURANT & WINE BAR	PO BOX 8810 KETCHUM, ID 83340	230 WALNUT AVE KETCHUM, ID 83340	RESTAURANT & WINE BAR	59	COST	13,500		
					PP1P00000C7130 TOTAL:		13,500	\$0	\$13,500
PP1P00000C7160	CHICKEN LIPPS INC	PO BOX 1202 KETCHUM, ID 83340	451 E 4TH ST KETCHUM, ID 83340	CHILDREN'S WEAR	59	UR BASE	0		
					59	UR INCR	7,500		
					PP1P00000C7160 TOTAL:		7,500	\$0	\$7,500
PP1P00000D0230	DESPERADO'S	BOX 1644 KETCHUM, ID 83340	211 E 4TH ST KETCHUM, ID 83340	RESTAURANT RPK00000160080A	59	UR BASE	10,268		
					59	UR INCR	22,397		
					71	UR BASE	0		
					71	UR INCR	1,309		
					PP1P00000D0230 TOTAL:		33,974	\$0	\$33,974
PP1P00000D0830	MICHAEL DOTY ASSOC ARCHITECTS	BOX 2792 KETCHUM, ID 83340	371 N WASHINGTON AVE KETCHUM, ID 83340	ARCHITECTURE	59	UR BASE	22,539		
					59	UR INCR	7,623		
					68	UR BASE	428		
					68	UR INCR	0		
					71	UR BASE	1,414		
					71	UR INCR	0		
					PP1P00000D0830 TOTAL:		32,004	\$0	\$32,004
PP1P00000D0860	DEMBERGH CONSTRUCTION INC	BOX 3006 KETCHUM, ID 83340	111 W 6TH ST KETCHUM, ID 83340	CONSTRUCTION RPK0000054003BA	56	UR BASE	97,743		
					56	UR INCR	0		
					PP1P00000D0860 TOTAL:		97,743	\$0	\$97,743
PP1P00000D0940	DURANCE CYCLEWORKS	BOX 6569 KETCHUM, ID 83340	131 E 2ND ST KETCHUM, ID 83340	BICYCLE RETAIL RPK00000370080A	56	UR BASE	140		
					56	UR INCR	347		
					59	UR BASE	5,442		
					59	UR INCR	928		
					71	UR BASE	459		
					71	UR INCR	0		
					PP1P00000D0940 TOTAL:		7,316	\$0	\$7,316
PP1P00000D3090	DENNIS KAVANAGH CONST LLC	BOX 5556 KETCHUM, ID 83340	200 E 8TH ST KETCHUM, ID 83340	CONSTRUCTION RPK00000130050A	56	UR BASE	29,900		
					56	UR INCR	0		
					59	UR BASE	3,049		
					59	UR INCR	5,395		
					PP1P00000D3090 TOTAL:		38,344	\$0	\$38,344

URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
PP1P00000D3730	DONUTS' LODGE LLC	PO BOX 4578 KETCHUM, ID 83340	380 N WASHINGTON AVE KETCHUM, ID 83340	DONUT SHOP	59	UR BASE	0		
					59	UR INCR	7,500		
					PP1P00000D3730 TOTAL:		7,500	\$0	\$7,500
PP1P00000E0100	EXPRESS PUBLISHING DBA	BOX 1013 KETCHUM, ID 83340	591 N 1ST AVE KETCHUM, ID 83340	NEWSPAPER RPK00000550010A	59	UR BASE	39,384		
					59	UR INCR	34,358		
					71	UR BASE	811		
					71	UR INCR	0		
					PP1P00000E0100 TOTAL:		74,553	\$0	\$74,553
PP1P00000E0720	ELLE ROSE	BOX 3103 KETCHUM, ID 83340	641 SUN VALLEY RD KETCHUM, ID 83340	RETAIL CLOTHING RPK0000004007AA	59	UR BASE	38,394		
					59	UR INCR	7,858		
					71	UR BASE	985		
					71	UR INCR	0		
					PP1P00000E0720 TOTAL:		47,237	\$0	\$47,237
PP1P00000E0870	EZMARALDA GORDON INC	C/O PATTY HOLLEY BOX 6472 KETCHUM, ID 83340	411 N LEADVILLE AVE KETCHUM, ID 83340	WHOLESALE JEWELRY RPK000005005AA	59	UR BASE	4,817		
					59	UR INCR	230		
					PP1P00000E0870 TOTAL:		5,047	\$0	\$5,047
PP1P00000E0950	ELIAS CONSTRUCTION INC.	BOX 6272 KETCHUM, ID 83340	111 W 4TH ST KETCHUM, ID 83340	CONSTRUCTION RPK0000056004AA	56	UR BASE	1,523		
					56	UR INCR	0		
					59	UR BASE	6,266		
					59	UR INCR	4,234		
					PP1P00000E0950 TOTAL:		12,023	\$0	\$12,023
PP1P00000E1270	ELEMENT SALON	BOX 4493 KETCHUM, ID 83340	600 N MAIN ST KETCHUM, ID 83340	SALON RPK0428000010A	59	UR BASE	1,150		
					59	UR INCR	73		
					PP1P00000E1270 TOTAL:		1,223	\$0	\$1,223
PP1P00000F0260	FORMULASPORTS INC	BOX 4859 KETCHUM, ID 83340	460 N MAIN ST KETCHUM, ID 83340	SPORTING GOODS	59	UR BASE	13,740		
					59	UR INCR	0		
					68	UR BASE	7,007		
					68	UR INCR	0		
					PP1P00000F0260 TOTAL:		20,747	\$0	\$20,747
PP1P00000F0710	FELIX'S RESTAURANT	BOX 2945 KETCHUM, ID 83340	380 N 1ST AVE KETCHUM, ID 83340	RESTAURANT	59	AOR BASE	12,792		
					59	AOR INCR	19,188		
					PP1P00000F0710 TOTAL:		31,980	\$0	\$31,980
PP1P00000F110G	FINANCIAL PACIFIC LEASING LLC	PO BOX 4568 FEDERAL WAY, WA 98063	600 N MAIN ST KETCHUM, ID 83340	LEASED	59	UR BASE	0		
					59	UR INCR	10,958		
					PP1P00000F110G TOTAL:		10,958	\$0	\$10,958

URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
PP1P00000F1290	FRENCHMAN'S GULCH LLC	BOX 3578 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	WINERY	59	UR BASE	6,426		
					59	UR INCR	10,197		
					PP1P00000F1290 TOTAL:		16,623	\$0	\$16,623
PP1P00000F1530	FAMILY MEDICINE & WELLNESS PC	BOX 1575 KETCHUM, ID 83340	380 N WASHINGTON AVE KETCHUM, ID 83340	MEDICAL OFFICE RPK0000042004AA	59	UR BASE	3,931		
					59	UR INCR	4,213		
					71	UR BASE	328		
					71	UR INCR	0		
					PP1P00000F1530 TOTAL:		8,472	\$0	\$8,472
PP1P00000F1540	FEAST LLC	PO BOX 4010 HAILEY, ID 83333	460 E 1ST ST KETCHUM, ID 83340	RPK00000210080A PERSONAL CHEF SERVICE	59	AOR BASE	1,399		
					59	AOR INCR	959		
					PP1P00000F1540 TOTAL:		2,358	\$0	\$2,358
PP1P00000G0070	GRUMPYS INC	BOX 1694 KETCHUM, ID 83340	860 WARM SPRINGS RD KETCHUM, ID 83340	BAR K0000009003A	59	UR BASE	5,542		
					59	UR INCR	1,657		
					PP1P00000G0070 TOTAL:		7,199	\$0	\$7,199
PP1P00000G0260	GARIEPY RICHARD N	P.O.BOX 3869 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	ATTORNEY	59	UR BASE	4,289		
					59	UR INCR	4,000		
					PP1P00000G0260 TOTAL:		8,289	\$0	\$8,289
PP1P00000G228C	MANUFACTURER SERVICES/WELLS FARGO BANK NA	C/O ADVANCED PROPERTY TAX COMP 1611 N INTERSTATE 35E STE 428 CARROLLTON, TX 75006-8616		LEASED PROPERTY PETER LEWIS ENTERPRISES	59	UR BASE	0		
					59	UR INCR	5,886		
					PP1P00000G228C TOTAL:		5,886	\$0	\$5,886
PP1P00000H0690	HAIR HOUSE	BOX 1212 KETCHUM, ID 83340	180 E 7TH ST KETCHUM, ID 83340	BEAUTY SHOP EQUIPMENT	59	UR BASE	2,335		
					59	UR INCR	356		
					PP1P00000H0690 TOTAL:		2,691	\$0	\$2,691
PP1P00000H1000	HODGE JAMES DDS	BOX 2273 KETCHUM, ID 83340	660 N 1ST AVE KETCHUM, ID 83340	DENTIST PRACTICE	59	UR BASE	2,903		
					59	UR INCR	4,128		
					71	UR BASE	379		
					71	UR INCR	0		
					PP1P00000H1000 TOTAL:		7,410	\$0	\$7,410
PP1P00000H1430	HOME MEDIA INC	BOX 5691 KETCHUM, ID 83340	111 LEWIS ST KETCHUM, ID 83340	CUSTOM A/V DESIGN, SALES, & INSTALLATION RPK00000130050	59	AOR BASE	3,518		
					59	AOR INCR	3,670		
					PP1P00000H1430 TOTAL:		7,188	\$0	\$7,188

URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
PP1P00000H1460	HALLMARK MARKETING CORPORATION	2501 MCGEE BOX 419479 TAX #407 KANSAS CITY, MO 64141-6479	451 E 4TH ST KETCHUM, ID 83340	LEASED EQUIPMENT	59	UR BASE	0		
					59	UR INCR	2,169		
					PP1P00000H1460 TOTAL:		2,169	\$0	\$2,169
PP1P00000H1880	HIGH COUNTRY RESORT PROPERTIES LLC	BOX 191 SUN VALLEY, ID 83353	251 S MAIN ST KETCHUM, ID 83340	PROPERTY RENTALS & MGMT	59	UR BASE	0		
					59	UR INCR	20,329		
					PP1P00000H1880 TOTAL:		20,329	\$0	\$20,329
PP1P00000I0190	IKAUNIEKS HAIR DESIGN	BOX 1930 KETCHUM, ID 83340	491 N WASHINGTON AVE KETCHUM, ID 83340	HAIR SALON	59	CORR BASE	2,165		
					PP1P00000I0190 TOTAL:		2,165	\$0	\$2,165
PP1P00000I0460	INNER-FLO MOVEMENT STUDIO	BOX 5041 KETCHUM, ID 83340	131 W 4TH ST KETCHUM, ID 83340	FITNESS CONSULTING	59	UR BASE	4,229		
					59	UR INCR	0		
					PP1P00000I0460 TOTAL:		4,229	\$0	\$4,229
PP1P00000I0580	ICONOCLAST BOOKS	PO BOX 806 KETCHUM, ID 83340	671 SUN VALLEY RD KETCHUM, ID 83340	USED BOOKSTORE KETCHUM STORE K0000018004B	59	UR BASE	11,821		
					59	UR INCR	46,357		
					PP1P00000I0580 TOTAL:		58,178	\$0	\$58,178
PP1P00000I0830	IDAHO CONCRETE COMPANY	ACCOUNTS PAYABLE BOX 3429 OGDEN, UT 84409-1429	880 N WASHINGTON AVE KETCHUM, ID 83340	CONCRETE RPK0000012005AA	56	UR BASE	3,193		
					56	UR INCR	0		
					59	UR BASE	4,112		
					59	UR INCR	4,370		
					PP1P00000I0830 TOTAL:		11,675	\$0	\$11,675
PP1P00000I0870	IDAHO CUSTOM PLUMBING INC	BOX 2775 KETCHUM, ID 83340	871 WARM SPRINGS RD KETCHUM, ID 83340	PLUMBING CONTRACTOR K00000120020	56	UR BASE	2,299		
					56	UR INCR	558		
					59	UR BASE	115		
					59	UR INCR	0		
					PP1P00000I0870 TOTAL:		2,972	\$0	\$2,972
PP1P00000I1100	IL NASO RISTORANTE ITALIANO/	BOX 4510 KETCHUM, ID 83340		RESTAURANT	59	AOR BASE	15,620		
					59	AOR INCR	15,620		
					PP1P00000I1100 TOTAL:		31,240	\$0	\$31,240
PP1P00000I1110	IDAHO INDEPENDANT BANK	8882 N GOVERNMENT WAY HAYDEN, ID 83835	491 N MAIN ST UNIT 100 KETCHUM, ID 83340	KETCHUM BRANCH RPK0000016001B	59	UR BASE	21,210		
					59	UR INCR	345,784		
					71	UR BASE	0		
					71	UR INCR	12,265		
					PP1P00000I1110 TOTAL:		379,259	\$0	\$379,259

URBAN RENEWAL PARCEL LISTING

2010 KETCHUM URB RENEWAL

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
PP1P00000I121A	IDAHO HOLDING LLC	VERIZON WIRELESS C/O DUFF & PHELPS BOX 260968 PLANO, TX 75026-0968	620 E SUN VALLEY RD KETCHUM, ID 83340	TOWER & EQUIPMENT RPK00395000040	51	UR BASE	0		
					51	UR INCR	47,881		
					PP1P00000I121A TOTAL:		47,881	\$0	\$47,881
PP1P00000J0550	JENSEN & STERN	BOX 3419 KETCHUM, ID 83340	351 N LEADVILLE AVE KETCHUM, ID 83340	JEWELRY STORE	59	UR BASE	33,822		
					59	UR INCR	520		
					PP1P00000J0550 TOTAL:		34,342	\$0	\$34,342
PP1P00000J0630	JOHNNY G'S SUB SHOPPE	BOX 3613 KETCHUM, ID 83340	371 N WASHINGTON AVE KETCHUM, ID 83340	SUB SHOP	59	UR BASE	5,990		
					59	UR INCR	7,037		
					PP1P00000J0630 TOTAL:		13,027	\$0	\$13,027
PP1P00000J0830	JIVA SALON LLC	PO BOX 324 KETCHUM, ID 83340	231 N WALNUT AVE KETCHUM, ID 83340	HAIR SALON K0000082003A	59	UR BASE	2,560		
					59	UR INCR	0		
					PP1P00000J0830 TOTAL:		2,560	\$0	\$2,560
PP1P00000K0830	KETCHUM KITCHENS	BOX 2197 KETCHUM, ID 83340	451 E 4TH ST KETCHUM, ID 83340	KITCHEN STORE	59	UR BASE	7,563		
					59	UR INCR	2,067		
					71	UR BASE	500		
					71	UR INCR	0		
					PP1P00000K0830 TOTAL:		10,130	\$0	\$10,130
PP1P00000K1000	KOTH SPORTS PHYS THERAPY P C	BOX 5232 KETCHUM, ID 83340	101 SADDLE RD KETCHUM, ID 83340	PHYSICAL THERAPY K00000550080	59	UR BASE	7,605		
					59	UR INCR	6,589		
					PP1P00000K1000 TOTAL:		14,194	\$0	\$14,194
PP1P00000K1110	PARKER GULCH LLC	PO BOX 1835 KETCHUM, ID 83340	160 E 2ND ST KETCHUM, ID 83340	OFFICE CLUB K0000039001C	59	UR BASE	607		
					59	UR INCR	1,760		
					PP1P00000K1110 TOTAL:		2,367	\$0	\$2,367
PP1P00000K1200	KETCHUM BED & BATH LLC	BOX 6417 KETCHUM, ID 83340	351 N LEADVILLE AVE KETCHUM, ID 83340	RETAIL RPK0000004007AA	59	AOR BASE	2,531		
					59	AOR INCR	1,266		
					PP1P00000K1200 TOTAL:		3,797	\$0	\$3,797
PP1P00000L1530	LEE PESKY LEARNING CENTER	3324 ELDER ST BOISE, ID 83705	131 4TH ST RM 210 KETCHUM, ID 83340	NON-PROFIT EDUCATION EXEMPT APP REC 2010	59	UR BASE	0		
					59	UR INCR	0		
					PP1P00000L1530 TOTAL:		0	\$0	\$0
PP1P00000L1570	LA INDIA KETCHUM	200 MAIN ST S HAILEY, ID 83333	491 N LEADVILLE AVE KETCHUM, ID 83340	RESTAURANT	59	AOR BASE	0		
					59	AOR INCR	22,500		
					PP1P00000L1570 TOTAL:		22,500	\$0	\$22,500

URBAN RENEWAL PARCEL LISTING
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Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
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PP1P00000M1020	MAIN STREET INC DBA	BOX 4318 KETCHUM, ID 83340	231 N MAIN ST KETCHUM, ID 83340	RESTAURANT AND BAR RPK0000018004AA	59	UR BASE	63,946		
					59	UR INCR	6,616		
					71	UR BASE	157		
					71	UR INCR	0		
					PP1P00000M1020 TOTAL:		70,719	\$0	\$70,719
PP1P00000M1120	MICHAEL BLASH & ASSOCIATES	PO BOX 2523 SUN VALLEY, ID 83353	180 E 7TH ST STE A KETCHUM, ID 83340	DRAFTING & BUILDING DESIGN	59	UR BASE	7,836		
					59	UR INCR	0		
					PP1P00000M1120 TOTAL:		7,836	\$0	\$7,836
PP1P00000M1200	MAGGIE'S OF SUN VALLEY	BOX 5299 KETCHUM, ID 83340	351 N LEADVILLE AVE UNIT 5 KETCHUM, ID 83340	RETAIL WOMENS CLOTHES	59	UR BASE	6,322		
					59	UR INCR	357		
					PP1P00000M1200 TOTAL:		6,679	\$0	\$6,679
PP1P00000M2020	MOUNTAIN WEST BANK	ATTN RON RICH BOX 1059 COEUR D'ALENE, ID 83816	331 LEADVILLE AVE # A KETCHUM, ID 83340	BANK KETCHUM/SUN VALLEY BRANCH	59	UR BASE	22,117		
					59	UR INCR	432,209		
					PP1P00000M2020 TOTAL:		454,326	\$0	\$454,326
PP1P00000M2780	MOUNTAIN DREAMWORKS	BOX 644 KETCHUM, ID 83340	131 W 4TH ST KETCHUM, ID 83340	RPK00000560040A	59	AOR BASE	0		
					59	AOR INCR	15,000		
					PP1P00000M2780 TOTAL:		15,000	\$0	\$15,000
PP1P00000N0390	NATURAL NICHE THE	BOX 4210 KETCHUM, ID 83340	160 E 2ND ST KETCHUM, ID 83340	HEALTH FOOD STORE	59	UR BASE	2,937		
					59	UR INCR	1,697		
					71	UR BASE	103		
					71	UR INCR	0		
					PP1P00000N0390 TOTAL:		4,737	\$0	\$4,737
PP1P00000O0350	OPEN ROOM	BOX 5680 KETCHUM, ID 83340	680 N WASHINGTON AVE KETCHUM, ID 83340	RETAIL-PATIO FURNITURE	59	COST	17,936		
					71	COST	68		
					PP1P00000O0350 TOTAL:		18,004	\$0	\$18,004
PP1P00000P0410	PAUL KENNYS SKI RENTALS	BOX 10010 KETCHUM, ID 83340	320 N LEADVILLE AVE KETCHUM, ID 83340	SKI RENTALS	59	UR BASE	10,000		
					59	UR INCR	0		
					68	UR BASE	8,250		
					68	UR INCR	20,370		
					PP1P00000P0410 TOTAL:		38,620	\$0	\$38,620
PP1P00000P1120	PERRYS	BOX 902 KETCHUM, ID 83340	131 W 4TH ST KETCHUM, ID 83340	RESTAURANT	59	COST	80,695		
					PP1P00000P1120 TOTAL:		80,695	\$0	\$80,695
PP1P00000P1750	PIONEERWEST PROP MANAGEMENT LLC	PO BOX 1294 KETCHUM, ID 83340	713 S LEADVILLE AVE KETCHUM, ID 83340	PROPERTY MANAGEMENT K07510000030	59	UR BASE	1,176		
					59	UR INCR	524		
					PP1P00000P1750 TOTAL:		1,700	\$0	\$1,700

URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
PP1P00000R084A	ROLAND ART GLASS LLC	BOX 221 KETCHUM, ID 83340	220 N EAST AVE KETCHUM, ID 83340	ART GALLERY	56	UR BASE	1,100		
					56	UR INCR	0		
					59	UR BASE	1,283		
					59	UR INCR	0		
					PP1P00000R084A TOTAL:		2,383	\$0	\$2,383
PP1P00000R1040	RLM INVESTMENT CO	BOX 106 KETCHUM, ID 83340	491 N LEADVILLE AVE KETCHUM, ID 83340	SHOE STORE	59	UR BASE	1,220		
					59	UR INCR	5,803		
					71	UR BASE	0		
					71	UR INCR	3,659		
					PP1P00000R1040 TOTAL:		10,682	\$0	\$10,682
PP1P00000R1770	REITINGER & ASSOCIATES INC	PO BOX 5433 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	BUILDING DESIGN AND CONSULTING RPK09160000030 25% FOR 2006	59	UR BASE	4,227		
					59	UR INCR	12,524		
					PP1P00000R1770 TOTAL:		16,751	\$0	\$16,751
PP1P00000R1870	RINCONCITO PERUANO	PO BOX 3053 SUN VALLEY, ID 83353	280 E 6TH ST KETCHUM, ID 83340	RESTAURANT	59	UR BASE	0		
					59	UR INCR	13,500		
					PP1P00000R1870 TOTAL:		13,500	\$0	\$13,500
PP1P00000S0680	SUN SUMMIT SKI & CYCLE	BOX 4361 KETCHUM, ID 83340	791 WARM SPRINGS RD KETCHUM, ID 83340	SKI & BICYCLE SHOP	59	UR BASE	7,479		
					59	UR INCR	0		
					PP1P00000S0680 TOTAL:		7,479	\$0	\$7,479
PP1P00000S0690	SUNSEAL ASPHALT	BOX 4257 KETCHUM, ID 83340	131 W 4TH ST KETCHUM, ID 83340	ASPHALT MAINTENANCE	56	COST	25,882		
					59	COST	205		
					72	COST	4,800		
					PP1P00000S0690 TOTAL:		30,887	\$0	\$30,887
PP1P00000S1620	SUN VALLEY KETCHUM CHAMBER	BOX 2420 SUN VALLEY, ID 83353	491 E SUN VALLEY RD KETCHUM, ID 83340	CHAMBER OF COMMERCE	59	COST	35,590		
					PP1P00000S1620 TOTAL:		35,590	\$0	\$35,590
PP1P00000S1780	SCOTT USA	PO BOX 2030 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 1A KETCHUM, ID 83340	SKIS, GOGGLES	59	UR BASE	265,716		
					59	UR INCR	161,239		
					PP1P00000S1780 TOTAL:		426,955	\$0	\$426,955
PP1P00000S2510	SUSHI ON SECOND	BOX 326 KETCHUM, ID 83340	260 E 2ND ST KETCHUM, ID 83340	RESTAURANT	59	UR BASE	17,936		
					59	UR INCR	4,633		
					PP1P00000S2510 TOTAL:		22,569	\$0	\$22,569

URBAN RENEWAL PARCEL LISTING
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Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
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PP1P00000S2860	SKI TEK	ATTN: BRENT HANSEN BOX 934 KETCHUM, ID 83340		SPORTS STORE RETAIL & RENTAL K0000057005D	56	UR BASE	1,620		
					56	UR INCR	0		
					59	UR BASE	9,451		
					59	UR INCR	11,398		
					PP1P00000S2860 TOTAL:		22,469	\$0	\$22,469
PP1P00000S7740	SUN VALLEY PERFORMING ARTS CENTER INC	PO BOX 3092 SUN VALLEY, ID 83353	120 S MAIN ST KETCHUM, ID 83340	EXEMPT APPLICATION RECEIVED 2010	81	UR BASE	0		
					81	UR INCR	0		
					PP1P00000S7740 TOTAL:		0	\$0	\$0
PP1P00000S7950	SCOTT'S FRAME & MAT LLC	BOX 2405 KETCHUM, ID 83340	131 W 4TH ST KETCHUM, ID 83340	FRAMING EQUIPMENT	59	COST	1,539		
					68	COST	3,487		
					PP1P00000S7950 TOTAL:		5,026	\$0	\$5,026
PP1P00000S8120	SARA LEE COFFEE & TEA SERVICE	ATTN TAX DEPT 3470 RIDER TRAIL SOUTH EARTH CITY, MO 63045	600 N MAIN ST KETCHUM, ID 83340	LEASED EQUIPMENT	59	UR BASE	0		
					59	UR INCR	1,349		
					PP1P00000S8120 TOTAL:		1,349	\$0	\$1,349
PP1P00000S8170	STANDARD PROFESSIONAL SERVICES, LLC	ATTN MS JOANN WHALEN 707 SKOKIE BLVD STE 190 NORTHBROOK, IL 60062	400 N LEADVILLE ST KETCHUM, ID 83340	LEASED EQUIPMENT	59	UR BASE	0		
					59	UR INCR	19,580		
					PP1P00000S8170 TOTAL:		19,580	\$0	\$19,580
PP1P00000T0140	TOY STORE	BOX 1790 SUN VALLEY, ID 83353	380 N WASHINGTON AVE KETCHUM, ID 83340	TOY STORE	59	COST	7,108		
					PP1P00000T0140 TOTAL:		7,108	\$0	\$7,108
PP1P00000T0480	TAMARACK LODGE	BOX 7120 KETCHUM, ID 83340	291 N WALNUT AVE KETCHUM, ID 83340	MOTEL RPK0000043006B	59	COST	74,539		
					71	COST	192		
					PP1P00000T0480 TOTAL:		74,731	\$0	\$74,731
PP1P00000T3030	TRANSFORMATIONAL BODY WORKS BY	BOX 818 HAILEY, ID 83333	260 N 1ST AVE KETCHUM, ID 83340	MASSAGE K00000380060	59	UR BASE	557		
					59	UR INCR	3,098		
					PP1P00000T3030 TOTAL:		3,655	\$0	\$3,655
PP1P00000T3060	TAYLORMADE POTTERY	BOX 3690 KETCHUM, ID 83340	760 N WASHINGTON AVE KETCHUM, ID 83340	POTTERY K00000130060	59	UR BASE	4,734		
					59	UR INCR	8,634		
					68	UR BASE	5,140		
					68	UR INCR	0		
					71	UR BASE	44		
					71	UR INCR	579		
					PP1P00000T3060 TOTAL:		19,131	\$0	\$19,131

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							Market	Total HOE	Total Taxable
PP1P00000T325A	TIM JENESON	BOX 477 KETCHUM, ID 83340	540 N 1ST AVE KETCHUM, ID 83340	INSURANCE AGENCY K07700002010	59	UR BASE	1,209		
					59	UR INCR	0		
					PP1P00000T325A TOTAL:		1,209	\$0	\$1,209
PP1P00000T3380	PAPA HEMIS HIDEWAY	PO BOX 7213 KETCHUM, ID 83340	310 S MAIN ST KETCHUM, ID 83340	RESTAURANT/PUB RPK4N180180510A	59	UR BASE	13,326		
					59	UR INCR	0		
					PP1P00000T3380 TOTAL:		13,326	\$0	\$13,326
PP1P00000T3490	THUNDERPAWS	BOX 1734 KETCHUM, ID 83340	151 S MAIN ST KETCHUM, ID 83340	RETAIL PET SUPPLIES RPK0000020001AA	59	UR BASE	1,783		
					59	UR INCR	1,893		
					PP1P00000T3490 TOTAL:		3,676	\$0	\$3,676
PP1P00000T3680	T'S & TEMPTATIONS	PO BOX 4390 KETCHUM, ID 83340	451 E 4TH ST KETCHUM, ID 83340	CLOTHING & ACCESSORIES	59	UR BASE	0		
					59	UR INCR	6,000		
					PP1P00000T3680 TOTAL:		6,000	\$0	\$6,000
PP1P00000U0410	UBS FINANCIAL SERVICES INC	8440 ALLISION POINTE BLVD STE 300 INDIANAPOLIS, IN 46250	200 N EAST AVE KETCHUM, ID 83340	BROKERAGE FIRM	59	COST	24,487		
					PP1P00000U0410 TOTAL:		24,487	\$0	\$24,487
PP1P00000V0550	VINTAGE RESTAURANT	PO BOX 3034 HAILEY, ID 83333	231 N LEADVILLE AVE KETCHUM, ID 83340	RESTAURANT K0000003006A	59	UR BASE	5,629		
					59	UR INCR	1,383		
					71	UR BASE	605		
					71	UR INCR	0		
					PP1P00000V0550 TOTAL:		7,617	\$0	\$7,617
PP1P00000V0600	ROUDABUSH HOME ENTERTAINMENT	DBA VIDEO WEST PO BOX 4544 KETCHUM, ID 83340	560 N WASHINGTON AVE KETCHUM, ID 83340	VIDEO RENTAL KETCHUM	59	COST	79,073		
					71	COST	374		
					PP1P00000V0600 TOTAL:		79,447	\$0	\$79,447
PP1P00000W0270	WOOD RIVER JOINERS INC	BOX 1821 KETCHUM, ID 83340	471 N 1ST AVE KETCHUM, ID 83340	CABINETRY	56	UR BASE	18,701		
					56	UR INCR	17,257		
					59	UR BASE	101		
					59	UR INCR	646		
					71	UR BASE	47		
					71	UR INCR	0		
					PP1P00000W0270 TOTAL:		36,752	\$0	\$36,752
PP1P00000W0440	WHITE OTTER OUTDOOR ADV.	105 MOUNTAIN VIEW LN HAILEY, ID 83333	411 N LEADVILLE AVE KETCHUM, ID 83340	WHITEWATER FLOAT TRIPS	55	COST	24,160		
					59	COST	10,613		
					PP1P00000W0440 TOTAL:		34,773	\$0	\$34,773

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PP1P00000W051A	WEBB LANDSCAPE INC	162 GLENDALE ROAD BELLEVUE, ID 83313	831 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM STORE	59	UR BASE	8,134		
					59	UR INCR	0		
					PP1P00000W051A TOTAL:		8,134	\$0	\$8,134
PP1P00000W121A	WAKE UP AND LIVE INC	BOX 1028 HAILEY, ID 83333	191 E 4TH ST KETCHUM, ID 83340	RESTAURANT RPK00000360040A	59	UR BASE	12,496		
					59	UR INCR	1,241		
					71	UR BASE	138		
					71	UR INCR	0		
					PP1P00000W121A TOTAL:		13,875	\$0	\$13,875
PP1P00000W167A	WELLS FARGO BANK	C/O THOMSON TAX & ACCOUNTING BOX 2609 CARLSBAD, CA 92018	411 N MAIN ST KETCHUM, ID 83340	BANK KETCHUM BRANCH	59	UR BASE	0		
					59	UR INCR	278,384		
					71	UR BASE	0		
					71	UR INCR	21,605		
					PP1P00000W167A TOTAL:		299,989	\$0	\$299,989
PP1P00000W2040	WORTH REPEATING	BOX 1732 KETCHUM, ID 83340	620 N MAIN ST KETCHUM, ID 83340	CONSIGNMENT - RETAIL	59	UR BASE	2,118		
					59	UR INCR	0		
					71	UR BASE	385		
					71	UR INCR	0		
					PP1P00000W2040 TOTAL:		2,503	\$0	\$2,503
PP1P00000W300A	WABASHA LEASING LLC	386 N WABASHA STREET ST PAUL, MN 55102		LEASED EQUIPMENT KETCHUM	59	UR BASE	1,612		
					59	UR INCR	3,081		
					PP1P00000W300A TOTAL:		4,693	\$0	\$4,693
PP1P00000W4090	WHOLE ENERGY SOLAR	PO BOX 7009 KETCHUM, ID 83340	411 N LEADVILLE AVE KETCHUM, ID 83340	SOLAR ENERGY DESIGN & INSTALL	59	UR BASE	250		
					59	UR INCR	1,455		
					68	UR BASE	0		
					68	UR INCR	1,222		
					PP1P00000W4090 TOTAL:		2,927	\$0	\$2,927
PP1P00000W5000	WONDERFUL HOUSE INC	PO BOX 6380 KETCHUM, ID 83340-6380	531 N MAIN ST KETCHUM, ID 83340	RESTAURANT	59	UR BASE	53,336		
					59	UR INCR	0		
					71	UR BASE	2,533		
					71	UR INCR	0		
					PP1P00000W5000 TOTAL:		55,869	\$0	\$55,869
PP1P00000Z0090	ZIONS 1ST NAIONAL BANK #435	ATTN: ACCOUNTING 830-C PO BOX 30709 SALT LAKE CITY, UT 84130	291 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM BRANCH	59	COST	184,210		
					71	COST	9,148		
					PP1P00000Z0090 TOTAL:		193,358	\$0	\$193,358

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RPK00000010040	SUN VALLEY PERFORMING ARTS CENTER INC	PO BOX 3092 SUN VALLEY, ID 83353	120 S MAIN ST KETCHUM, ID 83340	KETCHUM	81	UR BASE	0		
				LOT 4 BLK 1	81	UR INCR	0		
				WEST 10' OF ALLEY					
				EXEMPTION APP RECD FOR 2010					
				RPK00000010040	TOTAL:		0	\$0	\$0
RPK00000010080	SUN VALLEY PERFORMING ARTS CENTER INC	PO BOX 3092 SUN VALLEY, ID 83353	111 S LEADVILLE AVE KETCHUM, ID 83340	KETCHUM	81	UR BASE	0		
				LOT 8 BLK 1	81	UR INCR	0		
				EAST 10' OF ALLEY					
				EXEMPTION APP RECD FOR 2010					
				RPK00000010080	TOTAL:		0	\$0	\$0
RPK0000002001A	100 NORTH MAIN LLC	PO BOX 284 SUN VALLEY, ID 83353	100 N MAIN ST KETCHUM, ID 83340	KETCHUM	21	UR BASE	2,700,000		
				FR LOT 1-6 TL 7660, TL 7661,	21	UR INCR	378,000		
				TL 7662, TL 7663, TL 7664	42	UR BASE	228,260		
				TL 7665 , BLK 2	42	UR INCR	0		
				26,692SF					
				RPK0000002001A	TOTAL:		3,306,260	\$0	\$3,306,260
RPK0000002004B	ALFS FAMILY TRUST	BOX 2355 KETCHUM, ID 83340	340 E 2ND ST KETCHUM, ID 83340	KETCHUM	21	UR BASE	256,500		
				LOTS E 22' X 24' OF 4 BLK 2	21	UR INCR	0		
				528 SQ FT	42	UR BASE	58,670		
					42	UR INCR	0		
				RPK0000002004B	TOTAL:		315,170	\$0	\$315,170
RPK00000020070	MARIN MARY JANE	BOX 545 KETCHUM, ID 83340	171 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM	21	UR BASE	786,600		
				LOT 7 BLK 2	21	UR INCR	0		
					42	UR BASE	23,680		
					42	UR INCR	0		
				RPK00000020070	TOTAL:		810,280	\$0	\$810,280
RPK00000020080	MARIN MARY JANE	BOX 545 KETCHUM, ID 83340	380 E 2ND ST KETCHUM, ID 83340	KETCHUM	20	UR BASE	470,250		
				LOT 8 BLK 2	20	UR INCR	0		
				5500SF	41	UR BASE	96,780		
					41	UR INCR	0		
				RPK00000020080	TOTAL:		567,030	\$0	\$567,030
RPK0000003001A	CASINO INC	362 W CHARLWOOD CT BOISE, ID 83706	200 N MAIN ST KETCHUM, ID 83340	KETCHUM	21	UR BASE	1,179,900		
				LOT 1, S 12 1/2 LOT 2 BLK 2	21	UR INCR	0		
				8250SF	42	UR BASE	184,160		
					42	UR INCR	40,580		
				RPK0000003001A	TOTAL:		1,404,640	\$0	\$1,404,640

URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK00000030050	MM LEADVILLE LLC	BOX 630 SUN VALLEY, ID 83353		KETCHUM LOT 5 BLK 3 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					RPK00000030050 TOTAL:		786,600	\$0	\$786,600
RPK0000003006A	MM LEADVILLE LLC	BOX 630 SUN VALLEY, ID 83353	231 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOTS 6 BLK 3 5500SF	21	UR BASE	737,438		
					21	UR INCR	0		
					42	UR BASE	55,560		
					42	UR INCR	0		
					RPK0000003006A TOTAL:		792,998	\$0	\$792,998
RPK0000003007A	MM LEADVILLE LLC	BOX 630 SUN VALLEY, ID 83353	271 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOT 7 BLK 3 5500SF	21	UR BASE	737,438		
					21	UR INCR	0		
					42	UR BASE	236,260		
					42	UR INCR	0		
					RPK0000003007A TOTAL:		973,698	\$0	\$973,698
RPK0000004002B	GREYHAWK PROPERTIES L L C	BOX 830 KETCHUM, ID 83340	340 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT N 30' OF 2 ALL OF 3 S 20' OF 4 BLK 4 10,500 SF	21	UR BASE	1,453,500		
					21	UR INCR	0		
					42	UR BASE	299,320		
					42	UR INCR	0		
					RPK0000004002B TOTAL:		1,752,820	\$0	\$1,752,820
RPK0000004004A	GREYHAWK PROPERTIES L L C	BOX 830 KETCHUM, ID 83340	380 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT N 35' OF 4 BLK 4 3,500 SQ FT	21	UR BASE	684,000		
					21	UR INCR	0		
					42	UR BASE	134,360		
					42	UR INCR	0		
					RPK0000004004A TOTAL:		818,360	\$0	\$818,360
RPK00000050010	KETCHUM HOLDING CORPORATION	C/O NAVIGATOR GROUP INC GRAND CENTRAL STATION BOX 4566 NEW YORK, NY 10163-4566		KETCHUM LOT 1 BLK 5 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					RPK00000050010 TOTAL:		786,600	\$0	\$786,600
RPK00000050020	KETCHUM HOLDING CORPORATION	C/O NAVIGATOR GROUP INC GRAND CENTRAL STATION BOX 4566 NEW YORK, NY 10163-4566		KETCHUM LOT 2 BLK 5 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	1,020		
					42	UR INCR	0		
					RPK00000050020 TOTAL:		787,620	\$0	\$787,620
RPK0000005003A	FORMULA INVESTMENT L L C	BOX 775 KETCHUM, ID 83340	460 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT 3 & 4 BLK 5 11,000SF	21	UR BASE	1,573,200		
					21	UR INCR	0		
					42	UR BASE	162,450		
					42	UR INCR	0		
					RPK0000005003A TOTAL:		1,735,650	\$0	\$1,735,650

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
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RPK0000005005A	CHC LLC	BOX 1835 KETCHUM, ID 83340	411 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOTS 5 & 6 BLK 5 11,000SF	21	UR BASE	1,232,430		
					21	UR INCR	135,570		
					42	UR BASE	272,300		
					42	UR INCR	0		
					RPK0000005005A TOTAL:		1,640,300	\$0	\$1,640,300
RPK00000050070	CRAZY HORSE PROPERTIES LLC	BOX 4642 KETCHUM, ID 83340	471 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOT 7 BLK 5 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	372,310		
					42	UR INCR	47,740		
					RPK00000050070 TOTAL:		1,206,650	\$0	\$1,206,650
RPK00000050080	YACHO LLC	PO BOX 249 KETCHUM, ID 83340	491 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOT 8 BLK 5 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	42,730		
					42	UR INCR	0		
					RPK00000050080 TOTAL:		829,330	\$0	\$829,330
RPK0000006001A	SILVER CREEK PARTNERS	BOX 418 KETCHUM, ID 83340	500 N MAIN ST KETCHUM, ID 83340	KETCHUM AM LOT 1A BLK 6 10,890 SF	21	UR BASE	1,368,000		
					21	UR INCR	0		
					42	UR BASE	784,580		
					42	UR INCR	0		
					RPK0000006001A TOTAL:		2,152,580	\$0	\$2,152,580
RPK0000006007A	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340		KETCHUM LOT 7 BLK 6 PARKING LOT	81	UR BASE	0		
					81	UR INCR	0		
					RPK0000006007A TOTAL:		0	\$0	\$0
RPK00000060080	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340		KETCHUM LOTS 8 BLK 6 PARKING LOT	81	UR BASE	0		
					81	UR INCR	0		
					RPK00000060080 TOTAL:		0	\$0	\$0
RPK0000007002A	KETCHUM HOTEL COMPANY INC	BOX 548 KETCHUM, ID 83340	620 N MAIN ST KETCHUM, ID 83340	KETCHUM LOTS 2, S 2' OF 3 BLK 7 3179SF	21	UR BASE	577,125		
					21	UR INCR	0		
					42	UR BASE	78,059		
					42	UR INCR	0		
					RPK0000007002A TOTAL:		655,184	\$0	\$655,184
RPK0000008003A	THOMAS VERN O	2811 S 1050 E HAGERMAN, ID 83332	780 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM 65' LOT 3, LOT 4, BLK 8 SW1/2 8TH ST 150X30	21	UR BASE	1,026,000		
					21	UR INCR	0		
					42	UR BASE	164,100		
					42	UR INCR	0		
					RPK0000008003A TOTAL:		1,190,100	\$0	\$1,190,100

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK0000009001A	TROTT HOWARD GENE	5543 106TH AVE NE KIRKLAND, WA 98033	808 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM AM LOT 1AA BLK 9 8,514SF	21	UR BASE	619,875		
					21	UR INCR	0		
					42	UR BASE	259,080		
					42	UR INCR	10,830		
					RPK0000009001A TOTAL:		889,785	\$0	\$889,785
RPK00000090020	LEVY MIKE	BOX 2075 KETCHUM, ID 83340	820 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 2 BLK 9 5500SF	21	UR BASE	399,713		
					21	UR INCR	0		
					42	UR BASE	158,880		
					42	UR INCR	0		
					RPK00000090020 TOTAL:		558,593	\$0	\$558,593
RPK00000090030	G & G ENTERPRISES GRUMPY'S LLC	BOX 82 KETCHUM, ID 83340	860 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 3 BLK 9 5500SF	21	UR BASE	399,713		
					21	UR INCR	0		
					42	UR BASE	73,540		
					42	UR INCR	0		
					RPK00000090030 TOTAL:		473,253	\$0	\$473,253
RPK00000090040	GARRETT GRADY L	BOX 52 KETCHUM, ID 83340	880 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 4 BLK 9 5500SF	21	UR BASE	399,713		
					21	UR INCR	0		
					42	UR BASE	142,060		
					42	UR INCR	0		
					RPK00000090040 TOTAL:		541,773	\$0	\$541,773
RPK00000120010	FISHER MARK	121 CLOVERLY LN HAILEY, ID 83333	891 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 1 BLK 12 5500SF	21	UR BASE	399,713		
					21	UR INCR	0		
					42	UR BASE	23,450		
					42	UR INCR	0		
					RPK00000120010 TOTAL:		423,163	\$0	\$423,163
RPK00000120020	SHOLTIS JACK	BOX 45 KETCHUM, ID 83340	871 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 2 BLK 12 5500SF	21	UR BASE	399,713		
					21	UR INCR	0		
					42	UR BASE	76,550		
					42	UR INCR	0		
					RPK00000120020 TOTAL:		476,263	\$0	\$476,263
RPK00000120030	ACKER LLC	BOX 177 KETCHUM, ID 83340-0177	831 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 3 BLK 12 5500SF	21	UR BASE	399,713		
					21	UR INCR	0		
					42	UR BASE	95,600		
					42	UR INCR	0		
					RPK00000120030 TOTAL:		495,313	\$0	\$495,313

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK00000120040	SUN VALLEY CABLEVISION INC	C/O DELOITTE TAX LLP 191 PEACHTREE ST STE 1500 ATLANTA, GA 30303	811 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 4 BLK 12 5500SF	21	UR BASE	399,713		
					21	UR INCR	0		
					42	UR BASE	142,110		
					42	UR INCR	0		
					RPK00000120040 TOTAL:		541,823	\$0	\$541,823
RPK0000012005A	OLDCASTLE MMG INC	C/O STAKER & PARSONS MAXFIELD BOX 3429 OGDEN, UT 84409-1429	880 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOTS 5 & 6 BLK 12 11,000SF	21	UR BASE	799,425		
					21	UR INCR	0		
					42	UR BASE	11,380		
					42	UR INCR	0		
					RPK0000012005A TOTAL:		810,805	\$0	\$810,805
RPK00000120070	OLDCASTLE MMG INC	C/O STAKER & PARSON D MAXFIELD BOX 3429 OGDEN, UT 84409-1429	KETCHUM, ID 83340	KETCHUM LOT 7 BLK 12 5500SF	21	UR BASE	399,713		
					21	UR INCR	0		
					RPK00000120070 TOTAL:		399,713	\$0	\$399,713
RPK00000120080	WIRTH MICHAEL J	BOX 4113 KETCHUM, ID 83340	231 E 8TH ST KETCHUM, ID 83340	KETCHUM LOT 8 BLK 12 5500SF	20	UR BASE	164,588		
					20	UR INCR	0		
					21	UR BASE	196,650		
					21	UR INCR	0		
					41	UR BASE	100,410		
					41	UR INCR	31,780		
					42	UR BASE	7,080		
					42	UR INCR	0		
					RPK00000120080 TOTAL:		500,508	\$-101,153	\$399,355
RPK00000130010	DEFFE MARK A	BOX 4361 KETCHUM, ID 83340	791 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 1 BLK 13	21	UR BASE	564,300		
					21	UR INCR	0		
					42	UR BASE	68,580		
					42	UR INCR	0		
					RPK00000130010 TOTAL:		632,880	\$0	\$632,880
RPK00000130020	RIVER TRAIL HAILEY LLC	401 CANYON RD HAILEY, ID 83333	771 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 2 BLK 13 5500SF	21	UR BASE	564,300		
					21	UR INCR	0		
					RPK00000130020 TOTAL:		564,300	\$0	\$564,300
RPK00000130030	PIAZZA NAVONA LLC	5348 INSTITUTE LN HOUSTON, TX 77005	731 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOT 3 BLK 13 5500SF	20	UR BASE	470,250		
					20	UR INCR	0		
					41	UR BASE	112,755		
					41	UR INCR	0		
					RPK00000130030 TOTAL:		583,005	\$0	\$583,005

