



3/7/2024

PropertyOne Profile
for
1553 E Mastiff St

If we can assist you further, please feel free to contact us.

Customer Service Contact Information:

By Phone: (208)424-8511

By Email: cservice@titleonecorp.com

This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Property Address: 1553 E Mastiff St, Meridian



Ada County Parcel Information

Property Information

Parcel ID #: R8075810040
Property Address: 1553 E Mastiff St Meridian, ID 83642
Property Type: Residential

Owner Information

Owner Name: Garbrick, Austin
Second Owner: Garbrick, Cassie
Mailing Address: 1553 E Mastiff St Meridian, ID 83642

Assessor Information

Abbreviated Legal: LOT 31 BLK 2 SPORTSMAN POINTE SUB #5
Plat / Subdivision: Sportsman Pointe 05
Lot/Block: 31/2
Twn/Rng/Sec: 03N/01E/19
Acres: 0.278
Irrigation District: NAMPA MERIDIAN IRR
Zoning: City of Meridian-R-4
Zoning: Residential 4 Dwell/Acre
Description:
School District: West Ada



Tax Information

Year: 2023 **Tax:** \$1,467.86
Year: 2022 **Tax:** \$1,904.22
Year: 2021 **Tax:** \$1,685.68
Levy Code 2023: 03
Levy Rate 2023: 0.005374801



Assessment Information

| Year | Description | Acres | Value |
|-------------------------------|-------------------|-------|--------------|
| 2023 | Land Value | 0.278 | \$194,700.00 |
| 2023 | Improvement Value | | \$203,400.00 |
| Totals: | | 0.278 | \$398,100.00 |
| Homeowner's Exemption: | | | \$125,000.00 |

Land Information

Residential Acres: 0.278 **Water Source:** 1 **Sewer:** Public **Sidewalks:** Yes

Residential Characteristics

| | | | |
|--|--|--------------------------|-------------------------|
|  Walk Score®: 36 |  Bike Score®: 46 | Garage Sq Ft: 624 | Year Built: 1998 |
| Main Floor Sq Ft: 884 | Deck Sq Ft: 0 | Carport Sq Ft: 0 | AC: Y |
| Lower Floor Sq Ft: 884 | Porch Sq Ft: 204 | Bedrooms: 4 | Heating: Yes |
| Upper Floor Sq Ft: 884 | Patio Sq Ft: 230 | Bathrooms: 2.5 | |
| Attic Fin. Sq Ft: 0 | Attic Unf. Sq Ft: 0 | Fireplace: 0 | |
| Bsmnt Fin. Sq Ft: 0 | Bsmnt Unf. Sq Ft: 0 | Pool: N | |
| Total Sq Ft: 1768 | Total Unfinished: 0 | | |

This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.



TitleOne
a title & escrow co.

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 LISA BATT
TITLEONE BOISE

2017-106172
11/06/2017 11:10 AM
\$15.00

Order Number: 17300657

Warranty Deed

For value received,

Bruce Hubbard and Shelley Hubbard, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Austin Garbrick and Cassie Garbrick, husband and wife

whose current address is 1553 E Mastiff St Meridian, ID 83642

the grantee, the following described premises, in Ada County, Idaho, to wit:

Lot 31 in Block 2 of Sportsman Pointe Subdivision No. 5, according to the official plat thereof, filed in Book 73 of Plats at Page(s) 7505 and 7506, and as Amended by an Affidavit recorded September 2, 1997 as Instrument No. 97071562, official records of Ada County, Idaho.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: October 31, 2017

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

Bruce Hubbard

Shelley Hubbard

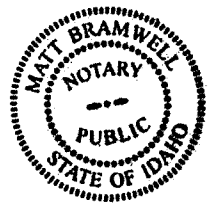
State of Idaho, County of Ada, ss.

