

**ALTA COMMITMENT FOR TITLE
INSURANCE EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
Stevens County Title & Escrow

File No.: 25-40351-SCT

Lot 1 of Short Plat No. SP 121-94, located in the SW1/4 of Section 20, Township 39 North, Range 37, East, W.M., in Stevens County, Washington, according to Plat recorded December 22, 1994, under Auditor's File No. 9414208.

Abbreviated Legal: Lot 1 of Short Plat No. SP 121-94; 20-39-37

Tax Parcel No.: 1747950

Property Address: 3023 Orient Cutoff Road, Kettle Falls, WA 99141

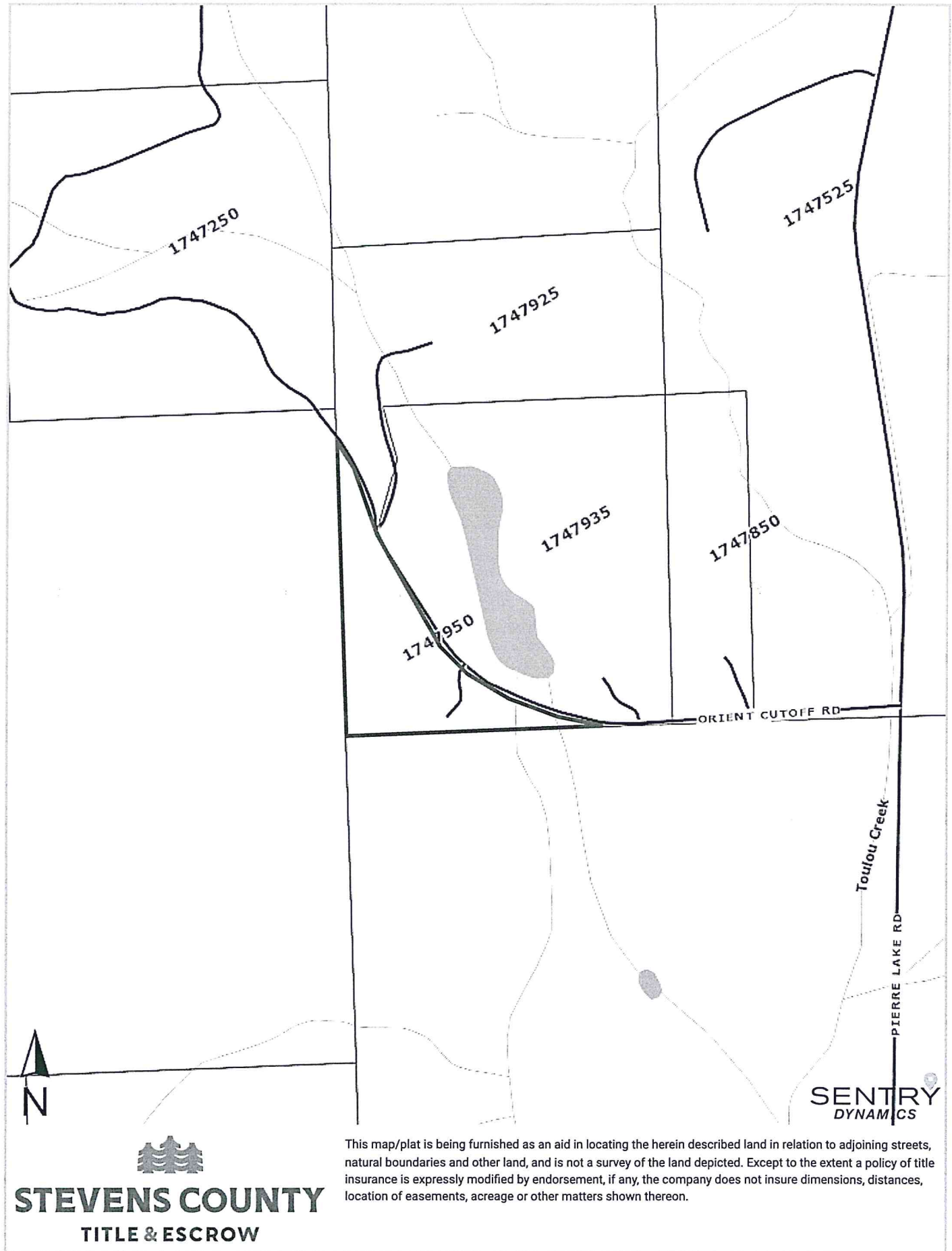
Seller: _____

Buyer: _____

Seller: _____

Buyer: _____

The address shown above is provided for information only, as a convenience for the customer and is not included in the legal description to be insured. The Address was determined by public records and the Company assumes no liability for any inaccuracy of the address.