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK00000130040	PIAZZA NAVONA LLC	5348 INSTITUTE LN HOUSTON, TX 77005	271 7TH ST KETCHUM, ID 83340	KETCHUM LOT 4 BLK 13 5500SF	21	UR BASE	564,300		
					21	UR INCR	0		
					42	UR BASE	86,860		
					42	UR INCR	0		
					RPK00000130040 TOTAL:		651,160	\$0	\$651,160
RPK00000130050	KAVANAGH DENNIS P	BOX 1604 KETCHUM, ID 83340	200 E 8TH ST KETCHUM, ID 83340	KETCHUM LOT 5 BLK 13 5500SF	21	UR BASE	564,300		
					21	UR INCR	0		
					42	UR BASE	327,270		
					42	UR INCR	0		
					RPK00000130050 TOTAL:		891,570	\$0	\$891,570
RPK00000130060	TAYLOR ELMER	BOX 3690 KETCHUM, ID 83340	760 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 6 BLK 13 5500SF	20	UR BASE	225,000		
					20	UR INCR	57,150		
					21	UR BASE	225,000		
					21	UR INCR	57,150		
					41	UR BASE	57,280		
					41	UR INCR	0		
					42	UR BASE	9,257		
					42	UR INCR	0		
					RPK00000130060 TOTAL:		630,837	\$-101,153	\$529,684
RPK00000130070	URLS LLC	C/O THOMAS & CHARLOTTE UNGER PO BOX 417 KETCHUM, ID 83340		KETCHUM LOT 7 BLK 13 5500SF	21	UR BASE	564,300		
					21	UR INCR	0		
					RPK00000130070 TOTAL:		564,300	\$0	\$564,300
RPK00000130080	URLS LLC	C/O THOMAS & CHARLOTTE UNGER PO BOX 417 KETCHUM, ID 83340	700 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 8 BLK 13 5500SF	21	UR BASE	564,300		
					21	UR INCR	0		
					42	UR BASE	122,280		
					42	UR INCR	0		
					RPK00000130080 TOTAL:		686,580	\$0	\$686,580
RPK0000014001A	KETCHUM HORTICULTURE L L C	ATTN: GREG MOSS BOX 239 KETCHUM, ID 83340	631 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM LOTS 1,2,3 16,500SF	21	UR BASE	1,881,000		
					21	UR INCR	0		
					42	UR BASE	117,950		
					42	UR INCR	0		
					RPK0000014001A TOTAL:		1,998,950	\$0	\$1,998,950
RPK00000140040	ROSENFELD JAMES L TRUSTEE	BOX 1195 KETCHUM, ID 83340	291 E 6TH ST KETCHUM, ID 83340	KETCHUM LOT 4 BLK 14 5500SF	21	UR BASE	634,838		
					21	UR INCR	0		
					42	UR BASE	21,810		
					42	UR INCR	0		
					RPK00000140040 TOTAL:		656,648	\$0	\$656,648

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
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RPK0000014006A	KETCHUM HORTICULTURE LLC	BOX 239 KETCHUM, ID 83340	680 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 5, AM LOT 6A BLK 14 13,755SF	21	UR BASE	1,581,750		
					21	UR INCR	0		
					42	UR BASE	267,530		
					42	UR INCR	36,000		
					RPK0000014006A TOTAL:		1,885,280	\$0	\$1,885,280
RPK0000014007A	DOLPHIN PROPERTIES L L C	BOX 4436 KETCHUM, ID 83340	231 E 6TH ST KETCHUM, ID 83340	KETCHUM S 1/2 OF 7, ALL 8 BLK 14 8,250 SF	21	UR BASE	634,838		
					21	UR INCR	0		
					42	UR BASE	68,090		
					42	UR INCR	0		
					RPK0000014007A TOTAL:		702,928	\$0	\$702,928
RPK0000015001A	HARTLING WARREN GUY JR	512 1/2 FERNLEAF AVE CORONA DEL MAR, CA 92625-2907	280 E 6TH ST KETCHUM, ID 83340	KETCHUM LOTS 1 & 2 BLK 15 11,000SF	21	UR BASE	1,282,500		
					21	UR INCR	0		
					42	UR BASE	25,380		
					42	UR INCR	0		
					RPK0000015001A TOTAL:		1,307,880	\$0	\$1,307,880
RPK00000150030	PARKER GULCH LLC	BOX 1835 KETCHUM, ID 83340	531 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT 3 BLK 15 5500SF	21	UR BASE	540,788		
					21	UR INCR	0		
					42	UR BASE	63,050		
					42	UR INCR	0		
					RPK00000150030 TOTAL:		603,838	\$0	\$603,838
RPK00000150040	LAWRENCE SARAH F	C/O NORTHWEST LAND & CATTLE CO 471 N CURTIS RD BOISE, ID 83706	511 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT 4 BLK 15 5500SF	21	UR BASE	684,000		
					21	UR INCR	0		
					42	UR BASE	129,580		
					42	UR INCR	0		
					RPK00000150040 TOTAL:		813,580	\$0	\$813,580
RPK00000150050	BAUWENS SUSAN JANE TRUSTEE	BOX 3489 KETCHUM, ID 83340	200 E 6TH ST KETCHUM, ID 83340	KETCHUM LOTS 5 BLK 15 5500SF	21	UR BASE	684,000		
					21	UR INCR	0		
					42	UR BASE	180,950		
					42	UR INCR	0		
					RPK00000150050 TOTAL:		864,950	\$0	\$864,950
RPK00000150060	BAUWENS SUSAN JANE TRUSTEE	BOX 3489 KETCHUM, ID 83340	560 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 6 BLK 15 5,500 SF	21	UR BASE	684,000		
					21	UR INCR	0		
					42	UR BASE	255,940		
					42	UR INCR	0		
					RPK00000150060 TOTAL:		939,940	\$0	\$939,940

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RPK0000015007A	SEABOARD INVESTMENTS INC	BOX 3510 KETCHUM, ID 83340	520 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOTS 7 BLK 15 5500SF	21	UR BASE	684,000		
					21	UR INCR	0		
					42	UR BASE	58,460		
					42	UR INCR	0		
					RPK0000015007A TOTAL:		742,460	\$0	\$742,460
RPK00000150080	SEABOARD INVESTMENTS INC	BOX 3510 KETCHUM, ID 83340	500 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 8 BLK 15 5500SF	21	UR BASE	684,000		
					21	UR INCR	0		
					42	UR BASE	61,320		
					42	UR INCR	0		
					RPK00000150080 TOTAL:		745,320	\$0	\$745,320
RPK0000016003A	WELLS FARGO BANK NA	C/O THOMSON PROPERTY TAX SERV PO BOX 2609 CARLSBAD, CA 92018	411 N MAIN ST KETCHUM, ID 83340	KETCHUM AM LOT 3A BLK 16 11,010SF	21	UR BASE	1,573,200		
					21	UR INCR	0		
					42	UR BASE	26,800		
					42	UR INCR	2,609,078		
					RPK0000016003A TOTAL:		4,209,078	\$0	\$4,209,078
RPK0000016005A	480 N WASHINGTON LLC	2112 E BALBOA BLVD NEWPORT BEACH, CA 92661	480 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 5 BLK 16 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	623,190		
					42	UR INCR	0		
					RPK0000016005A TOTAL:		1,409,790	\$0	\$1,409,790
RPK00000160060	460 N WASHINGTON LLC	2112 E BALBOA BLVD NEWPORT BEACH, CA 92661	460 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 6 BLK 16 5500 SQ FT	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	55,380		
					42	UR INCR	0		
					RPK00000160060 TOTAL:		841,980	\$0	\$841,980
RPK00000160070	440 N WASHINTON LLC	2112 E BALBOA BLVD NEWPORT BEACH, CA 92661	440 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 7 BLK 16 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	216,220		
					42	UR INCR	0		
					RPK00000160070 TOTAL:		1,002,820	\$0	\$1,002,820
RPK00000160080	FUNK JAMES	BOX 1644 KETCHUM, ID 83340	211 E 4TH ST KETCHUM, ID 83340	KETCHUM LOT 8 BLK 16 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	178,150		
					42	UR INCR	0		
					RPK00000160080 TOTAL:		964,750	\$0	\$964,750

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							Market	Total HOE	Total Taxable
RPK00000170050	WASHINGTON AVENUE PLAZA L L C	C/O EAGAN REAL ESTATE INC PO BOX 84 SUN VALLEY, ID 83353	380 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 5,6,7 BLK 17 16,500SF	21	UR BASE	2,351,250		
					21	UR INCR	0		
					42	UR BASE	424,250		
					42	UR INCR	0		
					RPK00000170050 TOTAL:		2,775,500	\$0	\$2,775,500
RPK0000017008A	GREENSIDE SUN VALLEY I LLC	C/O GERARD CAPPELLO 3501 CROSS CREEK LN MALIBU, CA 90265	231 E SUN VALLEY RD KETCHUM, ID 83340	KETCHUM LOT E 75' OF LOT 8 BLK 17 4,125 SQ FT	21	UR BASE	726,750		
					21	UR INCR	0		
					RPK0000017008A TOTAL:		726,750	\$0	\$726,750
RPK00000180010	MOUNTAIN PATH INVEST LLC	BOX 873 KETCHUM, ID 83340	291 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT 1 BLK 18 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	159,640		
					42	UR INCR	0		
					RPK00000180010 TOTAL:		946,240	\$0	\$946,240
RPK0000018002A	ORE HOUSE L L C	BOX 4380 KETCHUM, ID 83340	271 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT 2, N 1' OF 3 BLK 18 5,600 SQ FT	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	10,000		
					42	UR INCR	0		
					RPK0000018002A TOTAL:		796,600	\$0	\$796,600
RPK0000018003A	MARTIN KARIN TROEDSSON	PO BOX 6720 KETCHUM, ID 83340	251 N MAIN ST KETCHUM, ID 83340	KETCHUM S 54' OF LOT 3 BLK 18 5,400 SQ FT WHISKEY JACQUES	21	UR BASE	769,500		
					21	UR INCR	0		
					42	UR BASE	95,500		
					42	UR INCR	927,218		
					RPK0000018003A TOTAL:		1,792,218	\$0	\$1,792,218
RPK0000018004A	SAWTOOTH CLUB LLC	PO BOX 4318 KETCHUM, ID 83340	231 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT N 27'71/2" OF 4 BLK 18 2,762.5 SQ FT	21	UR BASE	684,000		
					21	UR INCR	0		
					42	UR BASE	346,750		
					42	UR INCR	62,739		
					RPK0000018004A TOTAL:		1,093,489	\$0	\$1,093,489
RPK0000018004B	WESTCORNER REALTY VENTURES LLC	C/O ALLSTAR MANAGEMENT 5803 15TH ST E BRADENTON, FL 34203	211 N MAIN ST KETCHUM, ID 83340	KETCHUM LOT S 27' 4 1/2" OF 4 BLK 18	21	UR BASE	759,514		
					21	UR INCR	0		
					42	UR BASE	225,232		
					42	UR INCR	0		
					RPK0000018004B TOTAL:		984,746	\$0	\$984,746

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							Market	Total HOE	Total Taxable
RPK0000018005A	GUMBO LIMITED	BOX 714 SUN VALLEY, ID 83353	200 E SUN VALLEY RD KETCHUM, ID 83340	KETCHUM AM LOT 5A BLK 18 6,380	21	CORR BASE	880,000		
					21	UR INCR	0		
					42	CORR BASE	129,264		
					42	UR INCR	0		
					RPK0000018005A TOTAL:		1,009,264	\$0	\$1,009,264
RPK0000018006A	FERRIES JUDITH V- TRUSTEE	BOX 1315 SUN VALLEY, ID 83353	220 E SUN VALLEY RD KETCHUM, ID 83340	KETCHUM AM LOT 6A BLK 18 7,121	21	UR BASE	983,250		
					21	UR INCR	0		
					42	UR BASE	189,370		
					42	UR INCR	0		
					RPK0000018006A TOTAL:		1,172,620	\$0	\$1,172,620
RPK0000018007B	TROTT HOWARD	5543 106TH AVE NE KIRKLAND, WA 98033	200 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM S 30' OF 7, ALL 8 BLK 18 8,500SF	21	UR BASE	1,197,000		
					21	UR INCR	0		
					RPK0000018007B TOTAL:		1,197,000	\$0	\$1,197,000
RPK0000019001A	KETCHUM KORNER LLC	C/O ENGEL & ASSOC 101 E BULLION ST STE 3C HAILEY, ID 83333	191 N MAIN ST KETCHUM, ID 83340	KETCHUM AM LOT 1 BK 19 11,020 SF	21	UR BASE	1,573,200		
					21	UR INCR	0		
					42	UR BASE	344,600		
					42	UR INCR	0		
					RPK0000019001A TOTAL:		1,917,800	\$0	\$1,917,800
RPK0000019005B	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340		KETCHUM LOTS 5 BLK 19 PARKING LOT	81	UR BASE	0		
					81	UR INCR	0		
					RPK0000019005B TOTAL:		0	\$0	\$0
RPK0000019006B	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340		KETCHUM LOTS 6 BLK 19 PARKING LOT	81	UR BASE	0		
					81	UR INCR	0		
					RPK0000019006B TOTAL:		0	\$0	\$0
RPK00000190070	KETCHUM URBAN RENEWAL AGENCY	BOX 2315 KETCHUM, ID 83340	211 E 1ST ST KETCHUM, ID 83340	KETCHUM LOTS 7,8 BLK 19 11,000SF	20	UR BASE	0		
					20	UR INCR	0		
					41	UR BASE	0		
					41	UR INCR	0		
					RPK00000190070 TOTAL:		0	\$0	\$0
RPK0000020001A	BALD MOUNTAIN LLC	11980 NE 24TH ST UNIT 200 BELLEVUE, WA 98005-1516	151 S MAIN ST KETCHUM, ID 83340	KETCHUM AM LOT 1A BLK 20	21	UR BASE	5,386,500		
					21	UR INCR	0		
					RPK0000020001A TOTAL:		5,386,500	\$0	\$5,386,500

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RPK0000021005B	MC CONVILLE LAWRENCE	703 N BAYFRONT BALBOA ISLAND, CA 92662	451 E RIVER ST KETCHUM, ID 83340	KETCHUM LOT 5 BLK 21 5500SF	20	UR BASE	470,250		
					20	UR INCR	0		
					41	UR BASE	62,586		
					41	UR INCR	0		
					RPK0000021005B TOTAL:		532,836	\$0	\$532,836
RPK00000210060	HERTEL DAVID A	BOX 3495 KETCHUM, ID 83340	151 S EAST AVE KETCHUM, ID 83340	KETCHUM LOTS 6 BLK 21 5500SF	20	UR BASE	448,875		
					20	UR INCR	0		
					41	UR BASE	102,483		
					41	UR INCR	0		
					RPK00000210060 TOTAL:		551,358	\$-101,153	\$450,205
RPK00000210070	MC CONVILLE LAWRENCE	703 N BAYFRONT BALBOA ISLAND, CA 92662	420 E 1ST ST KETCHUM, ID 83340	KETCHUM LOTS 7 BLK 21 5500SF	20	UR BASE	470,250		
					20	UR INCR	0		
					41	UR BASE	25,074		
					41	UR INCR	0		
					RPK00000210070 TOTAL:		495,324	\$0	\$495,324
RPK00000210080	STUDIO GRAY LLC	PO BOX 4016 HAILEY, ID 83333	460 E 1ST ST KETCHUM, ID 83340	KETCHUM LOT 8 BLK 21 5500SF	20	UR BASE	470,250		
					20	UR INCR	0		
					41	UR BASE	388,677		
					41	UR INCR	0		
					RPK00000210080 TOTAL:		858,927	\$0	\$858,927
RPK00000220010	FREHLING ANNETTE	BOX 6486 KETCHUM, ID 83340	100 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOT 1 BLK 22 5500SF	20	UR BASE	342,000		
					20	UR INCR	0		
					21	UR BASE	342,000		
					21	UR INCR	0		
					41	UR BASE	374,592		
					41	UR INCR	0		
					42	UR BASE	32,910		
					42	UR INCR	0		
					RPK00000220010 TOTAL:		1,091,502	\$0	\$1,091,502
RPK00000220020	BOULDER PROPERTIES	BOX 699 HAILEY, ID 83333	120 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOT 2 BLK 22 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	332,770		
					42	UR INCR	0		
					RPK00000220020 TOTAL:		1,119,370	\$0	\$1,119,370
RPK00000220030	SABEL ANDREW C	BOX 3910 KETCHUM, ID 83340	140 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOT 3 BLK 22 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	27,040		
					42	UR INCR	0		
					RPK00000220030 TOTAL:		813,640	\$0	\$813,640

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RPK00000220040	SABEL ANDREW C	BOX 3910 KETCHUM, ID 83340	180 N LEADVILLE AVE KETCHUM, ID 83340	KETCHUM LOT 4 BLK 22 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	96,400		
					42	UR INCR	0		
					RPK00000220040 TOTAL:		883,000	\$0	\$883,000
RPK0000022005A	REDHAWK LANDING LLC	C/O KOWALLIS & MACKEY 398 S 9TH ST STE 260 BOISE, ID 83702-7156	111 N EAST AVE KETCHUM, ID 83340	KETCHUM AM LOT 5A BLK 22 22,009SF	21	UR BASE	1,368,000		
					21	UR INCR	0		
					42	UR BASE	148,980		
					42	UR INCR	0		
					RPK0000022005A TOTAL:		1,516,980	\$0	\$1,516,980
RPK00000240050	KETCHUM URBAN RENEWAL AGENCY	BOX 2315 KETCHUM, ID 83340	491 E SUN VALLEY RD KETCHUM, ID 83340	KETCHUM LOT 5 & 6 BLK 24 11,000SF	21	UR BASE	0		
					21	UR INCR	0		
					42	UR BASE	0		
					42	UR INCR	0		
					RPK00000240050 TOTAL:		0	\$0	\$0
RPK0000024007A	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340	480 E 4TH ST KETCHUM, ID 83340	KETCHUM LOTS 7 & 8 BLK 24 11,000SF	81	UR BASE	0		
					81	UR INCR	0		
					RPK0000024007A TOTAL:		0	\$0	\$0
RPK0000025001A	GIACOBBI SQUARE L L C	C/O ENGEL & ASSOCIATES, LLC 101 BULLION ST E STE 3C HAILEY, ID 83333	451 E 4TH ST KETCHUM, ID 83340	KETCHUM ALL OF BLOCK 25 48,400 SQ FT	21	UR BASE	5,130,000		
					21	UR INCR	0		
					42	UR BASE	3,350,210		
					42	UR INCR	0		
					RPK0000025001A TOTAL:		8,480,210	\$0	\$8,480,210
RPK0000032001B	DAVINA & HOLLY LTD PTNSHIP	PO BOX 744 KETCHUM, ID 83340	891 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM AM LOT 1 BLK 32 11,000	21	UR BASE	750,000		
					21	UR INCR	49,425		
					42	UR BASE	414,260		
					42	UR INCR	46,470		
					RPK0000032001B TOTAL:		1,260,155	\$0	\$1,260,155
RPK00000330010	ANDERSON JACQUELINE A	BOX 71 KETCHUM, ID 83340	791 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 1 BLK 33 5500SF	20	UR BASE	470,250		
					20	UR INCR	0		
					41	UR BASE	107,657		
					41	UR INCR	0		
					RPK00000330010 TOTAL:		577,907	\$-101,153	\$476,754

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RPK00000330020	SLANETZ JAMES C	BOX 4563 KETCHUM, ID 83340	771 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 2 BLK 33 5500SF	20	UR BASE	470,250		
					20	UR INCR	0		
					41	UR BASE	376,132		
					41	UR INCR	0		
					RPK00000330020 TOTAL:		846,382	\$0	\$846,382
RPK00000330030	MULLINS ROBERT PAUL	PO BOX 3212 KETCHUM, ID 83340	731 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 3 BLK 33 5500SF	20	UR BASE	470,250		
					20	UR INCR	0		
					41	UR BASE	107,521		
					41	UR INCR	0		
					RPK00000330030 TOTAL:		577,771	\$-101,153	\$476,618
RPK00000330040	R/L/B PARTNERS	BOX 419 SUN VALLEY, ID 83353	711 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 4 BLK 33 5,500 SF	21	UR BASE	564,300		
					21	UR INCR	0		
					42	UR BASE	247,160		
					42	UR INCR	0		
					RPK00000330040 TOTAL:		811,460	\$0	\$811,460
RPK00000330050	SAIYA RICHARD TRUSTEE	900 "A" INDUSTRIAL RD SAN CARLOS, CA 94070	780 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 5 BLK 33 5500SF	21	UR BASE	534,375		
					21	UR INCR	0		
					RPK00000330050 TOTAL:		534,375	\$0	\$534,375
RPK00000330060	CHRISTIAN SCIENCE SOCIETY KETCHUM/SUN VALLEY INC	C/O HAL MC NEE PO BOX 2028 SUN VALLEY, ID 83353	760 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 6 BLK 33 5500SF EXEMPTION APP RECD FOR 2010	81	UR BASE	0		
					81	UR INCR	0		
					RPK00000330060 TOTAL:		0	\$0	\$0
RPK00000330070	HOLT CHARLES W	BOX 2083 KETCHUM, ID 83340	720 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 7 BLK 33 5500SF	20	UR BASE	470,250		
					20	UR INCR	0		
					41	UR BASE	55,250		
					41	UR BASE	54,182		
					41	UR INCR	0		
					41	UR INCR	0		
					RPK00000330070 TOTAL:		579,682	\$0	\$579,682
RPK00000330080	GRIMES RALPH E III	BOX 121 KETCHUM, ID 83340	111 E 7TH ST KETCHUM, ID 83340	KETCHUM LOT 8 BLK 33 5500F	20	UR BASE	470,250		
					20	UR INCR	0		
					41	UR BASE	183,290		
					41	UR INCR	0		
					RPK00000330080 TOTAL:		653,540	\$-101,153	\$552,387

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RPK0000034005B	DONALDSON CARLA A	BOX 1322 KETCHUM, ID 83340	KETCHUM, ID 83340	KETCHUM LOTS 5 BLK 34 5500SF	21	UR BASE	634,838		
					21	UR INCR	0		
					RPK0000034005B TOTAL:		634,838	\$0	\$634,838
RPK0000034006A	DONALDSON CARLA STEWART	PO BOX 4541 HAILEY, ID 83333	660 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 6 BLK 34 5500SF	21	UR BASE	634,838		
					21	UR INCR	0		
					42	UR BASE	125,100		
					42	UR INCR	0		
					RPK0000034006A TOTAL:		759,938	\$0	\$759,938
RPK00000340070	NASH WESLEY K TRUSTEE	PO BOX 797 KETCHUM, ID 83340	610 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 7 BLK 34 5500SF	20	UR BASE	470,250		
					20	UR INCR	0		
					41	UR BASE	776,656		
					41	UR INCR	0		
					RPK00000340070 TOTAL:		1,246,906	\$-101,153	\$1,145,753
RPK00000340080	GRUMPY CHUTE PRODUCTIONS LLC	BOX 4938 KETCHUM, ID 83340	600 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 8 BLK 34 5500SF	20	UR BASE	634,838		
					20	UR INCR	0		
					41	UR BASE	304,762		
					41	UR INCR	240,274		
					RPK00000340080 TOTAL:		1,179,874	\$0	\$1,179,874
RPK00000350010	FULTON JANIS	BOX 4173 KETCHUM, ID 83340	591 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 1 BLK 35 5500SF	20	UR BASE	470,250		
					20	UR INCR	0		
					41	UR BASE	172,877		
					41	UR INCR	0		
					RPK00000350010 TOTAL:		643,127	\$0	\$643,127
RPK00000350020	NEELY JOHN MEEHAN	BOX 776 SUN VALLEY, ID 83353	571 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 2 BLK 35 5500SF	20	UR BASE	470,250		
					20	UR INCR	0		
					41	UR BASE	65,465		
					41	UR INCR	0		
					RPK00000350020 TOTAL:		535,715	\$-101,153	\$434,562
RPK00000350030	WALNUT SHELL LLC	C/O ENGEL & ASSOCIATES LLC 101 BULLION E STE 3C HAILEY, ID 83333	531 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 3 BLK 35 5500SF	21	UR BASE	684,000		
					21	UR INCR	0		
					42	UR BASE	42,010		
					42	UR INCR	0		
					RPK00000350030 TOTAL:		726,010	\$0	\$726,010
RPK00000350040	SUN VALLEY CENTER FOR ARTS-HUMANITIES	PO BOX 656 SUN VALLEY, ID 83353	191 E 5TH ST KETCHUM, ID 83340	KETCHUM LOT 4 BLK 35 5500SF EXEMPTION APP RECD FOR 2010	81	UR BASE	0		
					81	UR INCR	0		
					RPK00000350040 TOTAL:		0	\$0	\$0

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RPK00000350050	MOWAT PETER THOMPSON	PO BOX 1336 KETCHUM, ID 83340	100 E 6TH ST KETCHUM, ID 83340	KETCHUM LOT 5 BLK 35 5500SF	20	UR BASE	470,250		
					20	UR INCR	0		
					41	UR BASE	181,343		
					41	UR BASE	49,332		
					41	UR INCR	0		
					41	UR INCR	0		
					RPK00000350050 TOTAL:		700,925	\$-101,153	\$599,772
RPK00000350060	HITSON JAMES HENRY	317 S 7TH ST BELLEVUE, ID 83313-5098	560 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 6 BLK 35 5500SF	20	UR BASE	470,250		
					20	UR INCR	0		
					41	UR BASE	69,798		
					41	UR INCR	0		
					RPK00000350060 TOTAL:		540,048	\$-101,153	\$438,895
RPK00000360010	GOITIANDIA MIGUEL	BOX 591 KETCHUM, ID 83340	491 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 1 BLK 36 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	67,720		
					42	UR INCR	0		
					RPK00000360010 TOTAL:		854,320	\$0	\$854,320
RPK00000360020	BUNCE JACK L JR	BOX 222 KETCHUM, ID 83340	471 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 2 BLK 36 5500SF	21	UR BASE	558,426		
					21	UR INCR	228,174		
					42	UR BASE	70,134		
					42	UR INCR	0		
					RPK00000360020 TOTAL:		856,734	\$0	\$856,734
RPK00000360030	TATSUNO ROD	BOX 796 SUN VALLEY, ID 83353	431 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 3 BLK 36 5500SF	20	UR BASE	470,250		
					20	UR INCR	0		
					41	UR BASE	67,941		
					41	UR INCR	0		
					RPK00000360030 TOTAL:		538,191	\$-101,153	\$437,038
RPK00000360040	SMITH HAROLD WILLIAM TRUSTEE	BOX 1545 SUN VALLEY, ID 83353	171 E 4TH ST KETCHUM, ID 83340	KETCHUM LOT 4 BLK 36 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	155,590		
					42	UR INCR	0		
					RPK00000360040 TOTAL:		942,190	\$0	\$942,190
RPK0000036005A	MAISON DE FRAISE LLC	601 108TH AVE NE STE 1900 BELLEVUE, WA 98004	140 E 5TH ST KETCHUM, ID 83340	KETCHUM LOT E 60' X 55' OF 5 BLK 36 3,300 SF	20	UR BASE	282,150		
					20	UR INCR	0		
					41	UR BASE	23,773		
					41	UR INCR	0		
					RPK0000036005A TOTAL:		305,923	\$0	\$305,923

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RPK0000036005B	HOLLEY LISA	BOX 3 SUN VALLEY, ID 83353	100 E 5TH ST KETCHUM, ID 83340	KETCHUM W 40' X 55' OF LOT 5 BLK 36 2,200F	21	UR BASE	333,230		
					21	UR INCR	51,520		
					42	UR BASE	115,540		
					42	UR INCR	0		
					RPK0000036005B TOTAL:		500,290	\$0	\$500,290
RPK00000360060	JANCIK DIANA L CO TRUSTEE	1092 SHEARWATER LN EAGLE, ID 83616-5584	460 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 6 BLK 36 5500SF	20	UR BASE	470,250		
					20	UR INCR	0		
					41	UR BASE	130,238		
					41	UR INCR	0		
					RPK00000360060 TOTAL:		600,488	\$0	\$600,488
RPK00000370010	SLANETZ JAMES C	BOX 4563 KETCHUM, ID 83340	180 E 4TH ST KETCHUM, ID 83340	KETCHUM LOT 1 BLK 37 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	243,496		
					42	UR INCR	0		
					RPK00000370010 TOTAL:		1,030,096	\$0	\$1,030,096
RPK00000370050	GONZALEZ FELIX	BOX 476 KETCHUM, ID 83340	380 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 5 BLK 37 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	166,130		
					42	UR INCR	0		
					RPK00000370050 TOTAL:		952,730	\$0	\$952,730
RPK00000370080	W BEAR LLC	BOX 249 KETCHUM, ID 83340	131 E SUN VALLEY RD KETCHUM, ID 83340	KETCHUM LOT 8 BLK 37 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	27,990		
					42	UR INCR	0		
					RPK00000370080 TOTAL:		814,590	\$0	\$814,590
RPK0000038005A	260 FIRST LLC	512 2ND AVE STE 200 SEATTLE, WA 98104	260 N 1ST AVE KETCHUM, ID 83340	KETCHUM AM LOT 5A BLK 38 16,501SF	21	UR BASE	2,359,800		
					21	UR INCR	0		
					RPK0000038005A TOTAL:		2,359,800	\$0	\$2,359,800
RPK00000380080	BLACK BEAR INC	BOX 2396 KETCHUM, ID 83340	200 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 8 BLK 38 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	168,190		
					42	UR INCR	7,103		
					RPK00000380080 TOTAL:		961,893	\$0	\$961,893

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RPK0000039001C	PARKER GULCH LLC	BOX 1835 KETCHUM, ID 83340	160 E 2ND ST KETCHUM, ID 83340	KETCHUM AM LOT 1 BLK 39 11,000SF	21	UR BASE	1,573,200		
					21	UR INCR	0		
					42	UR BASE	476,800		
					42	UR INCR	60,324		
					RPK0000039001C TOTAL:		2,110,324	\$0	\$2,110,324
RPK00000390030	KETCHUM TREE LLC	C/O EDGAR M BRONFMAN 375 PARK AVENUE 17TH FL NEW YORK, NY 10152		KETCHUM LOT 3 BLK 39 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	13,400		
					42	UR INCR	1,228,740		
					RPK00000390030 TOTAL:		2,028,740	\$0	\$2,028,740
RPK00000390040	SOLAVIE PROPERTIES LLC	23801 CALABASAS RD STE 2026 CALABASAS, CA 91302-1664	111 N WASHINGTON AVE KETCHUM, ID 83340	KETCHUM LOT 4 BLK 39 5500SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	499,512		
					42	UR INCR	0		
					RPK00000390040 TOTAL:		1,286,112	\$0	\$1,286,112
RPK0000040001A	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340	131 E RIVER ST KETCHUM, ID 83340	KETCHUM LOTS 1 THRU 8 BLK 40	81	UR BASE	0		
					81	UR INCR	0		
					RPK0000040001A TOTAL:		0	\$0	\$0
RPK00000410010	PFAEFFLE SHERRY R	BOX 405 SUN VALLEY, ID 83353	511 E RIVER ST KETCHUM, ID 83340	KETCHUM AM LOT 1 BLK 41 8250SF	20	UR BASE	705,375		
					20	UR INCR	0		
					41	UR BASE	315,604		
					41	UR INCR	0		
					RPK00000410010 TOTAL:		1,020,979	\$-101,153	\$919,826
RPK00000410020	JACOBSEN SUE ANN	BOX 773 SUN VALLEY, ID 83353	531 E RIVER ST KETCHUM, ID 83340	KETCHUM AM LOT 2 BLK 41 8250SF DUPLEX	20	UR BASE	391,875		
					20	UR INCR	313,500		
					41	UR BASE	183,348		
					41	UR BASE	99,117		
					41	UR INCR	0		
					41	UR INCR	0		
					RPK00000410020 TOTAL:		987,840	\$-101,153	\$886,687
RPK00000410030	DL EVANS BANK	PO BOX 9120 KETCHUM, ID 83340	KETCHUM, ID 83340	KETCHUM LOT 3 BLK 41	20	UR BASE	705,375		
					20	UR INCR	0		
					RPK00000410030 TOTAL:		705,375	\$0	\$705,375
RPK00000410040	SHOCH FAMILY LP	400 HAMILTON AVE STE 400 PALO ALTO, CA 94301	KETCHUM, ID 83340	KETCHUM LOT 4 BLK 41	20	UR BASE	705,375		
					20	UR INCR	0		
					RPK00000410040 TOTAL:		705,375	\$0	\$705,375

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
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RPK0000041006A	RUSSELL GORDON - TRUSTEE	297 MAPACHE DRIVE PORTOLA VALLEY, CA 94025	571 E RIVER ST KETCHUM, ID 83340	KETCHUM AM LOT 6A BLK 41 14,549SF	20	UR BASE	1,197,000		
					20	UR INCR	0		
					41	UR BASE	432,984		
					41	UR INCR	0		
					RPK0000041006A TOTAL:		1,629,984	\$0	\$1,629,984
RPK0000041007A	RUSSELL GORDON	297 MAPACHE DRIVE PORTOLA VALLEY, CA 94025	591 E RIVER ST KETCHUM, ID 83340	KETCHUM AM LOT 7A BLK 41 8015SF	20	UR BASE	684,000		
					20	UR INCR	0		
					41	UR BASE	113,601		
					41	UR INCR	0		
					RPK0000041007A TOTAL:		797,601	\$0	\$797,601
RPK00000410080	RUSSELL GORDON W	297 MAPACHE DR PORTOLA VALLEY, CA 94028	580 E 1ST ST KETCHUM, ID 83340	KETCHUM LOT 8 BLK 41 8,250 SF	20	UR BASE	705,375		
					20	UR INCR	0		
					30	UR BASE	51,150		
					30	UR INCR	0		
					RPK00000410080 TOTAL:		756,525	\$0	\$756,525
RPK00000420010	ENGL MICHAEL S	BOX 2500 SUN VALLEY, ID 83353		KETCHUM LOT 1 BLK 42 8250SF	21	UR BASE	1,175,625		
					21	UR INCR	0		
					RPK00000420010 TOTAL:		1,175,625	\$0	\$1,175,625
RPK00000420020	ENGL MICHAEL S TRUSTEE	BOX 2500 SUN VALLEY, ID 83353	120 N EAST AVE KETCHUM, ID 83340	KETCHUM LOT 2 BLK 42 8250SF	21	UR BASE	1,175,625		
					21	UR INCR	0		
					42	UR BASE	418,233		
					42	UR INCR	0		
					RPK00000420020 TOTAL:		1,593,858	\$0	\$1,593,858
RPK00000420030	DESERT PINE 101 LLC	BOX 6343 KETCHUM, ID 83340	160 N EAST AVE KETCHUM, ID 83340	KETCHUM LOT 3 BLK 42 8250SF	21	UR BASE	1,175,625		
					21	UR INCR	0		
					RPK00000420030 TOTAL:		1,175,625	\$0	\$1,175,625
RPK0000042004A	S & C I I L L C	BOX 2111 KETCHUM, ID 83340	180 N EAST AVE KETCHUM, ID 83340	KETCHUM LOT W 75' X 55' OF 4 BLK 42 4125SF	21	UR BASE	726,750		
					21	UR INCR	0		
					42	UR BASE	70,440		
					42	UR INCR	8,048		
					RPK0000042004A TOTAL:		805,238	\$0	\$805,238
RPK0000042004B	CRISTINA'S INC	BOX 2111 KETCHUM, ID 83340	520 E 2ND ST KETCHUM, ID 83340	KETCHUM LOT E 75' X 55' OF 4 BLK 42 4125SF	21	UR BASE	726,750		
					21	UR INCR	0		
					42	UR BASE	133,667		
					42	UR INCR	0		
					RPK0000042004B TOTAL:		860,417	\$0	\$860,417

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
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RPK00000420080	GLOVER GLENNA A	BOX 565 KETCHUM, ID 83340	560 E 2ND ST KETCHUM, ID 83340	KETCHUM LOT 8 BLK 42 8250SF	20	UR BASE	705,375		
					20	UR INCR	0		
					41	UR BASE	93,630		
					41	UR INCR	0		
					RPK00000420080 TOTAL:		799,005	\$0	\$799,005
RPK0000043001B	CAMPION THOMAS B JR	BOX 538 KETCHUM, ID 83340	200 N EAST AVE KETCHUM, ID 83340	KETCHUM LOT 1 BLK 43 8250SF	21	UR BASE	1,175,625		
					21	UR INCR	0		
					42	UR BASE	229,797		
					42	UR INCR	0		
					RPK0000043001B TOTAL:		1,405,422	\$0	\$1,405,422
RPK00000430020	CAMPION THOMAS B JR	BOX 538 KETCHUM, ID 83340	220 N EAST AVE KETCHUM, ID 83340	KETCHUM LOT 2 BLK 43 8250SF	21	UR BASE	1,175,625		
					21	UR INCR	0		
					42	UR BASE	361,616		
					42	UR INCR	0		
					RPK00000430020 TOTAL:		1,537,241	\$0	\$1,537,241
RPK0000043005A	SIEGEL INC	C/O DON SIEGEL PMB 25175 BOX 20000 JACKSON, WY 83001-7000	571 E 2ND ST KETCHUM, ID 83340	KETCHUM LOTS S W 55' X 75' OF 5 19' X 75' OF 6 BLK 43 5550SF	21	UR BASE	786,600		
					21	UR INCR	0		
					42	UR BASE	70,089		
					42	UR INCR	0		
					RPK0000043005A TOTAL:		856,689	\$0	\$856,689
RPK0000043005B	C&D OF IDAHO INC	C/O DONALD G SIEGEL PO BOX 25175 JACKSON, WY 83001	591 E 2ND ST KETCHUM, ID 83340	KETCHUM LOT NE 55' X 75' OF 5 BLK 43 4125SF	20	UR BASE	412,500		
					20	UR INCR	15,000		
					41	UR BASE	116,740		
					41	UR INCR	0		
					RPK0000043005B TOTAL:		544,240	\$0	\$544,240
RPK0000043006A	C&D OF IDAHO INC	C/O DONALD G SIEGEL PO BOX 25175 JACKSON, WY 83001	231 N WALNUT AVE KETCHUM, ID 83340	KETCHUM LOT NE 55' X 75' OF 6 BLK 43 4,125 SF	21	UR BASE	440,573		
					21	UR INCR	286,177		
					42	UR BASE	86,147		
					42	UR INCR	0		
					RPK0000043006A TOTAL:		812,897	\$0	\$812,897
RPK0000043006B	ROAD RUNNER HOSPITALITY L L C	BOX 7120 KETCHUM, ID 83340	291 N WALNUT AVE KETCHUM, ID 83340	KETCHUM LOTS NW 36' X 75' OF 6 ALL OF 7 & 8 BLK 43 19,200SF	21	UR BASE	2,394,000		
					21	UR INCR	0		
					42	UR BASE	535,950		
					42	UR INCR	181,669		
					RPK0000043006B TOTAL:		3,111,619	\$0	\$3,111,619

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK0000045003A	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340	480 N EAST AVE KETCHUM, ID 83340	KETCHUM	81	UR BASE	0		
				AM LOT 3A BLK 45	81	UR INCR	0		
				CITY HALL					
					RPK0000045003A TOTAL:		0	\$0	\$0
RPK0000045007A	DE LONG ESTELLE ALICE TRUSTEE	137 PASEO DE LA CONCHA APT B REDONDO BEACH, CA 90277	580 E 5TH ST KETCHUM, ID 83340	KETCHUM	20	UR BASE	705,375		
				LOTS E 75' OF 7 & 8 BLK 45	20	UR INCR	0		
				8250SF	41	UR BASE	254,274		
					41	UR INCR	0		
					RPK0000045007A TOTAL:		959,649	\$0	\$959,649
RPK0000045007B	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340		KETCHUM	81	UR BASE	0		
				LOTS W 75' OF 7 & 8 BLK 45	81	UR INCR	0		
				PARKING LOT 8250SF					
					RPK0000045007B TOTAL:		0	\$0	\$0
RPK00000460010	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340	500 N EAST AVE KETCHUM, ID 83340	KETCHUM	81	UR BASE	0		
				LOT 1 BLK 46	81	UR INCR	0		
				MUSEUM					
					RPK00000460010 TOTAL:		0	\$0	\$0
RPK0000046005B	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340		KETCHUM	81	UR BASE	0		
				LOTS W 1/2 OF 5 & 6 BLK 46	81	UR INCR	0		
				PARK					
					RPK0000046005B TOTAL:		0	\$0	\$0
RPK00000530050	BLAINE COUNTY SCHOOLS	118 W BULLION ST HAILEY, ID 83333		KETCHUM	81	UR BASE	0		
				LOT 5 THRU 8 BLK 53	81	UR INCR	0		
					RPK00000530050 TOTAL:		0	\$0	\$0
RPK0000054003B	DRIVEWAY PARTNERS	BOX 1503 KETCHUM, ID 83340	111 W 6TH ST KETCHUM, ID 83340	KETCHUM	21	UR BASE	940,500		
				LOTS E 1/2 OF 3 & 4 BLK 54	21	UR INCR	0		
					42	UR BASE	126,178		
					42	UR INCR	0		
					RPK0000054003B TOTAL:		1,066,678	\$0	\$1,066,678
RPK00000550010	EXPRESS PUBLISHING INC.	BOX 1013 KETCHUM, ID 83340	591 N 1ST AVE KETCHUM, ID 83340	KETCHUM	21	CORR BASE	940,500		
				LOT 1 BLK 55	21	UR INCR	0		
				8250SF	42	UR BASE	360,089		
					42	UR INCR	0		
					RPK00000550010 TOTAL:		1,300,589	\$0	\$1,300,589
RPK00000550020	KETCHUM FIRST L L C	C/O DOUG MCPHERSON PO BOX 4412 ASPEN, CO 81612		KETCHUM	21	CORR BASE	940,500		
				LOT 2 BLK 55	21	UR INCR	0		
				8250SF					
					RPK00000550020 TOTAL:		940,500	\$0	\$940,500

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
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RPK00000550030	KETCHUM FIRST L L C	C/O DOUG MCPHERSON PO BOX 4412 ASPEN, CO 81612	551 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 3 BLK 55 8250SF	21	CORR BASE	940,500		
					21	UR INCR	0		
					RPK00000550030 TOTAL:		940,500	\$0	\$940,500
RPK00000550050	SIXTH STREET KETCHUM L L C	401 CANYON RD HAILEY, ID 83333	180 W 6TH ST KETCHUM, ID 83340	KETCHUM LOT 5 BLK 55 8250SF	21	CORR BASE	940,500		
					21	CORR INCR	0		
					42	UR BASE	223,170		
					42	UR INCR	0		
					RPK00000550050 TOTAL:		1,163,670	\$0	\$1,163,670
RPK00000560020	KETCHUM HOLDING CORPORATION	C/O NAVIGATOR GROUP INC GRAND CENTRAL STATION BOX 4566 NEW YORK, NY 10163-4566	471 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 2 BLK 56 8250SF	21	UR BASE	1,175,625		
					21	UR INCR	0		
					RPK00000560020 TOTAL:		1,175,625	\$0	\$1,175,625
RPK0000056003A	KETCHUM HOLDING CORPORATION	C/O NAVIGATOR GROUP INC GRAND CENTRAL STATION BOX 4566 NEW YORK, NY 10163-4566	431 N 1ST AVE KETCHUM, ID 83340	KETCHUM AM LOT 3A BLK 56 8,335SF	21	UR BASE	1,175,625		
					21	UR INCR	0		
					RPK0000056003A TOTAL:		1,175,625	\$0	\$1,175,625
RPK0000056004A	HARRY INVESTMENTS LLC	BOX 902 KETCHUM, ID 83340	111 W 4TH ST KETCHUM, ID 83340	KETCHUM AM LOT 4A BLK 56 8,147	21	UR BASE	1,162,800		
					21	UR INCR	0		
					42	UR BASE	605,154		
					42	UR INCR	0		
					RPK0000056004A TOTAL:		1,767,954	\$0	\$1,767,954
RPK0000057001A	WHITEHORSE PROPERTIES LLC	PO BOX 4450 KETCHUM, ID 83340	391 N 1ST AVE KETCHUM, ID 83340	KETCHUM AM LOTS 1 & 2 BLK 57 16,500SF	21	UR BASE	2,351,250		
					21	UR INCR	0		
					42	UR BASE	377,892		
					42	UR INCR	0		
					RPK0000057001A TOTAL:		2,729,142	\$0	\$2,729,142
RPK0000057003A	CAROL B LLC	PO BOX 5852 KETCHUM, ID 83340	331 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 3 BLK 57 8250SF	21	UR BASE	1,175,625		
					21	UR INCR	0		
					42	UR BASE	95,570		
					42	UR INCR	0		
					RPK0000057003A TOTAL:		1,271,195	\$0	\$1,271,195
RPK00000570040	311 FIRST AVENUE LLC	PO BOX 673 KETCHUM, ID 83340	311 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 4 BLK 57 8250SF	21	UR BASE	1,175,625		
					21	UR INCR	0		
					42	UR BASE	291,285		
					42	UR INCR	38,675		
					RPK00000570040 TOTAL:		1,505,585	\$0	\$1,505,585

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RPK0000057005B	HOLT & JOHNSON L L C	BOX 2133 KETCHUM, ID 83340	160 W 4TH ST KETCHUM, ID 83340	KETCHUM LOT E 50' OF 5 & 6 BLK 57 5500SF	21	UR BASE	684,000		
					21	UR INCR	0		
					42	UR BASE	207,511		
					42	UR INCR	0		
					RPK0000057005B TOTAL:		891,511	\$0	\$891,511
RPK0000057005D	UNITED STATES POSTAL SERVICE	160 W INVERNESS DR STE 400 ENGELWOOD, CO 80112		KETCHUM AM LOT 5A & 8A BLK 57 21,997SF	81	UR BASE	0		
					81	UR INCR	0		
					RPK0000057005D TOTAL:		0	\$0	\$0
RPK0000057007A	311 FIRST AVENUE LLC	PO BOX 673 KETCHUM, ID 83340	171 W SUN VALLEY RD KETCHUM, ID 83340	KETCHUM LOT E 55' X 50' OF 7 & 8 5500SF BLK 57	21	UR BASE	641,250		
					21	UR INCR	0		
					42	UR BASE	11,230		
					42	UR INCR	0		
					RPK0000057007A TOTAL:		652,480	\$0	\$652,480
RPK0000058001A	DRAKE LYMAN M TRUSTEE	PO BOX 4080 KETCHUM, ID 83340	140 W SUN VALLEY RD KETCHUM, ID 83340	KETCHUM W 55' X 75' OF LOT 1, BLK 58	21	UR BASE	726,750		
					21	UR INCR	0		
					42	UR BASE	629,982		
					42	UR INCR	0		
					RPK0000058001A TOTAL:		1,356,732	\$0	\$1,356,732
RPK0000058001B	RIVER RUN GALLERY	BOX 1293 KETCHUM, ID 83340	291 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT E 55' X 75' OF 1 BLK 58 4125SF	21	UR BASE	726,750		
					21	UR INCR	0		
					42	UR BASE	95,030		
					42	UR INCR	13,342		
					RPK0000058001B TOTAL:		835,122	\$0	\$835,122
RPK00000580020	SUN VALLEY TITLE CO	DRAWER 2365 KETCHUM, ID 83340	271 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 2 BLK 58 8250SF	21	UR BASE	1,026,000		
					21	UR INCR	0		
					42	UR BASE	779,055		
					42	UR INCR	0		
					RPK00000580020 TOTAL:		1,805,055	\$0	\$1,805,055
RPK00000580030	MARX JOE	BOX 2659 KETCHUM, ID 83340	251 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOT 3 BLK 58 8250SF	21	UR BASE	1,175,625		
					21	UR INCR	0		
					42	UR BASE	117,288		
					42	UR INCR	0		
					RPK00000580030 TOTAL:		1,292,913	\$0	\$1,292,913