On this 1st day of November in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Bruce Hubbard and Shelley Hubbard, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Matt Bramwell

Notary Public
Residing In:
My Commission Expires:
(seal)

**Residing in: Meridian, ID
Expires: 5/11/2018**





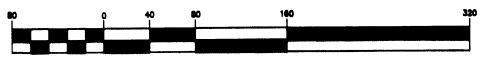


SPORTSMAN POINT SUBDIVISION NO. 5

A PORTION OF THE NE 1/4 SECTION 19.

T.3N., R.1E., B.M.
MERIDIAN, ADA COUNTY, IDAHO
1996

GRAPHIC SCALE

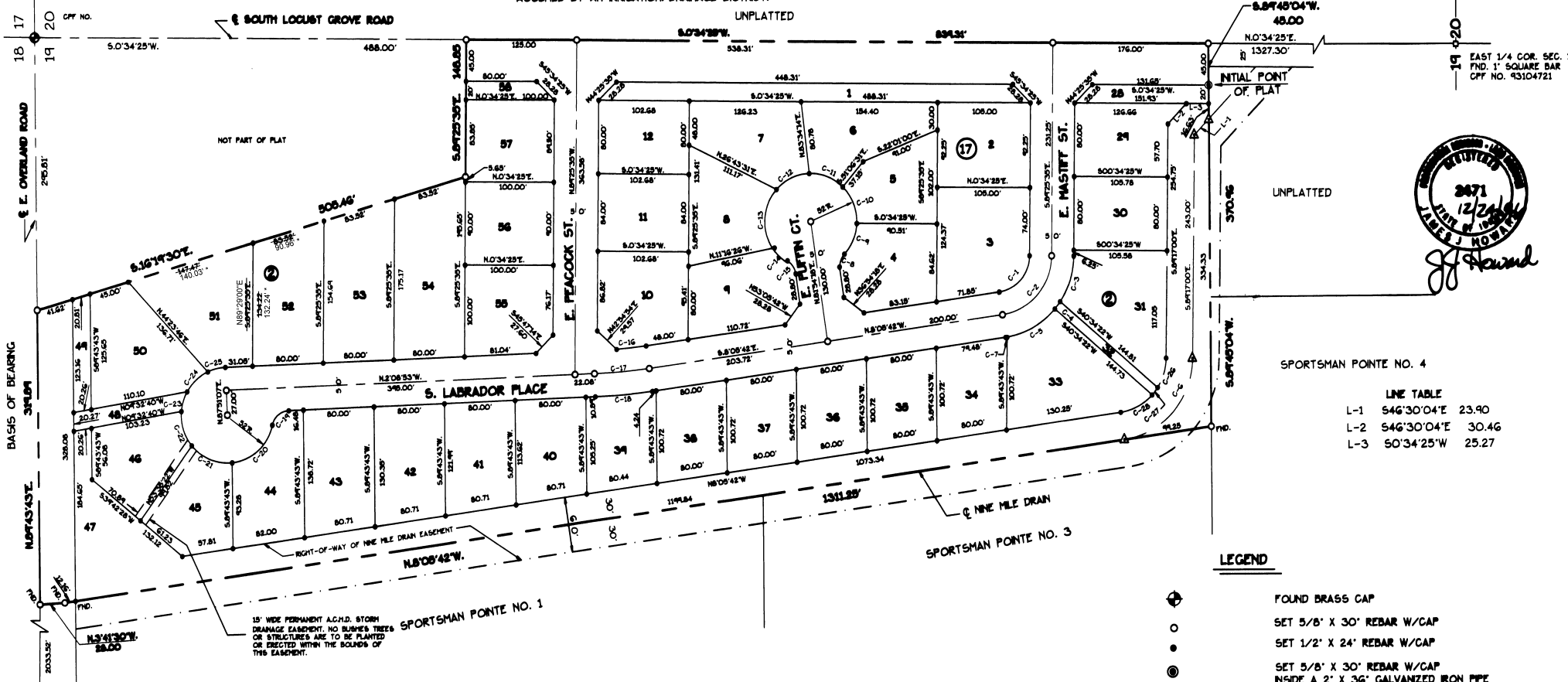


1 inch = 80 ft.