Stevens County Property Search

32081 NELSON JOHN A for Year 2025 - 2026

Property

Account

| | | | |
|-----------------------------|------------------------------|--------------------------------|--|
| Property ID: | 32081 | Abbreviated Legal Description: | SW OF RD #2193 NW4 SW4, ls 1/2 m/r (SP 121-94-1) |
| Parcel # / Geo ID: | 1747950 | Agent Code: | |
| Type: | Real | | |
| Tax Area: | 080-F8 209 - Tax Area F8 209 | Land Use Code | 11 |
| Open Space: | N | DFL | N |
| Historic Property: | N | Remodel Property: | N |
| Multi-Family Redevelopment: | N | | |
| Township: | 39 | Section: | 20 |
| Range: | 37 | Legal Acres: | 8.8800 |

Location


| | | | |
|------------------|---|---------|--------|
| Address: | 3023 ORIENT CUTOFF RD KETTLE FALLS, WA 99141 | Mapsc0: | |
| Neighborhood: | RURAL 8 RESIDENCE SIZE 1 AGE 3 | Map ID: | 393720 |
| Neighborhood CD: | 842-RRS1A3 | | |

Owner

| | | | |
|------------------|--|--------------|-----------------|
| Name: | NELSON JOHN A | Owner ID: | 43513 |
| Mailing Address: | 3023 ORIENT CUT OFF ROAD KETTLE FALLS, WA 99141 | % Ownership: | 100.0000000000% |
| | | Exemptions: | |

Taxes and Assessment Details

Property Tax Information as of 06/27/2025

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

| Year | Statement ID | First Half Base Amt. | Second Half Base Amt. | Penalty | Interest | Base Paid | Amount Due |
|---------------------|--------------|-------------------------|--------------------------|---------|----------|-----------|------------|
| ▶ Statement Details | | | | | | | |
| 2025 | 16482 | \$791.85 | \$791.80 | \$0.00 | \$0.00 | \$791.85 | \$791.80 |
| ▶ Statement Details | | | | | | | |
| 2024 | 16863 | \$667.35 | \$667.31 | \$0.00 | \$0.00 | \$1334.66 | \$0.00 |

Values

| | | |
|-------------------------------------|---|---------------------------|
| (+) Improvement Homesite Value: | + | N/A |
| (+) Improvement Non-Homesite Value: | + | N/A |
| (+) Land Homesite Value: | + | N/A |
| (+) Land Non-Homesite Value: | + | N/A Ag / Timber Use Value |
| (+) Curr Use (HS): | + | N/A N/A |
| (+) Curr Use (NHS): | + | N/A N/A |
| ----- | | |
| (=) Market Value: | = | N/A |
| (-) Productivity Loss: | - | N/A |
| ----- | | |
| (=) Subtotal: | = | N/A |
| (+) Senior Appraised Value: | + | N/A |

| | | |
|---------------------------------|---|-----|
| (+) Non-Senior Appraised Value: | + | N/A |
| (=) Total Appraised Value: | = | N/A |
| (-) Senior Exemption Loss: | - | N/A |
| (-) Exemption Loss: | - | N/A |
| (=) Taxable Value: | = | N/A |