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							Market	Total HOE	Total Taxable
RPK0000059001A	GALENA LAND & CATTLE L L C	101 E BULLION ST STE 3C HAILEY, ID 83333	181 N 1ST AVE KETCHUM, ID 83340	KETCHUM LOTS N 105' X 55' OF 1 NE 55' X 105' OF 2, BLK 59 11,550SF	21	UR BASE	1,600,000		
					21	UR INCR	24,500		
					42	UR BASE	271,500		
					42	UR INCR	94,689		
					RPK0000059001A TOTAL:		1,990,689	\$0	\$1,990,689
RPK0000059001B	BRADLEY ROCHELLE	3355 N FIVE MILE RD # 314 BOISE, ID 83713	140 W 2ND ST KETCHUM, ID 83340	KETCHUM AM LOT 1A BLK 59 4946SF	20	UR BASE	400,000		
					20	UR INCR	0		
					41	UR BASE	163,261		
					41	UR INCR	0		
					RPK0000059001B TOTAL:		563,261	\$0	\$563,261
RPK0000059005A	SECOND AVENUE SUITES LLC	101 E BULLION ST STE 3C HAILEY, ID 83333-6000	180 W 2ND ST KETCHUM, ID 83340	KETCHUM LOT W 1/2 OF 5 BLK 59 4125SF	21	UR BASE	375,000		
					21	UR INCR	0		
					42	UR BASE	150,190		
					42	UR INCR	0		
					RPK0000059005A TOTAL:		525,190	\$0	\$525,190
RPK0000067001C	HIGGINS ALEX	BOX 552 KETCHUM, ID 83340		KETCHUM LOT 1,2,3,4, BLK 67 PLUS W 35' & E35' OF RAILROAD 18,450SF	20	UR BASE	1,282,500		
					20	UR INCR	0		
					RPK0000067001C TOTAL:		1,282,500	\$0	\$1,282,500
RPK00000670060	AGS PROPERTIES LP	999 MAIN ST BOISE, ID 83702		KETCHUM LOT 6 BLK 67 8250SF	20	UR BASE	598,500		
					20	UR INCR	0		
					RPK00000670060 TOTAL:		598,500	\$0	\$598,500
RPK00000670070	GCS PROPERTIES LP	999 MAIN ST BOISE, ID 83702		KETCHUM LOT 7 & 8 BLK 67	20	UR BASE	1,197,000		
					20	UR INCR	0		
					RPK00000670070 TOTAL:		1,197,000	\$0	\$1,197,000
RPK00000820010	IDAHO BANKING COMPANY	6010 FAIRVIEW BOISE, ID 83704	280 E RIVER ST KETCHUM, ID 83340	KETCHUM LOT 1 BLK 82 5466SF	21	CORR BASE	399,000		
					21	UR INCR	0		
					42	CORR BASE	145,116		
					42	UR INCR	0		
					RPK00000820010 TOTAL:		544,116	\$0	\$544,116
RPK0000082002A	IDAHO BANKING COMPANY	6010 FAIRVIEW BOISE, ID 83704	260 E RIVER ST KETCHUM, ID 83340	KETCHUM LOT 2 BLOCK 82 10' X 100' OF ALLEY 6466SF	21	CORR BASE	473,770		
					21	UR INCR	0		
					42	CORR BASE	64,923		
					42	UR INCR	0		
					RPK0000082002A TOTAL:		538,693	\$0	\$538,693

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							Market	Total HOE	Total Taxable
RPK0000082003A	IDAHO BANKING COMPANY	6010 FAIRVIEW BOISE, ID 83704	251 S MAIN ST KETCHUM, ID 83340	KETCHUM	21	CORR BASE	2,461,200		
				LOTS 3, 21, FR 22 BLK 82	21	UR INCR	0		
				N 10' X 110' OF ALLEY	42	CORR INCR	139,021		
				S 20' X 230' OF ALLEY	42	UR BASE	301,580		
					RPK0000082003A TOTAL:		2,901,801	\$0	\$2,901,801
RPK0000082022A	KEMP CURTIS P	BOX 699 SUN VALLEY, ID 83353	280 S MAIN ST KETCHUM, ID 83340	KETCHUM	20	UR BASE	256,500		
				E FR PART LOT 22 BLK 82	20	UR INCR	0		
				& TL 7561 6750SF	41	UR BASE	114,261		
					41	UR INCR	0		
					RPK0000082022A TOTAL:		370,761	\$-101,153	\$269,608
RPK00000830020	TRAIL CREEK FUND LLC	C/O EAGAN REAL ESTATE PO BOX 84 SUN VALLEY, ID 83353	200 S MAIN ST KETCHUM, ID 83340	KETCHUM	21	UR BASE	2,565,000		
				REPLAT BLK 83	21	UR INCR	0		
				LOT 2	42	UR BASE	415,613		
				40,631SF	42	UR INCR	0		
					RPK00000830020 TOTAL:		2,980,613	\$0	\$2,980,613
RPK02780000000	VANOFF ENTERPRISES LTD	19840 FOGGY BOTTOM RD BLUEMONT, VA 20135	300 S 2ND AVE KETCHUM, ID 83340	POWDER CREEK TOWNHOMES	25	UR BASE	0		
				#4	25	UR INCR	0		
				COMMON AREA-ALL PHASES	RPK02780000000 TOTAL:		0	\$0	\$0
RPK02780000040	FERN ROBERTS MACKENZIE-TRUSTEE	BOX 2502 SUN VALLEY, ID 83353	300 S 2ND AVE # 4 KETCHUM, ID 83340	POWDER CREEK TOWNHOMES	20	UR BASE	700,000		
				#1	20	UR INCR	0		
				SUBLOT 4	41	UR BASE	183,333		
				1479SF	41	UR INCR	1,063,698		
					RPK02780000040 TOTAL:		1,947,031	\$0	\$1,947,031
RPK02780020020	VANOFF ENTERPRISES LTD	19840 FOGGY BOTTOM RD BLUEMONT, VA 20135	300 S 2ND AVE # 2 KETCHUM, ID 83340	POWDER CREEK TOWNHOMES	20	UR BASE	491,667		
				FUTURE PHASE II LOT 2	20	UR INCR	308,333		
					RPK02780020020 TOTAL:		800,000	\$0	\$800,000
RPK02780020030	VANOFF ENTERPRISES LTD	19840 FOGGY BOTTOM RD BLUEMONT, VA 20135	300 S 2ND AVE # 3 KETCHUM, ID 83340	POWDER CREEK TOWNHOMES	20	UR BASE	491,667		
				PHASE II LOT 3	20	UR INCR	308,333		
					RPK02780020030 TOTAL:		800,000	\$0	\$800,000
RPK02780030000	VANOFF ENTERPRISES LTD	19840 FOGGY BOTTOM RD BLUEMONT, VA 20135	300 S 2ND AVE # 3 KETCHUM, ID 83340	POWDER CREEK TOWNHOMES	20	UR BASE	800,000		
				#3	20	UR INCR	0		
				FUTURE PHASE 3-LOT 1	RPK02780030000 TOTAL:		800,000	\$0	\$800,000
RPK02840000000	SKI VIEW DEVELOPMENT LLC	BOX 5 KETCHUM, ID 83340	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES	25	UR BASE	0		
				COMMON AREA & SPA	25	UR INCR	0		
				SEC 18 4N 18E	RPK02840000000 TOTAL:		0	\$0	\$0

URBAN RENEWAL PARCEL LISTING
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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
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RPK02840000010	STERLING ZANE R	1901 MOUNTAIN VIEW DR BOISE, ID 83706	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #1 SUBLOT 1 764SF	20	UR BASE	325,000		
					20	UR INCR	0		
					41	CORR BASE	225,000		
					41	CORR INCR	105,222		
					RPK02840000010 TOTAL:		655,222	\$0	\$655,222
RPK02840000020	KENDLER ERNEST A	118 NEPTUNE LN HOLMES BEACH, FL 34217	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #1 SUBLOT 2 695SF	20	UR BASE	300,000		
					20	UR INCR	0		
					41	CORR BASE	309,929		
					41	UR INCR	0		
					RPK02840000020 TOTAL:		609,929	\$0	\$609,929
RPK02840000030	DEITCH MICHAEL	4613 LAKE WASHINGTON BLVD NE KIRKLAND, WA 98033	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #1 SUBLOT 3 764SF	20	UR BASE	325,000		
					20	UR INCR	0		
					41	CORR BASE	330,222		
					41	UR INCR	0		
					RPK02840000030 TOTAL:		655,222	\$0	\$655,222
RPK02840000040	BREIMEISTER SCOTT	2201 BRUN ST HOUSTON, TX 77019	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #2 SUBLOT 4 1,097SF	20	CORR BASE	375,000		
					20	UR INCR	0		
					41	CORR BASE	399,658		
					41	CORR INCR	0		
					RPK02840000040 TOTAL:		774,658	\$0	\$774,658
RPK02840000050	BITTKER ALLAN	C/O ALPHI INC 6960 ORCHARD LAKE RD STE 303 WEST BLOOMFIELD, MI 48322	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #2 SUBLOT 5 1,101SF	20	CORR BASE	375,000		
					20	UR INCR	0		
					41	CORR BASE	389,500		
					41	UR INCR	0		
					RPK02840000050 TOTAL:		764,500	\$0	\$764,500
RPK02840000060	MC DONALD PETER	BOX 5 KETCHUM, ID 83340	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #2 SUBLOT 6 1,054SF	20	CORR BASE	375,000		
					20	UR INCR	0		
					41	CORR BASE	362,301		
					41	UR INCR	0		
					RPK02840000060 TOTAL:		737,301	\$0	\$737,301
RPK02840000070	RAHIM SUN VALLEY LLC	444 HOSPITAL WAY STE 607 POCATELLO, ID 83201	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #2 SUBLOT 7 1,034SF	20	CORR BASE	375,000		
					20	UR INCR	0		
					41	CORR BASE	362,301		
					41	UR INCR	0		
					RPK02840000070 TOTAL:		737,301	\$0	\$737,301

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RPK02840000080	SWOPE MICHAEL	223 N 6TH ST, SUITE 425 BOISE, ID 83702	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #2 SUBLOT 8 1,041SF	20	CORR BASE	375,000		
					20	UR INCR	0		
					41	CORR BASE	362,301		
					41	UR INCR	0		
					RPK02840000080 TOTAL:		737,301	\$0	\$737,301
RPK02840000090	OFF INTO THE SUNSET LLC	PO BOX 63 MEDINA, WA 98039	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #3 SUBLOT 9 1,034SF	20	CORR BASE	425,000		
					20	UR INCR	0		
					41	CORR BASE	360,329		
					41	UR INCR	0		
					RPK02840000090 TOTAL:		785,329	\$0	\$785,329
RPK02840000100	CAINE SHAWN E	1221 CAMINO DEL MAR DEL MAR, CA 92014	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #3 SUBLOT 10 1,038SF	20	CORR BASE	425,000		
					20	UR INCR	0		
					41	CORR BASE	360,661		
					41	UR INCR	0		
					RPK02840000100 TOTAL:		785,661	\$0	\$785,661
RPK02840000110	TJARKSEN MICHAEL	W307N6922 CLUB CIRCLE E HARTLAND, WI 53029	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #3 SUBLOT 11 1,038SF	20	CORR BASE	425,000		
					20	UR INCR	0		
					41	CORR BASE	360,661		
					41	UR INCR	0		
					RPK02840000110 TOTAL:		785,661	\$0	\$785,661
RPK02840000120	4 PAR LLC	BOX 5000 KETCHUM, ID 83340	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #3 SUBLOT 12 1,042SF	20	CORR BASE	425,000		
					20	UR INCR	0		
					41	CORR BASE	360,661		
					41	UR INCR	0		
					RPK02840000120 TOTAL:		785,661	\$0	\$785,661
RPK02840000130	SLIGAR JEANNIE	3550 E 4500 N KIMBERLY, ID 83341	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #3 SUBLOT 13 1,039SF	20	CORR BASE	425,000		
					20	UR INCR	0		
					41	CORR BASE	360,248		
					41	UR INCR	0		
					RPK02840000130 TOTAL:		785,248	\$0	\$785,248
RPK02840000140	MULHERN GEORGE J	671 DREYFUS LN MERIDIAN, ID 83646	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #4 SUBLOT 14	20	UR BASE	325,000		
					20	UR INCR	0		
					41	CORR INCR	255,222		
					41	UR BASE	75,000		
					RPK02840000140 TOTAL:		655,222	\$0	\$655,222

URBAN RENEWAL PARCEL LISTING
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RPK02840000150	DINEEN MARISSA	48 BURNHAM COURT MOSCOW ROAD LONDON W2 4SW ENGLAND ,	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #4 SUBLOT 15 693SF	20	UR BASE	300,000		
					20	UR INCR	0		
					41	CORR INCR	110,264		
					41	UR BASE	200,000		
					RPK02840000150 TOTAL:		610,264	\$0	\$610,264
RPK02840000160	US BANK NATIONAL ASSOCIATION	400 COUNTRYWIDE WAY SV-35 SIMI VALLEY, CA 93065	409 S MAIN ST KETCHUM, ID 83340	SKI VIEW TOWNHOMES #4 SUBLOT 16 785SF	20	UR BASE	325,000		
					20	UR INCR	0		
					RPK02840000160 TOTAL:		325,000	\$0	\$325,000
RPK02840000170	GIROUARD DAVID J	849 CALIFORNIA WAY EMERALD HILLS, CA 94062	409 S MAIN ST # 5A KETCHUM, ID 83340	SKI VIEW TOWNHOMES #5 SUBLOT 17 764SF	20	UR BASE	325,000		
					20	UR INCR	0		
					41	CORR INCR	171,982		
					41	UR BASE	150,000		
					RPK02840000170 TOTAL:		646,982	\$0	\$646,982
RPK02840000180	TEDESCO JOHN A	1450 PURLSIMA CREEK RD HALF MOON BAY, CA 94019	409 S MAIN ST # 5B KETCHUM, ID 83340	SKI VIEW TOWNHOMES #5 SUBLOT 18	20	UR BASE	325,000		
					20	UR INCR	0		
					41	CORR INCR	321,982		
					41	UR BASE	0		
					RPK02840000180 TOTAL:		646,982	\$0	\$646,982
RPK02840000190	H2K LLC	2186 E 4200 N FILER, ID 83328	409 S MAIN ST # 6A KETCHUM, ID 83340	SKI VIEW TOWNHOMES #6 SUBLOT 19	20	UR BASE	325,000		
					20	UR INCR	0		
					41	CORR INCR	323,491		
					41	UR BASE	0		
					RPK02840000190 TOTAL:		648,491	\$0	\$648,491
RPK02840000200	JENSEN PER SYLVESTER	PO BOX 508 LAKEHILLS, TX 78063	S MAIN ST # 6B KETCHUM, ID 83340	SKI VIEW TOWNHOMES #6 SUBLOT 20 764SF	20	UR BASE	325,000		
					20	UR INCR	0		
					41	CORR INCR	173,491		
					41	UR BASE	150,000		
					RPK02840000200 TOTAL:		648,491	\$0	\$648,491
RPK02930000010	LODGES ON TRAIL CREEK L L C	BOX 1766 KETCHUM, ID 83340	670 E 2ND ST KETCHUM, ID 83340	LODGES ON TRAIL CREEK 2 T.H. SUBLOT 1 OCCUPIED FEB THRU DEC FULL VALUE \$1,898,974	20	UR BASE	1,402,500		
					20	UR INCR	47,500		
					41	UR BASE	0		
					41	UR INCR	1,737,691		
					RPK02930000010 TOTAL:		3,187,691	\$0	\$3,187,691

URBAN RENEWAL PARCEL LISTING
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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK02930000020	PETERSON BROOKE	PO BOX 654 SUN VALLEY, ID 83353	670 E 2ND ST KETCHUM, ID 83340	LODGES ON TRAIL CREEK 2 T.H.	20	UR BASE	1,275,000		
				SUBLOT 2	20	UR INCR	50,000		
				OCCUPIED JAN THRU DEC	41	UR BASE	0		
				FULL VALUE \$1,873,880	41	UR INCR	1,873,880		
				RPK02930000020 TOTAL:			3,198,880	\$0	\$3,198,880
RPK02930000030	GARDINER TONI SMITH TRUSTEE	1251 AUENIDA DE APRISA CAMARILLO, CA 93010	670 E 2ND ST KETCHUM, ID 83340	LODGES ON TRAIL CREEK 2 T.H.	20	UR BASE	1,190,000		
				SUBLOT 3	20	UR INCR	10,000		
				SEC 18, 4N 18E 4,570SF	41	UR BASE	310,000		
					41	UR INCR	1,426,175		
				RPK02930000030 TOTAL:			2,936,175	\$0	\$2,936,175
RPK02930000040	ROHL KENNETH S TRUSTEE	PO BOX 4338 KETCHUM, ID 83340	670 E 2ND ST KETCHUM, ID 83340	LODGES ON TRAIL CREEK 2 T.H.	20	UR BASE	1,100,000		
				SUBLOT 4	20	UR INCR	0		
				SEC 18, 4N 18E 5,400SF	41	UR BASE	1,624,395		
					41	UR INCR	0		
				RPK02930000040 TOTAL:			2,724,395	\$0	\$2,724,395
RPK02930000050	COROLYN W THOMAS DECLARATION OF TRUST	PO BOX 9265 MC LEAN, VA 22102	670 E 2ND ST KETCHUM, ID 83340	LODGES ON TRAIL CREEK 2 T.H.	20	UR BASE	1,000,000		
				SUBLOT 5	20	UR INCR	0		
				SEC 18, 4N 18E 6,020SF	41	UR BASE	230,000		
					41	UR INCR	1,515,730		
				RPK02930000050 TOTAL:			2,745,730	\$0	\$2,745,730
RPK02930010000	LODGES ON TRAIL CREEK L L C	BOX 1766 KETCHUM, ID 83340	670 E 2ND ST KETCHUM, ID 83340	LODGES ON TRAIL CREEK 2 T.H.	25	UR BASE	0		
				BLOCK 1 COMMON AREA	25	UR INCR	0		
				SEC 18, 4N 18E					
				RPK02930010000 TOTAL:			0	\$0	\$0
RPK0395000002A	KETCHUM CENTER JOINT VENTURE	BOX 598 SUN VALLEY, ID 83353	631 E 2ND ST KETCHUM, ID 83340	WALNUT AVENUE MALL TH	21	UR BASE	2,100,000		
				AM LOT 2A	21	UR INCR	0		
				17,790	42	UR BASE	825,000		
				U S CELLULAR SITE	42	UR INCR	105,286		
				RPK0395000002A TOTAL:			3,030,286	\$0	\$3,030,286
RPK03950000030	KETCHUM CENTER JOINT VENTURE	C/O SOMMERWIND GRP INC 200 NE PACIFIC ST STE 102 SEATTLE, WA 98105	660 E SUN VALLEY RD KETCHUM, ID 83340	WALNUT AVENUE MALL	21	UR BASE	1,400,000		
				LOT 3	21	UR INCR	50,000		
				11,883	42	UR BASE	325,000		
					42	UR INCR	64,902		
				RPK03950000030 TOTAL:			1,839,902	\$0	\$1,839,902

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RPK03950000040	KETCHUM CENTER JOINT VENTURE	C/O CHIP FISHER PO BOX 598 SUN VALLEY, ID 83353	600 E SUN VALLEY RD KETCHUM, ID 83340	WALNUT AVENUE MALL LOT 4 12,367	21	UR BASE	1,400,000		
					21	UR INCR	50,000		
					42	UR BASE	200,000		
					42	UR INCR	324,874		
					RPK03950000040 TOTAL:		1,974,874	\$0	\$1,974,874
RPK04280000010	KETCHUM HOTEL COMPANY INC	BOX 548 KETCHUM, ID 83340	600 N MAIN ST KETCHUM, ID 83340	BOULDER MTN VILLAGE SUB LOT 1 53,317SF	21	UR BASE	3,200,000		
					21	UR INCR	300,000		
					42	UR BASE	1,241,785		
					42	UR INCR	656,657		
					RPK04280000010 TOTAL:		5,398,442	\$0	\$5,398,442
RPK04280000020	KETCHUM HOTEL COMPANY INC	BOX 548 KETCHUM, ID 83340	700 N MAIN ST KETCHUM, ID 83340	BOULDER MTN VILLAGE SUB LOT 2 1,669SF	21	UR BASE	203,240		
					21	UR INCR	96,760		
					42	UR BASE	268,980		
					42	UR INCR	0		
					RPK04280000020 TOTAL:		568,980	\$0	\$568,980
RPK043600000B0	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340	100 SADDLE RD KETCHUM, ID 83340	CHURCH OF BIG WOOD SUB PARCEL B	81	UR BASE	0		
					81	UR INCR	0		
					RPK043600000B0 TOTAL:		0	\$0	\$0
RPK0447000004A	3 STORY LLC	C/O AUSTIN BATES 14415 N 73RD ST # 100 SCOTTSDALE, AZ 85260	131 W 5TH ST KETCHUM, ID 83340	FIREHOLE SUB LOT 4A 4510 SF	20	UR BASE	300,000		
					20	UR INCR	0		
					41	UR BASE	21,246		
					41	UR INCR	0		
					RPK0447000004A TOTAL:		321,246	\$0	\$321,246
RPK0447000004B	HOSPICE OF WOOD RIVER VALLEY	BOX 4320 KETCHUM, ID 83340	511 N 1ST AVE KETCHUM, ID 83340	FIREHOLE SUB LOT 4B 3,740SF EXEMPT APP REC 2010	81	UR BASE	0		
					81	UR INCR	0		
					RPK0447000004B TOTAL:		0	\$0	\$0
RPK047200000A0	WOOD RIVER LAND TRUST COMPANY	119 E BULLION ST HAILEY, ID 83333		LODGES ON TRAIL CREEK SUB PARCEL A 18,120SF	18	UR BASE	1,500		
					18	UR INCR	0		
					RPK047200000A0 TOTAL:		1,500	\$0	\$1,500
RPK047600000A0	KETCHUM CEMETERY MAINT DIST	BOX 224 KETCHUM, ID 83340		KINDERHORN SUB PARCEL A 46,173 SF	81	UR BASE	0		
					81	UR INCR	0		
					RPK047600000A0 TOTAL:		0	\$0	\$0

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RPK0498000000A	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340	100 PARK CIR KETCHUM, ID 83340	NORTHWOOD PUD SUB PARCEL A-PARK	81	UR BASE	0		
					81	UR INCR	0		
					RPK0498000000A TOTAL:		0	\$0	\$0
RPK05000000010	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340	1177 WARM SPRINGS RD KETCHUM, ID 83340	PARKWOOD SUB LOT 1 PARK AREA	81	UR BASE	0		
					81	UR INCR	0		
					RPK05000000010 TOTAL:		0	\$0	\$0
RPK0500000002A	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340		PARKWOOD SUB LOTS 2 & 3 PARK AREA	81	UR BASE	0		
					81	UR INCR	0		
					RPK0500000002A TOTAL:		0	\$0	\$0
RPK05010000020	MILLER STEVEN H	C/O SAILOR MUSIC BOX 12680 SEATTLE, WA 98111-4680	160 LINDSAY CIR KETCHUM, ID 83340	NORTHWOOD PARK #1 LOT 2 19209 SF	21	UR BASE	739,575		
					21	UR INCR	0		
					42	UR BASE	661,120		
					42	UR INCR	0		
					RPK05010000020 TOTAL:		1,400,695	\$0	\$1,400,695
RPK05190010010	SUN VALLEY CENTER FOR THE ARTS INC	C/O WILLIAMS RYBERG PO BOX 656 SUN VALLEY, ID 83353	411 N 2ND AVE KETCHUM, ID 83340	SIMPLOT SUB LOT 1 BLK 1 EXEMPT APP REC 2009	20	UR BASE	0		
					20	UR INCR	0		
					RPK05190010010 TOTAL:		0	\$0	\$0
RPK05190010020	SIMPLOT KETCHUM PROPERTIES LLC	999 MAIN ST STE 1300 BOISE, ID 83702	491 N 2ND AVE KETCHUM, ID 83340	SIMPLOT SUB LOT 2 BLK 1	20	UR BASE	1,275,000		
					20	UR INCR	0		
					RPK05190010020 TOTAL:		1,275,000	\$0	\$1,275,000
RPK05190010030	SIMPLOT KETCHUM PROPERTIES LLC	999 MAIN ST STE 1300 BOISE, ID 83702	521 N 2ND AVE KETCHUM, ID 83340	SIMPLOT SUB LOT 3 BLK 1	20	UR BASE	2,000,000		
					20	UR INCR	0		
					RPK05190010030 TOTAL:		2,000,000	\$0	\$2,000,000
RPK05190010040	SIMPLOT KETCHUM PROPERTIES LLC	999 MAIN ST STE 1300 BOISE, ID 83702	510 N 3RD AVE KETCHUM, ID 83340	SIMPLOT SUB LOT 4 BLK 1	20	UR BASE	4,100,000		
					20	UR INCR	0		
					RPK05190010040 TOTAL:		4,100,000	\$0	\$4,100,000
RPK05410000010	SARGENT PRESTON R	THE HIGHLANDS SEATTLE, WA 98177	121 N WALNUT AVE KETCHUM, ID 83340	SUN VALLEY SEASONS SUB LOT 1	20	UR BASE	900,000		
					20	UR INCR	0		
					41	UR BASE	200,000		
					41	UR INCR	1,411,832		
					RPK05410000010 TOTAL:		2,511,832	\$0	\$2,511,832

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RPK05410000020	ELLISON W J TRUSTEE	323 SAN VICENTE BLVD #19 SANTA MONICA, CA 90402	571 E 1ST ST KETCHUM, ID 83340	SUN VALLEY SEASONS SUB LOT 2	20	UR BASE	900,000		
					20	UR INCR	0		
					41	UR BASE	100,000		
					41	UR INCR	1,561,524		
					RPK05410000020 TOTAL:		2,561,524	\$0	\$2,561,524
RPK05410000030	GARDNER CURTIS S	2261 JACKSON ST SAN FRANCISCO, CA 94115	111 N WALNUT AVE KETCHUM, ID 83340	SUN VALLEY SEASONS SUB LOT 3	20	UR BASE	900,000		
					20	UR INCR	0		
					41	UR BASE	100,000		
					41	UR INCR	1,561,524		
					RPK05410000030 TOTAL:		2,561,524	\$0	\$2,561,524
RPK05410000040	ROBERTS PETER	PO BOX 7119 KETCHUM, ID 83340	573 E 1ST ST KETCHUM, ID 83340	SUN VALLEY SEASONS SUB LOT 4	20	UR BASE	900,000		
					20	UR INCR	0		
					41	UR BASE	1,612,111		
					41	UR INCR	0		
					RPK05410000040 TOTAL:		2,512,111	\$0	\$2,512,111
RPK07210000000	SUN VALLEY EQUITY INVESTMENTS	BOX 770 SUN VALLEY, ID 83353		BIG FISH CONDO COMMON AREA	25	UR BASE	0		
					25	UR INCR	0		
					RPK07210000000 TOTAL:		0	\$0	\$0
RPK07210000010	GREAT DAY GROUP LLC	BOX 8890 KETCHUM, ID 83340	211 E SUN VALLEY RD KETCHUM, ID 83340	BIGFISH CONDOS UNIT 1 43%	27	UR BASE	432,105		
					27	UR INCR	0		
					RPK07210000010 TOTAL:		432,105	\$0	\$432,105
RPK07210000020	GREAT DAY GROUP LLC	BOX 8890 KETCHUM, ID 83340	211 E SUN VALLEY RD KETCHUM, ID 83340	BIGFISH CONDOS UNIT 2 57%	26	UR BASE	403,569		
					26	UR INCR	40,357		
					RPK07210000020 TOTAL:		443,926	\$0	\$443,926
RPK07410000010	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 1 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 1 7.7%	27	UR BASE	282,150		
					27	UR INCR	0		
					RPK07410000010 TOTAL:		282,150	\$0	\$282,150
RPK07410000020	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 2 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 2 7.0%	27	UR BASE	256,500		
					27	UR INCR	0		
					RPK07410000020 TOTAL:		256,500	\$0	\$256,500
RPK07410000030	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 3 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 3 11.5%	27	UR BASE	326,294		
					27	UR INCR	101,206		
					RPK07410000030 TOTAL:		427,500	\$0	\$427,500

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							Market	Total HOE	Total Taxable
RPK07410000040	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 4 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 4 11.5%	27	UR BASE	326,294		
					27	UR INCR	131,131		
					RPK07410000040 TOTAL:		457,425	\$0	\$457,425
RPK07410000050	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 5 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 5 7.8%	27	UR BASE	286,425		
					27	UR INCR	0		
					RPK07410000050 TOTAL:		286,425	\$0	\$286,425
RPK07410000060	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 6 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 6 5.3%	27	UR BASE	196,650		
					27	UR INCR	0		
					RPK07410000060 TOTAL:		196,650	\$0	\$196,650
RPK07410000070	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 7 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 7 25.5%	27	UR BASE	326,294		
					27	UR INCR	357,706		
					RPK07410000070 TOTAL:		684,000	\$0	\$684,000
RPK07410000080	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 8 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 8 25.5%	27	UR BASE	326,294		
					27	UR INCR	58,456		
					RPK07410000080 TOTAL:		384,750	\$0	\$384,750
RPK07410000090	HOCKING JANE FAMILY TRUST	BOX 811 SUN VALLEY, ID 83353	351 N LEADVILLE AVE UNIT 9 KETCHUM, ID 83340	GALLERIA CONDOS UNIT 9 11.2%	27	UR BASE	326,294		
					27	UR INCR	41,356		
					RPK07410000090 TOTAL:		367,650	\$0	\$367,650
RPK07420000000	WATERS OF SUN VALLEY LLC	C/O FRONTIER BANK STEVE ARRIVEY 332 S.W. EVERETT MALL WAY PO BOX 2215 EVERETT, WA 98213	222 N 2ND AVE KETCHUM, ID 83340	CHILALI CONDO COMMON AREA	25	UR BASE	0		
					25	UR INCR	0		
					RPK07420000000 TOTAL:		0	\$0	\$0
RPK07420000010	HOPPER JOSEPH JR	PO BOX 6883 KETCHUM, ID 83340	222 N 2ND AVE UNIT 1 KETCHUM, ID 83340	CHILALI CONDO UNIT 1 .0028% DEED RESTRICTED	26	UR BASE	146,570		
					26	UR INCR	0		
					RPK07420000010 TOTAL:		146,570	\$-73,285	\$73,285
RPK07420000020	HAMILTON CHASE	PO BOX 1108 KETCHUM, ID 83340	222 N 2ND AVE UNIT 2 KETCHUM, ID 83340	CHILALI CONDO UNIT 2 .0028% DEED RESTRICTED	26	UR BASE	107,692		
					26	UR INCR	0		
					RPK07420000020 TOTAL:		107,692	\$-53,846	\$53,846

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RPK07420000030	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 3 KETCHUM, ID 83340	CHILALI CONDO UNIT 3 .0219%	20	UR BASE	145,000		
					20	UR INCR	0		
					RPK07420000030 TOTAL:		145,000	\$0	\$145,000
RPK07420000040	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 4 KETCHUM, ID 83340	CHILALI CONDO UNIT 4 .0371%	20	UR BASE	160,000		
					20	UR INCR	115,000		
					RPK07420000040 TOTAL:		275,000	\$0	\$275,000
RPK07420000050	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 5 KETCHUM, ID 83340	CHILALI CONDO UNIT 5 .0544%	20	UR BASE	160,000		
					20	UR INCR	140,000		
					RPK07420000050 TOTAL:		300,000	\$0	\$300,000
RPK07420000060	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 6 KETCHUM, ID 83340	CHILALI CONDO UNIT 6 .0379%	20	UR BASE	160,000		
					20	UR INCR	115,000		
					RPK07420000060 TOTAL:		275,000	\$0	\$275,000
RPK07420000070	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 7 KETCHUM, ID 83340	CHILALI CONDO UNIT 7 .0317%	20	UR BASE	160,000		
					20	UR INCR	85,000		
					RPK07420000070 TOTAL:		245,000	\$0	\$245,000
RPK07420000080	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 8 KETCHUM, ID 83340	CHILALI CONDO UNIT 8 .0418%	20	UR BASE	160,000		
					20	UR INCR	140,000		
					RPK07420000080 TOTAL:		300,000	\$0	\$300,000
RPK07420000090	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 9 KETCHUM, ID 83340	CHILALI CONDO UNIT 9 .0416%	20	UR BASE	160,000		
					20	UR INCR	140,000		
					RPK07420000090 TOTAL:		300,000	\$0	\$300,000
RPK07420000100	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 10 KETCHUM, ID 83340	CHILALI CONDO UNIT 10 .0352%	20	UR BASE	160,000		
					20	UR INCR	115,000		
					RPK07420000100 TOTAL:		275,000	\$0	\$275,000
RPK07420000110	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 11 KETCHUM, ID 83340	CHILALI CONDO UNIT 11 .0486%	20	UR BASE	160,000		
					20	UR INCR	230,000		
					RPK07420000110 TOTAL:		390,000	\$0	\$390,000

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RPK07420000120	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 12 KETCHUM, ID 83340	CHILALI CONDO UNIT 12 .0333%	20	UR BASE	160,000		
					20	UR INCR	85,000		
					RPK07420000120 TOTAL:		245,000	\$0	\$245,000
RPK07420000130	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 13 KETCHUM, ID 83340	CHILALI CONDO UNIT 13 .0516%	20	UR BASE	160,000		
					20	UR INCR	230,000		
					RPK07420000130 TOTAL:		390,000	\$0	\$390,000
RPK07420000140	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 14 KETCHUM, ID 83340	CHILALI CONDO UNIT 14 .0441%	20	UR BASE	160,000		
					20	UR INCR	200,000		
					RPK07420000140 TOTAL:		360,000	\$0	\$360,000
RPK07420000150	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 15 KETCHUM, ID 83340	CHILALI CONDO UNIT 15 .0444%	20	UR BASE	160,000		
					20	UR INCR	200,000		
					RPK07420000150 TOTAL:		360,000	\$0	\$360,000
RPK07420000160	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 16 KETCHUM, ID 83340	CHILALI CONDO UNIT 16 .0463%	20	UR BASE	160,000		
					20	UR INCR	200,000		
					RPK07420000160 TOTAL:		360,000	\$0	\$360,000
RPK07420000170	WORTHEY JAMES K TRUSTEE	2406 MEADOW BROOK RD SE DECATUR, AL 35601	222 N 2ND AVE UNIT 17 KETCHUM, ID 83340	CHILALI CONDO UNIT 17 .0464%	26	UR BASE	160,000		
					26	UR INCR	546,500		
					RPK07420000170 TOTAL:		706,500	\$0	\$706,500
RPK07420000180	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 18 KETCHUM, ID 83340	CHILALI CONDO UNIT 18 .0465%	20	UR BASE	160,000		
					20	UR INCR	200,000		
					RPK07420000180 TOTAL:		360,000	\$0	\$360,000
RPK07420000190	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 19 KETCHUM, ID 83340	CHILALI CONDO UNIT 19 .0465%	20	UR BASE	160,000		
					20	UR INCR	200,000		
					RPK07420000190 TOTAL:		360,000	\$0	\$360,000
RPK07420000200	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 20 KETCHUM, ID 83340	CHILALI CONDO UNIT 20 .0452%	20	UR BASE	160,000		
					20	UR INCR	200,000		
					RPK07420000200 TOTAL:		360,000	\$0	\$360,000

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							Market	Total HOE	Total Taxable
RPK07420000210	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 21 KETCHUM, ID 83340	CHILALI CONDO UNIT 21 .0442%	20	UR BASE	160,000		
					20	UR INCR	200,000		
					RPK07420000210 TOTAL:		360,000	\$0	\$360,000
RPK07420000220	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 22 KETCHUM, ID 83340	CHILALI CONDO UNIT 22 .0444%	20	UR BASE	160,000		
					20	UR INCR	200,000		
					RPK07420000220 TOTAL:		360,000	\$0	\$360,000
RPK07420000230	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 23 KETCHUM, ID 83340	CHILALI CONDO UNIT 23 .0468%	20	UR BASE	160,000		
					20	UR INCR	200,000		
					RPK07420000230 TOTAL:		360,000	\$0	\$360,000
RPK07420000240	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 24 KETCHUM, ID 83340	CHILALI CONDO UNIT 24 .0452%	20	UR BASE	160,000		
					20	UR INCR	200,000		
					RPK07420000240 TOTAL:		360,000	\$0	\$360,000
RPK07420000250	FRONTIER BANK	PO BOX 2215 EVERETT, WA 98213-0215	222 N 2ND AVE UNIT 25 KETCHUM, ID 83340	CHILALI CONDO UNIT 25 .0593%	20	UR BASE	160,000		
					20	UR INCR	230,000		
					RPK07420000250 TOTAL:		390,000	\$0	\$390,000
RPK07510000000	COHO OFFICE CONDO OWNERS	BOX KETCHUM, ID 83340		COHO OFFICE CONDOS COMMON AREA	25	UR BASE	0		
					25	UR INCR	0		
					RPK07510000000 TOTAL:		0	\$0	\$0
RPK07510000010	OLSON ROGER A	640 BUCKHORN DR HAILEY, ID 83333	713 S LEADVILLE AVE KETCHUM, ID 83340	COHO OFFICE CONDO UNIT 1 1/6	27	UR BASE	254,210		
					27	UR INCR	42,790		
					RPK07510000010 TOTAL:		297,000	\$0	\$297,000
RPK07510000020	CURD LAURA REISS TRUSTEE	BOX 4969 KETCHUM, ID 83340-4969	713 S LEADVILLE AVE KETCHUM, ID 83340	COHO OFFICE CONDOS UNIT 2 1/6	27	UR BASE	254,210		
					27	UR INCR	42,790		
					RPK07510000020 TOTAL:		297,000	\$0	\$297,000
RPK07510000030	DAVIDSON JOHN C	BOX 1618 KETCHUM, ID 83340	713 S LEADVILLE AVE KETCHUM, ID 83340	COHO OFFICE CONDOS UNIT 3 1/6	27	UR BASE	254,210		
					27	UR INCR	42,790		
					RPK07510000030 TOTAL:		297,000	\$0	\$297,000
RPK07510000040	BOUISS MICHAEL J	BOX 251 KETCHUM, ID 83340	713 S LEADVILLE AVE KETCHUM, ID 83340	COHO OFFICE CONDO UNIT 4 1/6	27	UR BASE	254,210		
					27	UR INCR	42,790		
					RPK07510000040 TOTAL:		297,000	\$0	\$297,000

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RPK07510000050	COOK STEVEN E	PO BOX 909 HAILEY, ID 83333	713 S LEADVILLE AVE KETCHUM, ID 83340	COHO OFFICE CONDO UNIT 5 2/6	27	UR BASE	508,420		
					27	UR INCR	67,580		
					RPK07510000050 TOTAL:		576,000	\$0	\$576,000
RPK07600000000	D - K CONDO OWNERS	BOX KETCHUM, ID 83340		D - K CONDOS COMMON AREA	25	UR BASE	0		
					25	UR INCR	0		
					RPK07600000000 TOTAL:		0	\$0	\$0
RPK07600000010	HANNAH ROBERT	22499 CHANNEL RD CALDWELL, ID 83605	160 W 5TH ST KETCHUM, ID 83340	D - K CONDO UNIT 1 .50%	27	UR BASE	280,854		
					27	UR INCR	0		
					RPK07600000010 TOTAL:		280,854	\$0	\$280,854
RPK07600000020	HANNAH ROBERT	22499 CHANNEL RD CALDWELL, ID 83605	160 W 5TH ST KETCHUM, ID 83340	D - K CONDO UNIT 2 .50%	27	UR BASE	280,854		
					27	UR INCR	0		
					RPK07600000020 TOTAL:		280,854	\$0	\$280,854
RPK07620000000	EIGHT & WASHINGTON BLDG CONDO	KETCHUM, ID 83340	KETCHUM, ID 83340	EIGHT & WASHINGTON BLDG CONDO COMMON AREA	25	UR BASE	0		
					25	UR INCR	0		
					RPK07620000000 TOTAL:		0	\$0	\$0
RPK076200000A0	ENGELMANN EARL	BOX 781 KETCHUM, ID 83340	831 N WASHINGTON AVE KETCHUM, ID 83340	EIGHTH & WASHINGTON BLDG CONDO UNIT A .25%	27	UR BASE	333,153		
					27	UR INCR	0		
					RPK076200000A0 TOTAL:		333,153	\$0	\$333,153
RPK076200000B0	ENGELMANN EARL	BOX 781 KETCHUM, ID 83340	831 N WASHINGTON AVE KETCHUM, ID 83340	EIGHTH & WASHINGTON BLDG CONDO UNIT B .25%	27	UR BASE	330,966		
					27	UR INCR	0		
					RPK076200000B0 TOTAL:		330,966	\$0	\$330,966
RPK076200000C0	ENGELMANN EARL	BOX 781 KETCHUM, ID 83340	831 N WASHINGTON AVE KETCHUM, ID 83340	EIGHTH & WASHINGTON BLDG CONDO UNIT C .25%	27	UR BASE	319,302		
					27	UR INCR	0		
					RPK076200000C0 TOTAL:		319,302	\$0	\$319,302
RPK076200000D0	ENGELMANN EARL	BOX 781 KETCHUM, ID 83340	831 N WASHINGTON AVE KETCHUM, ID 83340	EIGHTH & WASHINGTON BLDG CONDO UNIT D .25%	27	UR BASE	306,180		
					27	UR INCR	0		
					RPK076200000D0 TOTAL:		306,180	\$0	\$306,180

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RPK07630000000	ERICKSON CONDO OWNERS	BOX KETCHUM, ID 83340		ERICKSON CONDO COMMON AREA	25	UR BASE	0		
					25	UR INCR	0		
					RPK07630000000 TOTAL:		0	\$0	\$0
RPK0763000001A	QUILLAGE	BOX 857 SUN VALLEY, ID 83353	180 E 7TH ST KETCHUM, ID 83340	ERICKSON CONDOS UNIT 1A .13	27	UR BASE	406,179		
					27	UR INCR	54,000		
					RPK0763000001A TOTAL:		460,179	\$0	\$460,179
RPK0763000001B	LEVITT ZANE W	3422 ROWENA AVE LOS ANGELES, CA 90027-2209	180 E 7TH ST KETCHUM, ID 83340	ERICKSON CONDOS UNIT 1B .14	26	UR BASE	249,350		
					26	UR INCR	70,150		
					RPK0763000001B TOTAL:		319,500	\$0	\$319,500
RPK0763000001C	WHITCOMB JOAN M	PO BOX 437144 KAMEULA, HI 96743	180 E 7TH ST KETCHUM, ID 83340	ERICKSON CONDOS UNIT 1C .07	26	CORR INCR	75,330		
					26	UR BASE	124,670		
					RPK0763000001C TOTAL:		200,000	\$0	\$200,000
RPK0763000001D	SPACKMAN DENIS	BOX 1212 KETCHUM, ID 83340	180 E 7TH ST KETCHUM, ID 83340	ERICKSON CONDOS UNIT 1D .20	26	UR BASE	475,200		
					26	UR INCR	0		
					RPK0763000001D TOTAL:		475,200	\$0	\$475,200
RPK0763000001E	TROTTER WAHNETA	BOX 5242 KETCHUM, ID 83340	180 E 7TH ST KETCHUM, ID 83340	ERICKSON CONDOS UNIT 1E .12	26	UR BASE	213,730		
					26	UR INCR	74,270		
					RPK0763000001E TOTAL:		288,000	\$0	\$288,000
RPK0763000002A	KELLY NANCY A	BOX 4474 KETCHUM, ID 83340	671 N WASHINGTON AVE KETCHUM, ID 83340	ERICKSON CONDOS UNIT 2A .13	27	UR BASE	460,179		
					27	UR INCR	0		
					RPK0763000002A TOTAL:		460,179	\$0	\$460,179
RPK0763000002B	GORTNER MARJOE	BOX 356 SUN VALLEY, ID 83353	671 N WASHINGTON AVE KETCHUM, ID 83340	ERICKSON CONDOS UNIT 2B .14	26	UR BASE	249,350		
					26	UR INCR	65,650		
					RPK0763000002B TOTAL:		315,000	\$0	\$315,000
RPK0763000002C	KENNY PAUL	BOX 5102 KETCHUM, ID 83340	671 N WASHINGTON AVE KETCHUM, ID 83340	ERICKSON CONDOS UNIT 2C .07	26	CORR INCR	75,330		
					26	UR BASE	124,670		
					RPK0763000002C TOTAL:		200,000	\$0	\$200,000
RPK07640000000	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO COMMON AREA	25	UR BASE	0		
					25	UR INCR	0		
					RPK07640000000 TOTAL:		0	\$0	\$0

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RPK07640000010	O'NEIL PROPERTIES LP	C/O ROOBIAN & CO PO BOX 210545 SAN FRANCISCO, CA 94121	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT 1 8.02%	26	UR BASE	263,500		
					26	UR INCR	1,486,500		
					RPK07640000010 TOTAL:		1,750,000	\$0	\$1,750,000
RPK07640000020	MC RORY EDWIN & IRENE SUN VALLEY LLC	5425 ELLERY LN NE SEATTLE, WA 98105	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT 2 6.89%	26	UR BASE	236,600		
					26	UR INCR	1,463,400		
					RPK07640000020 TOTAL:		1,700,000	\$0	\$1,700,000
RPK07640000030	CHRISTENSEN LIMITED PARTNSHIP	ATTN:TODD WADSWORTH PO BOX 5798 TWIN FALLS, ID 83303-5798	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT 3 7.80%	26	UR BASE	268,200		
					26	UR INCR	1,481,800		
					RPK07640000030 TOTAL:		1,750,000	\$0	\$1,750,000
RPK07640000040	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT 4 9.55%	20	UR BASE	279,000		
					20	UR INCR	0		
					26	UR BASE	0		
					26	UR INCR	0		
					RPK07640000040 TOTAL:		279,000	\$0	\$279,000
RPK07640000050	DIMARE THOMAS F TRUSTEE	PMB166 PO BOX 14001 KETCHUM, ID 83340	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT 5 9.31%	26	UR BASE	310,300		
					26	UR INCR	1,589,700		
					RPK07640000050 TOTAL:		1,900,000	\$0	\$1,900,000
RPK07640000060	SKOTDAL QUALITY INVESTMENTS LLC	PO BOX 5267 EVERETT, WA 98206-5267	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT 6 6.98%	26	UR BASE	225,800		
					26	UR INCR	1,424,200		
					RPK07640000060 TOTAL:		1,650,000	\$0	\$1,650,000
RPK07640000070	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT 7 7.70%	26	UR BASE	160,000		
					26	UR INCR	0		
					RPK07640000070 TOTAL:		160,000	\$0	\$160,000
RPK0764000C010	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-1 7.78%	27	UR BASE	821,601		
					27	UR INCR	0		
					RPK0764000C010 TOTAL:		821,601	\$0	\$821,601
RPK0764000C020	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-2 5.18%	27	UR BASE	719,046		
					27	UR INCR	0		
					RPK0764000C020 TOTAL:		719,046	\$0	\$719,046