NOTES

1. BUILDING SETBACKS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS AT THE TIME OF RESUBDIVISION.
3. ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY HAVE A 10' WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT.
4. EACH SIDE OF COMMON LOT LINES HAVE A 5' WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
5. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 PERTAINING TO IRRIGATION WATERS.
6. REAR LOT LINES HAVE A 5' WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT.
7. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THAT LOT OWNER UNLESS THE RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.

8. LOTS 28, 48, 49, AND 56, BLOCK 2 AND LOT 1, BLOCK 17 ARE COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL LANDSCAPING IN THE COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT 47, BLOCK 2, IS AN ADA COUNTY HIGHWAY DISTRICT AND NAMPA MERIDIAN IRRIGATION DISTRICT STORM DRAINAGE EASEMENT, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE A.C.H.D. WILL ASSUME HEAVY MAINTENANCE OF SAID LOT AND A BLANKET EASEMENT IS HEREBY GRANTED TO BOTH PARTIES FOR ACCESS TO DO THEIR MAINTENANCE. LOT 32, BLOCK 2, IS A COMMON AREA PATHWAY TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. U.S. WEST AND TGI HAVE A 5' WIDE PERMANENT EASEMENT RUNNING ADJACENT TO AND PARALLEL WITH THE NAMPA MERIDIAN IRRIGATION DISTRICT'S RIGHT-OF-WAY EASEMENT FOR THE EXISTING NINE MILE DRAIN.
10. ELEVATION AT BOTTOM OF FOOTINGS TO BE A MINIMUM OF 12" ABOVE THE HIGHEST GROUNDWATER ELEVATION.
11. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE (UBC) AS REGULATED BY THE CITY OF MERIDIAN. HOUSE SIZES ARE A MINIMUM OF 1500 SQUARE FEET.
12. LOT 48, BLOCK 2, IS COVERED BY A BLANKET UTILITY EASEMENT.
13. DIRECT ACCESS TO LOTS FROM S. LOCUST GROVE ROAD IS PROHIBITED.



SPORTSMAN POINT NO. 4

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L-1 | S46°30'04"E | 23.90 |
| L-2 | S46°30'04"E | 30.46 |
| L-3 | S0°34'25"W | 25.27 |

LEGEND

- FOUND BRASS CAP
- SET 5/8" X 30" REBAR W/CAP
- SET 1/2" X 24" REBAR W/CAP
- SET 5/8" X 30" REBAR W/CAP INSIDE A 2" X 36" GALVANIZED IRON PIPE
- CALCULATED POINT-NOT SET
- PROPERTY BOUNDARY
- LOT LINE
- CENTERLINE
- NAMPA MERIDIAN IRRIGATION DISTRICT DRAINAGE EASEMENT. NO TREES, BUSHES, BLDGS. OR STRUCTURES TO BE PLANTED OR ERECTED WITHIN BOUNDS OF THIS EASEMENT.

CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|--------|--------|---------|--------|-------------|-----------|
| C-1 | 40.00 | 56.78 | 34.36 | 52.13 | S48°45'38"E | 81°19'53' |
| C-2 | 65.00 | 92.27 | 59.84 | 84.71 | S48°45'38"E | 81°19'53' |
| C-3 | 40.00 | 52.74 | 27.15 | 51.99 | S72°38'23"E | 33°34'24' |
| C-4 | 40.00 | 10.02 | 5.02 | 10.02 | S52°34'48"E | 06°22'46' |
| C-5 | 40.00 | 64.47 | 33.64 | 63.10 | S28°57'04"E | 41°02'42' |
| C-6 | 40.00 | 127.53 | 77.12 | 117.13 | N48°41'21"W | 81°11'18' |
| C-7 | 40.00 | 0.52 | 0.26 | 0.52 | S08°19'42"E | 00°20'01' |
| C-8 | 20.00 | 17.91 | 9.61 | 17.32 | N72°26'10"W | 51°19'04' |
| C-9 | 52.00 | 38.84 | 20.38 | 37.95 | S68°10'38"E | 42°48'01' |
| C-10 | 52.00 | 42.52 | 22.53 | 41.35 | N66°59'44"E | 46°51'15' |
| C-11 | 52.00 | 41.06 | 21.67 | 40.00 | N20°56'55"E | 45°14'23' |
| C-12 | 52.00 | 41.06 | 21.67 | 40.00 | N24°17'28"W | 45°14'23' |
| C-13 | 52.00 | 67.62 | 39.55 | 62.96 | N84°09'51"W | 74°30'23' |
| C-14 | 52.00 | 25.41 | 12.96 | 25.16 | S44°35'06"W | 27°59'43' |

CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|--------|--------|---------|-------|-------------|-----------|
| C-15 | 20.00 | 17.91 | 9.61 | 17.32 | N56°14'46"E | 51°19'04' |
| C-16 | 575.00 | 33.63 | 16.82 | 33.63 | S06°25'10"E | 03°21'04' |
| C-17 | 600.00 | 62.28 | 31.17 | 62.25 | S05°07'18"E | 05°56'44' |
| C-18 | 625.00 | 64.87 | 32.46 | 64.84 | S05°07'18"E | 05°56'44' |
| C-19 | 20.00 | 26.36 | 15.49 | 24.49 | N39°54'33"W | 75°51'21' |
| C-20 | 52.00 | 65.40 | 37.82 | 61.17 | S41°38'39"E | 72°03'18' |
| C-21 | 52.00 | 50.16 | 27.22 | 48.24 | S22°01'01"W | 55°15'54' |
| C-22 | 52.00 | 41.06 | 21.67 | 40.00 | S72°16'09"W | 45°14'23' |
| C-23 | 52.00 | 22.60 | 11.48 | 22.42 | N72°39'34"W | 24°54'10' |
| C-24 | 52.00 | 41.06 | 21.67 | 40.00 | N73°35'18"W | 45°14'23' |
| C-25 | 52.00 | 11.64 | 5.84 | 11.61 | N08°33'30"W | 12°49'13' |
| C-26 | 60.00 | 33.83 | 17.38 | 33.39 | N73°07'44"W | 32°18'32' |
| C-27 | 60.00 | 10.02 | 5.02 | 10.01 | N52°11'19"W | 9°34'17' |
| C-28 | 60.00 | 41.16 | 21.43 | 40.36 | N27°44'57"W | 39°18'29' |

DEVELOPER:
THE WESTPARK CO., INC.
P.O. BOX 344
MERIDIAN, IDAHO
888-9946

J.J. HOWARD ENGINEER
BOISE, IDAHO
SHEET 1 OF 2

SPORTSMAN POINTE SUBDIVISION NO. 5

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT GEM PARK II PARTNERSHIP, AN IDAHO GENERAL PARTNERSHIP, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED BELOW AND THAT IT INTENDS TO INCLUDE SAID LAND IN THIS SUBDIVISION.

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MARKING THE CORNER COMMON TO SECTIONS 17, 18, 19 AND 20, T.3N., R.1E., B.M., ADA COUNTY, IDAHO; THENCE, S.0°34'25"W. 1327.31 FEET ALONG THE LINE COMMON TO SAID SECTIONS 19 AND 20, WHICH IS ALSO THE CENTERLINE OF S. LOCUST GROVE RD., TO AN IRON PIN MARKING THE NORTH 1/16 CORNER COMMON TO SAID SECTIONS 19 AND 20; THENCE, S.89°45'04"W. 45.00 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 NE 1/4 TO A 5/8" X 30" IRON PIN WITH CAP SET INSIDE A 2" X 36" GALVANIZED IRON PIPE, SAID POINT BEING THE INITIAL POINT OF PLAT;

THENCE ALONG THE FOLLOWING COURSES AND DISTANCES TO IRON PINS;

CONTINUING ALONG SAID LINE, S.89°45'04"W. 370.96 FEET; THENCE, N.8°05'42"W. 1311.25 ALONG THE CENTERLINE OF THE NINE MILE DRAIN AND THE EXTENSION THEREOF;