Taxing Jurisdiction

Owner: NELSON JOHN A
 % Ownership: 100.000000000000%
 Total Value: N/A
 Tax Area: 080-F8 209 - Tax Area F8 209

| Levy Code | Description | Levy Rate | Appraised Value | Taxable Value | Estimated Tax |
|-----------------|------------------------|-----------|-----------------|-----------------------------|---------------|
| CURREXP | CURRENT EXPENSE | N/A | N/A | N/A | N/A |
| DISABILITY | DISABILITY SERVICES | N/A | N/A | N/A | N/A |
| FD08EMS | FD #8 EMS | N/A | N/A | N/A | N/A |
| FD08EXP | FD #8 EXPENSE | N/A | N/A | N/A | N/A |
| STCORLIBRY | ST CO RURAL LIBRARY | N/A | N/A | N/A | N/A |
| MENTHEALTH | MENTAL HEALTH SERVICES | N/A | N/A | N/A | N/A |
| CTYROAD | COUNTY ROAD | N/A | N/A | N/A | N/A |
| SD209GEN | SD #209 GEN/M & O | N/A | N/A | N/A | N/A |
| STATE | STATE LEVY | N/A | N/A | N/A | N/A |
| STATE 2 | STATE LEVY PART 2 | N/A | N/A | N/A | N/A |
| VETRELIEF | VETERANS RELIEF | N/A | N/A | N/A | N/A |
| Total Tax Rate: | | N/A | | | |
| | | | | Taxes w/Current Exemptions: | N/A |
| | | | | Taxes w/o Exemptions: | N/A |

Improvement / Building

Improvement #1: Commercial **State Code:** 11 1320.0 sqft **Value:** N/A

Number of Levels: Unknown Stories in Building: Unknown

Stories in Section: Unknown

| Type | Description | Class CD | Sub Class CD | Year Built | Area |
|------|-----------------------|----------|--------------|------------|--------|
| 477 | Farm Utility Building | * | | 0 | 1320.0 |

Improvement #2: Site Improvements **State Code:** 11 0.0 sqft **Value:** N/A

| Type | Description | Class CD | Sub Class CD | Year Built | Area |
|------|----------------------|----------|--------------|------------|------|
| 6703 | POWER, WATER, SEPTIC | * | | 0 | 1.0 |

Improvement #3: Single Family Residence **State Code:** 11 960.0 sqft **Value:** N/A

Number of Bathrooms: 2 Number of Bedrooms: 2

| Type | Description | Class CD | Sub Class CD | Year Built | Area |
|------|-------------------------|----------|--------------|------------|-------|
| 1 | Single-family Residence | * | | 1997 | 960.0 |

Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | # Lots | Market Value | Prod. Value |
|---|---------|---------------|--------|----------|-----------|-----------|--------|--------------|-------------|
| 1 | Rural 8 | Rural acreage | 1.0000 | 43560.00 | 0.00 | 0.00 | 1.00 | N/A | N/A |

| | | | | | | | | | |
|---|---------|---------------|--------|-----------|------|------|------|-----|-----|
| 2 | Rural 8 | Rural acreage | 3.0000 | 130680.00 | 0.00 | 0.00 | 1.00 | N/A | N/A |
| 3 | Rural 8 | Rural acreage | 4.8800 | 212572.80 | 0.00 | 0.00 | 1.00 | N/A | N/A |

Roll Value History

| Year | Improvements | Land Market | Current Use | Total Appraised | Taxable Value |
|------|--------------|-------------|-------------|-----------------|---------------|
| 2025 | N/A | N/A | N/A | N/A | N/A |
| 2024 | \$198,623 | \$39,960 | \$0 | \$238,583 | \$238,583 |
| 2023 | \$198,109 | \$39,960 | \$0 | \$238,069 | \$238,069 |
| 2022 | \$184,860 | \$39,960 | \$0 | \$224,820 | \$224,820 |
| 2021 | \$175,547 | \$39,960 | \$0 | \$215,507 | \$215,507 |

Deed and Sales History

| # | Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Sale Price | Excise Number | Deed Number |
|---|------------|------|-------------|---------------------|----------------|--------|------|-------------|---------------|--------------|
| 1 | 05/26/2005 | SWD | SWD | WIDOW SHARON NELSON | NELSON JOHN A. | | | \$97,300.00 | 141749 | V: 328 Pg 81 |

Payout Agreement

No payout information available..

[Assessor Website](#)

[Treasurer Website](#)

[Pay Taxes](#)

This year is not certified and ALL values will be represented with "N/A".



1747935

1747950

Orient Cutoff Rd

3023 Orient Cutoff Rd

3000 Orient