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							Market	Total HOE	Total Taxable
RPK0764000C030	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-3 3.12%	27	UR BASE	260,100		
					27	UR INCR	0		
					RPK0764000C030 TOTAL:		260,100	\$0	\$260,100
RPK0764000C040	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-4 2.04%	27	UR BASE	159,300		
					27	UR INCR	0		
					RPK0764000C040 TOTAL:		159,300	\$0	\$159,300
RPK0764000C050	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-5 5.04%	27	UR BASE	696,987		
					27	UR INCR	0		
					RPK0764000C050 TOTAL:		696,987	\$0	\$696,987
RPK0764000C060	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-6 5.56%	27	UR BASE	713,880		
					27	UR INCR	0		
					RPK0764000C060 TOTAL:		713,880	\$0	\$713,880
RPK0764000C070	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-7 2.24%	27	UR BASE	306,117		
					27	UR INCR	0		
					RPK0764000C070 TOTAL:		306,117	\$0	\$306,117
RPK0764000C080	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-8 2.23%	27	UR BASE	304,569		
					27	UR INCR	0		
					RPK0764000C080 TOTAL:		304,569	\$0	\$304,569
RPK0764000C090	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-9 2.88%	27	UR BASE	362,160		
					27	UR INCR	0		
					RPK0764000C090 TOTAL:		362,160	\$0	\$362,160
RPK0764000C100	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-10 2.96%	27	UR BASE	366,480		
					27	UR INCR	0		
					RPK0764000C100 TOTAL:		366,480	\$0	\$366,480
RPK0764000C110	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-11 2.38%	27	UR BASE	300,240		
					27	UR INCR	0		
					RPK0764000C110 TOTAL:		300,240	\$0	\$300,240

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
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RPK0764000C120	KGF DEVELOPMENT L L C	250 S 5TH ST FL 2 BOISE, ID 83702	271 N WASHINGTON AVE KETCHUM, ID 83340	COPPER RIDGE CONDO UNIT C-12 2.34%	27	UR BASE	295,920		
					27	UR INCR	0		
					RPK0764000C120 TOTAL:		295,920	\$0	\$295,920
RPK07700000000	FOXX BUILDING CONDO OWNERS	BOX KETCHUM, ID 83340		FOXX BUILDING CONDOS COMMON AREA	25	UR BASE	0		
					25	UR INCR	0		
					RPK07700000000 TOTAL:		0	\$0	\$0
RPK07700001010	NURGE WILLIAM	BOX 2468 KETCHUM, ID 83340	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDO UNIT 101 .1111	27	UR BASE	180,000		
					27	UR INCR	0		
					RPK07700001010 TOTAL:		180,000	\$0	\$180,000
RPK07700001020	BRIGGS GORDEAN	PO BOX 327 SUN VALLEY, ID 83353	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDO UNIT 102 .1111	27	UR BASE	171,000		
					27	UR INCR	0		
					RPK07700001020 TOTAL:		171,000	\$0	\$171,000
RPK07700001030	EVERITT JAMES R	PO BOX 145 SUN VALLEY, ID 83353	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDO UNIT 103 .1111	27	UR BASE	171,000		
					27	UR INCR	0		
					RPK07700001030 TOTAL:		171,000	\$0	\$171,000
RPK07700002010	JENESON TIM	PO BOX 477 KETCHUM, ID 83340	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDOS UNIT 201 .1111	27	UR BASE	171,000		
					27	UR INCR	0		
					RPK07700002010 TOTAL:		171,000	\$0	\$171,000
RPK07700002020	JENESON TIM	BOX 477 KETCHUM, ID 83340	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDO UNIT 202 .1111	27	UR BASE	171,000		
					27	UR INCR	0		
					RPK07700002020 TOTAL:		171,000	\$0	\$171,000
RPK07700002030	STUMPH MARY JANICE TRUSTEE	232 NE SPRING CREEK COURT ALBUQUERQUE, NM 87122	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDO UNIT 203 .1111	27	UR BASE	171,000		
					27	UR INCR	0		
					RPK07700002030 TOTAL:		171,000	\$0	\$171,000
RPK07700003010	HARRIS SCOTT M	BOX 1990 SUN VALLEY, ID 83353	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDOS UNIT 301 .1112	27	UR BASE	171,000		
					27	UR INCR	0		
					RPK07700003010 TOTAL:		171,000	\$0	\$171,000
RPK07700003020	LINDEN STEVEN	BOX 5186 KETCHUM, ID 83340	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDO UNIT 302 .1111	27	UR BASE	171,000		
					27	UR INCR	0		
					RPK07700003020 TOTAL:		171,000	\$0	\$171,000

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							Market	Total HOE	Total Taxable
RPK07700003030	FIRST RESORT INC	PO BOX 245 SUN VALLEY, ID 83353	540 N 1ST AVE KETCHUM, ID 83340	FOXX BUILDING CONDO UNIT 303 .1111	27	UR BASE	171,000		
					27	UR INCR	0		
					RPK07700003030 TOTAL:		171,000	\$0	\$171,000
RPK07720001000	IDAHO INDEPENDENT BANK	PO BOX 2950 HAYDEN, ID 83835	491 N MAIN ST UNIT 100 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 100 24.91%	27	CORR INCR	1,508,124		
					27	UR BASE	123,076		
					RPK07720001000 TOTAL:		1,631,200	\$0	\$1,631,200
RPK07720001010	IDAHO INDEPENDENT BANK	PO BOX 2950 HAYDEN, ID 83835	491 N MAIN ST UNIT 101 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 101 11.25%	27	CORR INCR	668,484		
					27	UR BASE	123,076		
					RPK07720001010 TOTAL:		791,560	\$0	\$791,560
RPK07720002000	LAS ALAMANDAS LLC	BOX 3639 KETCHUM, ID 83340	491 N MAIN ST UNIT 200 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 200 19.53%	27	UR BASE	123,076		
					27	UR INCR	840,054		
					RPK07720002000 TOTAL:		963,130	\$0	\$963,130
RPK07720002010	LAS ALAMANDAS LLC	BOX 3639 KETCHUM, ID 83340	491 N MAIN ST UNIT 201 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 201 10.53%	27	UR BASE	123,076		
					27	UR INCR	464,440		
					RPK07720002010 TOTAL:		587,516	\$0	\$587,516
RPK07720002020	RYAN DEREK G	PO BOX 6966 KETCHUM, ID 83340	491 N MAIN ST UNIT 202 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 202 4.83% DEED RESTRICTED	26	UR BASE	123,076		
					26	UR INCR	55,840		
					RPK07720002020 TOTAL:		178,916	\$-89,458	\$89,458
RPK07720002030	WILLIAMS BRETT	PO BOX 2448 KETCHUM, ID 83340	491 N MAIN ST UNIT 203 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 203 3.51% DEED RESTRICTED	26	UR BASE	91,326		
					26	UR INCR	0		
					RPK07720002030 TOTAL:		91,326	\$-45,663	\$45,663
RPK07720003000	KHYBER PASS LLC	PO BOX 724 KETCHUM, ID 83340	491 N MAIN ST UNIT 300 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 300 4.81%	27	CORR INCR	200,924		
					27	UR BASE	123,076		
					RPK07720003000 TOTAL:		324,000	\$0	\$324,000

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							Market	Total HOE	Total Taxable
RPK07720003010	KHYBER PASS LLC	PO BOX 724 KETCHUM, ID 83340	491 N MAIN ST UNIT 301 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 301 4.68%	27	CORR INCR	178,924		
					27	UR BASE	123,076		
					RPK07720003010 TOTAL:		302,000	\$0	\$302,000
RPK07720003020	CRYSTAL CASCADES LP	1301 FIFTH AVE FL 40 SEATTLE, WA 98101	491 N MAIN ST UNIT 302 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 302 4.15%	27	CORR INCR	193,551		
					27	UR BASE	123,076		
					RPK07720003020 TOTAL:		316,627	\$0	\$316,627
RPK07720003030	CRYSTAL CASCADES LP	1301 FIFTH AVE FL 40 SEATTLE, WA 98101	491 N MAIN ST UNIT 303 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 303 1.26%	27	UR BASE	103,500		
					27	UR INCR	0		
					RPK07720003030 TOTAL:		103,500	\$0	\$103,500
RPK07720003040	MERCER INVESTMENTS II LLC	C/O LIBERTY DIALYSIS 7650 SE 27TH ST STE 200 MERCER ISLAND, WA 98040	491 N MAIN ST UNIT 304 KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 304 3.37%	27	CORR INCR	132,884		
					27	UR BASE	123,076		
					RPK07720003040 TOTAL:		255,960	\$0	\$255,960
RPK0772000305A	KHYBER PASS LLC	PO BOX 724 KETCHUM, ID 83340	491 N MAIN ST UNIT 305A KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 305A 2.52%	27	CORR INCR	22,924		
					27	UR BASE	123,076		
					RPK0772000305A TOTAL:		146,000	\$0	\$146,000
RPK0772000305B	KHYBER PASS LLC	PO BOX 724 KETCHUM, ID 83340	491 N MAIN ST UNIT 305B KETCHUM, ID 83340	491 NORTH MAIN ST BLDG CONDO UNIT 305B 4.65%	27	CORR INCR	167,924		
					27	UR BASE	123,076		
					RPK0772000305B TOTAL:		291,000	\$0	\$291,000
RPK07830000010	OGDEN JEFF	6443 E IONA RD IDAHO FALLS, ID 83401	500 N 1ST AVE UNIT 1 KETCHUM, ID 83340	FIFTH STREET CONDO UNIT 1 50%	26	UR BASE	400,000		
					26	UR INCR	603,475		
					RPK07830000010 TOTAL:		1,003,475	\$0	\$1,003,475
RPK07830000020	RUSCITTO JAMES	PO BOX 419 SUN VALLEY, ID 83353	500 N 1ST AVE UNIT 2 KETCHUM, ID 83340	FIFTH STREET CONDO UNIT 2 50%	26	UR BASE	400,000		
					26	UR INCR	714,972		
					RPK07830000020 TOTAL:		1,114,972	\$-101,153	\$1,013,819

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							Market	Total HOE	Total Taxable
RPK08200000000	JENKINS HOMEOWNERS ASSOC	BOX KETCHUM, ID 83340		JENKINS CONDOS COMMON AREA	25	UR BASE	0		
					25	UR INCR	0		
					RPK08200000000 TOTAL:		0	\$0	\$0
RPK08200000010	LONGLEY BEATRICE B	PO BOX 862 SUN VALLEY, ID 83353	211 N 1ST AVE KETCHUM, ID 83340	JENKINS CONDO UNIT 1 SEC 18 4N 18E .11	26	UR BASE	141,729		
					26	UR INCR	28,371		
					RPK08200000010 TOTAL:		170,100	\$0	\$170,100
RPK08200000020	LONGLEY BEATRICE B	PO BOX 862 SUN VALLEY, ID 83353	211 N 1ST AVE KETCHUM, ID 83340	JENKINS CONDO UNIT 2 SEC 18 4N 18E .11	26	UR BASE	141,729		
					26	UR INCR	28,371		
					RPK08200000020 TOTAL:		170,100	\$0	\$170,100
RPK08200000030	LONGLEY BEATRICE B	PO BOX 862 SUN VALLEY, ID 83353	211 N 1ST AVE KETCHUM, ID 83340	JENKINS CONDO UNIT 3 SEC 18 4N 18E .11	26	UR BASE	141,729		
					26	UR INCR	28,371		
					RPK08200000030 TOTAL:		170,100	\$0	\$170,100
RPK08200000040	LONGLEY BEATRICE B	PO BOX 635 SUN VALLEY, ID 83353	211 N 1ST AVE KETCHUM, ID 83340	JENKINS CONDO UNIT 4 SEC 18 4N 18E .14	26	UR BASE	219,143		
					26	UR INCR	16,297		
					RPK08200000040 TOTAL:		235,440	\$0	\$235,440
RPK08200000050	LONGLEY BEATRICE B	PO BOX 635 SUN VALLEY, ID 83353	211 N 1ST AVE KETCHUM, ID 83340	JENKINS CONDO UNIT 5 .14 SEC 18 4N 18E	26	UR BASE	219,143		
					26	UR INCR	16,297		
					RPK08200000050 TOTAL:		235,440	\$0	\$235,440
RPK08200000060	HATCHELSON MICHAEL	BOX 1472 KETCHUM, ID 83340	211 N 1ST AVE KETCHUM, ID 83340	JENKINS CONDO UNIT 6 SEC 18 4N 18E .14	26	UR BASE	219,143		
					26	UR INCR	16,297		
					RPK08200000060 TOTAL:		235,440	\$0	\$235,440
RPK08200000070	LONGLEY BEATRICE B	PO BOX 862 SUN VALLEY, ID 83353	211 N 1ST AVE KETCHUM, ID 83340	JENKINS CONDO UNIT 7 SEC 18 4N 18E .11	26	UR BASE	141,729		
					26	UR INCR	28,371		
					RPK08200000070 TOTAL:		170,100	\$0	\$170,100
RPK08200000080	NORTHWEST SEC L& INSURANCE INC	BOX 24 KETCHUM, ID 83340	211 N 1ST AVE KETCHUM, ID 83340	JENKINS CONDO UNIT 8 SEC 18 4N 18E .14	26	UR BASE	219,143		
					26	UR INCR	16,297		
					RPK08200000080 TOTAL:		235,440	\$0	\$235,440
RPK08390000010	CLEVELAND BRADLEY E	PMB 420 PO BOX 14001 KETCHUM, ID 83340-4991	291 S LEADVILLE AVE KETCHUM, ID 83340	LA RESIDENCE CONDOS UNIT 1 A .54 SEC 18 4N 18E	26	CORR INCR	4,992		
					26	UR BASE	895,008		
					RPK08390000010 TOTAL:		900,000	\$-101,153	\$798,847

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RPK08390000020	GREGORY RITA ANN	6449 RAINBOW HEIGHTS RD FALLBROOK, CA 92028	291 S LEADVILLE AVE KETCHUM, ID 83340	LA RESIDENCE CONDOS	26	CORR BASE	740,000		
				UNIT 2 A .46	26	CORR INCR	0		
				SEC 18 4N 18E	RPK08390000020 TOTAL:		740,000	\$0	\$740,000
RPK084100000A0	HAZLETT SUZANNE M	BOX 5378 KETCHUM, ID 83340	320 E 2ND AVE KETCHUM, ID 83340	LEWIS BANK CONDO	26	UR BASE	514,875		
				UNIT A PENTHOUSE	26	UR INCR	25,125		
				34.37% SEC 18 4N 18E	RPK084100000A0 TOTAL:		540,000	\$0	\$540,000
RPK084100000B0	VHS LLC	BOX 2307 SUN VALLEY, ID 83353	180 N MAIN ST KETCHUM, ID 83340	LEWIS BANK CONDOS	27	UR BASE	936,295		
				UNIT B COMMERCIAL	27	UR INCR	0		
				41.45% SEC 18, 4N 18E	RPK084100000B0 TOTAL:		936,295	\$0	\$936,295
RPK084100000C0	OSHO LLC	7182-E KAHUNA RD KAPAA, HI 96746	180 N MAIN ST KETCHUM, ID 83340	LEWIS BANK CONDOS	27	UR BASE	738,584		
				UNIT C COMMERCIAL	27	UR INCR	0		
				24.18% SEC 18 4N 18E	RPK084100000C0 TOTAL:		738,584	\$0	\$738,584
RPK084100000D0	HASTINGS ROBERT C	425 PORTLOCK ROAD HONOLULU, HI 96825	180 N MAIN ST KETCHUM, ID 83340	LEWIS BANK CONDOS	25	UR BASE	0		
				COMMON AREA	25	UR INCR	0		
				SEC 18, 4N 18E	RPK084100000D0 TOTAL:		0	\$0	\$0
RPK08480000000	MC NEES CONDO OWNERS	BOX KETCHUM, ID 83340		MC NEES CONDOS	25	UR BASE	0		
				COMMON AREA	25	UR INCR	0		
				SEC 18, 4N 18E	RPK08480000000 TOTAL:		0	\$0	\$0
RPK08480000010	371 WASHINGTON AVE NORTH LLC	PO BOX 2792 KETCHUM, ID 83340	371 N WASHINGTON AVE KETCHUM, ID 83340	MCNEES CONDO	27	UR BASE	702,000		
				UNIT 1 SEC 18 4N 18E	27	UR INCR	0		
				73.5% FIRST AMERICAN BLD	RPK08480000010 TOTAL:		702,000	\$0	\$702,000
RPK08480000020	GORHAM JOHN L JR	PO BOX 1266 KETCHUM, ID 83340	371 N WASHINGTON AVE KETCHUM, ID 83340	MCNEES CONDOS	27	UR BASE	251,550		
				UNIT 2 SEC 18 4N 18E	27	UR INCR	0		
				26.5% DR MCNEES OFFICE OPTOMETRIST	RPK08480000020 TOTAL:		251,550	\$0	\$251,550
RPK08560000000	NORTHWAY CONDO OWNERS	BOX KETCHUM, ID 83340		NORTHWAY CONDOS	25	UR BASE	0		
				COMMON AREA	25	UR INCR	0		
				SEC 13, 4N 17E	RPK08560000000 TOTAL:		0	\$0	\$0

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RPK08560000010	NOWELL ALTON G	1901 INVERNESS LANE WILMINGTON, NC 28405	711 N MAIN ST KETCHUM, ID 83340	THE NORTHWAY CONDOS	26	UR BASE	195,591		
				UNIT 1 18.50	26	UR INCR	0		
				SEC 13 4N 17E					
				RPK08560000010 TOTAL:	195,591	\$0	\$195,591		
RPK08560000020	KELLOGG G BERKSHIRE	3309 OCEAN BLVD CORONA DEL MAR, CA 92625	711 N MAIN ST KETCHUM, ID 83340	THE NORTHWAY CONDOS	26	UR BASE	191,573		
				UNIT 2 18.12	26	UR INCR	0		
				SEC 13 4N 17E					
				RPK08560000020 TOTAL:	191,573	\$0	\$191,573		
RPK08560000030	MUNTER ANDY	PO BOX 4 KETCHUM, ID 83340	711 N MAIN ST KETCHUM, ID 83340	THE NORTHWAY CONDOS	27	UR BASE	362,610		
				UNIT 3 30.98	27	UR INCR	0		
				SEC 13 4N 17E					
				RPK08560000030 TOTAL:	362,610	\$0	\$362,610		
RPK08560000040	MUNTER ANDREW	PO BOX 4 KETCHUM, ID 83340	711 N MAIN ST KETCHUM, ID 83340	THE NORTHWAY CONDOS	27	UR BASE	379,233		
				UNIT 4 32.40	27	UR INCR	0		
				SEC 13 4N 17E					
				RPK08560000040 TOTAL:	379,233	\$0	\$379,233		
RPK0869000001A	CRAWFORD JONATHAN S	BOX 6446 KETCHUM, ID 83340-3122	631 N WASHINGTON AVE UNIT 102 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO	26	UR BASE	9,250		
				UNIT 1A	26	UR INCR	312,750		
				5.30% SEC 13 4N 17E					
				RPK0869000001A TOTAL:	322,000	\$0	\$322,000		
RPK08690000020	OLYMPIC TERRACE LLC	C/O KOWALLIS & MACKEY 398 S 9TH ST STE 260 BOISE, ID 83702-7156	631 N WASHINGTON AVE UNIT 101 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO	26	UR BASE	9,250		
				UNIT 2	26	UR INCR	256,330		
				3.88%					
				RPK08690000020 TOTAL:	265,580	\$0	\$265,580		
RPK08690000030	OLYMPIC TERRACE LLC	C/O MIKE HALL 398 S 9TH ST STE 260 BOISE, ID 83702	631 N WASHINGTON AVE UNIT 203 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO	26	UR BASE	9,250		
				UNIT 3	26	UR INCR	264,170		
				4.11%					
				RPK08690000030 TOTAL:	273,420	\$0	\$273,420		
RPK08690000040	HUUS ERIC C	PO BOX 1971 SUN VALLEY, ID 83353	631 N WASHINGTON AVE UNIT 202 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO	26	UR BASE	9,250		
				UNIT 4	26	UR INCR	99,229		
				.94% SEC 13 4N 17E DEED RESTRICTED					
				RPK08690000040 TOTAL:	108,479	\$-54,240	\$54,239		
RPK08690000050	OLYMPIC TERRACE LLC	C/O KOWALLIS & MACKEY 398 S 9TH ST STE 260 BOISE, ID 83702-7156	631 N WASHINGTON AVE UNIT 201 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO	26	UR BASE	9,250		
				UNIT 5	26	UR INCR	314,150		
				5.38%					
				RPK08690000050 TOTAL:	323,400	\$0	\$323,400		

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2010 KETCHUM URB RENEWAL

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK08690000060	OLYMPIC TERRACE LLC	C/O KOWALLIS & MACKEY 398 S 9TH ST STE 260 BOISE, ID 83702-7156	631 N WASHINGTON AVE UNIT 106 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 6 4.61%	26	UR BASE	9,250		
					26	UR INCR	288,670		
					RPK08690000060 TOTAL:		297,920	\$0	\$297,920
RPK08690000070	STANSBERRY CHAD W	PO BOX 2808 KETCHUM, ID 83340	631 N WASHINGTON AVE UNIT 105 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 7 .94% SEC 13 4N 17E DEED RESTRICTED	26	UR BASE	9,250		
					26	UR INCR	99,229		
					RPK08690000070 TOTAL:		108,479	\$-54,240	\$54,239
RPK08690000080	VALLANCE JOSEPH R	PO BOX 3362 KETCHUM, ID 83340	631 N WASHINGTON AVE UNIT 104 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 8 .94% SEC 13 4N 17E DEED RESTRICTED	26	UR BASE	9,250		
					26	UR INCR	138,266		
					RPK08690000080 TOTAL:		147,516	\$-73,758	\$73,758
RPK08690000090	OLYMPIC TERRACE LLC	C/O KOWALLIS & MACKEY 398 S 9TH ST STE 260 BOISE, ID 83702-7156	631 N WASHINGTON AVE UNIT 103 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 9 5.52%	26	UR BASE	9,250		
					26	UR INCR	317,090		
					RPK08690000090 TOTAL:		326,340	\$0	\$326,340
RPK08690000100	OLYMPIC TERRACE LLC	C/O KOWALLIS & MACKEY 398 S 9TH ST STE 260 BOISE, ID 83702-7156	631 N WASHINGTON AVE UNIT 301 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 10 8.04%	26	UR BASE	9,250		
					26	UR INCR	496,430		
					RPK08690000100 TOTAL:		505,680	\$0	\$505,680
RPK08690000110	OLYMPIC TERRACE LLC	C/O KOWALLIS & MACKEY 398 S 9TH ST STE 260 BOISE, ID 83702-7156	631 N WASHINGTON AVE UNIT 403 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 11 4.11%	26	UR BASE	9,250		
					26	UR INCR	288,670		
					RPK08690000110 TOTAL:		297,920	\$0	\$297,920
RPK08690000120	COX CATHERINE	176 ELIZABETH ST # 2A NEW YORK, NY 10012	631 N WASHINGTON AVE UNIT 402 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 12 3.37%	26	UR BASE	9,250		
					26	UR INCR	211,250		
					RPK08690000120 TOTAL:		220,500	\$0	\$220,500
RPK08690000130	TRIUMPH MINERAL COMPANY INC	C/O CARL MASSARO 305 CHATEAU GLEN PL NASHVILLE, TN 37215	631 N WASHINGTON AVE UNIT 401 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 13 5.37% SEC 13 4N 17E	26	UR BASE	9,250		
					26	UR INCR	338,750		
					RPK08690000130 TOTAL:		348,000	\$0	\$348,000
RPK08690000140	OLYMPIC TERRACE LLC	C/O MIKE HALL 398 S 9TH ST STE 260 BOISE, ID 83702	631 N WASHINGTON AVE UNIT 304 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 14 4.61%	26	UR BASE	9,250		
					26	UR INCR	316,110		
					RPK08690000140 TOTAL:		325,360	\$0	\$325,360

URBAN RENEWAL PARCEL LISTING
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RPK08690000150	GILCHRIST JAMES B TRUSTEE	7430 SE 40TH ST MERCER ISLAND, WA 98040	631 N WASHINGTON AVE UNIT 303 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 15 6.33% SEC 13 4N 17E	26	UR BASE	9,250		
					26	UR INCR	352,750		
					RPK08690000150 TOTAL:		362,000	\$0	\$362,000
RPK08690000160	GOMEZ ANTONIO D TRUSTEE	PO BOX 2084 KETCHUM, ID 83340	631 N WASHINGTON AVE UNIT 302 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 16 5.52%	26	UR BASE	9,250		
					26	UR INCR	340,610		
					RPK08690000160 TOTAL:		349,860	\$-101,153	\$248,707
RPK08690000170	UNGER THOMAS G	PO BOX 417 KETCHUM, ID 83340	631 N WASHINGTON AVE UNIT 501 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 17 8.60% SEC 13 4N 17E	26	UR BASE	9,250		
					26	UR INCR	685,750		
					RPK08690000170 TOTAL:		695,000	\$-101,153	\$593,847
RPK08690000180	HONAN STEPHANIE L KEETON	3445 MAGNOLIA BLVD W SEATTLE, ID 98199	631 N WASHINGTON AVE UNIT 601 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 18 7.66%	26	UR BASE	9,250		
					26	UR INCR	672,750		
					RPK08690000180 TOTAL:		682,000	\$0	\$682,000
RPK08690000190	DONDERO KRISTOPHER	PO BOX 739 SUN VALLEY, ID 83353	631 N WASHINGTON AVE UNIT 503 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 19 6.68% SEC 13 4N 17E	26	UR BASE	9,250		
					26	UR INCR	657,750		
					RPK08690000190 TOTAL:		667,000	\$0	\$667,000
RPK08690000200	MBKG LLC	348 DOGWOOD TRAIL COPPELL, TX 75019	631 N WASHINGTON AVE UNIT 502 KETCHUM, ID 83340	OLYMPIC TERRACE CONDO UNIT 20 8.09%	26	UR BASE	9,250		
					26	UR INCR	678,750		
					RPK08690000200 TOTAL:		688,000	\$0	\$688,000
RPK09020000010	STEVENSON KETCHUM FUND LLC	700 EMERSON ST PALO ALTO, CA 94301	600 E 2ND ST UNIT 1 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 1 11.01%	20	UR BASE	480,000		
					20	UR INCR	60,000		
					41	UR BASE	5,000		
					41	UR INCR	0		
					RPK09020000010 TOTAL:		545,000	\$0	\$545,000
RPK09020000020	BOARDMAN LLC	PO BOX 4642 KETCHUM, ID 83340	600 E 2ND ST UNIT 2 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 2 10.73%	20	UR BASE	480,000		
					20	UR INCR	60,000		
					41	UR BASE	5,000		
					41	UR INCR	0		
					RPK09020000020 TOTAL:		545,000	\$0	\$545,000
RPK09020000030	HOOK REA K TRUSTEE	BOX 262 SUN VALLEY, ID 83353	600 E 2ND ST UNIT 3 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 3 9.57%	26	UR BASE	485,000		
					26	UR INCR	1,554,400		
					RPK09020000030 TOTAL:		2,039,400	\$-101,153	\$1,938,247

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2010 KETCHUM URB RENEWAL

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RPK09020000040	BARITEAU JACK E JR	PO BOX 84 SUN VALLEY, ID 83353	600 E 2ND ST UNIT 4 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 4 9.49%	26	UR BASE	485,000		
					26	UR INCR	1,504,000		
					RPK09020000040 TOTAL:		1,989,000	\$-101,153	\$1,887,847
RPK09020000050	PARKER JOHN M	C/O KENNEDY ASSOCIATES 1215 FOURTH AVE STE 2400 SEATTLE, WA 98161	600 E 2ND ST UNIT 5 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 5 11.37%	20	UR BASE	480,000		
					20	UR INCR	60,000		
					41	UR BASE	5,000		
					41	UR INCR	0		
					RPK09020000050 TOTAL:		545,000	\$0	\$545,000
RPK09020000060	BLEWETT DAVE	PO BOX 1318 EUGENE, OR 97440	600 E 2ND ST UNIT 6 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 6 11.10%	20	UR BASE	480,000		
					20	UR INCR	60,000		
					41	UR BASE	5,000		
					41	UR INCR	0		
					RPK09020000060 TOTAL:		545,000	\$0	\$545,000
RPK09020000070	STEVENSON KETCHUM FUND LLC	700 EMERSON ST PALO ALTO, CA 94301	600 E 2ND ST UNIT 7 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 7 4.17%	26	BOE BASE	142,505		
					26	BOE INCR	0		
					RPK09020000070 TOTAL:		142,505	\$0	\$142,505
RPK09020000080	QUINNEY DAVID E JR	423 E BROADWAY SALT LAKE CITY, UT 84111	600 E 2ND ST UNIT 8 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 8 11.01%	20	UR BASE	480,000		
					20	UR INCR	120,000		
					41	UR BASE	5,000		
					41	UR INCR	0		
					RPK09020000080 TOTAL:		605,000	\$0	\$605,000
RPK09020000090	PRICE EARL W	36795 S DESERT SKY LN TUCSON, AZ 85739	600 E 2ND ST UNIT 9 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 9 10.73%	26	UR BASE	485,000		
					26	UR INCR	1,775,000		
					RPK09020000090 TOTAL:		2,260,000	\$0	\$2,260,000
RPK09020000100	SPIEKER COMARTIN KETCHUM LLC	2180 SAND HILL RD STE 100 MENLO PARK, CA 94025	600 E 2ND ST UNIT 10 KETCHUM, ID 83340	600 SECOND STREET EAST CONDOS UNIT 10 10.82%	26	UR BASE	485,000		
					26	UR INCR	1,945,000		
					RPK09020000100 TOTAL:		2,430,000	\$0	\$2,430,000
RPK09160000000	FRENCHMANS PLACE LLC	C/O KOWALLIS & MACKEY 398 S 9TH ST STE 260 BOISE, ID 83702	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMAN PLACE CONDO LOT 1 COMMON AREA SEC 13 4N 17E	25	UR BASE	0		
					25	UR INCR	0		
					RPK09160000000 TOTAL:		0	\$0	\$0

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2010 KETCHUM URB RENEWAL

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RPK0916000001A	FREEMAN ROBERT	PO BOX 6244 KETCHUM, ID 83340	360 E 9TH ST UNIT 101 KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	27	UR BASE	429,519		
				CONDO	27	UR INCR	0		
				UNIT 1A					
				5.39%					
RPK0916000001A TOTAL:							429,519	\$0	\$429,519
RPK0916000002A	BINDER LESLIE TRUSTEE	18400 OVERLOOK RD UNIT 13 LOS GATOS, CA 95030-5855	360 E 9TH ST UNIT 102 KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	27	UR BASE	293,430		
				CONDO	27	UR INCR	0		
				UNIT 2A					
				3.74%					
RPK0916000002A TOTAL:							293,430	\$0	\$293,430
RPK0916000003A	STELLAALPINA LLC	PO BOX 5433 KETCHUM, ID 83340	360 E 9TH ST UNIT 103 KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	27	UR BASE	216,270		
				CONDO	27	UR INCR	0		
				UNIT 3A					
				2.46%					
RPK0916000003A TOTAL:							216,270	\$0	\$216,270
RPK09160000040	BAKER JOHN	PO BOX 6294 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	27	UR BASE	206,598		
				CONDO	27	UR INCR	0		
				UNIT 4					
				2.70% SEC 13 4N 17E					
RPK09160000040 TOTAL:							206,598	\$0	\$206,598
RPK09160000050	KINGBEAR LLC	PO BOX 6570 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	27	UR BASE	447,104		
				CONDO	27	UR INCR	0		
				UNIT 5					
				5.83% SEC 13 4N 17E					
RPK09160000050 TOTAL:							447,104	\$0	\$447,104
RPK09160000060	SV RESERVE LLC	PO BOX 2173 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	27	UR BASE	398,130		
				CONDO	27	UR INCR	0		
				UNIT 6					
				5.63% SEC 13 4N 17E					
RPK09160000060 TOTAL:							398,130	\$0	\$398,130
RPK0916000007A	SHUM MICHAEL S	PO BOX 1403 SUN VALLEY, ID 83353	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	27	UR BASE	383,940		
				CONDO	27	UR INCR	0		
				UNIT 7A					
				5.42% SEC 13 4N 17E					
RPK0916000007A TOTAL:							383,940	\$0	\$383,940
RPK0916000007B	SHUM MICHAEL S	PO BOX 1403 SUN VALLEY, ID 83353	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	UR BASE	540,000		
				CONDO	26	UR INCR	0		
				UNIT 7B					
				5.07% SEC 13 4N 17E					
RPK0916000007B TOTAL:							540,000	\$-101,153	\$438,847

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RPK09160000080	STEVENS DAVE C	PO BOX 3052 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	27	UR BASE	237,168		
				CONDO	27	UR INCR	0		
				UNIT 8					
				3.35% SEC 13 4N 17E					
					RPK09160000080	TOTAL:	237,168	\$0	\$237,168
RPK09160000090	SMTM LLC	PO BOX 5592 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	27	UR BASE	432,734		
				CONDO	27	UR INCR	0		
				UNIT 9					
				5.66% SEC 13 4N 17E					
					RPK09160000090	TOTAL:	432,734	\$0	\$432,734
RPK091600000A0	FRENCHMANS PLACE LLC	C/O KOWALLIS & MACKEY 398 S 9TH ST STE 260 BOISE, ID 83702	KETCHUM, ID 83340	SHUM'S FRENCHMAN PLACE	20	UR BASE	1,000		
				CONDO	20	UR INCR	0		
				PARCEL A					
				186SF SEC SEC 13 4N 17E					
					RPK091600000A0	TOTAL:	1,000	\$0	\$1,000
RPK09160000100	SMTM LLC	PO BOX 5592 KETCHUM, ID 83340	380 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	27	UR BASE	100,000		
				CONDO	27	UR INCR	308,594		
				AM LOT 10					
				4.45%					
					RPK09160000100	TOTAL:	408,594	\$0	\$408,594
RPK09160000110	LYNN ETHAN	824 N BRAGAW ST ANCHORAGE, AK 99508	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	UR BASE	70,500		
				CONDO	26	UR INCR	329,500		
				UNIT 11					
				3.86% SEC 13 4N 17E					
					RPK09160000110	TOTAL:	400,000	\$0	\$400,000
RPK09160000120	BUSMAN JOHN R	PO BOX 5211 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	UR BASE	275,000		
				CONDO	26	UR INCR	0		
				UNTI 12					
				2.38% SEC 13 4N 17E					
					RPK09160000120	TOTAL:	275,000	\$-101,153	\$173,847
RPK09160000130	MAGEE JAMES P	679 N BEAU CHENE DR MANDEVILLE, LA 70471	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	CORR INCR	351,900		
				CONDO	26	UR BASE	83,100		
				UNIT 13					
				4.56%					
					RPK09160000130	TOTAL:	435,000	\$0	\$435,000
RPK09160000140	FINEGAN CASEY P	BOX 2765 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	CORR INCR	351,900		
				CONDO	26	UR BASE	83,100		
				UNIT 14					
				4.58% SEC 13 4N 17E					
					RPK09160000140	TOTAL:	435,000	\$-101,153	\$333,847

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RPK09160000150	HASKELL RICHARD L	BOX 1237 SUN VALLEY, ID 83353	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	UR BASE	275,000		
				CONDO	26	UR INCR	0		
				UNIT 15					
				2.38% SEC 13 4N 17E					
RPK09160000150 TOTAL:							275,000	\$0	\$275,000
RPK09160000160	JACOBS EDWARD	1925 JONES RD RICHLAND, WA 99354	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	UR BASE	415,000		
				CONDO	26	UR INCR	0		
				UNIT 16					
				3.39% SEC 13 4N 17E					
RPK09160000160 TOTAL:							415,000	\$0	\$415,000
RPK09160000170	PRIOR MALLAM J	BOX 5494 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	UR BASE	38,500		
				CONDO	26	UR INCR	86,450		
				UNIT 17					
				.69% SEC 13 4N 17E					
RPK09160000170 TOTAL:							124,950	\$-62,475	\$62,475
RPK09160000180	SAWYER MACLEOD	PO BOX 6407 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	CORR BASE	105,250		
				CONDO	26	CORR INCR	28,649		
				UNIT 18					
				.69% SEC 13 4N 17E					
RPK09160000180 TOTAL:							133,899	\$-66,950	\$66,949
RPK09160000190	DRIVER MARC A	PO BOX 3452 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	UR BASE	101,020		
				CONDO	26	UR INCR	0		
				UNIT 19					
				.69% SEC 13 4N 17E					
RPK09160000190 TOTAL:							101,020	\$-50,510	\$50,510
RPK09160000200	GRIFFITHS IAN S	PO BOX 5111 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	UR BASE	111,380		
				CONDO	26	UR INCR	0		
				UNIT 20					
				.69% SEC 13 4N 17E					
RPK09160000200 TOTAL:							111,380	\$0	\$111,380
RPK09160000210	LAWLER J KEVIN	281 FLAMINGO DR WEST PALM BEACH, FL 33401	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	UR BASE	70,200		
				CONDO	26	UR INCR	334,800		
				UNIT 21					
				3.85% SEC 13 4N 17E					
RPK09160000210 TOTAL:							405,000	\$0	\$405,000

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RPK09160000220	GOODELL STUART ELLIOTT TRUSTEE	PO BOX 4034 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	UR BASE	280,000		
				CONDO	26	UR INCR	0		
				UNIT 22					
				2.38% SEC 13 4N 17E					
RPK09160000220 TOTAL:							280,000	\$0	\$280,000
RPK09160000230	CHRISTIAN JEFFERY TRUSTEE	PO BOX 761 DIABLO, CA 94528	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	CORR INCR	376,500		
				CONDO	26	UR BASE	83,500		
				UNIT 23					
				4.60%					
RPK09160000230 TOTAL:							460,000	\$0	\$460,000
RPK09160000240	KARDHOUSE LLC	BOX 4803 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	CORR INCR	377,000		
				CONDO	26	UR BASE	83,000		
				UNIT 24					
				4.56% SEC 13 4N 17E					
RPK09160000240 TOTAL:							460,000	\$0	\$460,000
RPK09160000250	WALNUT STREET PROPERTIES LLC	PO BOX 4443 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	UR BASE	43,350		
				CONDO	26	UR INCR	236,650		
				UNIT 25					
				2.39%					
RPK09160000250 TOTAL:							280,000	\$0	\$280,000
RPK09160000260	MC COMAS LILLIAN D	PO BOX 14001 220 EAST AVE # 410 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	UR BASE	61,600		
				CONDO	26	UR INCR	358,400		
				UNIT 26					
				3.35% SEC 13 4N 17E					
RPK09160000260 TOTAL:							420,000	\$0	\$420,000
RPK09160000270	BENNER ALLEN R	BOX 4303 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	UR BASE	270,000		
				CONDO	26	UR INCR	0		
				UNIT 27					
				2.10% SEC 13 4N 17E					
RPK09160000270 TOTAL:							270,000	\$-101,153	\$168,847
RPK09160000280	POTTER MARK	BOX 31 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	CORR BASE	105,130		
				CONDO	26	CORR INCR	69,820		
				UNIT 28					
				.69% SEC 13 4N 17E DEED RESTRICTED					
RPK09160000280 TOTAL:							174,950	\$0	\$174,950
RPK09160000290	DUNN JOLIE HELENE KATZ	BOX 3352 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	UR BASE	54,600		
				CONDO	26	UR INCR	240,400		
				UNIT 29					
				3.00% SEC 13 4N 17E					
RPK09160000290 TOTAL:							295,000	\$0	\$295,000

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RPK09160000300	BOGUE MATTHEW	BOX 1904 KETCHUM, ID 83340	360 E 9TH ST KETCHUM, ID 83340	SHUM'S FRENCHMANS PLACE	26	UR BASE	275,000		
				CONDO	26	UR INCR	0		
				UNIT 30					
				2.46% SEC 13 4N 17E					
RPK09160000300 TOTAL:							275,000	\$-101,153	\$173,847
RPK09260000010	LOT 5A LLC	BOX 6729 KETCHUM, ID 83340	331 LEADVILLE AVE # 1 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS	20	UR BASE	74,700		
				UNIT 1	20	UR INCR	0		
				8.39%					
				RPK09260000010 TOTAL:					
RPK09260000020	LOT 5A LLC	BOX 6729 KETCHUM, ID 83340	331 LEADVILLE AVE # 2 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS	20	UR BASE	74,700		
				UNIT 2	20	UR INCR	0		
				8.31%					
				RPK09260000020 TOTAL:					
RPK09260000030	LOT 5A LLC	BOX 6729 KETCHUM, ID 83340	331 LEADVILLE AVE # 3 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS	20	UR BASE	74,700		
				UNIT 3	20	UR INCR	0		
				8.74%					
				RPK09260000030 TOTAL:					
RPK09260000040	CALUGAR DANIEL G	4080 PARADISE RD # 15-9901 LAS VEGAS, NV 89169	331 LEADVILLE AVE # 4 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS	20	UR BASE	74,700		
				UNIT 4	20	UR INCR	0		
				8.90%					
				RPK09260000040 TOTAL:					
RPK09260000050	ARCH COMMUNITY HOUSING TRUST INC	PO BOX 1292 KETCHUM, ID 83340	331 LEADVILLE AVE # 5 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS	20	UR BASE	0		
				UNIT 5	20	UR INCR	0		
				7.61%					
				EXEMPT APP REC 2010					
RPK09260000050 TOTAL:							0	\$0	\$0
RPK09260000060	LOT 5A LLC	BOX 6729 KETCHUM, ID 83340	331 LEADVILLE AVE # 6 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS	20	UR BASE	74,700		
				UNIT 6	20	UR INCR	0		
				7.76%					
				RPK09260000060 TOTAL:					
RPK09260000070	LOT 5A LLC	BOX 6729 KETCHUM, ID 83340	331 LEADVILLE AVE # 7 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS	20	UR BASE	74,700		
				UNIT 7	20	UR INCR	0		
				7.01%					
				RPK09260000070 TOTAL:					
RPK09260000080	LOT 5A LLC	BOX 6729 KETCHUM, ID 83340	331 LEADVILLE AVE # 8 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS	20	UR BASE	74,700		
				UNIT 8	20	UR INCR	0		
				8.02%					
				RPK09260000080 TOTAL:					

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK09260000090	LOT 5A LLC	BOX 6729 KETCHUM, ID 83340	331 LEADVILLE AVE # 9 KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS UNIT 9 2.95%	20	UR BASE	74,700		
					20	UR INCR	0		
					RPK09260000090 TOTAL:		74,700	\$0	\$74,700
RPK09260000C10	MOUNTAIN WEST BANK	BOX 1059 COEUR D'ALENE, ID 83816	331 LEADVILLE AVE # A KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS UNIT C1 23.38%	27	UR BASE	145,457		
					27	UR INCR	1,924,543		
					RPK09260000C10 TOTAL:		2,070,000	\$0	\$2,070,000
RPK09260000C20	LOT 5A LLC	BOX 6729 KETCHUM, ID 83340	331 LEADVILLE AVE # B KETCHUM, ID 83340	PLAZA 331 CONDOMINIUMS UNIT C2 8.92%	27	UR BASE	83,000		
					27	UR INCR	357,255		
					RPK09260000C20 TOTAL:		440,255	\$0	\$440,255
RPK0935000000A	SUNDANCE CONDO HOMEOWNERS ASSO	BOX KETCHUM, ID 83340	180 W 5TH ST KETCHUM, ID 83340	SUNDANCE CONDOS COMMON AREA	25	UR BASE	0		
					25	UR INCR	0		
					RPK0935000000A TOTAL:		0	\$0	\$0
RPK09350000010	JACOBSEN KAREN	BOX 3403 KETCHUM, ID 83340	180 W 5TH ST KETCHUM, ID 83340	SUNDANCE CONDO UNIT 1 .25 SEC 13 4N 17E	26	UR BASE	134,330		
					26	UR INCR	50,350		
					RPK09350000010 TOTAL:		184,680	\$0	\$184,680
RPK09350000020	BAILEY CURT R	BOX 1879 KETCHUM, ID 83340	180 W 5TH ST KETCHUM, ID 83340	SUNDANCE CONDO UNIT 2 .25 SEC 13 4N 17E	26	UR BASE	134,330		
					26	UR INCR	50,350		
					RPK09350000020 TOTAL:		184,680	\$0	\$184,680
RPK09350000030	MEYER MARRON C	BOX 1879 KETCHUM, ID 83340	180 W 5TH ST KETCHUM, ID 83340	SUNDANCE CONDO UNIT 3 .25 SEC 13 4N 17E	26	UR BASE	134,330		
					26	UR INCR	50,350		
					RPK09350000030 TOTAL:		184,680	\$0	\$184,680
RPK09350000040	JACOBSEN KAREN	BOX 3403 KETCHUM, ID 83340	180 W 5TH ST KETCHUM, ID 83340	SUNDANCE CONDO UNIT 4 .25 SEC 13 4N 17E	26	UR BASE	134,330		
					26	UR INCR	50,350		
					RPK09350000040 TOTAL:		184,680	\$0	\$184,680
RPK094600001A0	SCOTT USA INC	PO BOX 2030 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 1A KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 1A 36%	27	UR BASE	104,839		
					27	UR INCR	6,592,691		
					RPK094600001A0 TOTAL:		6,697,530	\$0	\$6,697,530
RPK094600001B0	SCOTT USA INC	PO BOX 2030 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 1B KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 1B 5.5%	27	UR BASE	104,839		
					27	UR INCR	845,893		
					RPK094600001B0 TOTAL:		950,732	\$0	\$950,732

URBAN RENEWAL PARCEL LISTING
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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK094600001C0	MC GOWAN ROBERT	PO BOX 3433 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 1C KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 1C 3.2%	27	UR BASE	104,839		
					27	UR INCR	415,161		
					RPK094600001C0 TOTAL:		520,000	\$0	\$520,000
RPK094600002A0	FORGEAT VERONIQUE N	PO BOX 6906 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2A KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2A .8% DEED RESTRICTED	26	UR BASE	104,839		
					26	UR INCR	33,477		
					RPK094600002A0 TOTAL:		138,316	\$-69,158	\$69,158
RPK094600002B0	HEMMINGS PRUDENCE J	PO BOX 5836 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2B KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2B 1.4% DEED RESTRICTED	26	UR BASE	20,000		
					26	UR INCR	234,000		
					RPK094600002B0 TOTAL:		254,000	\$-101,153	\$152,847
RPK094600002C0	JIMENEZ SANDRA J	PO BOX 5884 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2C KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2C 1.0% DEED RESTRICTED	26	UR BASE	104,839		
					26	UR INCR	33,161		
					RPK094600002C0 TOTAL:		138,000	\$-69,000	\$69,000
RPK094600002D0	WILSON CONSTRUCTION LLC	PO BOX 6770 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2D KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2D 2.1%	26	UR BASE	104,839		
					26	UR INCR	619,161		
					RPK094600002D0 TOTAL:		724,000	\$0	\$724,000
RPK094600002E0	SWC LLC	PO BOX 2030 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2E KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2E 2.0%	20	UR BASE	45,000		
					20	UR INCR	0		
					RPK094600002E0 TOTAL:		45,000	\$0	\$45,000
RPK094600002F0	SMITH MATTHEW D	250 E PEARSON ST APT 1406 CHICAGO, IL 60611	110 LINDSAY CIR UNIT 2F KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2F 2.0%	26	UR BASE	104,839		
					26	UR INCR	614,161		
					RPK094600002F0 TOTAL:		719,000	\$0	\$719,000
RPK094600002G0	RENICK LUD	PO BOX 2640 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 2G KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2G 2.0%	26	UR BASE	50,000		
					26	UR INCR	679,000		
					RPK094600002G0 TOTAL:		729,000	\$-101,153	\$627,847
RPK094600002H0	SWC LLC	PO BOX 2030 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2H KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2H 1.5%	20	UR BASE	45,000		
					20	UR INCR	0		
					RPK094600002H0 TOTAL:		45,000	\$0	\$45,000