THENCE, N.3°41'30"W. 28.00 FEET ALONG SAID CENTERLINE TO THE NORTH LINE OF SAID SECTION 19 AND THE CENTERLINE OF E. OVERLAND ROAD;

THENCE, N.89°43'43"E. 319.89 FEET ALONG SAID LINE;

THENCE, S.16°19'30"E. 505.46 FEET;

THENCE, S.89°25'35"E. 148.85 FEET TO SAID LINE COMMON TO SECTIONS 19 AND 20;

THENCE, S.0°34'25"W. 839.31 FEET ALONG SAID LINE;

THENCE, S.89°45'04"W. 45.00 FEET TO THE INITIAL POINT OF PLAT, SAID PARCEL CONTAINING 13.26 ACRES, MORE OR LESS.

THE PUBLIC STREETS AS SHOWN ON THIS PLAT OF SPORTSMAN POINTE SUBDIVISION NO. 5 ARE HEREBY DEDICATED TO THE PUBLIC, THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR UTILITY PURPOSES AND ANY OTHER PURPOSES AS MAY BE DESIGNATED HEREON, AND NO STRUCTURES OTHER THAN FOR THOSE PURPOSES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

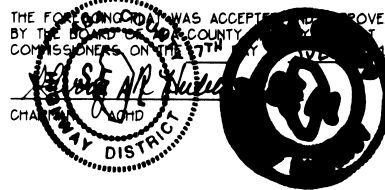
ALL OF THE LOTS IN THIS SUBDIVISION WILL RECEIVE WATER SERVICE FROM THE CITY OF MERIDIAN'S MUNICIPAL WATER SYSTEM, AND THE CITY OF MERIDIAN HAS AGREED IN WRITING TO SERVE ALL LOTS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 5th DAY OF JUNE, 1996.

Gregory B. Johnson GEM PARK II PARTNERSHIP
GREGORY B. JOHNSON, PRESIDENT
HEIDI M. JOHNSON, SECRETARY
THE WESTPARK CO., INC.

ADA COUNTY HIGHWAY DISTRICT ACCEPTANCE

THE FOLLOWING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY COMMISSIONERS ON THE 17th DAY OF JUNE, 1996.



APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY ENGINEER Gay Dean Smith
REGISTERED PROFESSIONAL ENGINEER
224
STATE OF IDAHO
GAY DEAN SMITH

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER OF APPROVAL ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

Thomas E. Adams 10/2/96
CENTRAL DISTRICT HEALTH DEPARTMENT



CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Barkara Bauer
COUNTY TREASURER
Dana Stradiger 12-20-96
BY DATE



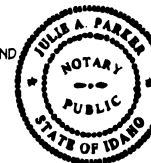
CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF ADA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GREGORY B. AND HEIDI M. JOHNSON, PRESIDENT AND SECRETARY OF THE WESTPARK CO., INC., AN IDAHO CORPORATION; A PARTNER OF GEM PARK II, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THAT SAID CORPORATION EXECUTED THE SAME IN SAID PARTNERSHIP NAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Julie A. Parker 6-5-96
NOTARY PUBLIC FOR IDAHO RESIDING AT BOISE.
MY COMMISSION EXPIRES 7/29/98.



CERTIFICATE OF SURVEYOR

I, JAMES J. HOWARD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON.



APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MERIDIAN, ADA COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 7th DAY OF June, 1996, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

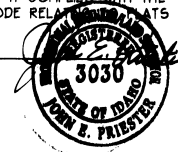
William S. Berg Jr.
CITY CLERK, MERIDIAN, IDAHO



CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATIVE TO PLATS AND SURVEYS.

COUNTY SURVEYOR



CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. 97000141

STATE OF IDAHO)
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF J.J. HOWARD AT 28 MINUTES PAST 1 O'CLOCK P. M. THIS 2 DAY OF January, 1996.

David Newman & Wallace
EX-OFFICIO RECORDER
1102