URBAN RENEWAL PARCEL LISTING
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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK094600002I0	SWC LLC	PO BOX 2030 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2I KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2-I 2.0%	20	UR BASE	45,000		
					20	UR INCR	0		
					RPK094600002I0 TOTAL:		45,000	\$0	\$45,000
RPK094600002J0	SODERBERG GAYLE P	PO BOX 1709 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 2J KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2J 1.3% DEED RESTRICTED EMPLOYEE UNIT	26	UR BASE	104,839		
					26	UR INCR	318,654		
					RPK094600002J0 TOTAL:		423,493	\$0	\$423,493
RPK094600002K0	O'DONNELL TINA A	PO BOX 1625 HAILEY, ID 83333	110 LINDSAY CIR UNIT 2K KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2K 1.3% DEED RESTRICTED	26	UR BASE	104,839		
					26	UR INCR	318,654		
					RPK094600002K0 TOTAL:		423,493	\$0	\$423,493
RPK094600002L0	CIMINO JAMES	PO BOX 448 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 2L KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2L 1.2%	20	UR BASE	45,000		
					20	UR INCR	0		
					RPK094600002L0 TOTAL:		45,000	\$0	\$45,000
RPK094600002M0	LEVY LANCE B	PO BOX 760 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2M KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2M 1.2% DEED RESTRICTED	26	UR BASE	104,839		
					26	UR INCR	111,087		
					RPK094600002M0 TOTAL:		215,926	\$-101,153	\$114,773
RPK094600002N0	STANSBERRY BRAD M	PO BOX 2808 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2N KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2N .8% DEED RESTRICTED	26	UR BASE	104,839		
					26	UR INCR	33,161		
					RPK094600002N0 TOTAL:		138,000	\$-69,000	\$69,000
RPK094600002O0	SWC LLC	PO BOX 2030 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2O KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2-O 1.2%	20	UR BASE	20,000		
					20	UR INCR	25,000		
					RPK094600002O0 TOTAL:		45,000	\$0	\$45,000
RPK094600002P0	RAY NANCY L	PO BOX 6971 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2P KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2P 1.0% DEED RESTRICTED	26	UR BASE	104,839		
					26	UR INCR	72,209		
					RPK094600002P0 TOTAL:		177,048	\$-88,524	\$88,524
RPK094600002Q0	JENSEN DOUGLAS P	PO BOX 1954 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2Q KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 2Q 1.0% DEED RESTRICTED	26	UR BASE	104,839		
					26	UR INCR	74,209		
					RPK094600002Q0 TOTAL:		179,048	\$-89,524	\$89,524

URBAN RENEWAL PARCEL LISTING
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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK094600002R0	COUGHLIN ELIZABETH HARRISON	PO BOX 1892 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2R KETCHUM, ID 83340	SWC CONDOMINIUMS	20	UR BASE	20,000		
				UNIT 2R	20	UR INCR	0		
				1.1% DEED RESTRICTED					
					RPK094600002R0	TOTAL:	20,000	\$0	\$20,000
RPK094600002S0	SCHUMACHER MATTHIAS K	PO BOX 834 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 2S KETCHUM, ID 83340	SWC CONDOMINIUMS	26	UR BASE	104,839		
				UNIT 2S	26	UR INCR	72,209		
				1.0% DEED RESTRICTED					
					RPK094600002S0	TOTAL:	177,048	\$-88,524	\$88,524
RPK094600002T0	FILLMORE JODI	PO BOX 6522 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 2T KETCHUM, ID 83340	SWC CONDOMINIUMS	26	UR BASE	104,839		
				UNIT 2T	26	UR INCR	72,209		
				1.0% DEED RESTRICTED					
					RPK094600002T0	TOTAL:	177,048	\$-88,524	\$88,524
RPK094600002U0	MORSE KATHERINE W	PO BOX 2703 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 2U KETCHUM, ID 83340	SWC CONDOMINIUMS	26	UR BASE	20,000		
				UNIT 2U	26	UR INCR	157,048		
				1.0% DEED RESTRICTED					
					RPK094600002U0	TOTAL:	177,048	\$-88,524	\$88,524
RPK094600002V0	TIMMONS D RIAN	PO BOX 1913 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 2V KETCHUM, ID 83340	SWC CONDOMINIUMS	26	UR BASE	104,839		
				UNIT 2V	26	UR INCR	1,031		
				.8% DEED RESTRICTED					
					RPK094600002V0	TOTAL:	105,870	\$-52,935	\$52,935
RPK094600003A0	WILSON DAVID F TRUSTEE	PO BOX 6770 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 3A KETCHUM, ID 83340	SWC CONDOMINIUMS	26	UR BASE	100,000		
				UNIT 3A	26	UR INCR	1,811,000		
				5.1%					
					RPK094600003A0	TOTAL:	1,911,000	\$0	\$1,911,000
RPK094600003B0	SWC LLC	PO BOX 2030 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 3B KETCHUM, ID 83340	SWC CONDOMINIUMS	20	UR BASE	90,000		
				UNIT 3B	20	UR INCR	0		
				4.4%					
					RPK094600003B0	TOTAL:	90,000	\$0	\$90,000
RPK094600003C0	SWC LLC	PO BOX 2030 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 3C KETCHUM, ID 83340	SWC CONDOMINIUMS	20	UR BASE	90,000		
				UNIT 3C	20	UR INCR	0		
				4.4%					
					RPK094600003C0	TOTAL:	90,000	\$0	\$90,000
RPK094600003D0	SWC LLC	PO BOX 2030 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 3D KETCHUM, ID 83340	SWC CONDOMINIUMS	20	UR BASE	90,000		
				UNIT 3D	20	UR INCR	0		
				4.4%					
					RPK094600003D0	TOTAL:	90,000	\$0	\$90,000

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
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RPK094600003E0	SWC LLC	PO BOX 2030 KETCHUM, ID 83340	110 LINDSAY CIR UNIT 3E KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 3E 4.4%	20	UR BASE	90,000		
					20	UR INCR	0		
					RPK094600003E0 TOTAL:		90,000	\$0	\$90,000
RPK094600003F0	NORTHWOOD LIGHT INDUSTRIAL LLC	BOX 62 SUN VALLEY, ID 83353	110 LINDSAY CIR UNIT 3F KETCHUM, ID 83340	SWC CONDOMINIUMS UNIT 3F 4.4%	20	UR BASE	90,000		
					20	UR INCR	0		
					RPK094600003F0 TOTAL:		90,000	\$0	\$90,000
RPK09520000010	COX JAN MCFARLAND	PO BOX 1209 BELLEVUE, ID 83313-1209	361 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CONDO AMENDED UNIT 1 BLK 2 .13	26	UR BASE	402,110		
					26	UR INCR	0		
					RPK09520000010 TOTAL:		402,110	\$0	\$402,110
RPK09520000020	WALTERS MARIANNE M	33 TWAIN HARTE LANE SAN RAFAEL, CA 94901	361 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CONDO AMENDED UNIT 2 BLK 2 .12 SEC 18 4N 18E	26	UR BASE	353,723		
					26	UR INCR	0		
					RPK09520000020 TOTAL:		353,723	\$0	\$353,723
RPK09520000030	SHIELDS ROBERT M JR	500 E 77TH #335 NEW YORK, NY 10162	361 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CONDO AMENDED UNIT 3 BLK 2 .19 SEC 18 4N 18E	26	UR BASE	542,354		
					26	UR INCR	0		
					RPK09520000030 TOTAL:		542,354	\$0	\$542,354
RPK09520000040	NORTON DAVID M & BRENDA-TRUSTEES	BOX 1535 KETCHUM, ID 83340	361 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CONDO AMENDED UNIT 4 BLK 2 .17 SEC 18 4N 18E	26	UR BASE	509,491		
					26	UR INCR	0		
					RPK09520000040 TOTAL:		509,491	\$-101,153	\$408,338
RPK09520000050	BLASER AARON	PO BOX 7205 KETCHUM, ID 83340	361 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CONDO AMENDED UNIT 5 BLK 2 .16 SEC 18 4N 18E	26	UR BASE	421,511		
					26	UR INCR	0		
					RPK09520000050 TOTAL:		421,511	\$0	\$421,511
RPK09520000060	EDMOND LISETTE S TRUSTEE	22125 GAVILAN RD PERRIS, CA 92570	361 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CONDO AMENDED UNIT 6 BLK 2 .23 SEC 18 4N 18E	26	UR BASE	580,655		
					26	UR INCR	0		
					RPK09520000060 TOTAL:		580,655	\$0	\$580,655

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RPK09520010000	WALTERS DAVID W	33 TWAIN HARTE LANE SAN RAFAEL, CA 94901	KETCHUM, ID 83340	TRAIL CREEK CONDOS	20	UR BASE	562,500		
				AMENDED	20	UR INCR	0		
				BLOCK 1 14,992SF .34					
				SEC 18 4N 18E					
RPK09520010000 TOTAL:							562,500	\$0	\$562,500
RPK09520020000	TRAIL CREEK OWNERS INC	33 TWAIN HARTE LANE SAN RAFAEL, CA 94901	341 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CONDOS	25	UR BASE	0		
				AMENDED	25	UR INCR	0		
				BLOCK 2-COMMON AREA					
				23,906SF .55					
RPK09520020000 TOTAL:							0	\$0	\$0
RPK09590000000	TRAIL CREEK LLC	C/O SEAMARK PROPERTIES INC 3055 112TH AVE STE 110 BELLEVUE, WA 98004		TRAIL CREEK CROSSING CONDO	25	UR BASE	0		
				COMMON AREA	25	UR INCR	0		
RPK09590000000 TOTAL:							0	\$0	\$0
RPK095900000A0	LEZAMIZ JOHN FAM LMT PTNSHIP	847 CANYON SPRINGS RD TWIN FALLS, ID 83301	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO	27	UR BASE	126,000		
				UNIT A (COMM)	27	UR INCR	0		
				.80% SEC 18 4N 18E					
RPK095900000A0 TOTAL:							126,000	\$0	\$126,000
RPK095900000B0	TRAIL CREEK LLC	C/O SEAMARK PROPERTIES INC 3055 112TH AVE STE 110 BELLEVUE, WA 98004	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO	20	UR BASE	337,500		
				UNIT B	20	UR INCR	0		
				8.63% SEC 18 4N 18E					
RPK095900000B0 TOTAL:							337,500	\$0	\$337,500
RPK095900000C0	TRAIL CREEK LLC	C/O SEAMARK PROPERTIES INC 3055 112TH AVE STE 110 BELLEVUE, WA 98004	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO	20	UR BASE	315,000		
				UNIT C	20	UR INCR	0		
				8.08% SEC 18 4N 18E					
RPK095900000C0 TOTAL:							315,000	\$0	\$315,000
RPK095900000D0	TRAIL CREEK LLC	C/O SEAMARK PROPERTIES INC 3055 112TH AVE STE 110 BELLEVUE, WA 98004	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO	20	UR BASE	315,000		
				UNIT D	20	UR INCR	0		
				7.98% SEC 18 4N 18E					
RPK095900000D0 TOTAL:							315,000	\$0	\$315,000
RPK095900000E0	MONROE KRISTIN O	C/O CARROLL INVESTMENTS 600 CALIFORNIA ST, ST 1804 SAN FRANCISCO, CA 94108	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO	26	UR BASE	956,779		
				UNIT E	26	UR INCR	0		
				6.86% SEC 18 4N 18E					
RPK095900000E0 TOTAL:							956,779	\$0	\$956,779
RPK095900000F0	LEZAMIZ JOHN FAM LMT PTNSHIP	847 CANYON SPRINGS RD TWIN FALLS, ID 83301	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO	26	UR BASE	924,140		
				UNIT F	26	UR INCR	0		
				6.43 SEC 18 4N 18E					
RPK095900000F0 TOTAL:							924,140	\$0	\$924,140

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK095900000G0	TRAIL CREEK LLC	C/O SEAMARK PROPERTIES INC 3055 112TH AVE STE 110 BELLEVUE, WA 98004	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO	20	UR BASE	315,000		
				UNIT G	20	UR INCR	0		
				8.14% SEC 18 4N 18E					
				RPK095900000G0 TOTAL:	315,000	\$0	\$315,000		
RPK095900000H0	MASSEY PAMELA L	1827 W SUGARBERRY ST EAGLE, ID 83616	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO	26	UR BASE	350,000		
				UNIT H	26	UR INCR	595,000		
				7.88% SEC 18 4N 18E					
				RPK095900000H0 TOTAL:	945,000	\$0	\$945,000		
RPK095900000I0	KIEBURTZ STEVEN J	2700 E MADISON ST SEATTLE, WA 98112-4760	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO	26	UR BASE	945,000		
				UNIT I	26	UR INCR	0		
				8.00% SEC 18 4N 18E					
				RPK095900000I0 TOTAL:	945,000	\$0	\$945,000		
RPK095900000J0	TRAIL CREEK J LLC	3055 NE 112TH AV STE 110 BELLEVUE, WA 98004	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO	26	UR BASE	350,000		
				UNIT J	26	UR INCR	595,000		
				7.95% SEC 18 4N 18E					
				RPK095900000J0 TOTAL:	945,000	\$0	\$945,000		
RPK095900000K0	CROSSINGS K LLC	3055 112TH AVE STE 110 BELLEVUE, WA 98004	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO	26	UR BASE	350,000		
				UNIT K	26	UR INCR	700,000		
				8.63% SEC 18 4N 18E					
				RPK095900000K0 TOTAL:	1,050,000	\$0	\$1,050,000		
RPK095900000L0	MC COLLUM MARY KAY & WILLIAM LEE REVOCABLE TRUST	21 MARSH DR HILTONHEAD ISLAND, SC 29928	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO	26	UR BASE	350,000		
				UNIT L	26	UR INCR	547,750		
				7.93% SEC 18 4N 18E					
				RPK095900000L0 TOTAL:	897,750	\$0	\$897,750		
RPK095900000M0	TRAIL CREEK LLC	C/O SEAMARK PROPERTIES INC 3055 112TH AVE STE 110 BELLEVUE, WA 98004	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO	20	UR BASE	337,500		
				UNIT M	20	UR INCR	0		
				5.72% SEC 18 4N 18E					
				RPK095900000M0 TOTAL:	337,500	\$0	\$337,500		
RPK095900000N0	LIVINGSTON KEVIN	22 VISTA REAL MILL VALLEY, CA 94941-4900	321 S LEADVILLE AVE KETCHUM, ID 83340	TRAIL CREEK CROSSING CONDO	20	UR BASE	337,500		
				UNIT N	20	UR INCR	0		
				6.97% SEC 18 4N 18E					
				RPK095900000N0 TOTAL:	337,500	\$0	\$337,500		
RPK09780000000	WESTSIDE OFFICE OWNERS	BOX KETCHUM, ID 83340		WESTSIDE OFFICE CONDOS	25	UR BASE	0		
				COMMON AREA	25	UR INCR	0		
				SEC 13, 4N 17E					
				RPK09780000000 TOTAL:	0	\$0	\$0		

URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
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RPK09780000010	CLEMENS DOUGLAS B	BOX 300 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO	27	UR BASE	152,770		
				UNIT 1 .1121	27	UR INCR	4,730		
				SEC 13 4N 17E 780SF 1979					
				RPK09780000010	TOTAL:	157,500	\$0	\$157,500	
RPK09780000020	CLEMENS ASSOCIATES INC	BOX 300 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO	27	UR BASE	125,100		
				UNIT 2 .0917	27	UR INCR	9,900		
				SEC 13 4N 17E 633SF 1979					
				RPK09780000020	TOTAL:	135,000	\$0	\$135,000	
RPK09780000030	BOOMBA LLC	PO BOX 249 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO	27	UR BASE	145,290		
				UNIT 3 .1064	27	UR INCR	3,210		
				SEC 13 4N 17E 732SF 1979					
				RPK09780000030	TOTAL:	148,500	\$0	\$148,500	
RPK09780000040	BOOMBA LLC	PO BOX 249 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO	27	UR BASE	152,770		
				UNIT 4 .1121	27	UR INCR	4,730		
				SEC 13 4N 17E 780SF 1979					
				RPK09780000040	TOTAL:	157,500	\$0	\$157,500	
RPK09780000050	HUMPHREY JOSEPH K	BOX 5 SUN VALLEY, ID 83353	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO	27	UR BASE	125,100		
				UNIT 5 .0917	27	UR INCR	9,900		
				SEC 13 4N 17E 633SF 1979					
				RPK09780000050	TOTAL:	135,000	\$0	\$135,000	
RPK09780000060	IDAHO CONSERVATION LEAGUE INC	BOX 844 BOISE, ID 83701	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO	81	UR BASE	0		
				UNIT 6 .1064	81	UR INCR	0		
				SEC 13 4N 17E 732SF 1979 EXEMPT APP RECEIVED 2010					
				RPK09780000060	TOTAL:	0	\$0	\$0	
RPK09780000070	BLACK ROSCOE	BOX 4517 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO	27	UR BASE	116,040		
				UNIT 7 .0853	27	UR INCR	9,960		
				SEC 13 4N 17E 587SF 1979					
				RPK09780000070	TOTAL:	126,000	\$0	\$126,000	
RPK09780000080	BLACK ROSCOE	BOX 4517 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO	27	UR BASE	44,980		
				UNIT 8 .0328	27	UR INCR	27,020		
				SEC 13 4N 17E 231SF 1979					
				RPK09780000080	TOTAL:	72,000	\$0	\$72,000	
RPK09780000090	BLACK ROSCOE W	BOX 4517 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO	27	UR BASE	160,210		
				UNIT 9 .1177	27	UR INCR	1,790		
				SEC 13 4N 17E 804SF 1979					
				RPK09780000090	TOTAL:	162,000	\$0	\$162,000	

URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK09780000100	GARIEPY RICHARD N	BOX 3869 KETCHUM, ID 83340	110 W 5TH ST KETCHUM, ID 83340	WEST SIDE OFFICE CONDO	27	UR BASE	183,600		
				UNIT 10 .1438	27	UR INCR	0		
				SEC 13 4N 17E 1026SF 1979					
				RPK09780000100 TOTAL:			183,600	\$0	\$183,600
RPK4N17011073A	SCHERNTHANNER ANDREAS TRUSTEE	PO BOX 567 SUN VALLEY, ID 83353	100 BALSAM ROOT DR KETCHUM, ID 83340	KETCHUM	18	UR BASE	20,160		
				FR W1/2SW TL 6009	18	UR INCR	0		
				TL 6010, TL 4997	20	UR BASE	910,000		
				HOLD-DEED IN FILE	20	UR INCR	0		
				NEED SURVEYS	41	UR BASE	302,108		
					41	UR BASE	94,431		
					41	UR INCR	0		
					41	UR INCR	0		
				RPK4N17011073A TOTAL:			1,326,699	\$-101,153	\$1,225,546
RPK4N170120780	JOHNSON CLEVE	BOX 1040 KETCHUM, ID 83340	1530 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM	20	UR BASE	385,000		
				FR SESW TL 6032	20	UR INCR	0		
				SEC 12 4N 17E	41	UR BASE	227,632		
					41	UR INCR	0		
RPK4N170120780 TOTAL:			612,632	\$-101,153	\$511,479				
RPK4N170120790	HELIOS DEVELOPMENT LLC	C/O DDRM PO BOX 4151 PARK CITY, UT 84060	1803 WARM SPRINGS RD KETCHUM, ID 83340	KETCHUM	20	UR BASE	1,050,000		
				FR SW SW FR TL 8075 SEC 12 & TL 8081, SEC 11 K4N 17E	20	UR INCR	0		
				RPK4N170120790 TOTAL:			1,050,000	\$0	\$1,050,000
RPK4N170120800	HELIOS DEVELOPMENT LLC	C/O DDRM PO BOX 4151 PARK CITY, UT 84060		KETCHUM	20	UR BASE	300,000		
				FR SWSW TL 8078	20	UR INCR	295,000		
				SEC 12 4N 17E	RPK4N170120800 TOTAL:			595,000	\$0
RPK4N170120830	HELIOS DEVELOPMENT LLC	C/O DDRM PO BOX 4151 PARK CITY, UT 84060		KETCHUM	21	UR BASE	281,360		
				FR SWSW TL 8077	21	UR INCR	2,141,140		
				SEC 12 4N 17E	RPK4N170120830 TOTAL:			2,422,500	\$0
RPK4N170120840	HELIOS DEVELOPMENT LLC	C/O DDRM PO BOX 4151 PARK CITY, UT 84060	1801 GEEZER ALLEY KETCHUM, ID 83340	KETCHUM	21	UR BASE	1,540,909		
				FR SWSW TL 8076	21	UR INCR	659,091		
				SEC 12 4N 17E	RPK4N170120840 TOTAL:			2,200,000	\$0
RPK4N17012095C	CHN PROPERTIES LLC	1411 FALLS AVE E STE 1201 TWIN FALLS, ID 83301-3458		KETCHUM	18	UR BASE	3,720		
				FR NWSE TL 7801	18	UR INCR	0		
				SEC 12 4N 17E (RIVER BED)	RPK4N17012095C TOTAL:			3,720	\$0

URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK4N170121200	WOOD RIVER COMMUNITY YMCA	BOX 6801 KETCHUM, ID 83340	101 SADDLE RD KETCHUM, ID 83340	YMCA BUILDING ONLY	81	UR BASE	0		
				LOCATED ON TL 6689, SEC 12 4N 17E	81	UR INCR	0		
				PROP EXEMPT APP REC 2010					
				RPK4N170121200 TOTAL:	0	\$0	\$0		
RPK4N170131040	KETCHUM CEMETERY DISTRICT	BOX 224 KETCHUM, ID 83340	1026 N MAIN ST KETCHUM, ID 83340	KETCHUM	81	UR BASE	0		
				OLD CEMETERY PER PLAT & FR WALNUT ST & EAST 10TH ST	81	UR INCR	0		
				& 12'X 566 ALONG HWY					
				RPK4N170131040 TOTAL:	0	\$0	\$0		
RPK4N170131050	KETCHUM CEMETERY DISTRICT	BOX 224 KETCHUM, ID 83340	FR NENE TL 7667 SEC 13, 4N 17E (ROAD)	81	UR BASE	0			
				81	UR INCR	0			
				RPK4N170131050 TOTAL:	0	\$0	\$0		
RPK4N17013119A	KETCHUM CITY OF	BOX 2315 KETCHUM, ID 83340	KETCHUM FR S1/2 TL 6584-BIKE PATH & FR SESE TL 6583-RR LAND SEC 13 4N 17E	81	UR BASE	0			
				81	UR INCR	0			
				RPK4N17013119A TOTAL:	0	\$0	\$0		
RPK4N18018016B	KETCHUM KORRAL LLC	BOX 1607 BELLEVUE, WA 98009	KETCHUM FR SE SW TL 7411 SEC 18 4N 18E	21	UR BASE	375,000			
				21	UR INCR	0			
				RPK4N18018016B TOTAL:	375,000	\$0	\$375,000		
RPK4N18018039B	DAVIDSON JOHN C	BOX 1618 KETCHUM, ID 83340	KETCHUM FR SWSW TL 3099 SEC 18 4N 18E UNBUILDABLE	20	UR BASE	35,000			
				20	UR INCR	0			
				RPK4N18018039B TOTAL:	35,000	\$0	\$35,000		
RPK4N18018039C	MURPHY MARY	PO BOX 4409 KETCHUM, ID 83340	201 JADE ST KETCHUM, ID 83340	KETCHUM	20	UR BASE	625,000		
				FR SESW TL 5102	20	UR INCR	0		
				SEC 18 4N 18E	41	UR BASE	523,624		
				41	UR INCR	0			
RPK4N18018039C TOTAL:	1,148,624	\$-101,153	\$1,047,471						
RPK4N180180510	KETCHUM KORRAL LLC	BOX 1607 BELLEVUE, WA 98009	310 S MAIN ST KETCHUM, ID 83340	KETCHUM	21	UR BASE	2,400,000		
				FR NESW & SESW TL 2631	21	UR INCR	400,000		
				SEC 18 4N 18E	42	UR BASE	162,590		
				42	UR INCR	0			
RPK4N180180510 TOTAL:	2,962,590	\$0	\$2,962,590						

URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK4N180180540	KETCHUM KORRAL LLC	BOX 1607 BELLEVUE, WA 98009		KETCHUM	21	UR BASE	1,500,000		
				FR SE SW TL 7412	21	UR INCR	200,000		
				TL 7413, TL 7414					
				SEC 18 4N 18E					
RPK4N180180540 TOTAL:							1,700,000	\$0	\$1,700,000
RPK4N180180670	LIFT TOWER LODGE LLC	PO BOX 1417 MERCER ISLAND, WA 98040	703 S MAIN ST KETCHUM, ID 83340	KETCHUM	21	UR BASE	1,350,000		
				FR SWSW TL 7983	21	UR INCR	0		
				SEC 18 4N 18E	42	UR BASE	189,212		
				SURVEY 523394	42	UR INCR	0		
RPK4N180180670 TOTAL:							1,539,212	\$0	\$1,539,212

TOTAL PARCEL COUNT: 636

BASE MARKET GRAND TOTAL: 290,492,649
INCREMENT MARKET GRAND TOTAL: 84,778,728
TAXABLE GRAND TOTAL: \$370,706,343

Beginning Date: 11/15/2006
Ending Date: 11/15/2030
Base Code Area: 003002
Increment Code Area: 003015

BLAINE COUNTY URBAN RENEWAL PARCEL LISTING 2010 KETCHUM URB RENEWAL

09/07/2010
 10:50:18AM

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
PP1P00000K0210	KLINGERMAN MARK CHARLES	BOX 1312 SUN VALLEY, ID 83353	216 CEDAR DR KETCHUM, ID 83340	ARCHITECTURE	59	COST	1,413		
PP1P00000K0210 TOTAL:							1,413	\$0	\$1,413
RP1M0000000220	CARBON HILL HOT SPRINGS INC	BOX 976 KETCHUM, ID 83340	KETCHUM, ID 83340	FR CLIMAX MILL SUR 50 TL 3500	7	UR BASE	90		
				FR CARBON HILL MILL SUR 74B	7	UR INCR	18		
				TL 6048 SEC 15 4N 17E	9	UR BASE	30		
				(HOLD ON 6048)	9	UR INCR	0		
RP1M0000000220 TOTAL:							138	\$0	\$138
RP1M0000000230	CARBON HILL HOT SPRINGS INC	BOX 976 KETCHUM, ID 83340		FR HOT SPRING LODGE SUR 1090	9	UR BASE	10		
				TL 3502, SEC 15	9	UR INCR	0		
				4N 17E					
RP1M0000000230 TOTAL:							10	\$0	\$10
RP1M0000000980	REGO FRANCISCO ALFREDO TRUSTEE	BOX 2358 SUN VALLEY, ID 83353		FR CLIMAX MILL TL 3498,	9	UR BASE	10		
				SEC 15 4N 17E	9	UR INCR	0		
RP1M0000000980 TOTAL:							10	\$0	\$10
RPK0462000016B	SINCLAIR OIL CORPORATION	C/O KATHY KERRICK PO BOX 10 SUN VALLEY, ID 83353	KETCHUM, ID 83340	GREYHAWK II SUB	11	UR BASE	59,940		
				FR LOT 16 BLK 2	11	UR INCR	0		
				INSIDE CITY	18	UR BASE	27,750		
					18	UR INCR	0		
RPK0462000016B TOTAL:							87,690	\$0	\$87,690
RPK04640000030	SINCLAIR OIL CORPORATION	C/O KATHY KERRICK PO BOX 10 SUN VALLEY, ID 83353	319 PUCHNER LN KETCHUM, ID 83340	GREYHAWK III SUB	20	UR BASE	1,875,000		
				LOT 3 BLK 1	20	UR INCR	325,000		
					41	UR BASE	311,260		
					41	UR INCR	0		
RPK04640000030 TOTAL:							2,511,260	\$0	\$2,511,260
RPK05060000010	WALKER DEBBIE	144 N FLETCHER AVE FAYETTEVILLE, AR 72701-4422	121 RITCHIE DR KETCHUM, ID 83340	MONTE VISTA SUB	20	UR BASE	875,000		
				LOT 1	20	UR INCR	0		
				9,011SF	41	UR BASE	25,000		
					41	UR INCR	2,400,514		
RPK05060000010 TOTAL:							3,300,514	\$0	\$3,300,514
RPK05060000020	LOVE DAVIS M III	PO BOX 30959 SEA ISLAND, GA 31561	119 RITCHIE DR KETCHUM, ID 83340	MONTE VISTA SUB	20	UR BASE	750,000		
				LOT 2	20	UR INCR	125,000		
				9,940SF	41	UR BASE	0		
					41	UR INCR	2,451,579		
RPK05060000020 TOTAL:							3,326,579	\$0	\$3,326,579

URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

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RPK05060000030	PERLMAN ROBERT B	8 BEEHCROFT RD GREENWICH, CT 06830-0000	117 RITCHIE DR KETCHUM, ID 83340	MONTE VISTA SUB LOT 3 8,202SF	20	UR BASE	875,000		
					20	UR INCR	0		
					RPK05060000030 TOTAL:		875,000	\$0	\$875,000
RPK0506000004A	1960 LLC	C/O NIXON PEABODY LLP 100 SUMMER ST BOSTON, MA 02110-0000	115 RITCHIE DR KETCHUM, ID 83340	MONTE VISTA SUB LOT 4A 17,016SF	20	UR BASE	1,085,000		
					20	UR INCR	0		
					41	UR BASE	415,000		
					41	UR INCR	2,397,941		
					RPK0506000004A TOTAL:		3,897,941	\$0	\$3,897,941
RPK05060000070	RIDINI DAVID J	77 BROOKSIDE DR MANHASSET, NY 11030	104 HOWARD DR KETCHUM, ID 83340	MONTE VISTA SUB LOT 7 8,040SF	20	UR BASE	875,000		
					20	UR INCR	0		
					RPK05060000070 TOTAL:		875,000	\$0	\$875,000
RPK05060000080	SCHOENHERR CHARLES W TRUSTEE	41 BROAD BROOK LN STAMFORD, CT 06907-0000	106 HOWARD DR KETCHUM, ID 83340	MONTE VISTA SUB LOT 8 8,581SF	20	UR BASE	875,000		
					20	UR INCR	0		
					41	UR BASE	25,000		
					41	UR INCR	2,395,925		
					RPK05060000080 TOTAL:		3,295,925	\$0	\$3,295,925
RPK05170000020	SCHERNTHANNER ANDREAS TRUSTEE	PO BOX 567 SUN VALLEY, ID 83353	200 FLOWER DR KETCHUM, ID 83340	SCHERNTHANNER ACRES SUB LOT 2 BLK 1	20	UR BASE	960,000		
					20	UR INCR	0		
					RPK05170000020 TOTAL:		960,000	\$0	\$960,000
RPK05580010020	CAPITAL PARTNERS LLC	BOX 284 SUN VALLEY, ID 83353	111 EMERALD ST KETCHUM, ID 83340	TIMBERS SUB LOT 2 BLK 1 12,498SF	20	UR BASE	575,000		
					20	UR INCR	0		
					RPK05580010020 TOTAL:		575,000	\$0	\$575,000
RPK05580010030	CAPITAL PARTNERS LLC	BOX 284 SUN VALLEY, ID 83353	121 EMERALD ST KETCHUM, ID 83340	TIMBERS SUB LOT 3 BLK 1 10,356SF	20	UR BASE	575,000		
					20	UR INCR	0		
					RPK05580010030 TOTAL:		575,000	\$0	\$575,000
RPK05950010020	BALDY BASE CAMP	BOX 370 KETCHUM, ID 83340	106 PICABO ST KETCHUM, ID 83340	WARM SPRINGS VILL 2ND ADD REV AM LOT 2 BLK 1 20,037SF	21	UR BASE	1,085,000		
					21	UR INCR	0		
					42	UR BASE	5,000		
					42	UR INCR	0		
					RPK05950010020 TOTAL:		1,090,000	\$0	\$1,090,000
RPK09500000000	EMERALD STREET LLC	WESTLAKE OFFICE TOWER 1601 FIFTH AVE STE 2500 SEATTLE, WA 98101		TIMBERS CONDO COMMON AREA .730@	25	UR BASE	0		
					25	UR INCR	0		
					RPK09500000000 TOTAL:		0	\$0	\$0

URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

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Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK095000101A0	CAPITAL PARTNERS LLC	PO BOX 2216 SUN VALLEY, ID 83353	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 1A BLDG 1 6.25%	20	UR BASE	252,000		
					20	UR INCR	0		
					RPK095000101A0 TOTAL:		252,000	\$0	\$252,000
RPK095000101B0	MOUNTAIN WEST BANK	C/O RON RICH BOX 1059 COEUR D'ALENE, ID 83816-1059	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 1B BLDG 1 6.25%	26	UR BASE	310,000		
					26	UR INCR	338,000		
					RPK095000101B0 TOTAL:		648,000	\$0	\$648,000
RPK095000101C0	EXXEL LLC	323 TELEGRAPH RD BELLINGHAM, WA 98226	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 1C BLDG 1 6.25%	20	UR BASE	252,000		
					20	UR INCR	0		
					RPK095000101C0 TOTAL:		252,000	\$0	\$252,000
RPK095000101D0	CHRISTIAN MICHAEL A	13338 211TH PL NE WOODINVILLE, WA 98077	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 1D BLDG 1 6.25%	20	UR BASE	252,000		
					20	UR INCR	0		
					RPK095000101D0 TOTAL:		252,000	\$0	\$252,000
RPK095000102E0	ZECH RALPH K II	1695 W 10TH ST KIRKLAND, WA 98037	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 2E BLDG 2 6.25%	26	UR BASE	676,800		
					26	UR INCR	0		
					RPK095000102E0 TOTAL:		676,800	\$0	\$676,800
RPK095000102F0	HANSEN MICHAEL	18035 NE 109TH CT REDMOND, WA 98052	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 2F BLDG 2 6.25%	26	UR BASE	230,000		
					26	UR INCR	319,000		
					RPK095000102F0 TOTAL:		549,000	\$0	\$549,000
RPK095000102G0	DE LATEUR RICHARD A	48780 AMARILLO FREMONT, CA 94539	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 2G BLDG 2 6.25%	20	UR BASE	189,000		
					20	UR INCR	0		
					RPK095000102G0 TOTAL:		189,000	\$0	\$189,000
RPK095000102H0	SCHIFFRIN DAVID W	14 BROOK BAY MERCER ISLAND, WA 98040-4622	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 2H BLDG 2 6.25%	20	UR BASE	189,000		
					20	UR INCR	0		
					RPK095000102H0 TOTAL:		189,000	\$0	\$189,000
RPK095000103I0	FOLEY KEVIN	507 LITTLE ROUNTOP RD KEMPTON, PA 19529	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 3I BLDG 3 6.25%	20	UR BASE	162,000		
					20	UR INCR	0		
					RPK095000103I0 TOTAL:		162,000	\$0	\$162,000

URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK095000103J0	MOUNTAIN WEST BANK	C/O RON RICH BOX 1059 COEUR D'ALENE, ID 83816-1059	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 3J BLDG 3 6.25%	26	UR BASE	310,000		
					26	UR INCR	396,500		
					RPK095000103J0 TOTAL:		706,500	\$0	\$706,500
RPK095000103K0	KAPLAN THOMAS-TRUSTEE	9812 MOONRIDGE COURT LAS VEGAS, NV 89134	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 3K BLDG 3 6.25%	26	UR BASE	981,000		
					26	UR INCR	0		
					RPK095000103K0 TOTAL:		981,000	\$0	\$981,000
RPK095000103L0	NAU GREGORY H	1020 DANIEL DR LINCOLN, CA 95648	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 3L BLDG 3 6.25%	26	UR BASE	200,000		
					26	UR INCR	371,500		
					RPK095000103L0 TOTAL:		571,500	\$0	\$571,500
RPK095000104M0	SUNDALI WILLIAM C	PO BOX 1884 KETCHUM, ID 83340	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 4M BLDG 4 6.25%	20	UR BASE	162,000		
					20	UR INCR	0		
					RPK095000104M0 TOTAL:		162,000	\$0	\$162,000
RPK095000104N0	CAPITAL PARTNERS LLC	PO BOX 2216 SUN VALLEY, ID 83353	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 4N BLDG 4 6.25%	20	UR BASE	252,000		
					20	UR INCR	0		
					RPK095000104N0 TOTAL:		252,000	\$0	\$252,000
RPK095000104O0	EXXEL LLC	323 TELEGRAPH RD BELLINGHAM, WA 98226	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 4O BLDG 4 6.25%	26	UR BASE	310,000		
					26	UR INCR	405,500		
					RPK095000104O0 TOTAL:		715,500	\$0	\$715,500
RPK095000104P0	MOUNTAIN WEST BANK	C/O RON RICH BOX 1059 COEUR D'ALENE, ID 83816-1059	101 EMERALD ST KETCHUM, ID 83340	TIMBERS CONDO UNIT 4P BLDG 4 6.25%	26	UR BASE	200,000		
					26	UR INCR	304,000		
					RPK095000104P0 TOTAL:		504,000	\$0	\$504,000
RPK4N170140620	MOORE RICHARD E	2401 CLIFFVIEW WAY BOISE, ID 83702		KETCHUM FR NENW TL 4750 SEC 14 4N 17E	20	UR BASE	600,000		
					20	UR INCR	0		
					RPK4N170140620 TOTAL:		600,000	\$0	\$600,000
RPK4N170140630	SCHULER DORIN A TRUSTEE	PO BOX 99616 SEATTLE, WA 98139-0616	121 PICABO STREET LN KETCHUM, ID 83340	KETCHUM FR NE NW TL 6357 SEC 14 4N 17E	20	UR BASE	850,000		
					20	UR INCR	0		
					41	UR BASE	220,988		
					41	UR BASE	94,210		
					41	UR INCR	0		
					41	UR INCR	0		
					RPK4N170140630 TOTAL:		1,165,198	\$0	\$1,165,198

URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK4N170140640	USFS	BOX 2356 KETCHUM, ID 83340		KETCHUM	81	UR BASE	0		
				FR NE NW TL 5930	81	UR INCR	0		
				SEC 14 4N 17E					
				EXCHANGE FOR TL 6451					
				RPK4N170140640 TOTAL:					
RPK4N170140650	SUN VALLEY RESORTS	BOX 10 SUN VALLEY, ID 83353	201 PICABO STREET LN KETCHUM, ID 83340	KETCHUM	11	UR BASE	1,000		
				FR SWSW TL 2035 SEC 11	11	UR INCR	0		
				FR NWNW TL 3425 SEC 14	21	UR BASE	2,430,000		
				4N 17E (2006 BOE CHANGE)	21	UR INCR	0		
					42	UR BASE	2,096,257		
					42	UR INCR	0		
RPK4N170140650 TOTAL:						4,527,257	\$0	\$4,527,257	
RPK4N170140670	CIMINO ROBERT ANTHONY	BOX 363328 SAN JUAN, PR 93633	209 PICABO ST KETCHUM, ID 83340	KETCHUM	20	UR BASE	1,700,000		
				FR NWNW TL 2780	20	UR INCR	0		
				SEC 14 4N 17E	41	UR BASE	222,925		
					41	UR INCR	0		
RPK4N170140670 TOTAL:						1,922,925	\$0	\$1,922,925	
RPK4N170140710	SINCLAIR OIL CORPORATION	C/O KATHY KERRICK PO BOX 10 SUN VALLEY, ID 83353	330 PICABO STREET LN KETCHUM, ID 83340	KETCHUM	20	UR BASE	3,000,000		
				FR SWNW TL 6856	20	UR INCR	0		
				SEC 14 4N 17E	41	UR BASE	506,190		
					41	UR INCR	0		
RPK4N170140710 TOTAL:						3,506,190	\$0	\$3,506,190	

TOTAL PARCEL COUNT: 39

BASE MARKET GRAND TOTAL: 27,924,873
INCREMENT MARKET GRAND TOTAL: 12,230,477
TAXABLE GRAND TOTAL: \$40,155,350

Beginning Date: 11/15/2006
Ending Date: 11/15/2030
Base Code Area: 003004
Increment Code Area: 003016

BLAINE COUNTY URBAN RENEWAL PARCEL LISTING 2010 KETCHUM URB RENEWAL

09/07/2010
 10:50:57AM

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
PP1P00000K0230	KNEELAND KORB COLLIER & LEGG	BOX 249 KETCHUM, ID 83340	128 SADDLE RD KETCHUM, ID 83340	ATTORNEYS	59	COST	8,657		
					PP1P00000K0230 TOTAL:		8,657	\$0	\$8,657
RPK08230000000	KNEELAND CONDO OWNERS	BOX KETCHUM, ID 83340		KNEELAND CONDOS COMMON AREA SEC 7, 4N 18E	25	UR BASE	0		
					25	UR INCR	0		
					RPK08230000000 TOTAL:		0	\$0	\$0
RPK08230000010	PACKARD LAND LLC	BOX 249 KETCHUM, ID 83340	128 SADDLE RD KETCHUM, ID 83340	KNEELAND CONDOS UNIT 1 SEC 7 4N 18E 20.42%	27	UR BASE	231,540		
					27	UR INCR	53,760		
					RPK08230000010 TOTAL:		285,300	\$0	\$285,300
RPK08230000020	PACKARD LAND LLC	BOX 249 KETCHUM, ID 83340	128 SADDLE RD KETCHUM, ID 83340	KNEELAND CONDOS UNIT 2 SEC 7 4N 18E 20.28%	27	UR BASE	229,970		
					27	UR INCR	53,530		
					RPK08230000020 TOTAL:		283,500	\$0	\$283,500
RPK08230000030	PACKARD LAND LLC	BOX 249 KETCHUM, ID 83340	128 SADDLE RD KETCHUM, ID 83340	KNEELAND CONDOS UNIT 3 SEC 7 4N 18E 8.81%	27	UR BASE	99,900		
					27	UR INCR	44,100		
					RPK08230000030 TOTAL:		144,000	\$0	\$144,000
RPK08230000040	PACKARD LAND LLC	BOX 249 KETCHUM, ID 83340	128 SADDLE RD KETCHUM, ID 83340	KNEELAND CONDOS UNIT 4 SEC 7 4N 18E 8.73%	27	UR BASE	99,000		
					27	UR INCR	43,200		
					RPK08230000040 TOTAL:		142,200	\$0	\$142,200
RPK08230000050	PACKARD LAND LLC	BOX 249 KETCHUM, ID 83340	128 SADDLE RD KETCHUM, ID 83340	KNEELAND CONDOS UNIT 5 SEC 7 4N 18E 20.71%	27	UR BASE	234,840		
					27	UR INCR	10,860		
					RPK08230000050 TOTAL:		245,700	\$0	\$245,700
RPK08230000060	PACKARD LAND LLC	BOX 249 KETCHUM, ID 83340	128 SADDLE RD KETCHUM, ID 83340	KNEELAND CONDOS UNIT 6 SEC 7 4N 18E 10.16%	27	UR BASE	115,200		
					27	UR INCR	50,400		
					RPK08230000060 TOTAL:		165,600	\$0	\$165,600
RPK08230000070	PACKARD LAND LLC	BOX 249 KETCHUM, ID 83340	128 SADDLE RD KETCHUM, ID 83340	KNEELAND CONDOS UNIT 7 SEC 7 4N 18E 9.01%	27	UR BASE	102,170		
					27	UR INCR	46,330		
					RPK08230000070 TOTAL:		148,500	\$0	\$148,500

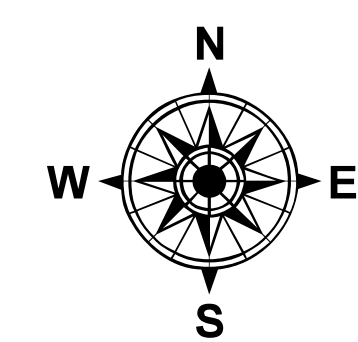
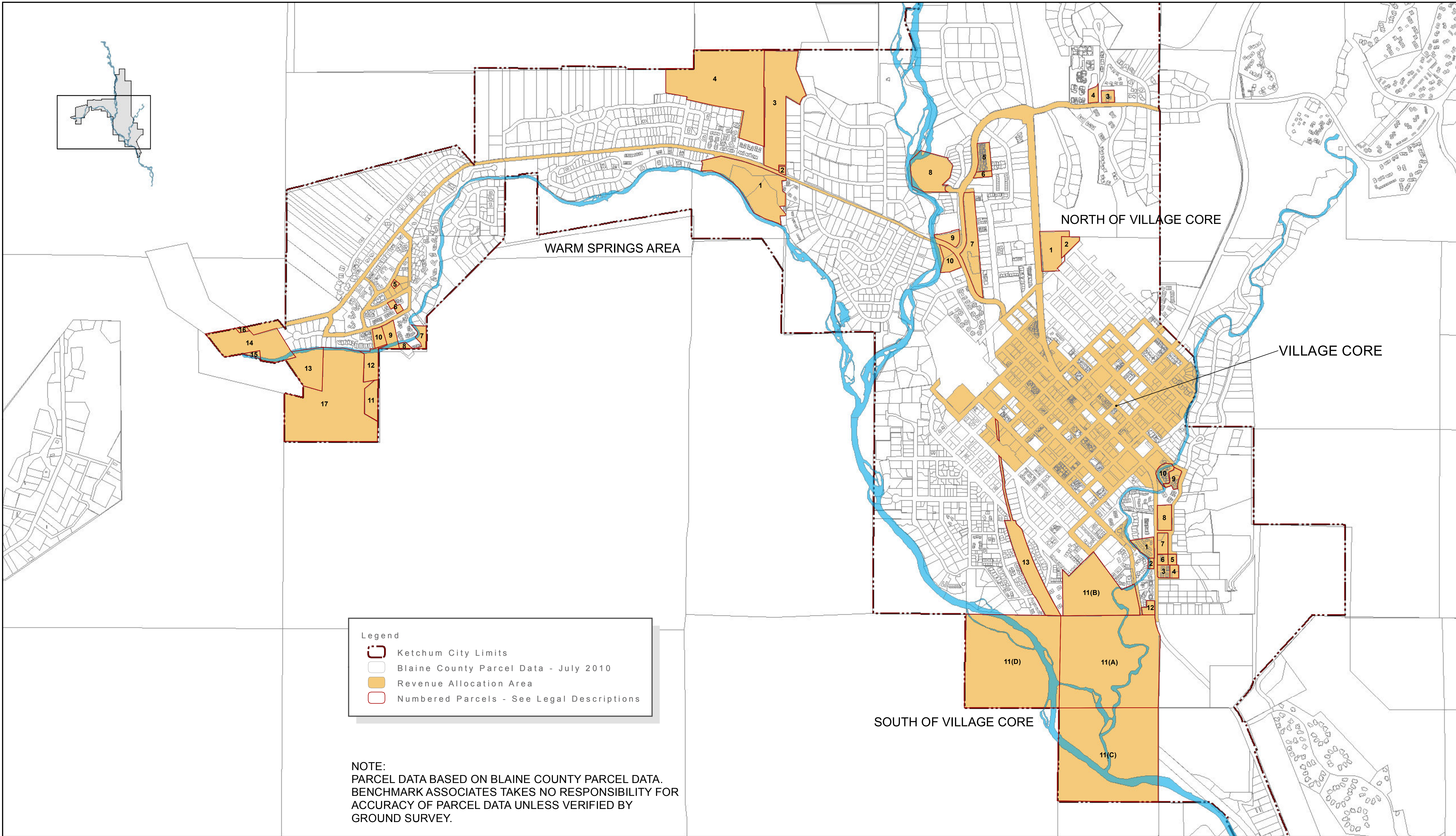
URBAN RENEWAL PARCEL LISTING
2010 KETCHUM URB RENEWAL

Sort Order: Parcel Number

Parcel Number	Primary Owner	Mailing Address	Property Address	Legal Description	Catg	Method	Values		
							Market	Total HOE	Total Taxable
RPK08230000080	KORB ROBERT	BOX 249	128 SADDLE RD	KNEELAND CONDOS	27	UR BASE	21,320		
		KETCHUM, ID 83340	KETCHUM, ID 83340	UNIT 8 SEC 7 4N 18E	27	UR INCR	9,280		
				1.88%					
		RPK08230000080 TOTAL:							30,600

TOTAL PARCEL COUNT: 10

BASE MARKET GRAND TOTAL:	1,142,597
INCREMENT MARKET GRAND TOTAL:	311,460
TAXABLE GRAND TOTAL:	\$1,454,057

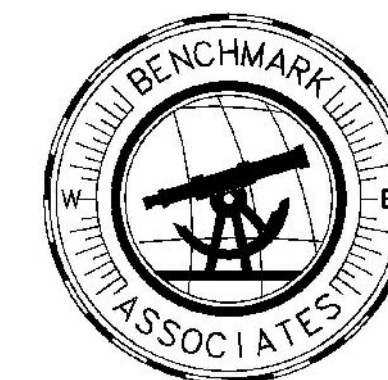


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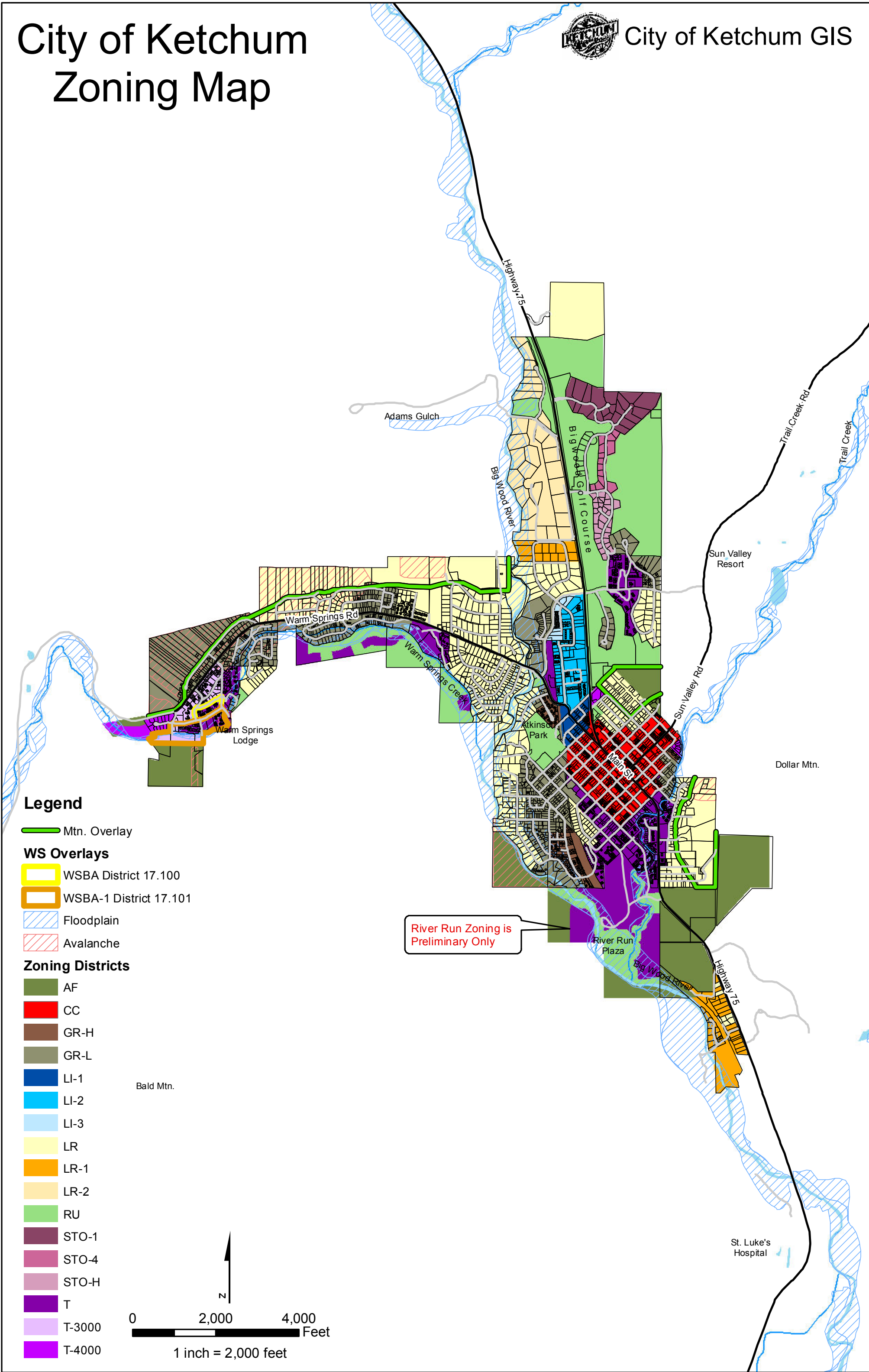
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Feet
1 inch = 600 feet

KETCHUM URBAN RENEWAL AGENCY
REVENUE ALLOCATION AREA
FINAL - OCTOBER 2010

Benchmark Associates P.A.
P.O. Box 733 - 100 Bell Drive
Ketchum, ID 83340
(208) 726-9512
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City of Ketchum Zoning Map



ATTACHMENT 5
Ketchum Urban Renewal Plan 2010

Recommendation of Urban Renewal Agency

Authority: Idaho Statute, Title 50 Municipal Corporations, Chapter 29 Local Economic Development Act, 50-2905 Recommendation of Urban Renewal Agency. In order to implement the provisions of this chapter, the urban renewal agency of the municipality shall prepare and adopt a plan for each revenue allocation area and submit the plan and recommendation for approval thereof to the local governing body. The plan shall include a statement listing:

Contents:

- (1) The kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- (2) An economic feasibility study;
- (3) A detailed list of estimated project costs;
- (4) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area; and
- (5) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred.
- (6) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan.
- (7) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

ATTACHMENT 5.1
Ketchum Urban Renewal Plan 2010

Public Improvements within the Revenue Allocation Area

Authority: Idaho Statutes, Title 50 Municipal Corporations, Chapter 29 Local Economic Development Act, 50-2905 Recommendation of Urban Renewal Agency,
(1) The kind, number, and location of all proposed public works or improvements within the revenue allocation area.
(3) A detailed list of estimated project costs.
(5) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred.

Summary: Attachment 5.1 contains the Capital Improvements Plan (CIP) for Ketchum's Urban Renewal Area (URA). The Ketchum URA is estimated to generate \$152 million in tax increment revenue between 2009/10 and 2034/35, the year that the URA's bonds will be paid off. There are presently \$74.4 million of specific projects identified in the Capital Improvements Plan (CIP) for the URA. Some of the projects will be funded in part by other revenues. The URA portion of the projects is \$58.9 million. The balance of the URA's tax increment revenue after debt service, \$65.9 million, will not be received until after the year 2023/24, and only if planned development occurs as scheduled by the developers. The URA CIP plan will be updated before then and the unappropriated balance will be designated for additional projects to be identified by the URA.

Ketchum's URA is a separate legal entity from the City of Ketchum. The URA may use practices and information that were developed by the City if the practices and/or information are suitable for the URA and if they comply with state laws regarding URAs. The City of Ketchum has its own CIP and many of the methods and format, and some of the specific capital improvement projects from the City's CIP were used in the development of the URA's CIP. The final product, however, is a CIP that is created specifically for the URA.

The Capital Improvements Plan (CIP) identifies needed investments in capital facilities by Ketchum's URA. Capital facilities generally have very long useful lives and significant costs. The CIP is a plan, not an appropriation or approval of a specific project. As a plan, the CIP needs to be flexible, and is updated periodically to respond to changing circumstances. The CIP for Ketchum's URA covers the 25-year period 2010/11 – 2034/35, which is the same period covered by the URA's existing debt obligations. State law provides that the URA can only exist for 24 years, but it can be extended until it pays its debts.

The CIP for the City of Ketchum for 2010/11 – 2034/35 contains 41 projects totaling \$74.4. The CIP has 88% secure funding, 12% potential funding, and no unfunded projects. Throughout the CIP, secure funding is highlighted in green, and potential funding in yellow.

- Secure funding (green) is money the URA is highly likely to receive. The money may not be in the URA's bank account yet, but it is virtually certain that the URA will receive the money. The URA may need to take specific actions to generate the funding, but those actions are within the URA's powers. Despite the high probability of secure funding no project can proceed until the money is in hand. In other words, secure (green) is almost sure to be acquired, but secure (green) does not grant any authority to proceed before the money is received.
- Potential funding (yellow) is money that might be received by the URA . In every case the URA is eligible for the funding, and the source of funding exists under current law. However, each potential funding source requires one or more additional steps or decisions before the URA can obtain the money, and the steps are often outside the URA's control. For example, the URA or the City may have applied for a grant for which it is eligible and well qualified, but until the grantor agency awards the grant it is considered "potential" revenue, not "secure" revenue.
- Unfunded (red) is for projects, or portions of projects, that lack secure funding and lack potential funding. There are no unfunded projects in the URA's CIP.

The following table summarizes the costs in alphabetical order by department, including the portions that are secure (green) and potential (yellow).

Costs of Capital Improvements by Type of Facility

<u>Type of Facility</u>	Secure Funding	Potential Funding	Unfunded	Total Cost
City Hall	\$ 1,800,000	\$ 1,800,000	\$ 0	\$ 3,600,000
Fire	2,329,500	4,510,500	0	6,840,000
Parks	988,625	233,375	0	1,222,000
Police	437,812	499,688	0	937,500
Street Improvements	13,640,000	1,825,000	0	15,465,000
Wastewater	400,000	0	0	400,000
Water	2,960,000	0	0	2,960,000
Other Improvements	43,011,280	0	0	43,011,280
Total Costs	65,567,217	8,868,563	0	74,435,780

The following table summarizes the costs year, including the portions that are secure for River Run (green), secure for other projects (also green), and potential funding (yellow).

Cost of Capital Improvements by Year

<u>Year</u>	<u>#</u>	River Run Projects Secure Funding	<u>#</u>	Other URA Projects Secure Funding	<u>#</u>	Other URA Projects Potential Funding	<u>#</u>	Total
		<u>Cost</u>		<u>Cost</u>		<u>Cost</u>		<u>Cost</u>
2010/11		\$.		\$.		\$.	0	\$ 0
2011/12							0	0
2012/13							0	0
2013/14							0	0
2014/15			1	25,000	2	190,000	3	215,000
2015/16			1	500,000	3	11,377,500	4	11,877,500
2016/17			1	200,000			1	200,000
2017/18			1	400,000			1	400,000
2018/19							0	0
2019/20	1	150,000	3	15,137,780	3	3,200,000	7	18,487,780
2020/21	1	180,000	5	2,920,000	4	2,000,000	10	5,100,000
2021/22					2	3,500,000	2	3,500,000
2022/23	1	850,000	1	6,223,500	1	57,000	3	7,130,500
2023/24							0	0
2024/25	3	1,980,000		0			3	1,980,000
2025/26	2	800,000		0			2	800,000
2026/27	1	825,000		0			1	825,000
2027/28	2	970,000		0			2	970,000
2028/29			1	2,950,000			1	2,950,000
2029/30							0	0
2030/31							0	0
2031/32							0	0
2032/33							0	0
2033/34							0	0
2034/35	1	20,000,000		0			1	20,000,000
Total	12	25,755,000	14	28,356,280	15	20,324,500	41	74,435,780

The following table summarizes the amounts of each source of funding for each department, including the amounts that are secure (green) and the amounts that are potential (yellow).

Funding of Capital Improvements

<u>Source of Funds</u>	<u>Department</u>	Secure Funding	Potential Funding	Unfunded	Total Cost
URA Tax Increment	City Hall	\$1,800,000	\$ 0	\$ 0	\$1,800,000
URA Tax Increment	Fire	2,329,500	0	0	2,329,500
URA Tax Increment	Parks	988,625	0	0	988,625
URA Tax Increment	Police	437,812	0	0	437,812
URA Tax Increment	Streets	13,005,000	0	0	13,005,000
URA Tax Increment	Wastewater	400,000	0	0	400,000
URA Tax Increment	Water	2,960,000	0	0	2,960,000
URA Tax Increment	Other	37,011,280	0	0	37,011,280
URA Tax Increment	Total	58,932,217			
River Run	Other	6,000,000	0	0	6,000,000
Warm Springs	Streets	335,000	0	0	335,000
Bald Mountain Lodge	Streets	300,000	0	0	300,000
Voted Bond*	City Hall	0	1,800,000	0	1,800,000
Voted Bond	Fire	0	2,329,500	0	2,329,500
Voted Bond	Police	0	437,813	0	437,813
Impact Fees	Fire	0	1,881,000	0	1,881,000
Impact Fees	Parks	0	158,125	0	158,125
Impact Fees	Police	0	61,875	0	61,876
Impact Fees	Streets	0	1,825,000	0	1,825,000
Housing Authority	Fire	0	200,000	0	200,000
Volunteer Association	Fire	0	100,000	0	100,000
In-Kind: U of Idaho	Parks	0	32,500	0	32,500
Grant	Parks	0	42,750	0	42,750
Total Funds		65,567,217	8,868,563	0	74,435,780

*The voted bond would be an obligation of the City of Ketchum, not the URA.

This plan proposes certain public improvements that will facilitate development and support rehabilitation in the revenue allocation area. The projects will be funded from a variety of financing methods and sources. As with any urban renewal agency, the primary method of financing will be through the use of tax increment revenue (i.e., incremental property taxes from the revenue allocation area). This plan anticipates that the tax increment revenue may be used to pay for improvements on a pay-as-you-go basis, or through the issuance of bonds, or a combination of both.

Other sources of funding for the projects may include, but are not limited to:

- Local Improvement District (LID)
- Business Improvement District (BID)
- Local Option Tax (LOT)
- Development Impact Fees
- Franchise Fees
- In-lieu Housing Fees
- Grants from federal, state, regional and/or private agencies
- Other bonds, notes and/or loans
- Improvements and/or payments by developers

The total project costs and the amount of tax increment contributed to each project are estimates. The estimated project costs and revenue are based on the URA's present knowledge and expectations. The URA may modify the project and/or the plan if the Board deems such modifications necessary to effectuate the plan. The timing of each project and the availability of all revenue sources will determine the final blend of funding sources.

As noted earlier, this CIP is developed specifically for Ketchum's URA, but it makes use of methods, format and some projects from the City of Ketchum's CIP. The City's 2010/11 – 2014/15 CIP includes explanations of the methodology, assumptions, format, and project selection in the City's CIP. The following are features of the URA CIP that are different than the City's CIP:

- Project Location: Virtually every project in the URA CIP is located in the URA. The URA CIP includes a few projects that are not physically in the URA, but the projects provide service to the URA that directly benefits the URA, and is important to the functionality of the URA.
- Project Timing: The dominant source of revenue for the URA CIP, accounting for 78.8% of project costs, is tax increment revenue. The timing of receipt of tax increment revenue directly affects the timing of URA projects. The timing ("year") of projects in the URA CIP was established by determining annual cumulative total of estimated tax increment receipts and comparing those cumulative receipts to the cumulative cost of projects (based on project priorities). Projects were assigned to one of four categories and a separate analysis was performed to compare receipts from each category to projects for each category. The categories are River Run, Warm Springs Ranch Resort, Bald Mountain Lodge, and Remainder of URA. Where possible, relative priorities were created based on the timing identified in the City's CIP. If a project was not contained in the City's CIP priorities were assigned based on the character of the project. The timing (year) assumes that each project will

be built only after the URA has collected enough cash to pay for the project (in priority order). The URA may choose to borrow money in order to advance the timing of selected projects that are essential to specific development in the URA. Lastly, the timing (year) is an estimate that is required by statute. The URA can change the timing as priorities change, such as taking advantage of opportunities and needs associated with specific development in the URA.

Contents: Ketchum URA 2010/11 – 2034/35 Capital Improvements Plan.

Ketchum URA 2010/11 – 2034/35 Capital Improvements Plan

City Hall Capital Improvement Projects

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
A	New City Hall: replace current city hall with more efficient building (approx. 12,000 sq. ft.)	Unknown	replacement of obsolete city hall, includes expansion for growth	2015/16	3,600,000	Voted Bond*	1,800,000
						Ketchum URA	1,800,000
Total Cost					3,600,000		3,600,000

Funding Summary

Voted Bond	1,800,000
Ketchum URA	1,800,000
Total Funding	3,600,000

*The voted bond would be an obligation of the City of Ketchum, not the URA

Fire Capital Improvement Projects

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
A	Fire Department portion of public safety building: 36,000 sq. ft.	Unknown	replacement of obsolete fire station, includes expansion for growth	2015/16	6,840,000	Impact Fees (@ 27.5% of Cost)	1,881,000
						Housing Authority	200,000
						Volunteer Association	100,000
						Voted Bond*	2,329,500
						Ketchum URA	2,329,500
Total Cost					6,840,000		6,840,000

Funding Summary

Impact Fees	1,881,000
Housing Authority	200,000
Volunteer Association	100,000
Voted Bond	2,329,500
Ketchum URA	2,329,500
Total Funding	6,840,000

*The voted bond would be an obligation of the City of Ketchum, not the URA

Parks Capital Improvement Projects

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
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A	Skate Park restrooms	Guy Coles Skate Park	expansion, level of service	2014/15	125,000	Impact Fees @27.5%	34,375
						Ketchum URA	90,625
B	Northwood Natural Area: design & develop	Saddle Rd.	enhancement	2014/15	65,000	In-kind: design by U of Idaho	32,500
						Ketchum URA	32,500
C	Sun shelter	Atkinson Park	public health	2014/15	25,000	Ketchum URA	25,000
D	Expand maintenance and recreation facilities	Atkinson Park	expansion	2019/20	450,000	Impact Fees @27.5%	123,750
						Ketchum URA	326,250
E	Develop New City Park on land donated by River Run	Parcel N2	development	2027/28	500,000	Ketchum URA	500,000

Parks Capital Improvement Projects (continued)

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
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F	Building roofs: replace 4 roofs	Forest Service Park	replacement	2022/23	57,000	Grant	42,750
						Ketchum URA	14,250
Total Cost					1,222,000		1,222,000

Funding Summary

Impact Fees	158,125
In-kind: design by U of Idaho	32,500
Grant	42,750
Ketchum URA	988,625
Total Funding	1,222,000

Police Capital Improvement Projects

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
A	Police Department portion of public safety building: 3,750 sq. ft.	Unknown	replacement of obsolete police station, includes expansion for growth	2015/16	937,500	Impact Fees (@ 6.6% of Cost)	61,875
						Voted Bond*	437,813
						Ketchum URA	437,812
Total Cost					937,500		937,500

Funding Summary

Impact Fees	61,875
Voted Bond	437,813
Ketchum URA	437,812
Total Funding	937,500

*The voted bond would be an obligation of the City of Ketchum, not the URA

Streets Capital Improvement Projects

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
A	Long-Term Snow Storage: replace existing site	TBD	replacement	2019/20	1,500,000	Impact Fees @ 27.5%	412,500
						Ketchum URA	1,087,500
B	2nd & 3rd Ave & Sun Valley Road Sidewalks: infill from downtown core to proposed River Run Annexation	2nd & 3rd Ave & Sun Valley Road	pedestrian enhancement	2019/20	1,250,000	Impact Fees @ 25%	312,500
						Ketchum URA	937,500
C	Downtown Core Sidewalk Infill Project Phase I	Infill sidewalks in Quadrant 1 as outlined in the Downtown Master Plan.	pedestrian enhancement	2020/21	500,000	Impact Fees @ 20%	100,000
						Ketchum URA	400,000

Streets Capital Improvement Projects (continued)

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
D	Downtown Core Sidewalk Infill Project Phase II	Infill sidewalks in Quadrant 2 as outlined in the Downtown Master Plan.	pedestrian enhancement	2020/21	500,000	Impact Fees @ 20%	100,000
						Ketchum URA	400,000
E	Downtown Core Sidewalk Infill Project Phase III	Infill sidewalks in Quadrant 3 as outlined in the Downtown Master Plan.	pedestrian enhancement	2020/21	500,000	Impact Fees @ 20%	100,000
						Ketchum URA	400,000
F	Downtown Core Sidewalk Infill Project Phase IV	Infill sidewalks in Quadrant 4 as outlined in the Downtown Master Plan.	pedestrian enhancement	2020/21	500,000	Impact Fees @ 20%	100,000
						Ketchum URA	400,000

Streets Capital Improvement Projects (continued)

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
G	2 nd Avenue Reconstruction South City Limits to 8 th Street	2 nd Avenue from South City Limits to 8 th Street	traffic congestion mitigation & pedestrian enhancement	2021/22	2,000,000	Impact Fees @ 20%	400,000
						Ketchum URA	1,600,000
H	East Avenue Reconstruction 1 st Street to 6 th Street	East Avenue 1 st Street to 6 th Street	pedestrian enhancement	2021/22	1,500,000	Impact Fees @ 20%	300,000
						Ketchum URA	1,200,000
I	Serenade Lane	Highway 75 to Street c intersection	development	2025/26	600,000	Ketchum URA	600,000
J	3rd Avenue	Current City Limits to Serenade Lane	development	2026/27	825,000	Ketchum URA	825,000
K	2nd Avenue	State Highway 75 & Serenade	development	2027/28	470,000	Ketchum URA	470,000

Streets Capital Improvement Projects (continued)

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
L	Warm Springs Road & Flowers Drive Roundabout	Warm Springs Road & Flowers Drive	development, traffic congestion mitigation	2015/16	500,000	Warm Springs @ 67%	335,000
						Ketchum URA @ 33%	165,000
M	Washington Avenue: Reconstruct one block	River St to First St	development	2017/18	400,000	Bald Mountain Lodge @ 50%	200,000
						Ketchum URA @ 50%	200,000
N	River & Main: intersection improvement and decorative entry to City	River and Main	development	2016/17	200,000	Bald Mountain Lodge @ 50%	100,000
						Ketchum URA @ 50%	100,000
O	Ketchum 4 th St Heritage Corridor Phase III: continue similar to previous phases	4th Street, Washington to 2nd Avenue	pedestrian enhancement	2019/20	1,000,000	Ketchum URA	1,000,000

Streets Capital Improvement Projects (continued)

P	Ketchum 4 th Street Heritage Corridor Phase IV Spruce Avenue to Walnut Avenue	4th Street from Spruce Avenue to Walnut Avenue	pedestrian enhancement	2019/20	300,000	Ketchum URA	300,000
Q	Street Light LED Replacement	City Wide	pedestrian enhancement	2020/21	500,000	Ketchum URA	500,000
R	4th Street Sidewalk Geothermal Heating System	4th Street from Spruce to 2nd Avenue	pedestrian enhancement	2020/21	800,000	Ketchum URA	800,000
S	Way Finding	City Wide	pedestrian enhancement	2020/21	100,000	Ketchum URA	100,000
T	1 st Avenue Arts Promenade Second Street to Fifth Street	1 st Avenue from Second Street to Fifth Street	pedestrian enhancement	2020/21	1,500,000	Ketchum URA	1,500,000
U	5th Street Traffic Calming	5th Street from Main St to Spruce	Traffic Calming	2020/21	20,000	Ketchum URA	20,000

Streets Capital Improvement Projects (continued)

Total Cost	15,465,000	15,465,000
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Funding Summary

Impact Fees	1,825,000
Warm Springs	335,000
Bald Mountain Lodge	300,000
Ketchum URA	13,005,000
Total Funding	15,465,000

Wastewater Capital Improvement Projects

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
A	Rerouting 18 inch sewer line	From 3rd Avenue to River Run Southeast Property Line	development	2024/25	200,000	Ketchum URA	200,000
B	Rerouting 18 inch sewer line	From Bike Path to C Street	development	2025/26	200,000	Ketchum URA	200,000
Total Cost					400,000		400,000

Funding Summary

Ketchum URA	400,000
Total Funding	400,000

Water Capital Improvement Projects

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
A	Rerouting 12 inch waterline	From Bike Path to C Street	development	2019/20	150,000	Ketchum URA	150,000
B	Extension of 12 inch waterline	From C Street to South end of River Run Project	development	2020/21	180,000	Ketchum URA	180,000
C	New well and well house	to be determined	development	2022/23	850,000	Ketchum URA	850,000
D	1 MG water tank	to be determined	development	2024/25	1,750,000	Ketchum URA	1,750,000
E	3 water pressure reducing stations	On water mains to reduce pressure	development	2024/25	30,000	Ketchum URA	30,000

Water Capital Improvement Projects (continued)

Total Cost	2,960,000	2,960,000
		<u>Funding Summary</u>
Ketchum URA		2,960,000
Total Funding		2,960,000

Other Capital Improvement Projects

#	Project	Location	Justification	Year	Cost	Fund Source	Fund Amount
A	Electrical Power Undergrounding	River Street to Elkhorn, and Hwy 75 to River Run Resort	development	2028/29	2,950,000	Ketchum URA	2,950,000
B	Affordable Housing - construct 25 deed restricted community dwelling units and 25 market rate dwelling units	Washington	development	2019/20	13,837,780	Ketchum URA	13,837,780
C	Affordable Housing - construct 12 deed restricted community dwelling units and 10 market rate dwelling units	Leadville	development	2022/23	6,223,500	Ketchum URA	6,223,500
D	Parking Structure	River Run	development	2034/35	20,000,000	River Run	6,000,000
						Ketchum URA	14,000,000

Other Capital Improvement Projects (continued)

Total Cost

43,011,280

43,011,280

Funding Summary

River Run	6,000,000
Ketchum URA	37,011,280
Total Funding	43,011,280

ATTACHMENT 5.1.A
River Run Addendum
Ketchum Urban Renewal Plan 2010

Public Improvements Supporting River Run Development

Authority: Idaho Statutes, Title 50 Municipal Corporations, Chapter 29 Local Economic Development Act, 50-2905 Recommendation of Urban Renewal Agency,
(1) The kind, number, and location of all proposed public works or improvements within the revenue allocation area.
(3) A detailed list of estimated project costs.
(5) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred.

Summary: Attachment 5.1 contains the Capital Improvements Plan (CIP) for Ketchum's Urban Renewal Area (URA). This River Run Addendum, Attachment 5.1.A, contains additional information about capital improvement projects needed to support the River Run Development.

At the time this URA plan was developed in autumn of 2010, the sequencing and exact cost was not known for the capital improvements projects to serve the River Run development. Therefore this River Run Addendum to the 2010 URA plan includes all of the projects that are being evaluated for potential URA funding to support the River Run development. The purpose of listing all potential capital improvement projects that the URA may choose to fund is to preserve the URA's ability to determine later which projects to fund and the sequencing and timing of those projects. Any item included on the capital projects list that is later determined by the URA Board to be ineligible for URA funding will not be included in any project utilizing URA funds. As project costs and sequencing become more clearly defined, it is anticipated that the URA Plan CIP will be amended to include that additional information.

The City and the developer of River Run have a development agreement regarding the URA's use of 50% of the tax increment that results from the River Run development. The URA will spend 50% on capital projects that will support the development of River Run. The other 50% of the tax increment can be spent in any way that the URA chooses. The projects requested by the River Run developer in this Addendum total \$44.9 million. The estimated URA tax increment cash and bonding capacity that would result from 50% of the tax increment revenue from the River Run Development totals \$22.7 million. The difference of \$22.2 million would cause a deficit for the URA.

At no time will the URA fund projects on the list with a cumulative cost in excess of the revenue collected from and/or bond proceeds backed by 50% of the tax increment revenue resulting from the River Run Development. Projects on the list that are not funded by the URA (i.e., the deficit) will be funded by the River Run project developer and/or a special financing district such as an LID/CID as described in the River Run Annexation and Development Agreement.

The table beginning on the next page lists the projects requested by the River Run developer in the preliminary priority order identified by the River Run developer. The last two columns identify comparable projects in the URA CIP and the cost of the projects as listed in the URA CIP. At the time that the sequencing, cost and financing of any River Run project is determined and agreed to by the URA, the agreed version of the River Run project will replace the comparable project in the URA CIP. If there is no comparable project in the URA CIP, the River Run project will be an addition to the URA CIP. All replacements and additions will be adopted through amendments to the URA Plan.

Contents: Ketchum URA 2010/11 – 2034/35 CIP: River Run Addendum.

Ketchum URA 2010/11 – 2034/35 CIP: River Run Project List

#	Project	Location	Note	Cost	URA CIP	URA CIP Funding
A	Right-of-way Grading for Utility & Roadway Preparation	C and N Parcels		\$ 100,000		\$.
B	Water Well	Unknown		300,000	Water C	850,000
C	Existing Water Main Relocation & Extension	Through Site		330,000	Water A & B	330,000
D	Water Pressure Reducing Stations	Misc.		30,000	Water E	30,000
E	Existing Sewer Relocation	2 Lines Through Site		400,000	Wastewater A & B	400,000
F	Undergrounding of Power Lines - On Site	Hwy 75 to Existing Bridge		500,000	Other A	2,950,000
G	Proportionate Share of Undergrounding of Power Lines - Off Site	Unknown				
H	3rd Ave.	Northern Tip of Property to New Bridge Location	3	4,000,000	Streets J	825,000
I	Public Access Portion of New Bridge Across Big Wood River	South of Existing Bridge		200,000		
J	Enhancements to Existing Bridge Across Big Wood River	Existing Bridge		250,000		
K	Proportionate Share of Off-Site Sidewalk Improvements	3rd Ave. North of Property	5	100,000		
L	Proportion Share of Off-Site Intersection Improvements	Hwy 75 & Sun Valley Road and Hwy 75 & 2nd St.	5	100,000		

#	Project	Location	Note	Cost	URA CIP	URA CIP Funding
M	Serenade Lane	Hwy 75 to Lower Intersection with 3rd Ave.		2,500,000	Streets I	600,000
N	Serenade & Hwy 75 Intersection (round-a-bout or signalized)	Hwy 75 and Serenade Lane	4	3,000,000	Streets K	470,000
O	Street C	Serenade Lane to Street B	3	800,000		
P	Transit Stop	Intersection of Serenade and Street C		750,000		
Q	Street B	Street C to 3rd Ave.	3	500,000		
R	Ecological Park	Per Preliminary Large Block Plat		750,000	Parks E	500,000
S	River Park	Adjacent to Lot 1 - between main river channel and back channel		350,000		
T	Fishery Improvements	Trail Creek, Big Wood River and Eco Park		300,000		
U	Trail Creek Trail Loop	See Conceptual Site Plan		75,000		
V	Pedestrian Bridge Across Trail Creek	Connecting N15 to N12 for trail loop		250,000		
W	Relocation of Wood River Bike Path	SE Property Boundary to NW Property Boundary		200,000		
X	Trail to Warm Springs			100,000		
Y	New Vehicle Bridge Across Trail Creek for R1 and R2 Access	Adjacent to Existing Bicycle Trestle Bridge		1,000,000		
Z	Street D	3rd Ave. into R-1 and R-2	3	1,000,000		

#	Project	Location	Note	Cost	URA CIP	URA CIP Funding
AA	Street E	Distribution Roads Through R-2	3, 6	1,000,000		
BB	Street F	Distribution Roads Through R-1	3, 7	1,000,000		
CC	Parking Garage(s)	C Parcels	8	25,000,000	Other D	14,000,000
	Water Tank (1 MG)	to be determined	9		Water D	1,750,000
TOTAL (no bonding)				\$44,885,000		\$22,705,000

Notes:

- 1 - All cost estimates above are planning level estimates without any design, engineering or professional estimating
- 2 - All improvement costs above include design, engineering, project management and administration
- 3 - All roadway improvement costs include utilities within roadway as well as any streetlights, landscaping and sidewalks
- 4 - Serenade & Hwy 75 Intersection costs include ROW acquisition costs, if any
- 5 - Proportionate share of off-site sidewalks and intersection improvements from the River Run Development Agreement
- 6 - Street E could be one or more streets
- 7 - Street F could be one or more streets and includes the emergency fire road connecting up to Serenade Lane
- 8 – The URA CIP total cost for the parking garage is \$20 million: \$14 million funded by the URA, and the other \$6 million funded by the River Run developer.
- 9 - Project listed in URA CIP, but not proposed by River Run

ATTACHMENT 5.2
Ketchum Urban Renewal Plan 2010

Economic Feasibility Study

Authority: Idaho Statutes, Title 50 Municipal Corporations, Chapter 29 Local Economic Development Act, 50-2905 Recommendation of Urban Renewal Agency, (2) An economic feasibility study.

Summary: The Ketchum URA plan is economically feasible because the proposed development is consistent with the City's plan, the amount of growth is less than the growth in the City's plan, and the revenue from the URA equals or exceeds the cost of projects to be funded by the URA.

The economic feasibility of the Ketchum URA plan is based on the following factors:

- The amount of development proposed in the URA.
- The amount of tax increment revenue to be generated by the proposed development.
- The amount of other revenue to be received for URA capital improvement projects.
- The cost of URA capital improvement projects to be funded by the URA's tax increment revenue.

If revenue exceeds project costs, the URA plan is economically feasible, but if revenue is less than project costs, the URA plan is not economically feasible

The table in this Attachment presents an analysis and estimate of assessed value in the City and the URA, development that is proposed or anticipated in the City and the URA, analysis of the 10% limit on assessed value in the URA, and estimates of tax increment revenue that will be collected by the URA. Each page of the table includes numbered notes that correspond to the page of notes at the end of the table. The notes explain key data sources and assumptions.

The following is a summary of the analysis and estimates of the factors used to determine the economic feasibility of Ketchum's URA plan.

- Projections of new development in the City and URA are listed near the top of the table in the rows marked with note #3. All three of the major developments have been approved by the City. The amount of development proposed by the three developments is consistent with the amount of development anticipated by the City's land capacity study (1997) and comprehensive plan. Fiscal impact analyses conducted for each of the three proposed major developments indicate that the

developments will have a positive fiscal and economic impact on the City government and the local economy. An additional, smaller amount of development is anticipated from other sources, as shown in the rows marked with Notes # 4 and 5 for citywide development, and Note #8 for the URA.

- URA base assessed value is analyzed in the middle of the table in order to determine whether or not it remains below the statutory limit of 10% of the citywide assessed value. The row “Balance” Max Value Allowed Minus URA Base Value” is a positive number in every year, this showing compliance with the 10% limit.
- The URA’s increment of assessed value is the amount by which the URA’s assessed value exceeds the base value when the URA was created. This increment is the amount on which property taxes are paid to the URA from the taxing entities listed in Note #9. The increment of assessed value begins to increase significantly when major development projects commence in 2014/15.
- URA tax increment revenue is estimated in the bottom section of the table. The URA’s tax increment value (from the section above) is multiplied times the levy rate (explained in Note #9) and the result is the amount of tax increment revenue estimated to be received by the URA if the development occurs in the amounts and schedule listed at the top of the table. The total URA tax increment revenue is estimated to be \$124.8 million. After subtracting \$12.2 million for debt service payments on existing bonds the remaining tax increment revenue is estimated to be \$112.6.8 million.
- The cost of capital improvements project for the URA is \$74.4 million. Some of the projects will be funded in part by other revenues. The URA portion of the projects is \$58.9 million.
- The URA plan is economically feasible because the estimated net tax increment revenue of \$112.6 million exceeds the \$58.9 million URA portion of project costs, leaving a significant unappropriated balance of \$53.7 million.
- As noted in Attachment 5.1, the unappropriated balance of the URA’s tax increment revenue, \$53.7 will not be received until after the year 2023/24, and only if planned development occurs as scheduled by the developers. The URA CIP plan will be updated before then and the unappropriated balance will be designated for additional projects to be identified by the URA

Contents: Ketchum URA Assessed Value and Tax Increment Revenue Estimate.

Ketchum URA Assessed Value and Tax Increment Revenue Estimate

	Notes	Oct 2009 - Sep 2010	Oct 2010 - Sep 2011	Oct 2011 - Sep 2012	Oct 2012 - Sep 2013
<u>Citywide Assessed Value</u>					
Beginning Value of All Taxable Property In Ketchum	1	\$3,766,130,976	\$3,356,616,902	\$3,367,830,238	\$3,388,037,219
Increases in Citywide Assessed Value					
Value of Additions to City	2		\$11,213,336		
Value of Construction - River Run	3				
Value of Construction - Warm Springs	3				
Value of Construction - Bald Mountain Lodge	3				
Value of Other New Development					
Annual Growth Percent	4		0.0%	0.6%	1.2%
Annual Growth Value	5		\$-	\$20,206,981	\$40,656,447
Total Citywide Assessed Value		\$3,766,130,976	\$3,367,830,238	\$3,388,037,219	\$3,428,693,666
Maximum Percent Allowed in URA		10%	10%	10%	10%
Maximum Value Allowed in URA		\$376,613,098	\$336,783,024	\$338,803,722	\$342,869,367
<u>URA Base Assessment Roll and 10% Analysis</u>					
URA Assessed Value Base		\$343,924,226	\$319,560,119		
Value of Parcels Added to Base Assessment Roll	6		\$11,213,336		
Total URA Assessed Value		\$343,924,226	\$330,773,455	\$330,773,455	\$330,773,455
Balance: Max Value Allowed Minus URA Base Value		\$32,688,872	\$6,009,569	\$8,030,267	\$12,095,912
<u>URA Increment Assessed Value</u>					
URA Assessed Value Increment	7	\$101,373,514	\$92,696,320	\$103,909,656	\$104,533,114
Increases in URA Assessed Value					
Assessed Value of Additions to URA	6		\$11,213,336		
Assessed Value of Construction - Major	3		\$-	\$-	\$-
Assessed Value of Construction - Other	8		\$-	\$623,458	\$1,254,397
Assessed Value of URA Increment		\$101,373,514	\$103,909,656	\$104,533,114	\$105,787,511
<u>URA Levy Rate and Revenue</u>					
Levy Rate of Taxing Agencies	9	0.004981577	0.004628213	0.004628213	0.004628213
URA Tax Revenue	10	\$505,000	\$480,916	\$483,802	\$489,607
URA Debt Service Expense	11	\$255,238	\$211,288	\$371,805	\$385,373
URA Tax Revenue Net of Debt Service		\$249,762	\$269,628	\$111,997	\$104,234

Ketchum URA Assessed Value and Tax Increment Revenue Estimate (continued)

	Notes	Oct 2013 - Sep 2014	Oct 2014 - Sep 2015	Oct 2015 - Sep 2016	Oct 2016 - Sep 2017
<u>Citywide Assessed Value</u>					
Beginning Value of All Taxable Property In Ketchum	1	\$3,428,693,666	\$3,486,981,458	\$3,662,121,898	\$3,891,262,338
Increases in Citywide Assessed Value					
Value of Additions to City	2				
Value of Construction - River Run	3				
Value of Construction - Warm Springs	3		\$175,140,440	\$175,140,440	\$175,140,440
Value of Construction - Bald Mountain Lodge	3			\$54,000,000	
Value of Other New Development					
Annual Growth Percent	4	1.7%	1.7%	1.7%	1.7%
Annual Growth Value	5	\$58,287,792	\$-	\$-	\$-
Total Citywide Assessed Value		\$3,486,981,458	\$3,662,121,898	\$3,891,262,338	\$4,066,402,778
Maximum Percent Allowed in URA		10%	10%	10%	10%
Maximum Value Allowed in URA		\$348,698,146	\$366,212,190	\$389,126,234	\$406,640,278
<u>URA Base Assessment Roll and 10% Analysis</u>					
URA Assessed Value Base					
Value of Parcels Added to Base Assessment Roll	6				
Total URA Assessed Value		\$330,773,455	\$330,773,455	\$330,773,455	\$330,773,455
Balance: Max Value Allowed Minus URA Base Value		\$17,924,691	\$35,438,735	\$58,352,779	\$75,866,823
<u>URA Increment Assessed Value</u>					
URA Assessed Value Increment	7	\$105,787,511	\$107,585,899	\$243,370,495	\$433,155,091
Increases in URA Assessed Value					
Assessed Value of Additions to URA	6				
Assessed Value of Construction - Major	3	\$-	\$135,784,596	\$189,784,596	\$135,784,596
Assessed Value of Construction - Other	8	\$1,798,388	\$-	\$-	\$-
Assessed Value of URA Increment		\$107,585,899	\$243,370,495	\$433,155,091	\$568,939,687
<u>URA Levy Rate and Revenue</u>					
Levy Rate of Taxing Agencies	9	0.004628213	0.004628213	0.004628213	0.004628213
URA Tax Revenue	10	\$497,930	\$1,126,370	\$2,004,734	\$2,633,174
URA Debt Service Expense	11	\$398,842	\$411,536	\$423,442	\$429,555
URA Tax Revenue Net of Debt Service		\$99,088	\$714,834	\$1,581,292	\$2,203,619

Ketchum URA Assessed Value and Tax Increment Revenue Estimate (continued)

	Notes	Oct 2017 - Sep 2018	Oct 2018 - Sep 2019	Oct 2019 - Sep 2020	Oct 2020 - Sep 2021
<u>Citywide Assessed Value</u>					
Beginning Value of All Taxable Property In Ketchum	1	\$4,066,402,778	\$4,264,260,285	\$4,477,072,504	\$4,553,182,737
Increases in Citywide Assessed Value					
Value of Additions to City	2				
Value of Construction - River Run	3	\$22,717,067	\$37,671,779	\$75,723,558	\$75,723,558
Value of Construction - Warm Springs	3	\$175,140,440	\$175,140,440		
Value of Construction - Bald Mountain Lodge	3				
Value of Other New Development					
Annual Growth Percent	4	1.7%	1.7%	1.7%	1.7%
Annual Growth Value	5	\$-	\$-	\$386,675	\$1,680,549
Total Citywide Assessed Value		\$4,264,260,285	\$4,477,072,504	\$4,553,182,737	\$4,630,586,843
Maximum Percent Allowed in URA		10%	10%	10%	10%
Maximum Value Allowed in URA		\$426,426,029	\$447,707,250	\$455,318,274	\$463,058,684
<u>URA Base Assessment Roll and 10% Analysis</u>					
URA Assessed Value Base					
Value of Parcels Added to Base Assessment Roll	6				
Total URA Assessed Value		\$330,773,455	\$330,773,455	\$330,773,455	\$330,773,455
Balance: Max Value Allowed Minus URA Base Value		\$95,652,574	\$116,933,795	\$124,544,819	\$132,285,229
<u>URA Increment Assessed Value</u>					
URA Assessed Value Increment	7	\$568,939,687	\$727,441,350	\$900,897,725	\$976,621,283
Increases in URA Assessed Value					
Assessed Value of Additions to URA	6				
Assessed Value of Construction - Major	3	\$158,501,663	\$173,456,375	\$75,723,558	\$75,723,558
Assessed Value of Construction - Other	8	\$-	\$-	\$-	\$-
Assessed Value of URA Increment		\$727,441,350	\$900,897,725	\$976,621,283	\$1,052,344,841
<u>URA Levy Rate and Revenue</u>					
Levy Rate of Taxing Agencies	9	0.004628213	0.004628213	0.004628213	0.004628213
URA Tax Revenue	10	\$3,366,754	\$4,169,547	\$4,520,011	\$4,870,476
URA Debt Service Expense	11	\$444,655	\$458,455	\$471,005	\$482,455
URA Tax Revenue Net of Debt Service		\$2,922,099	\$3,711,092	\$4,049,006	\$4,388,021

Ketchum URA Assessed Value and Tax Increment Revenue Estimate (continued)

	Notes	Oct 2021 - Sep 2022	Oct 2022 - Sep 2023	Oct 2023 - Sep 2024	Oct 2024 - Sep 2025
<u>Citywide Assessed Value</u>					
Beginning Value of All Taxable Property In Ketchum	1	\$4,630,586,843	\$4,721,455,112	\$4,801,719,849	\$4,883,349,087
Increases in Citywide Assessed Value					
Value of Additions to City	2				
Value of Construction - River Run	3	\$90,868,269	\$30,289,423	\$45,434,134	\$75,723,558
Value of Construction - Warm Springs	3				
Value of Construction - Bald Mountain Lodge	3				
Value of Other New Development					
Annual Growth Percent	4	1.7%	1.7%	1.7%	1.7%
Annual Growth Value	5	\$-	\$49,975,314	\$36,195,103	\$7,293,376
Total Citywide Assessed Value		\$4,721,455,112	\$4,801,719,849	\$4,883,349,087	\$4,966,366,021
Maximum Percent Allowed in URA		10%	10%	10%	10%
Maximum Value Allowed in URA		\$472,145,511	\$480,171,985	\$488,334,909	\$496,636,602
<u>URA Base Assessment Roll and 10% Analysis</u>					
URA Assessed Value Base					
Value of Parcels Added to Base Assessment Roll	6				
Total URA Assessed Value		\$330,773,455	\$330,773,455	\$330,773,455	\$330,773,455
Balance: Max Value Allowed Minus URA Base Value		\$141,372,056	\$149,398,530	\$157,561,454	\$165,863,147
<u>URA Increment Assessed Value</u>					
URA Assessed Value Increment	7	\$1,052,344,841	\$1,143,213,110	\$1,173,502,533	\$1,218,936,667
Increases in URA Assessed Value					
Assessed Value of Additions to URA	6				
Assessed Value of Construction - Major	3	\$90,868,269	\$30,289,423	\$45,434,134	\$75,723,558
Assessed Value of Construction - Other	8	\$-	\$-	\$-	\$-
Assessed Value of URA Increment		\$1,143,213,110	\$1,173,502,533	\$1,218,936,667	\$1,294,660,225
<u>URA Levy Rate and Revenue</u>					
Levy Rate of Taxing Agencies	9	0.004628213	0.004628213	0.004628213	0.004628213
URA Tax Revenue	10	\$5,291,034	\$5,431,220	\$5,641,499	\$5,991,963
URA Debt Service Expense	11	\$512,255	\$520,315	\$541,700	\$541,575
URA Tax Revenue Net of Debt Service		\$4,778,779	\$4,910,905	\$5,099,799	\$5,450,388

Ketchum URA Assessed Value and Tax Increment Revenue Estimate (continued)

	Notes	Oct 2025 - Sep 2026	Oct 2026 - Sep 2027	Oct 2027 - Sep 2028	Oct 2028 - Sep 2029
<u>Citywide Assessed Value</u>					
Beginning Value of All Taxable Property In Ketchum	1	\$4,966,366,021	\$5,057,234,290	\$5,148,102,560	\$5,235,620,304
Increases in Citywide Assessed Value					
Value of Additions to City	2				
Value of Construction - River Run	3	\$90,868,269	\$90,868,270	\$75,723,557	\$75,723,557
Value of Construction - Warm Springs	3				
Value of Construction - Bald Mountain Lodge	3				
Value of Other New Development					
Annual Growth Percent	4	1.7%	1.7%	1.7%	1.7%
Annual Growth Value	5	\$-	\$-	\$11,794,187	\$13,281,988
Total Citywide Assessed Value		\$5,057,234,290	\$5,148,102,560	\$5,235,620,304	\$5,324,625,849
Maximum Percent Allowed in URA		10%	10%	10%	10%
Maximum Value Allowed in URA		\$505,723,429	\$514,810,256	\$523,562,030	\$532,462,585
<u>URA Base Assessment Roll and 10% Analysis</u>					
URA Assessed Value Base					
Value of Parcels Added to Base Assessment Roll	6				
Total URA Assessed Value		\$330,773,455	\$330,773,455	\$330,773,455	\$330,773,455
Balance: Max Value Allowed Minus URA Base Value		\$174,949,974	\$184,036,801	\$192,788,575	\$201,689,130
<u>URA Increment Assessed Value</u>					
URA Assessed Value Increment	7	\$1,294,660,225	\$1,385,528,494	\$1,476,396,764	\$1,552,120,321
Increases in URA Assessed Value					
Assessed Value of Additions to URA	6				
Assessed Value of Construction - Major	3	\$90,868,269	\$90,868,270	\$75,723,557	\$75,723,557
Assessed Value of Construction - Other	8	\$-	\$-	\$-	\$-
Assessed Value of URA Increment		\$1,385,528,494	\$1,476,396,764	\$1,552,120,321	\$1,627,843,878
<u>URA Levy Rate and Revenue</u>					
Levy Rate of Taxing Agencies	9	0.004628213	0.004628213	0.004628213	0.004628213
URA Tax Revenue	10	\$6,412,521	\$6,833,079	\$7,183,543	\$7,534,008
URA Debt Service Expense	11	\$540,212	\$537,590	\$539,040	\$534,562
URA Tax Revenue Net of Debt Service		\$5,872,309	\$6,295,489	\$6,644,503	\$6,999,446

Ketchum URA Assessed Value and Tax Increment Revenue Estimate (continued)

	Notes	Oct 2029 - Sep 2030	Oct 2030 - Sep 2031	Oct 2031 - Sep 2032	Oct 2032 - Sep 2033
<u>Citywide Assessed Value</u>					
Beginning Value of All Taxable Property In Ketchum	1	\$5,324,625,849	\$5,415,144,488	\$5,507,201,945	\$5,600,824,378
Increases in Citywide Assessed Value					
Value of Additions to City	2				
Value of Construction - River Run	3		\$87,500,000	\$17,062,500	
Value of Construction - Warm Springs	3				
Value of Construction - Bald Mountain Lodge	3				
Value of Other New Development					
Annual Growth Percent	4	1.7%	1.7%	1.7%	1.7%
Annual Growth Value	5	\$90,518,639	\$4,557,456	\$76,559,933	\$95,214,014
Total Citywide Assessed Value		\$5,415,144,488	\$5,507,201,945	\$5,600,824,378	\$5,696,038,392
Maximum Percent Allowed in URA		10%	10%	10%	10%
Maximum Value Allowed in URA		\$541,514,449	\$550,720,194	\$560,082,438	\$569,603,839
<u>URA Base Assessment Roll and 10% Analysis</u>					
URA Assessed Value Base					
Value of Parcels Added to Base Assessment Roll	6				
Total URA Assessed Value		\$330,773,455	\$330,773,455	\$330,773,455	\$330,773,455
Balance: Max Value Allowed Minus URA Base Value		\$210,740,994	\$219,946,739	\$229,308,983	\$238,830,384
<u>URA Increment Assessed Value</u>					
URA Assessed Value Increment	7	\$1,627,843,878	\$1,655,517,224	\$1,743,017,224	\$1,772,648,517
Increases in URA Assessed Value					
Assessed Value of Additions to URA	6				
Assessed Value of Construction - Major	3	\$-	\$87,500,000	\$17,062,500	\$-
Assessed Value of Construction - Other	8	\$27,673,346	\$-	\$12,568,793	\$30,135,025
Assessed Value of URA Increment		\$1,655,517,224	\$1,743,017,224	\$1,772,648,517	\$1,802,783,542
<u>URA Levy Rate and Revenue</u>					
Levy Rate of Taxing Agencies	9	0.004628213	0.004628213	0.004628213	0.004628213
URA Tax Revenue	10	\$7,662,086	\$8,067,055	\$8,204,195	\$8,343,666
URA Debt Service Expense	11	\$539,025	\$536,875	\$533,225	\$533,337
URA Tax Revenue Net of Debt Service		\$7,123,061	\$7,530,180	\$7,670,970	\$7,810,329

Ketchum URA Assessed Value and Tax Increment Revenue Estimate (continued)

	Notes	Oct 2033 - Sep 2034	Oct 2034 - Sep 2035	
<u>Citywide Assessed Value</u>				
Beginning Value of All Taxable Property In Ketchum	1	\$5,696,038,392	\$5,792,871,045	
Increases in Citywide Assessed Value				
Value of Additions to City	2			
Value of Construction - River Run	3			
Value of Construction - Warm Springs	3			
Value of Construction - Bald Mountain Lodge	3			
Value of Other New Development				
Annual Growth Percent	4	1.7%	1.7%	
Annual Growth Value	5	\$96,832,653	\$98,478,808	
Total Citywide Assessed Value		\$5,792,871,045	\$5,891,349,853	
Maximum Percent Allowed in URA		10%	10%	
Maximum Value Allowed in URA		\$579,287,104	\$589,134,985	
<u>URA Base Assessment Roll and 10% Analysis</u>				
URA Assessed Value Base				
Value of Parcels Added to Base Assessment Roll	6			
Total URA Assessed Value		\$330,773,455	\$330,773,455	
Balance: Max Value Allowed Minus URA Base Value		\$248,513,649	\$258,361,530	
<u>URA Increment Assessed Value</u>				
URA Assessed Value Increment	7	\$1,802,783,542	\$1,833,430,862	
Increases in URA Assessed Value				
Assessed Value of Additions to URA	6			
Assessed Value of Construction - Major	3	\$-	\$-	
Assessed Value of Construction - Other	8	\$30,647,320	\$31,168,325	
Assessed Value of URA Increment		\$1,833,430,862	\$1,864,599,186	
<u>URA Levy Rate and Revenue</u>				
Levy Rate of Taxing Agencies	9	0.004628213	0.004628213	Total 2009/10 - 2034/35
URA Tax Revenue	10	\$8,485,509	\$8,629,762	\$124,859,521
URA Debt Service Expense	11	\$532,075	\$534,300	\$12,219,801
URA Tax Revenue Net of Debt Service		\$7,953,434	\$8,095,462	\$112,639,726

Ketchum URA Assessed Value and Tax Increment Revenue Estimate (Notes)

- 1 Includes current City of Ketchum net taxable value + UR increment + homeowner exemption + new taxable construction.
- 2 Additions to Citywide Assessed Value: River Run Current Assessed Value \$11,213,336.
- 3 Development value estimates per applicants. Development timing: 4 years added to applicants' timing due to weak economy.
- 4 Annual Growth Percent: assume same rate as City CIP.
- 5 Annual Growth = Annual Growth % times Beginning Value of All Taxable Property minus the Construction Value of 3 Major Developments. Thus, the regular annual growth is used in years when there is no major development, and regular annual growth value is reduced by the value of major development in years when major development occurs.
- 6 Parcel Additions to Citywide Assessed Value: River Run Current Assessed Value \$11,213,336
- 7 URA Assessed Value Increment = Total Assessed Value of URA minus base assessment.
- 8 Annual Growth = Annual Growth % times URA Assessed Value Increment minus the Construction Value of 3 Major Developments
Similar to note 5 for citywide values, the regular annual growth is used in years when there is no major development, and regular annual growth value is reduced by the value of major development in years when major development occurs.
- 9 Taxing Agencies and 10/20/09 Levy Rates:

		<u>Percent of</u> <u>Levies</u>
Blaine County	0.000799048	17.26%
County Ambulance	0.000133480	2.88%
City of Ketchum	0.000871751	18.84%
Ketchum Cemetery	0.000007270	0.16%
County Rec Dist	0.000085999	1.86%
Flood Control #9	0.000008964	0.19%
School Dist #61	0.002721701	58.81%
Total	0.004628213	100.00%

excludes jail bond levy

excludes school bond levy and school plant facilities levy
- 10 2009/10 and 2010/11 estimate by City staff; 2011/12 and subsequent estimates by multiplying URA increment value by the levy rate.
- 11 2009/10 per URA Budget; all other years from Debt Service Schedule of Series 2010 URA Bonds.

ATTACHMENT 5.3
Ketchum Urban Renewal Plan 2010

Fiscal Impact Analysis within the Revenue Allocation Area

Authority: Idaho Statutes, Title 50 Municipal Corporations, Chapter 29 Local Economic Development Act, 50-2905 Recommendation of Urban Renewal Agency, (4) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area.

Summary: During the life of the URA, when development occurs in the URA's revenue allocation area the increase in assessed value ("the increment") is retained by the URA and each taxing district forgoes its property taxes on the increment. After the URA ends, each taxing district has the full value of the increment added to its tax base.

Attachment 5.2 includes a table that calculates the total tax increment revenue during the remaining life of the URA. The following table repeats from Note #9 the list of taxing districts and their current levy rates, and the percent each district's rate is of the total levy rate applied to the URA. The table then applies each district's percent to the total property tax increment during the URA to show the fiscal impact on the district during the life of the URA. This revenue is "lost" to the district, but would probably not have existed without the creation of the URA and the funding of capital improvements that supported the development in the URA. The last column in the table indicates each district's annual property tax on the increment from the URA based on the increment in the final year of the URA (2034/35).

<u>Taxing District</u>	<u>Levy Rate</u> <u>(URA)</u>	<u>Percent of</u> <u>Levies</u>	<u>During URA</u>	<u>After URA</u>
Blaine County	0.000799048	17.26%	21,556.646	1,489,904
County Ambulance	0.000133480	2.88%	3,601,012	248,887
City of Ketchum	0.000871751	18.84%	23,518,021	1,625,466
Ketchum Cemetery	0.000007270	0.16%	196,129	13,556
County Rec Dist	0.000085999	1.86%	2,320,073	160,354
Flood Control #9	0.000008964	0.19%	241,830	16,714
School Dist #61	0.002721701	58.81%	73,425.809	5,074,881
Total	0.004628213	100.00%	124,859,521	8,629,762

Contents: No attachments.

RESOLUTION NO. 06-033

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, FINDING THAT DETERIORATED OR DETERIORATING AREAS EXIST WITHIN THE CITY; FINDING THAT THE REHABILITATION, CONSERVATION AND REDEVELOPMENT OF SUCH AREAS IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE RESIDENTS OF THE CITY; FINDING THAT THERE IS A NEED FOR AN URBAN RENEWAL AGENCY TO FUNCTION IN THE CITY; AND DIRECTING THE MAYOR AND CITY COUNCIL TO APPOINT AND DESIGNATE A BOARD OF COMMISSIONERS TO THE KETCHUM URBAN RENEWAL AGENCY TO TRANSACT BUSINESS AND EXERCISE POWERS PURSUANT TO THE IDAHO URBAN RENEWAL LAW OF 1965.

WHEREAS, the Legislature of the State of Idaho enacted Idaho Code Title 50, Chapter 20, as amended, (the "Act") known as the "Idaho Urban Renewal Law of 1965", which created in the City of Ketchum an independent public body, corporate and politic, to be known as the "Ketchum Urban Renewal Agency" (the "Agency"); and

WHEREAS, the Act provides that such Agency shall not transact any business or exercise its powers, and no municipality shall exercise the authority conferred by the Act, until or unless the Mayor and City Council have adopted a resolution wherein certain findings are made; and

WHEREAS, the City entered a contract with the Tom Hudson Company to prepare a Downtown Ketchum Master Plan Framework (the "Framework") which is now complete and which has been adopted by the City; and

WHEREAS, the Framework identifies several deteriorated and deteriorating areas as defined in Idaho Code § 50-2018 within the City which include, without limitation, , a lack of affordable workforce housing, a lack of affordable downtown retail space, stalled population growth at 3,000, weekday traffic congestion and parking difficulty due to approximately 16,000 vehicles traveling in and out of the City on a daily basis, a predominance of defective and inadequate street layout leading to an unsafe pedestrian environment and difficulty in way finding, , unsafe conditions, and substantial economic underdevelopment within the City all substantially impairing or arresting the sound growth of the City, retarding the provision of housing accommodations and constituting an economic and social liability and a menace to the public health, safety, morals and welfare in its present condition and use; and

WHEREAS, in 1997, ASI Associates, Inc. prepared a Housing Needs Assessment for the City (the "1997 ASI Assessment"); and

WHEREAS, in 2001, Rees Consulting, Inc. prepared a report analyzing residential development, the availability and cost of rental units and sales dates from 1997 through 2000 (the "2001 Rees Consulting Report"); and

WHEREAS, in 2002, Rees Consulting, Inc. updated the 2001 Rees Consulting Report (the "2002 Rees Consulting Report Update"), the findings and recommendations of which are incorporated herein by reference; and

WHEREAS, in March 2005, the Blaine Ketchum Housing Authority received the Blaine County Idaho Community Housing Support Study (the "2005 Support Study"); and

WHEREAS, the 1997 ASI Assessment, the 2001 Rees Consulting Report, the 2002 Rees Consulting Report Update and the 2005 Support Study are all collectively referred to herein as the "Housing Needs Studies" and the content, findings and recommendations of the Housing Needs Studies are hereby incorporated herein by reference; and

WHEREAS, the Housing Needs Studies indicate the existence of conditions substantially impairing and arresting the sound growth of the City and retarding the provision of housing accommodations; and

WHEREAS, the Tom Hudson Company has recommended as part of the Framework that it is in the best interests of the public health, safety, morals and welfare of the residents of and visitors to the City that the City create an urban renewal agency pursuant to Idaho Code Sections 50-2001 *et seq.* to address these and other problems within the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO AS FOLLOWS:

1. The Mayor and City Council do hereby find that:

(a) One or more deteriorated or deteriorating areas as defined in Idaho Code Title 50, Chapter 20, as amended, the "Idaho Urban Renewal Law of 1965", exist in Ketchum, Idaho, are identified in the Framework and in the Housing Needs Studies and are depicted in the map of the Ketchum Urban Renewal Area, a true and correct copy of which is attached hereto as Exhibit A.

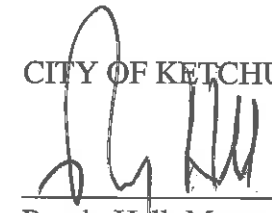
(b) The rehabilitation, conservation and redevelopment of such areas is necessary in the interest of the public health, safety, morals and welfare of the residents of Ketchum, Idaho.

(c) There is a need for an urban renewal agency to function in Ketchum, Idaho.

2. The Mayor and Council are hereby directed to appoint and designate a Board of Commissioners to the Ketchum Urban Renewal Agency to transact business and exercise powers pursuant to the Idaho Urban Renewal Law of 1965.

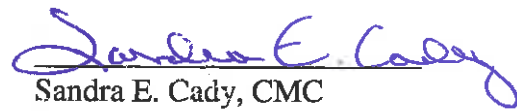
This Resolution will be in full force and effect upon its adoption this 3rd day of April, 2006.

CITY OF KETCHUM, IDAHO



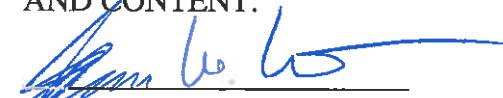
Randy Hall, Mayor

ATTEST:

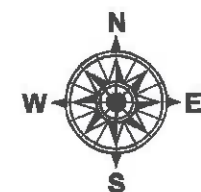
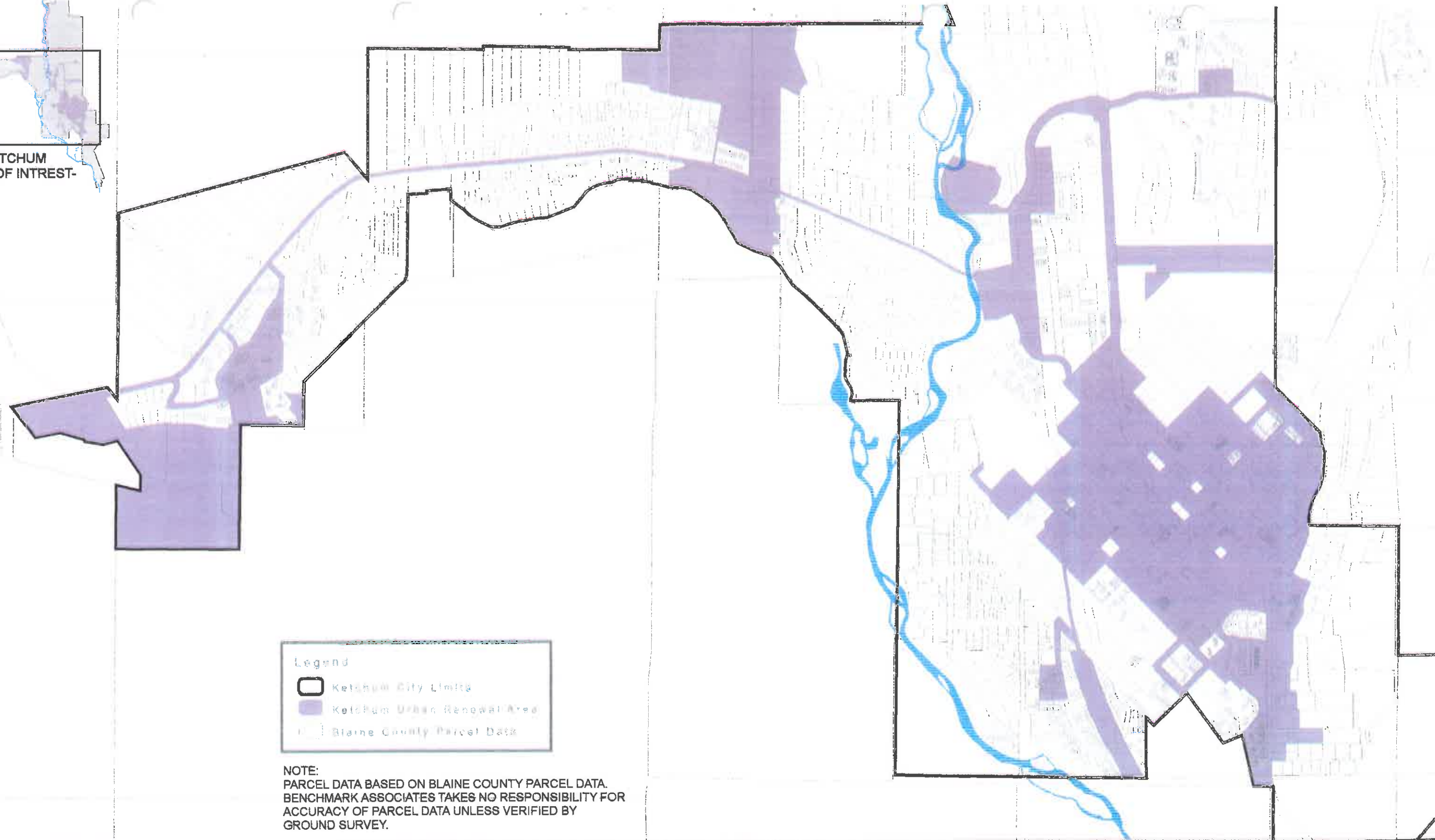
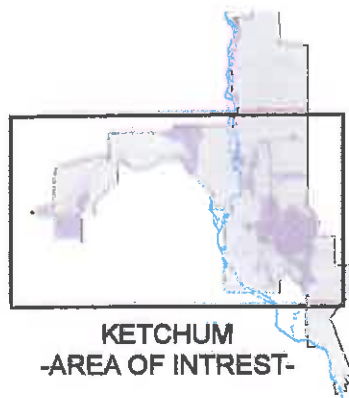


Sandra E. Cady, CMC
City Treasurer/Clerk

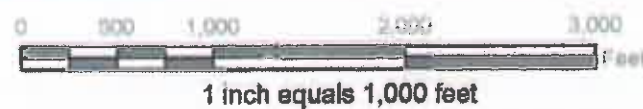
APPROVED AS TO FORM
AND CONTENT:



Benjamin W. Worst,
City Attorney



MAP DATE 09/21/06
Produced by BMA-JEL
FILE 060906



KETCHUM URBAN RENEWAL AREA

Benchmark Associates P.A.
P.O. Box 733 - 100 Bell Drive
Ketchum, ID 83340
(208) 726-9512
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RESOLUTION NO. 06-034

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO,
DETERMINING CERTAIN PROPERTY DESCRIBED BELOW TO BE A
DETERIORATED AREA OR A DETERIORATING AREA OR A COMBINATION
THEREOF AND DESIGNATING SUCH AREA AS APPROPRIATE FOR AN URBAN
RENEWAL PROJECT.

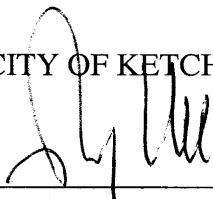
WHEREAS, the area described below contains a substantial number of deteriorated or deteriorating structures as defined in Idaho Code Section 50-2018, within the City which include, without limitation, a lack of affordable workforce housing, a lack of affordable downtown retail space, stalled population growth at 3,000, weekday traffic congestion and parking difficulty due to approximately 16,000 vehicles traveling in and out of the City on a daily basis, a predominance of defective and inadequate street layout leading to an unsafe pedestrian environment and difficulty in way finding, unsafe conditions, and substantial economic underdevelopment within the City all substantially impairing or arresting the sound growth of the City, retarding the provision of housing accommodations and constituting an economic and social liability and a menace to the public health, safety, morals and welfare in its present condition and use all as set forth in the Master Plan Framework prepared by the Tom Hudson Company for and adopted by the City and as set forth in the 1997 ASI Associates, Inc. Housing Needs Assessment, the 2001 Rees Consulting, Inc. report analyzing residential development, the availability and cost of rental units and sales data from 1997 through 2000 in Blaine County and in the City, the 2002 Rees Consulting, Inc. update to that report and the March 2005, Blaine County Idaho Community Housing Support Study.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO AS FOLLOWS:

1. That the area shown on the map entitled the "Ketchum Urban Renewal Area", a true and correct copy of which is attached hereto as Exhibit A and incorporated herein by reference, is determined to be a deteriorated area or a deteriorating area, or a combination thereof, as defined in Idaho Code Section 50-2018.
2. That the area described above is designated as appropriate for an urban renewal project, and shall be known as the Ketchum Urban Renewal Area.

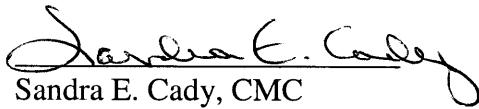
This Resolution will be in full force and effect upon its adoption this 3rd day of April, 2006.

CITY OF KETCHUM, IDAHO



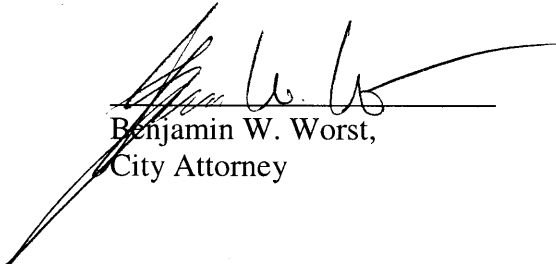
Randy Hall, Mayor

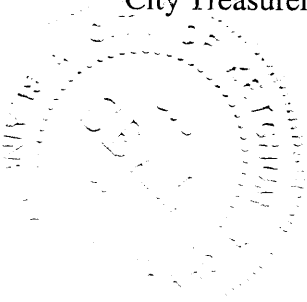
ATTEST:

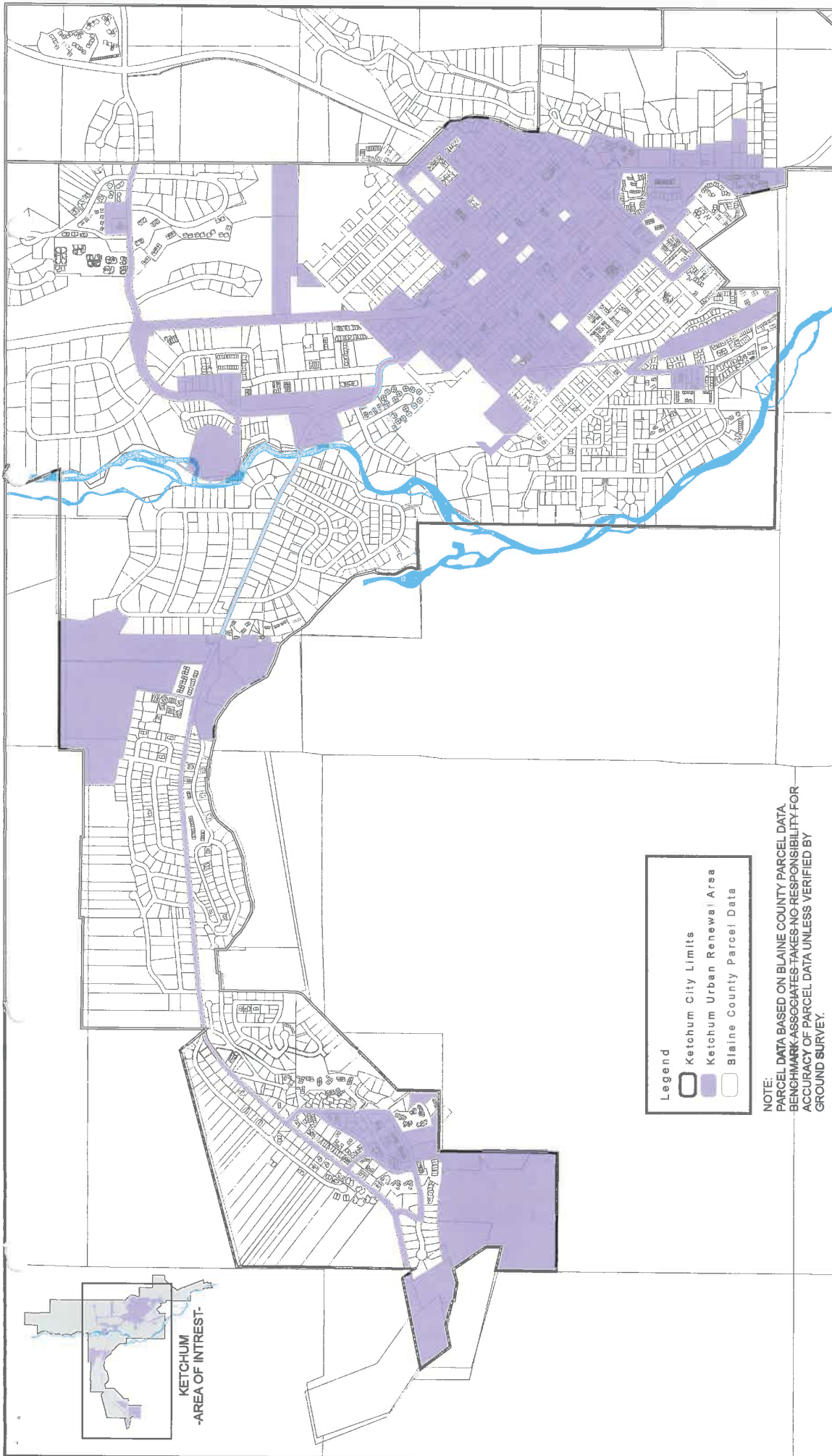


Sandra E. Cady, CMC
City Treasurer/Clerk

APPROVED AS TO FORM
AND CONTENT:


Benjamin W. Worst,
City Attorney

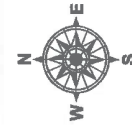




Legend

- Ketchum City Limits
- Ketchum Urban Renewal Area
- Blaine County Parcel Data

NOTE: PARCEL DATA BASED ON BLAINE COUNTY PARCEL DATA. BENCHMARK ASSOCIATES TAKES NO RESPONSIBILITY FOR ACCURACY OF PARCEL DATA UNLESS VERIFIED BY GROUND SURVEY.



MAP DATE 03/21/08
Produced by BMA-JEL
FILE KUROD.mxd



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P.O. Box 733 - 100 Bell Drive
Ketchum, ID 83340
(208) 726-9512
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KETCHUM URBAN RENEWAL AREA

ORDINANCE NO. 992

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, ADOPTING THE KETCHUM URBAN RENEWAL AREA PLAN; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY OFFICIALS, STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on April 3, 2006, the Mayor and City Council adopted Resolution No. 06-033, thereby creating the Ketchum Urban Renewal Agency (the "Agency"), authorizing it to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Idaho Code, Title 50, Chapter 20, as amended, and the Local Economic Development Act, Idaho Code, Title 50, Chapter 29, as amended; and

WHEREAS, on April 3, 2006, the Mayor and City Council adopted Resolution 06-034 determining certain property to be a deteriorated area or a deteriorating area or a combination thereof and designating such area as appropriate for an Urban Renewal Project; and

WHEREAS, on October 16, 2006, the Agency met and considered the Ketchum Urban Renewal Plan (the "Plan") and by unanimous vote adopted Resolution No. 06-URA5, recommending the City Council adopt the Plan; and

WHEREAS, on October 18 and 23, 2006, the Ketchum Planning and Zoning Commission reviewed the Plan and approved the Plan as being in conformity with Ketchum's general plan for the development of the municipality as a whole and made written recommendations regarding the Plan to the City Council; and

WHEREAS, on October 11, 2006, the required Notice of Public Hearing was published in the Idaho Mountain Express, the official newspaper for public notice in the City, setting the public hearing date for October 30, 2006; and

WHEREAS, on October 13, 2006, a copy of the Plan and Notice was hand delivered to the governing bodies of Blaine County Recreation District, Blaine County, Blaine County Ambulance District, Blaine County School District, Blaine County Cemetery District and the City of Ketchum; and

WHEREAS, on October 30, 2006, the Ketchum City Council held a public hearing on consideration of the adoption of the Plan; and

WHEREAS, the legislature of the State of Idaho enacted Chapter 29, Title 50 of the Idaho Code, as amended (the "Act") authorizing certain urban renewal agencies to adopt revenue allocation financing provisions as part of the urban renewal plans; and

WHEREAS, the Plan presented by the Agency contains a revenue allocation financing provision; and

WHEREAS, as required by applicable law, the Plan contains the following information which was made available to the general public and all taxing districts with taxing authority in the Project Area at least thirty days prior to the November 15, 2006, meeting of the City Council:

- (a) The kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- (b) An economic feasibility study;
- (c) A detailed list of estimated project costs;
- (d) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area; and
- (e) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred.
- (f) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan.
- (g) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

WHEREAS, appropriate notice of the Plan and the revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code Section 50-2906; and

WHEREAS, it is necessary and in the best interest of the citizens of the City of Ketchum to adopt the Plan, including revenue allocation financing provisions, since revenue allocation will help finance the urban renewal project to be completed in accordance with the Plan in order to encourage private development in the Project Area, prevent and arrest decay of the Project Area due to the inability of existing financing methods to provide needed public improvements, encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Project Area in order to facilitate the long-term growth of their common tax base, encourage private investment in the area and further the public purpose of the Agency.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO:

Section 1. That it is hereby found and determined that:

- (a) The Ketchum Urban Renewal Area, as defined in Resolution No. 06-034, continues to be deteriorated or a deteriorating area as defined in the Idaho Urban Renewal Law of 1965 (the "Law") and qualifies as an eligible urban renewal area under the Law; and
- (b) The rehabilitation, conservation and redevelopment of the Project Area pursuant to the Plan is necessary in the interest of the public health, safety and welfare of the residents of the Project Area and City of Ketchum; and
- (c) There continues to be a need for the Agency to function in the Project Area and the City of Ketchum.

Section 2. That it is hereby found that the Agency does not intend to displace individuals through its development activities; however, should any such displacement happen a feasible method exists in Section 307 of the Plan for the re-location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families.

Section 3. That it is hereby found and determined that the Plan conforms to general plan for the development of the municipality as a whole of the City of Ketchum, Idaho

Section 4. That it is hereby found and determined that the Plan gives due consideration to the provision of adequate and open space, park and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Project Area covered by the Plan.

Section 5. That it is hereby found and determined that the Plan affords maximum opportunity, consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of the Project Area by private enterprise.

Section 6. That it is hereby found and determined that the Revenue Allocation Area does not consist of predominantly open land, that the Agency does not intend to acquire any open land on any widespread basis, and that the Project Area is planned to be redeveloped in a manner that will include both residential and non-residential uses. The Plan does not indicate that the urban renewal area consists of any areas of open land to be acquired by the Agency for residential use development. Nonetheless, the parking lots identified in Attachment 4.3 shall be acquired for residential uses i.e. affordable workforce housing. The City hereby determines that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in Ketchum; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the

area for residential uses is an integral part of and essential to Ketchum's plan for the development of the municipality as a whole as discussed herein above.

Section 7. That the Plan, a copy of which is attached hereto and marked as Exhibit B and made a part hereof by attachment, be and the same hereby is approved.

Section 8. That upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the county auditor and tax assessor of Blaine County, and to the governing bodies of the Blaine County School District, Blaine County Recreation District, Blaine County Ambulance District, Ketchum Cemetery District, City of Ketchum and to the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area and map or plat indicating the boundaries of the Revenue Allocation Area.

Section 9. That it is hereby found and determined that the equalized assessed valuation of the Revenue Allocation Area is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

Section 10. That no direct or collateral action attacking the Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Plan.

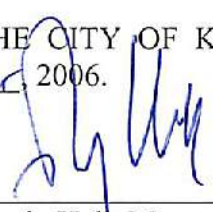
Section 11. That pursuant this Ordinance shall be in full force and effect immediately upon its passage, approval and publication, and shall be retroactive to January 1, 2006 to the extent permitted by Title 50, Chapter 29, Idaho Code, as amended.

Section 12. The provisions of this Ordinance are severable and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

Section 13. All parts of Ordinances in conflict herewith are hereby repealed.

Section 14. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "A," shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO and
APPROVED by the Mayor this 15th of November, 2006.



Randy Hall, Mayor

ATTEST:

APPROVED AS TO FORM

Sandra E. Cady
Sandra E. Cady, CMC
City Treasurer/Clerk

Publish: Idaho Mountain Express

Date: November 22, 2006

AND CONTENT:

By: Ben W. Worst
Benjamin W. Worst,
City Attorney



EXHIBIT A

**PUBLICATION OF SUMMARY OF ORDINANCE NO. 992
CITY OF KETCHUM, IDAHO**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, ADOPTING THE KETCHUM URBAN RENEWAL AREA PLAN; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY OFFICIALS, STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 992 of the City of Ketchum, Blaine County, Idaho, adopted on November 15, 2006, is as follows:

Section 1: That it is hereby found and determined that:

- (d) The Ketchum Urban Renewal Area, as defined in Resolution No. 06-034, continues to be deteriorated or a deteriorating area as defined in the Idaho Urban Renewal Law of 1965 (the "Law") and qualifies as an eligible urban renewal area under the Law; and
 - (e) The rehabilitation, conservation and redevelopment of the Project Area pursuant to the Plan is necessary in the interest of the public health, safety and welfare of the residents of the Project Area and City of Ketchum; and
- There continues to be a need for the Agency to function in the Project Area and the City of Ketchum.

Section 2: Section 307 of the Plan requires the Agency to comply with applicable state and federal rules and regulations governing relocation of people and further requires the Agency to provide reasonable relocation assistance to displaced families, if any, which constitutes a feasible method for the location of such families.

Section 3: Finds that the said Plan conforms to the general plan for the development of the municipality as a whole.

Section 4: Finds that the said Plan gives due consideration to the provision of adequate and open space, park and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Project Area covered by the Plan.

Section 5: Finds that said Plan affords maximum opportunity, consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of the Project Area by private enterprise.

Section 6: Finds that the Revenue Allocation Area does not consist of predominantly open land, that the Agency does not intend to acquire any open land on any widespread basis, and that the Project Area is planned to be redeveloped in a manner that will include both residential and non-residential uses. Provided, however, that the City Council does find that if portions of the Revenue Allocation Area are deemed "open land" the criteria set forth in the Law, Title 50, Chapter 20, Idaho Code, as amended, have been met.

Section 7: Approves a copy of the Plan, which is attached to Ordinance No. 992 and marked as Exhibit B and made a part thereof by attachment. The Plan contains the following provisions regarding taxation of real property:

SECTION 500 METHODS OF FINANCING THE PROJECT

SECTION 501 General Description of the Proposed Financing Method

The Agency is authorized to finance the Projects with financial assistance from the City, State of Idaho, federal government, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, or any other available source, public or private, including assistance from any taxing district or any public entity all as more specifically detailed in Attachment 4.

SECTION 502 Revenue Allocation Financing Provisions

The Agency hereby adopts revenue allocation financing provisions as authorized by Chapter 29, Title 50, Idaho Code (the "Act"), effective retroactively to January 1, 2006. These revenue allocation provisions shall apply to all taxing districts in which the Revenue Allocation Area is located and described on Attachments 1 and 2 to this Plan. The Agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Agency specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the initiation of the Projects.

The Agency, acting by one or more resolutions adopted by its Board of Directors, is hereby authorized to apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay such costs as are incurred or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or bonds issued by the Agency to finance or to refinance the Project Costs (as defined in Idaho Code Section 50-2903[11]) of one or more urban renewal projects.

Upon enactment of an ordinance by the governing body of the City of Ketchum, Idaho, finally adopting these revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code Section 50-2908. The Agency shall use such funds solely in accordance with Idaho Code Section 50-2909 and solely for the purpose of providing funds to pay the Project Costs, including any incidental costs, of such urban renewal projects as the Agency may determine by resolution or resolutions of its Board of Directors.

A statement listing proposed public improvements and facilities, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code Section 50-2905 is included in Attachment 5 to this Plan. This statement necessarily incorporates estimates and projections based on the Agency's present knowledge and expectations. The Agency is hereby authorized to update the presently anticipated Projects and use of revenue allocation financing of the related Project Costs if the Board of Directors of the Agency deems such updates necessary or convenient to effectuate the general objectives of the Plan. Such updates shall not constitute amendments or modifications of this Plan, including without limitation, modification pursuant to Idaho Code Section 50-2903(4).

The Agency may expend revenue allocation proceeds on an annual basis without the issuance of bonds. The Agency may obtain advances or loans from the City or private entities in order to immediately commence construction of certain of the public improvements. Revenues will continue to be allocated to the Agency until the Projects are completed or until any obligation to the City or other public entity or private entity are fulfilled. Attachment 5 incorporates estimates and projections based on the Agency's present knowledge and expectations concerning the length of time to complete the improvements. The activity may take longer depending on the significance and timeliness of development. Alternatively the activity may be completed earlier if revenue allocation proceeds are greater or the Agency obtains additional funds.

The revenue allocation proceeds are hereby irrevocably pledged to the payment of the principal and interest on the advance of monies or making of loans or the incurring of any indebtedness such as bonds, notes, and other obligations (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Projects in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Projects.

SECTION 503 Participation With Local Improvement Districts

Under the Idaho Local Improvement District Code, Chapter 17, Title 50, Idaho Code, the City has the authority to establish local improvement districts, including without limitation local business improvement districts, for various public facilities, including, but not limited to, streets, curbs, gutters, sidewalks, drains, landscaping, and other like facilities. To the extent allowed by the Law and the Act, the Agency reserves the authority to participate in the funding of local improvement district facilities and local business improvement district facilities. This participation may include either direct funding to reduce the overall cost of the LID or BLID or to participate as an assessed entity to finance the LID or BLID project.

SECTION 504 Issuance of Debt

Any debt incurred by the Agency shall be subject to all terms and conditions of applicable state and federal laws.

SECTION 505 Impact on Other Taxing Districts

A specific delineation of tax dollars generated by revenue allocation upon each taxing district is included in the Attachments hereto . The overall impact of the revenue allocation provisions is shown on Attachment 5B. The amounts set forth in Attachment 5B in the column "Gross Revenue" would constitute the amounts distributed to the other taxing entities from the Revenue Allocation Area if there were no urban renewal project. Each individual district's share of that amount would be determined by its particular levy rate as compared to the other districts in any given year.

SECTION 700 ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Revenue Allocation Area may be enforced by such owners.

The Plan contains the following legal description and map:

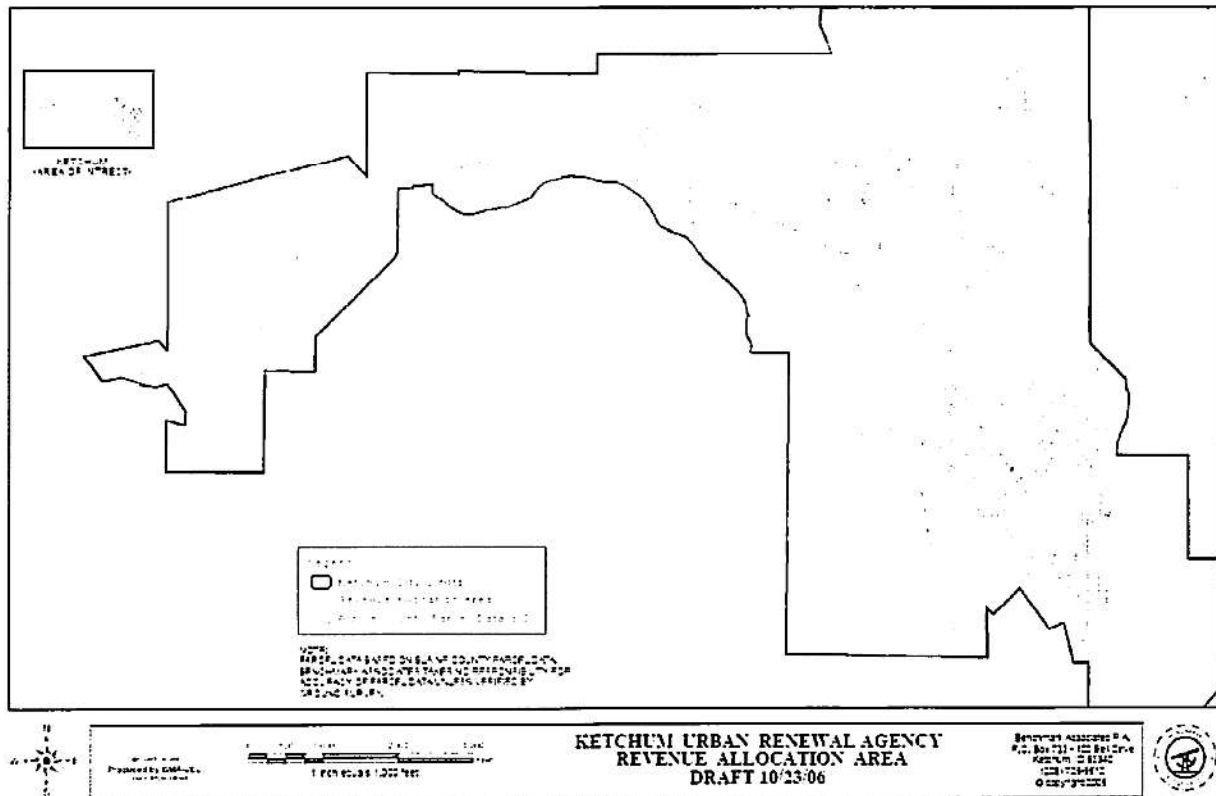
The Project Area and Revenue Allocation Area can be described as falling within the following general boundaries. These boundaries follow property boundaries on record at the Blaine County Assessor's Office and are specifically detailed on the Revenue Allocation Area-Boundary Map.

At the point of beginning designated as the intersection of State Highway 75 and Serenade Lane, thence north to Garnet Street, thence north to Topaz Street, thence north to Emerald Street, thence east approximately 200 feet, thence north to Jade Street, thence west 50 feet to Leadville Avenue South, thence north to Gem Street, thence north on Leadville Avenue South, thence continuing northwest on Leadville Avenue South, thence northeast along Trail Creek, thence northwest to Fifth Street East, thence southwest to Walnut Avenue North, thence northwest to Sixth Street East, thence southwest to the alley between East Avenue North and Leadville Avenue North, thence northwest approximately 850 feet, thence northeast to East Avenue North, thence northwest to State Highway 75, thence north approximately 1000 feet, thence east approximately 500 feet, thence south approximately 100 feet, thence west approximately 100 feet, thence south approximately 275 feet, thence northeast 300 feet, thence north approximately 50 feet, thence east approximately 1,150 feet, thence north approximately 375 feet, thence west to State Highway 75, thence north to Saddle Road, thence east approximately 1,800 feet including Kneeland Condominiums and Saddle View

Subdivision Number 3, Lot 21, Block 4, thence southwest on Saddle Road including Lots 1, 2, 3 and 4 of Northwood Park Subdivision Number 1 and Lindsay Circle and Park Circle West and Parcel A and Tax Lots 6689 and 6690 and Church of the Big Wood Parcel B to Warm Springs Road, thence southwest including Lot 1 of Kolouch Subdivision and Lots 1, 2 and 3 of Parkwood Subdivision, thence northwest on Warm Springs Road approximately 2,675 feet, thence north approximately 1,100 feet, thence southeast approximately 225 feet to West Canyon Run Boulevard, thence northeast approximately 175 feet, thence northwest approximately 325 feet, thence northeast approximately 325 feet, thence west approximately 1,500 feet, thence south approximately 300 feet, thence west approximately 375 feet, thence south approximately 375 feet, thence southeast approximately 325 feet, thence south approximately 50 feet, thence southeast approximately 800 feet to Four Seasons Way, thence southwest to Warm Springs Road excluding the Fields at Warm Springs Condominiums, thence on Bald Mountain Road for approximately 425 feet, thence south 100 feet, thence southeast including Tax Lots 7638, 7639, 7640 and 7641 and Geezer Alley and Townhouse Lane, thence east to the end of Warm Springs Road including Imperial, Rohen, Climax, Carbon Hill Millsite, Hot Springs Lode, Tax Lots 6856, 5930, 2790, 3425, 6357 and 4750, Greyhawk Subdivision, Greyhawk Subdivision II Lot 2, Greyhawk Subdivision III Lot 3, Puchner Lane, Gates Road, Jane Lane and all property located between Picabo Street, Howard Drive, Ritchie Drive, and Skiway Drive, thence northeast on Warm Springs Road to Tenth Street, thence northeast to State Highway 75, thence southwest from Warm Springs to Tenth Street East, thence southeast to Ninth Street East, thence southwest approximately 375 feet to the alley, thence southeast to Eighth Street East, thence southwest to Second Avenue North, thence northwest approximately 275 feet, thence southwest approximately 325 feet to Third Avenue North, thence northwest approximately 250 feet, thence northeast approximately 125 feet, thence north approximately 125 feet, thence southwest approximately 250 feet to Third Avenue North, thence southeast to Eighth Street West, thence northeast to Second Avenue North, thence southeast to Seventh Street West, thence southwest to Third Avenue North excluding the 7th Street Townhouses, thence southeast to the Bike Path, thence southeast on the Bike Path approximately 1,500 feet, thence from Third Avenue North southeast to Fourth Street West, thence northeast to Second Avenue North, thence southeast to River Street West, thence southwest to Third Avenue South, thence southeast to Cottonwood Street, thence northeast to Second Avenue South excluding the property between River Street West and Cottonwood Street and between Second Avenue South and Third Avenue South, thence from Second Avenue South southeast approximately 250 feet, thence northeast approximately 75 feet, thence southeast approximately 125 feet, thence northeast approximately 50 feet, thence along Second Avenue South to the Blaine County Line excluding the Westridge Condominiums, Sun Mountain Subdivision and Two Bridges Condominiums, thence east to the point of beginning, excluding certain property known as Habitat 2000 Condominiums, Block 89, Lots 1A and 2A, the Christiana and Colonade Buildings, Block 87, Lot 1, the Courtyard Condominiums, Block 6, Lots Amended 1A, 3 and 4, Block 17, Lots 1A and 3,

Block 19, Lots 3 and 4 Block 54, Lot 6, Block 56, Lot 6A, 2nd Avenue Condominiums, Andora Villa Number 3 Condominiums and Andora Lane Townhouses.

If there are any inconsistencies between the Description of the Project Area/Revenue Allocation Area Boundaries and the Project Area/Revocation Allocation Boundary Map, the Map controls.



Section 8: That upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the county auditor and tax assessor of Blaine County, and to the governing bodies of the Blaine County School District, Blaine County Recreation District, Blaine County Ambulance District, Ketchum Cemetery District, City of Ketchum and to the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area and map or plat indicating the boundaries of the Revenue Allocation Area.

Section 9: That it is hereby found and determined that the equalized assessed valuation of the Revenue Allocation Area is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

Section 10: Finds any direct or collateral action attacking the Plan shall be brought within thirty (30) days from and after the effective date of this Ordinance adopting the Plan.

Section 11: Finds that this Ordinance shall be in full force and effect immediately upon its passage, approval and publication, and shall be retroactive to January 1, 2006, to the extent permitted by Title 50, Chapter 29, Idaho Code, as amended.

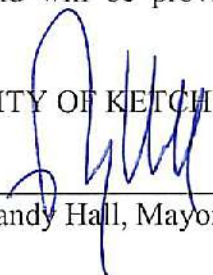
Section 12: Provides a savings and severability clause.

Section 13: Provides a repealer clause.

Section 14: Provides for publication of a summary of the Ordinance.


The full text of this Ordinance is available at the City Clerk's Office, Ketchum City Hall, 480 East Avenue North, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

CITY OF KETCHUM, IDAHO



Randy Hall, Mayor


ATTEST:


Sandra E. Cady, CMC
City Treasurer/Clerk

STATEMENT OF LEGAL ADVISOR

I, the undersigned attorney at law, duly licensed in the State of Idaho and serving as City Attorney to the City of Ketchum, Idaho, hereby certify that I have read the attached Summary of Ordinance No. 992 of the City of Ketchum and that the same is true and complete and provides adequate notice to the public of the contents of said Ordinance.

Dated this 15th day of November, 2006.



Benjamin W. Worst,
Ketchum City Attorney


Publish: Idaho Mountain Express

Date: November 22, 2006

FINDINGS AND RECOMMENDATIONS
URBAN RENEWAL PLAN
CITY OF KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETINGS OF SEPTEMBER 27 AND OCTOBER 11, 2010

PROJECT: Ketchum Urban Renewal Plan

REQUEST: Statutorily required review and recommendation to City Council

PREPARED BY: Lisa Enourato, Planning Technician, Assistant to City Administrator 

STATUTORY AUTHORITY: The Idaho Urban Renewal Law of 1965, Idaho Code Sections 50-2001 et seq.
The Local Economic Development Act, Idaho Code Sections 50-2901 et seq.

NOTICE: No additional notice requirements in addition to standard meeting and agenda notice

NOTE: Code language is in bold type; staff comments are in lighter type.

GENERAL FINDINGS OF FACT

On August 2, 2010, the Urban Renewal Agency of the City of Ketchum entered into an agreement with Henderson, Young & Company, Inc. (the "Consultant") to perform the technical services associated with the rewrite of the Ketchum Urban Renewal Plan (the "Plan"). The City has determined the revised boundaries of the Urban Renewal Area, which will now include the River Run parcels. The annexation of this property was approved on Thursday, September 16, 2010 at a Special City Council Meeting. The Consultant has updated the Capital Improvement Plan and performed related financial analyses of the City's Plan, which was adopted November 15, 2006, and along with staff has prepared a new Urban Renewal Plan to comply with the requirements of Idaho Code Chapter 50-2905 and other relevant law.

EVALUATION STANDARDS

The Idaho Urban Renewal Law of 1965, Idaho Code Sections 50-2001 Et. Seq. Criteria:
Idaho Code Section 50-2008: Preparation and Approval of Plan for Urban Renewal Project

- (b) An urban renewal agency may itself prepare or cause to be prepared an urban renewal plan, or any person or agency, public or private, may submit such a plan to an urban renewal agency. Prior to its approval of an urban renewal project, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within thirty (30) days after receipt of the plan for review. Upon receipt

of the recommendations of the planning commission, or if no recommendations are received within said 30 days, then without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal project prescribed by subsection (c) hereof.

Findings: The Plan conforms to the general plan for the development of the municipality as a whole which is set forth in the Ketchum Comprehensive Plan, the Ketchum Capital Improvements Plan, the Ketchum Downtown Master Plan, the Ketchum Subdivision Ordinance and the Ketchum Zoning Ordinance, all of which are incorporated by reference as integral parts of the Plan in Section 1, paragraph 4 of the Plan and are complied with more specifically as follows:

Part 4: Land Use

Policy 4.1.10: Continue to develop pedestrian amenities that are unified in their design through the Ketchum Streetscape Program.

Policy 4.3.5: Create clear directional aides for visitors regarding location of public services such as skier access points, public parking lots, visitor information centers and areas of special interest.

Policy 4.4.2: Promote safe access to the existing pedestrian and other non-motorized paths along the corridor into the downtown.

Policy 4.4.3: Create clear directional aides for visitors as outlined in Policy 4.3.6.

Policy 4.5.3: Make Main Street and Sun Valley Road more attractive and safe for pedestrians.

Policy 4.5.4: Widen sidewalks on Main Street, recognizing the need for a landscape buffer at the curb line due to the high traffic volume.

Policy 4.5.7: Implement parking management, circulation and traffic reduction strategies that will improve pedestrian travel and vehicular circulation, including:

- improving pedestrian walkways by widening sidewalks, pavement, material or color changes at crosswalks and curb extensions for pedestrians at corners
- completing the sidewalk system in the core and ensuring they are kept cleared in the winter
- creating 4-way stops at intersections
- relocating employee parking out of key downtown locations
- developing carpool incentives
- integrating paid parking in conjunction with other parking/circulation strategies requiring new development to address their overall parking impacts and needs, even though the City does not require all of the needed parking on-site

- establishing underground parking for larger projects as a requirement, not an incentive
- encouraging the development of underground parking in a location near any future central civic space, in conjunction with full traffic analysis
- explore funding options such as utilization of the Option Tax in support of parking programs
- develop a specific program for spending of in-lieu funds or other funding sources collected for parking

Policy 4.5.11: Develop a Master Plan for the Community Core which delineates a central civic space, ties in key streets such as Fourth Street, Sun Valley Road and Main Street and outlines a public investment strategy to implement the Master Plan.

Policy 4.5.14: Encourage creation of pedestrian gathering areas or small parks in the Community Core.

Policy 4.5.18: Adopt and implement a long range Capital Improvements Program, that incorporates the improvements needed to achieve these goals and policies for the Community Core and to implement the Community Core Master Plan.

Policy 4.7.6: Aggressively pursue undergrounding the power lines along Warm Springs Road to facilitate the development of a bike path, and to improve the visual corridor leading to the Warm Springs Base area.

Policy 4.9.2: Promote the construction of safe, adequate, long term housing available at costs that are affordable to Ketchum employees and residents for ownership and rent.

Policy 4.9.4: Provide safe circulation and connections from residential neighborhoods to all areas of the City.

Policy 4.9.6: Encourage the development of medium density residential projects on land near the Community Core.

Findings: Attachment 5 to the Plan complies with the general plan for the development of the municipality as a whole by calling for substantial improvements to the pedestrian environment intended to make way finding easier and to make walking and transportation by bicycle safer. These plans include sidewalk infill of the downtown core; sidewalk infill from the downtown core to the newly annexed River Run area; 2nd Avenue and East Avenue reconstruction for pedestrian enhancement; Phase III and IV of the Fourth Street Heritage Corridor; streetlight replacement; 4th Street sidewalk geothermal heating system; 1st Avenue Arts Promenade from 2nd Street to 5th Street; and Citywide way finding. These improvements shall be made pursuant to applicable City of Ketchum Street and streetscape standards. The Plan also calls for the development of a parking structure at River Run, undergrounding of power lines, and provides for substantial affordable workforce housing as described below.

Part 5: Community Housing

Goal 2: Promote the development and maintenance of affordable housing in Ketchum.

Policy 5.1: The City will take the lead in the development of affordably priced housing using, but not limited to, the following means:

- Land acquisition
- Development contracts
- Incentives
- Regulatory strategies
- Tax treatments
- Zoning and density modifications
- Voluntary contributions
- Coordination with the Blain County Housing Authority
- Use of the City's Planned Unit Development Ordinance
- Use of Transfer of Development Rights, if feasible
- Require affordably priced housing units where the size and scope of the project could make this requirement appropriate

Policy 5.9: The City of Ketchum will work to provide additional housing for its employees while improving and maintaining existing City housing.

Findings: The Urban Renewal Agency was enacted by a finding of deteriorated or deteriorating areas within the City of Ketchum due primarily to the economic underdevelopment of the downtown, caused by a lack of affordable workforce housing. Accordingly, a primary mission of the Ketchum Urban Renewal Agency, as set forth in the Plan, is the creation of affordable workforce housing, which not only complies with but promotes the general plan for the development of the municipality as a whole, as set forth in the above-referenced Comprehensive Plan policies. Multi-unit, medium density, affordable workforce housing projects are planned for properties currently owned by the City of Ketchum at 6th Street and Leadville, and 2nd Street and Washington. The Plan also anticipates cooperation between the Urban Renewal Agency and other local governments, local non-profits, private entities, and individuals through the use of participation agreements, which will encourage additional housing in furtherance of the above-referenced Comprehensive Plan policies.

Part 6: Transportation

Goal 1: Strive for the safe and efficient movement of people, goods and services.

Goal 2: Design safe roads and other transportation systems that support the Wood River Valley and maintain Ketchum's small town mountain character.

Policy 6.6: Improve the current Ketchum Area Rapid Transit (KART) system, including a high frequency, City wide mass transit service focusing on times and stop locations to serve tourists, residents and workers. When ridership is down, increase service instead of decreasing service.

Policy 6.8: Place a high priority on developing safe, convenient and attractive bicycling and walking systems that are integrated with other transportation systems.

Findings: Attachment 5 to the Plan calls for substantial improvements to the pedestrian environment in the form of newer, wider sidewalks, better lighting and signage and traffic control devices. Such improvements should make the movement of people, goods and services both safer and more efficient. The Plan calls for street projects on Serenade Lane and Highway 75, traffic and congestion mitigation on Warm Springs Road, Washington Avenue between River Street and First Street and the River Street and Main Street intersection, all in compliance with the general plan for the development of the municipality as a whole.

Part 7: Public Facilities, Utilities and Services

Policy 7.2: Minimize visual impact of utilities throughout the City. Require that all new utilities be located underground or otherwise entirely screened from view. Underground existing facilities (lines, poles, and transformers) as a high priority, particularly in key view corridors.

Policy 7.6: Explore the possibility of utilizing geothermal resources for local utility districts.

Policy 7.17: Consider and plan for long range office/department space.

Findings: Attachment 5 to the Plan provides money for undergrounding utilities from River Street to Elkhorn and from Highway 75 to the River Run Resort. The Revenue Allocation Area Map is drawn in such a manner that infrastructure could be placed in Warm Springs Road to bring geothermal water from the Warm Springs Base area to the downtown. The Plan calls for office/department space in the form of a new City Hall and Public Safety Building. While the location of these buildings is still unknown and may not exist within the Revenue Allocation Area, these projects provide service to the Urban Renewal Area that directly benefit the URA and is important to the functionality of the URA, all in compliance with the general plan for the development of the municipality as a whole.

Part 8: Open Space, Recreation and Heritage

Policy 8.12: Support improvements to other passive public open space, such as pocket parks, along public rights-of-way including intersections, and other area.

Policy 8.20: Promote the development of public gathering spaces throughout the City in public and private development.

Policy 8.21: Support improvements to public streets, parking lots and plazas that provide public spaces for street fairs, festivals and other gatherings.

Policy 8.23: Promote the inclusion of art in public spaces.

Findings: The Plan calls for the creation of substantial public space for gatherings and open space. This includes two new City parks along with substantial improvements to the amenities at the existing parks and to some structures in order to maintain the health, safety and welfare of the citizens of the community. The Downtown Master Plan requires that such developments retain and highlight local history and create opportunities for public art all in compliance with the general plan for the development of the municipality as a whole.

Conclusion: Many of the improvements called for in the Plan are a subset of the improvements called for in the Ketchum Capital Improvements Plan. Additional improvements are included which meet the criteria to be part of the Urban Renewal Plan, but did not meet the criteria for the Capital Improvements Plan. All improvements called for in the Plan will be constructed in cooperation and coordination with the City of Ketchum. The Plan is not in conflict with the Ketchum Capital Improvements Plan.

The Ketchum Downtown Master Plan and the Plan call for the same streetscape improvements, gateway enhancements, public spaces, and pedestrian environment improvements including better pedestrian safety, sidewalks, traffic control devices and signage for way-finding. The Plan conforms to the Ketchum Downtown Master Plan.

Attachment 4 to the Plan, which sets forth the expected land uses within the Revenue Allocation Area, is the current Ketchum Zoning Map. Section 4 of the Plan limits all uses of property in the Revenue Allocation Area to the uses permitted under the Ketchum Zoning Ordinance. The Plan conforms to the Ketchum Zoning Ordinance.

Section 4.4.9 of the Plan requires that any parcel in the Revenue Allocation Area be subdivided only in conformity with the Ketchum Subdivision Ordinance. The Plan conforms to the Ketchum Subdivision Ordinance.

The Local Economic Development Act, Idaho Code Sections 50-2901 Et. Seq. Criteria:

Idaho Code Section 50-2905:

RECOMMENDATION OF URBAN RENEWAL AGENCY. In order to implement the provisions of this chapter, the urban renewal agency of the municipality shall prepare and adopt a plan for each revenue allocation area and submit the plan and recommendation for approval thereof to the local governing body. The plan shall include a statement listing:

- (1) The kind, number, and location of all proposed public works or improvements within the revenue allocation area;

Findings: Attachment 5.1 to the Plan provides this information.

- (2) An economic feasibility study;

Findings: Attachment 5.2 to the Plan provides this study.

- (3) A detailed list of estimated project costs;

Findings: Attachment 5.1 to the Plan provides this information.

- (4) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area; and

Findings: Attachment 5.3 to the Plan provides this information.

- (5) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred.

Findings: Attachment 5.1 to the Plan provides this information.

- (6) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan.

Findings: Section 8 of the Plan provides this information.

- (7) A description of the disposition or retention of any assets of the agency upon the termination date. Provided, however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

Findings: Section 8 of the Plan provides this information.

Conclusion: These inclusions to the Plan meet the required criteria pursuant to Idaho Code Section 50-2905.

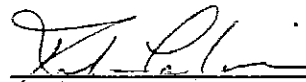
FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Ketchum Urban Renewal Plan was submitted to the Ketchum Planning and Zoning Commission on September 27, 2010 and October 11, 2010 and is in accordance with the applicable legal standards. The Planning and Zoning Commission reviewed the Plan to determine compliance with the general plan for the development of the municipality as a whole.

DECISION

Based on the analysis of the Ketchum Comprehensive Plan, Ketchum Capital Improvements Plan, Ketchum Downtown Master Plan, Ketchum Subdivision Ordinance, Ketchum Zoning Ordinance, and Findings of Fact and Conclusions of Law, the Planning and Zoning Commission finds that all components of the Ketchum Urban Renewal Plan are in full compliance with the above mentioned plans, which constitute the general plan for the development of the municipality as a whole.

Findings of Fact adopted this 25thth day of October, 2010.



Deborah Burns, Co-Chair or
Rich Fabiano, Co-Chair
Planning and Zoning Commission

RESOLUTION NO. 10-026

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO,
DETERMINING CERTAIN PROPERTY DESCRIBED BELOW TO BE A DETERIORATED AREA
OR A DETERIORATING AREA OR A COMBINATION THEREOF AND DESIGNATING SUCH
AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT.**

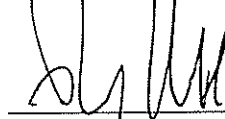
WHEREAS, the area described below contains a substantial number of deteriorated or deteriorating structures as defined in Idaho Code Section 50-2018 within the City which include, without limitation, a lack of affordable workforce housing, a lack of affordable downtown retail space, stalled population growth at 3,000, weekday traffic congestion and parking difficulty due to approximately 16,000 vehicles traveling in and out of the City on a daily basis, a predominance of defective and inadequate street layouts leading to an unsafe pedestrian environment and difficulty in way finding, unsafe conditions, and substantial economic underdevelopment within the City. All substantially impair or arrest the sound growth of the City, retard the provision of housing accommodations and constitute an economic and social liability and a menace to the public health, safety, morals and welfare, in its present condition and use, all as set forth in the Master Plan Framework prepared by the Tom Hudson Company for and adopted by the City and as set forth in the 1997 ASI Associates, Inc. Housing Needs Assessment, the 2001 Rees Consulting, Inc. report analyzing residential development, the availability and cost of rental units and sales dates from 1997 through 2000 in Blaine County and in the City, the 2002 Rees Consulting, Inc. update to that report and the March 2005, Blaine County Idaho Community Housing Support Study.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO AS FOLLOWS:

1. That the area shown on the map entitled the "Ketchum Urban Renewal Area", a true and correct copy of which is attached hereto as Exhibit A and incorporated herein by reference, is determined to be a deteriorated area or a deteriorating area, or a combination thereof, as defined in Idaho Code Section 50-2018.
2. That the area described above is designated as appropriate for an urban renewal project, and shall be included in the Ketchum Urban Renewal Area.

This Resolution will be in full force and effect upon its adoption this 1st day of November, 2010.

CITY OF KETCHUM, IDAHO



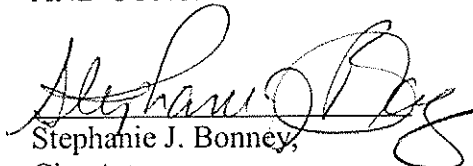
Randy Hall, Mayor

ATTEST:

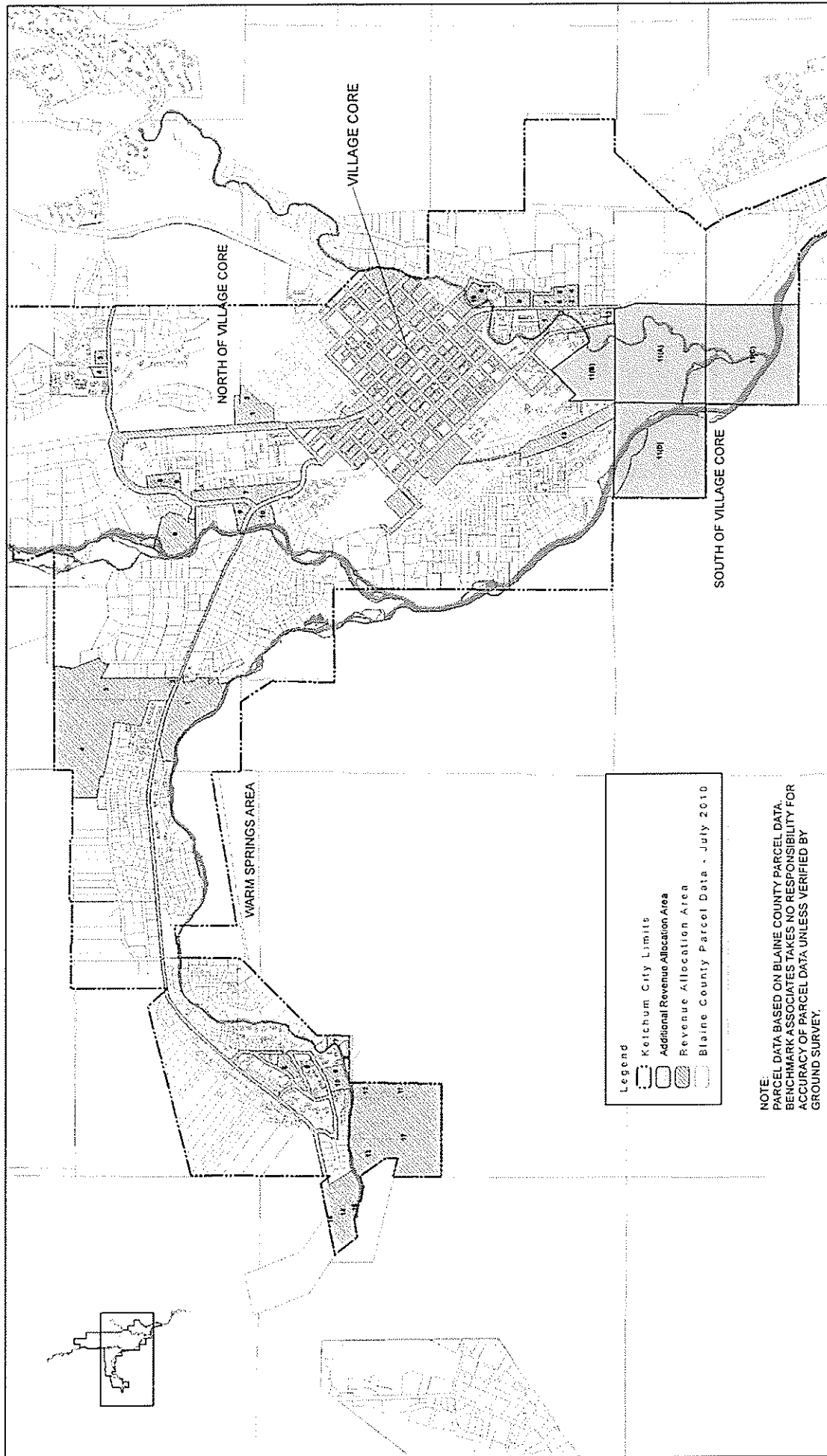
APPROVED AS TO FORM
AND CONTENT:



Sandra E. Cady, CMC
City Treasurer/Clerk



Stephanie J. Bonney,
City Attorney



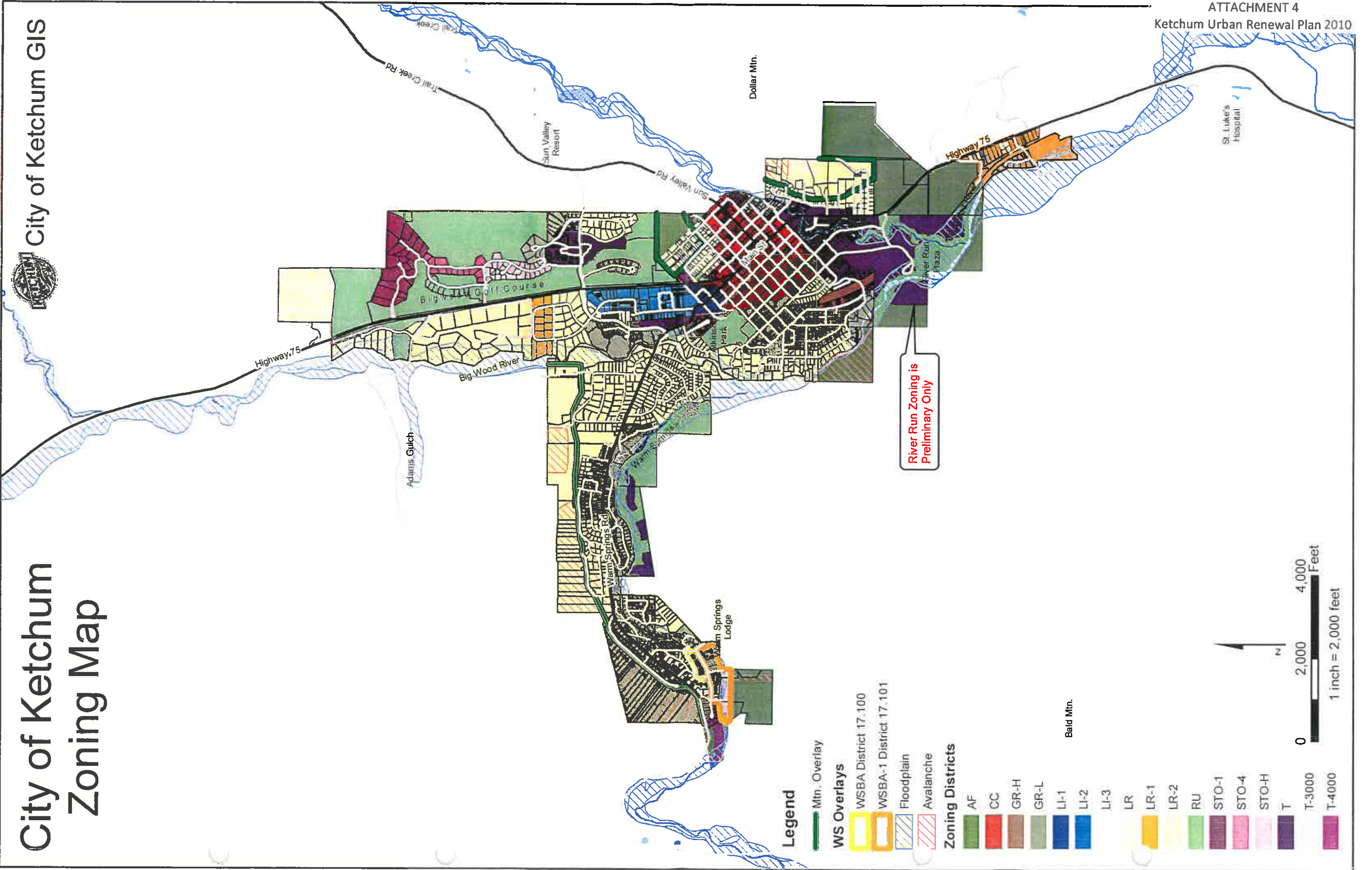
Benchmark Associates, P.A.
 P.O. Box 1000
 Ketchum, ID 83340
 (208) 726-6612
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KETCHUM URBAN RENEWAL AGENCY
ADDITIONAL REVENUE ALLOCATION AREA
EXHIBIT - OCTOBER 2010

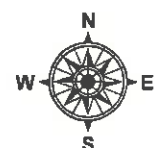
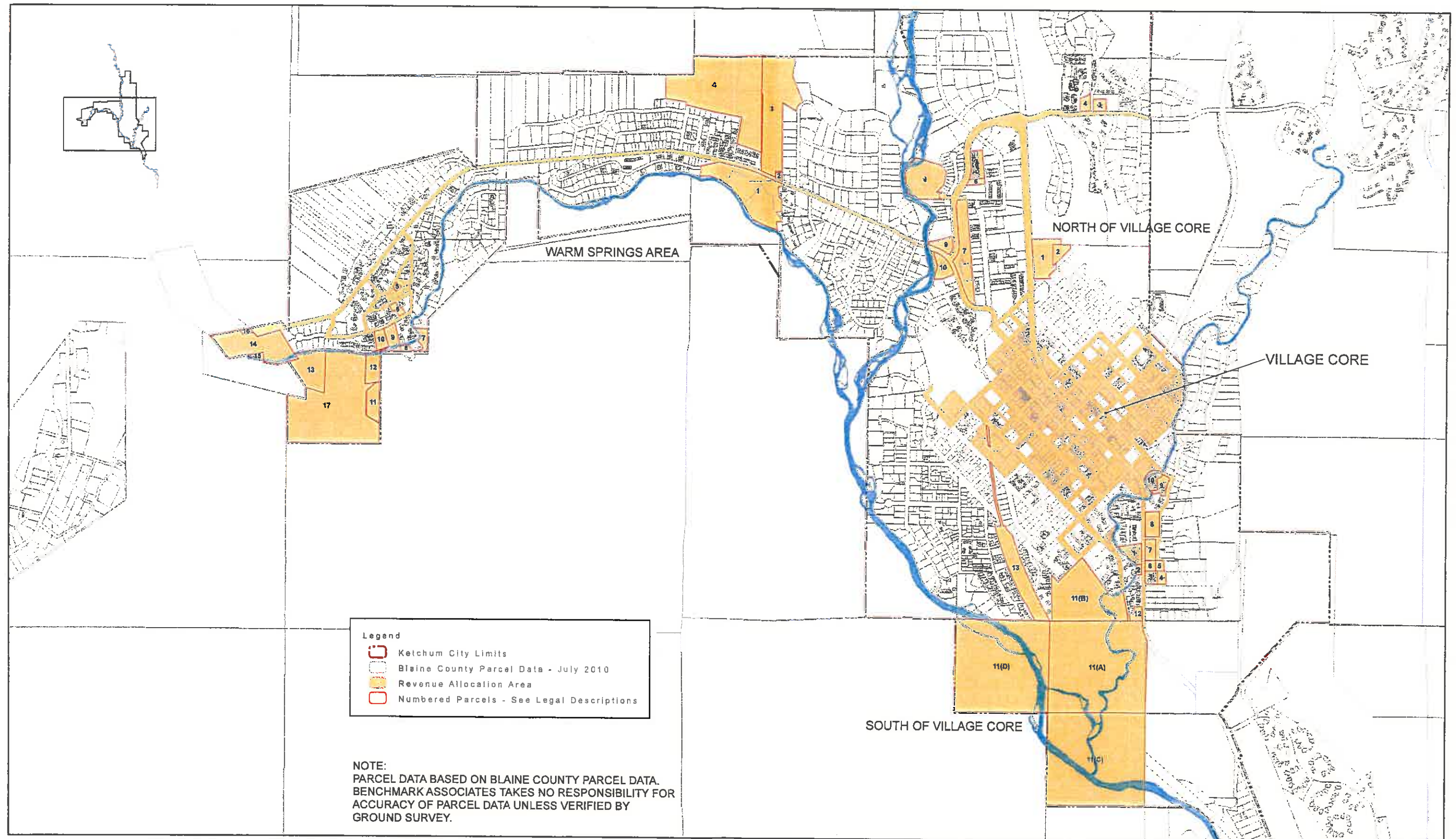
MAP DATE: 10/04/2010
 Produced by BMA
 File Name: kum_10_04_2010

City of Ketchum Zoning Map

 City of Ketchum GIS



River Run Zoning is Preliminary Only



MAP DATE: 10/04/2010
Produced by BMA-JEL
FILE: K-URA_10.23.06.mxd

0 300 600 1,200 1,800 2,400 Feet
1 inch = 600 feet

KETCHUM URBAN RENEWAL AGENCY
REVENUE ALLOCATION AREA
FINAL - OCTOBER 2010

Benchmark Associates P.A.
P.O. Box 733 - 100 Bell Drive
Ketchum, ID 83340
(208) 726-9512
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ORDINANCE NO. 1077

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, ADOPTING A REVISED URBAN RENEWAL AREA PLAN WITH A REVISED REVENUE ALLOCATION AREA FOR THE KETCHUM URBAN RENEWAL AGENCY; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY OFFICIALS, STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on April 3, 2006, the Mayor and City Council adopted Resolution 06-034 determining certain property to be a deteriorated area or a deteriorating area or a combination thereof and designating such area as appropriate for an Urban Renewal Project; and

WHEREAS, on April 3, 2006, the Mayor and City Council adopted Resolution No. 06-033, thereby creating the Ketchum Urban Renewal Agency (the "Agency"), authorizing it to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Idaho Code, Title 50, Chapter 20, as amended, and the Local Economic Development Act, Idaho Code, Title 50, Chapter 29, as amended; and

WHEREAS, the Mayor and City Council determined that the Urban Renewal Agency Plan for the Ketchum Urban Renewal Agency (the "Plan") should be amended to provide for changes to the Revenue Allocation Area and associated urban renewal projects within the revised Revenue Allocation Area; and

WHEREAS, on September 27 and October 11, 2010, the Ketchum Planning and Zoning Commission reviewed the proposed revised Plan and the Commission determined that the proposed revised Plan was in conformity with Ketchum's general plan for the development of the municipality as a whole and made written recommendations regarding the revised Plan to the City Council; and

WHEREAS, on October 13, 2010, the required Notice of Public Hearing was published in the Idaho Mountain Express, the official newspaper for public notice in the City, setting the public hearing date for November 15, 2010; and

WHEREAS, on October 13, 2010, a copy of the Plan and Notice were mailed to the governing bodies of Blaine County Recreation District, Blaine County, Blaine County Ambulance District, Blaine County School District, Blaine County Cemetery District, Flood District #9 and the City of Ketchum; and

WHEREAS, on November 15, 2010, the Ketchum City Council held a public hearing on consideration of the adoption of the Plan; and

Instrument # 583880

HAILEY, BLAINE, IDAHO

1-4-2011 11:45:33 No. of Pages: 212

Recorded for : CITY OF KETCHUM

JOLYNN DRAGE

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: ORDINANCES

WHEREAS, the legislature of the State of Idaho enacted Chapter 29, Title 50 of the Idaho Code, as amended (the "Act") authorizing certain urban renewal agencies to adopt revenue allocation financing provisions as part of the urban renewal plans; and

WHEREAS, the revised Plan contains a revenue allocation financing provision and a revised revenue allocation area; and

WHEREAS, as required by applicable law, the revised Plan contains the following information which was made available to the general public and all taxing districts with taxing authority in the Project Area at least thirty days prior to the November 15, 2010, meeting of the City Council:

- (a) The kind, number, and location of all proposed public works or improvements within the revenue allocation area;
- (b) An economic feasibility study;
- (c) A detailed list of estimated project costs;
- (d) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area;
- (e) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- (f) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code; and,
- (g) A description of the disposition or retention of any assets of the agency upon the termination date.

WHEREAS, appropriate notice of the revised Plan and the revised revenue allocation area contained therein has been given to the taxing districts and to the public as required by Idaho Code Section 50-2906; and

WHEREAS, it is necessary and in the best interest of the citizens of the City of Ketchum to adopt the revised Plan, including revenue allocation financing provisions, since revenue allocation will help finance the urban renewal projects to be completed in accordance with the Plan in order to encourage private development in the Project Area, prevent and arrest decay of the Project Area due to the inability of existing financing methods to provide needed public improvements, encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Project Area in order to facilitate the long-term growth of their common tax base, encourage private investment in the area and further the public purpose of the Agency.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO:

Section 1. That it is hereby found and determined that:

- (a) The Ketchum Urban Renewal Area, as originally defined in Resolution 06-034, and as revised in Resolution No. 10-026, continues to be deteriorated or a deteriorating area as defined in the Idaho Urban Renewal Law of 1965 (the "Law") and qualifies as an eligible urban renewal area under the Law;
- (b) The rehabilitation, conservation and redevelopment of the Project Area pursuant to the revised Plan is necessary in the interest of the public health, safety and welfare of the residents of the Project Area and City of Ketchum; and
- (c) There continues to be a need for the Agency to function in the Project Area and the City of Ketchum.

Section 2. That it is hereby found that the Agency does not intend to displace individuals through its development activities; however, should any such displacement happen, a feasible method exists in Section 307 of the Plan for the re-location of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families.

Section 3. That it is hereby found and determined that the Plan conforms to the general plan for the development of the municipality as a whole of the City of Ketchum, Idaho.

Section 4. That it is hereby found and determined that the Plan gives due consideration to the provision of adequate and open space, parks, and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Project Area covered by the Plan.

Section 5. That it is hereby found and determined that the Plan affords maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Project Area by private enterprise.

Section 6. That it is hereby found and determined that the Revenue Allocation Area, as revised, does not consist of predominantly open land, that the Agency does not intend to acquire any open land on any widespread basis, and that the Project Area is planned to be redeveloped in a manner that will include both residential and non-residential uses. The Plan does not indicate that the urban renewal area consists of any areas of open land to be acquired by the Agency for residential use development. The City hereby determines that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in Ketchum; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for

residential uses is an integral part of and essential to Ketchum's plan for the development of the municipality as a whole as discussed herein above.

Section 7. That the Plan, a copy of which is attached hereto and marked as Exhibit B and made a part hereof by attachment, is and the same hereby is approved.

Section 8. That upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the county auditor and tax assessor of Blaine County, and to the governing bodies of the Blaine County School District, Blaine County Recreation District, Blaine County Ambulance District, Ketchum Cemetery District, Flood District #9, City of Ketchum and to the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the revised Revenue Allocation Area and map or plat indicating the boundaries of the revised Revenue Allocation Area.

Section 9. That it is hereby found and determined that the equalized assessed valuation of the revised Revenue Allocation Area is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

Section 10. That no direct or collateral action attacking the Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Plan.


Section 11. That this Ordinance shall be in full force and effect immediately upon its passage, approval and publication. The base assessment date for the original revenue allocation area as set forth in Resolution 06-034 shall continue to be January 1, 2006. The base assessment date for the additional revenue allocation area set forth in Resolution 10-026 shall be set retroactively to January 1, 2010, as permitted by Title 50, Chapter 29, Idaho Code.

Section 12. The provisions of this Ordinance are severable and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

Section 13. All parts of Ordinances in conflict herewith are hereby repealed.


Section 14. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "A", shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO and
APPROVED by the Mayor this 15th of November 2010.



Randy Hall, Mayor

ATTEST:


Sandra E. Cady, CMC
City Treasurer/Clerk

APPROVED AS TO FORM
AND CONTENT:

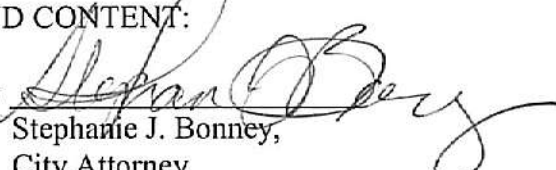
By: 
Stephanie J. Bonney,
City Attorney





EXHIBIT A

PUBLICATION OF SUMMARY OF ORDINANCE NO. 1077 CITY OF KETCHUM, IDAHO

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, ADOPTING A REVISED URBAN RENEWAL AREA PLAN WITH A REVISED REVENUE ALLOCATION AREA FOR THE KETCHUM URBAN RENEWAL AGENCY; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY OFFICIALS, STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.

A summary of the principal provisions of Ordinance No. 1077 of the City of Ketchum, Blaine County, Idaho, adopted on November 15, 2010, is as follows:

Section 1: That it is hereby found and determined that:

- a. The Ketchum Urban Renewal Area, as originally defined in Resolution 06-034, and as amended in Resolution No. 10-026, continues to be deteriorated or a deteriorating area as defined in the Idaho Urban Renewal Law of 1965 (the "Law") and qualifies as an eligible urban renewal area under the Law; and
- b. The rehabilitation, conservation and redevelopment of the Project Area pursuant to the revised Plan is necessary in the interest of the public health, safety and welfare of the residents of the Project Area and City of Ketchum; and
- c. There continues to be a need for the Agency to function in the Project Area and the City of Ketchum.

Section 2: Section 307 of the Plan requires the Agency to comply with applicable state and federal rules and regulations governing relocation of people and further requires the Agency to provide reasonable relocation assistance to displaced families, if any, which constitutes a feasible method for the location of such families.

Section 3: Finds that the said Plan conforms to the general plan for the development of the municipality as a whole.

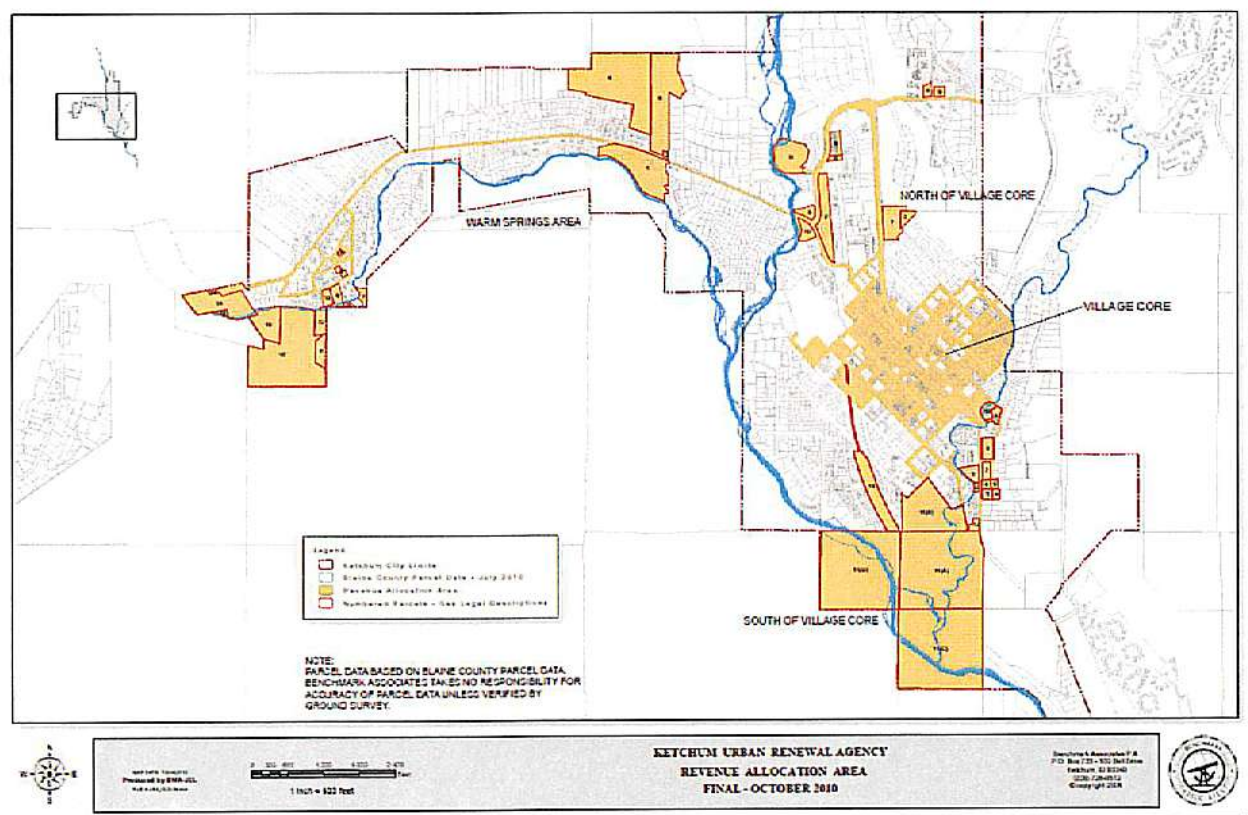
Section 4: Finds that the said Plan gives due consideration to the provision of adequate and open space, parks, and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Project Area covered by the Plan.

Section 5: Finds that said Plan affords maximum opportunity, consistent with the sound needs of the City as a whole for the rehabilitation or redevelopment of the Project Area by private enterprise.

Section 6: Finds that the revised Revenue Allocation Area does not consist of predominantly open land, that the Agency does not intend to acquire any open land on any widespread basis, and that the Project Area is planned to be redeveloped in a manner that will include both residential and non-residential uses. Provided, however, that the City Council does find that if portions of the revised Revenue Allocation Area are deemed “open land” the criteria set forth in the Law, Title 50, Chapter 20, Idaho Code, as amended, have been met.

Section 7: Approves a copy of the Plan, which is attached to Ordinance No. 1077 and marked as Exhibit B and made a part thereof by attachment. The Plan contains the following provisions regarding taxation of real property:

The Plan contains the following map:



Section 8: That upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the county auditor and tax assessor of Blaine County, and to the governing bodies of the Blaine County School District, Blaine County Recreation District, Blaine County Ambulance District, Ketchum Cemetery District, Flood District #9, City of Ketchum and to the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area and map or plat indicating the boundaries of the Revenue Allocation Area.

Section 9: That it is hereby found and determined that the equalized assessed valuation of the revised Revenue Allocation Area is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

Section 10: Any direct or collateral action attacking the Plan shall be brought within thirty (30) days from and after the effective date of this Ordinance adopting the Plan.

Section 11. The Ordinance shall be in full force and effect immediately upon its passage, approval and publication. The base assessment date for the original revenue allocation area as set forth in Resolution 06-034 shall continue to be January 1, 2006. The base assessment date for the additional revenue allocation area set forth in Resolution 10-026 shall be set retroactively to January 1, 2010, as permitted by Title 50, Chapter 29, Idaho Code.

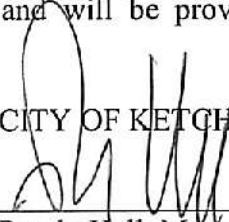
Section 12: Provides a savings and severability clause.

Section 13: Provides a repealer clause.

Section 14: Provides for publication of a summary of the Ordinance.

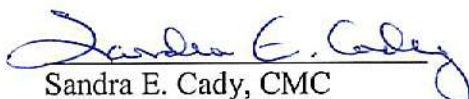
The full text of this Ordinance is available at the City Clerk's Office, Ketchum City Hall, 480 East Avenue North, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

CITY OF KETCHUM, IDAHO



Randy Hall, Mayor

ATTEST:

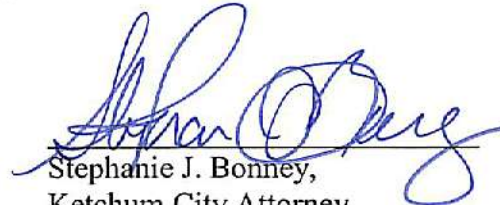


Sandra E. Cady, CMC
City Treasurer/Clerk

STATEMENT OF LEGAL ADVISOR

I, the undersigned attorney at law, duly licensed in the State of Idaho and serving as City Attorney to the City of Ketchum, Idaho, hereby certify that I have read the attached Summary of Ordinance No. 1077 of the City of Ketchum and that the same is true and complete and provides adequate notice to the public of the contents of said Ordinance.

Dated this 15 day of November, 2010.


Stephanie J. Bonney,
Ketchum City Attorney