Parcel Intelligence Report

# PIN RP64N02E245700A

Boundary County, ID · ~20.18 acres (GIS)
Site address: **(redacted)** (Boundary County assessor roll)
Prepared by **AcreEyes example report — names and addresses removed**

**Screened by AcreEyes**
2026-10-19 · Ref example

AcreEyes Score

**82** / 100
**B — Favorable**
Evidence coverage: 95%

A 20.18-acre property with a residence listed on the county roll. Before an offer, the main questions are legal access, the septic system and fire risk and protection.

**Held to B: Legal access not verified: no mapped road touches the boundary, though a nearby road or a building suggests the parcel is reached — ask for the recorded easement or access agreement.**
Evidence gathered 2026-10-19. Nothing has been re-checked since.

## Five critical checks

| Indicator | Status | What the report found | Evidence |
|---|---|---|---|
| **Water** | **Partly answered** | A well likely on the parcel reported 50 GPM. Estimated well yield: from the well likely on the parcel; not confirmed as its own. | Estimate |
| **Access** | **Significant concern** | Legal access not verified; no mapped road touches the parcel. | Estimate |
| **Septic & building** | **Needs attention** | Mapped soils are Very limited for septic — check what serves the improvements. | Estimate |
| **Flood** | **No public map** | Flood: not in FEMA's digital map; county has a FEMA rate map (FIRM). | Public record |
| **Wildfire** | **Needs attention** | The wildfire hazard map rates 3% of the land on the parcel high or very high wildfire hazard. +1 more in its Eye | Estimate |

## Top concerns, and what to verify before you offer

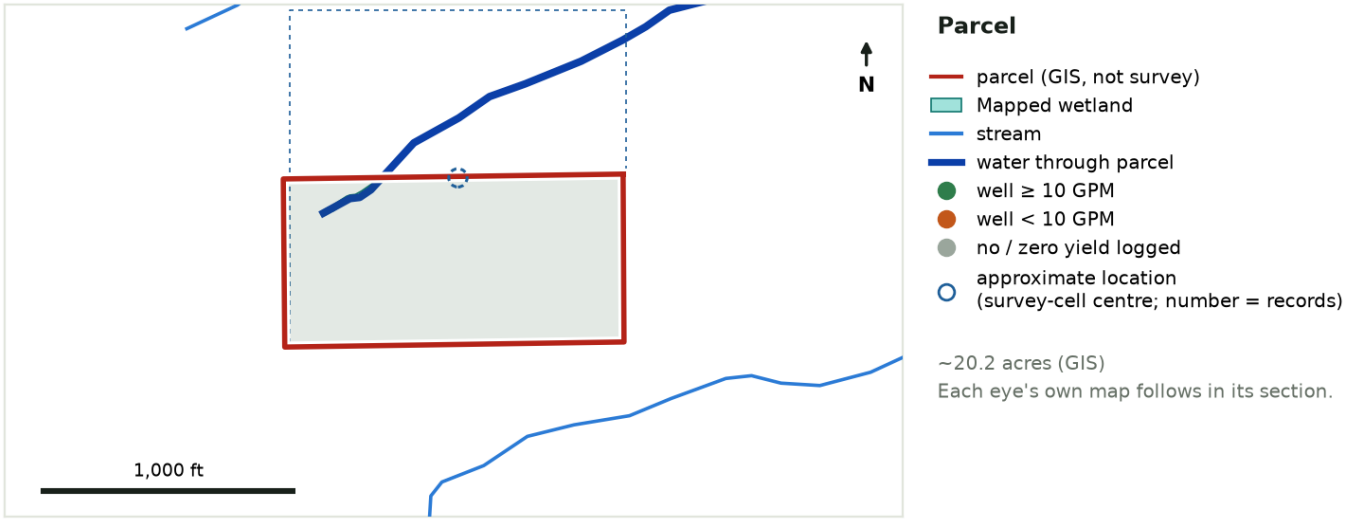
| # | Concern | What to verify, and who can confirm it |
|---|---|---|
| 1 | **HIGH Legal access not verified; no mapped road touches the parcel**<br>Estimate | Get the recorded easement (or a signed agreement to grant one) before offering; without one, lenders and title insurers may refuse the parcel. |
| 2 | **MEDIUM Mapped soils are Very limited for septic — check what serves the improvements**<br>Estimate | Ask the health district for the septic permit and as-built, and have the system inspected. |
| 3 | **MEDIUM The wildfire hazard map rates 3% of the land on the parcel high or very high wildfire hazard**<br>Estimate | Get an insurance quote before offering. |

5 more items to verify on page 2 and in the buyer's checklist at the end.

**What looks good:** ✓ Logged well likely on the property — 50 GPM ✓ Plenty of gentle ground — 6.7 contiguous acres at 15% slope or less ✓ Seasonal stream on the property

## Eight eyes at a glance

| Eye | Score | Headline |
|---|---|---|
| Water Eye | 92 Strong | Logged well yield: 50 GPM logged by well 423794, likely on the parcel. |
| Land Eye | 90 Strong | Terrain: 58.9% of the parcel is at 15% slope or less. |
| Access Eye | 69 1 high concern | Access not confirmed — Legal access: Not verified. No mapped road touches the boundary, though a nearby road or a building suggests the parcel is reached. |
| Build Eye | 78 Favorable | Septic suitability: Soil rating for septic absorption: Very limited. |
| Service Eye | — | Power lines: no mapped high-voltage line within 5 mi. |
| Hazard Eye | 81 Favorable | coverage 79% · flood map not available — verify — Flood & wetlands: FEMA flood hazard not mapped here; the county has a FEMA rate map — check its paper panel. |
| Farm Eye | 50 Challenging | Farm grade D. |
| Title Eye | 100 Strong public-land check only | Title & land status: no public ownership or conservation easement on record. |




The parcel with nearby streams and logged wells. Each Eye's own map follows in its section.
Evidence gathered 2026-10-19

## Parcel scope & identity

Which land this report describes. These are not title findings, and no eye scores them.

| | |
|---|---|
| **Holding** | The owner of record holds no adjoining parcel and no other parcel at this site address on the county roll. · Recorded for this parcel |

## What needs attention, and what to verify next

| Attention | Finding | Verify next |
|---|---|---|
| HIGH Estimate | **Legal access not verified; no mapped road touches the parcel** Access Eye<br>No mapped road touches the boundary. The nearest mapped road (Inner Way) passes about 977 ft from it. The nearest publicly maintained road (Boundary County, asphalt) is about 1,902 ft away in a straight line, across 2 | Get the recorded easement (or a signed agreement to grant one) before offering; without one, lenders and title insurers may refuse the parcel. |

| | | |
|---|---|---|
| | other parcels. Legal access is not confirmed: it needs a recorded easement or a road that legally reaches the lot. Not verified. No mapped road touches the boundary, though a nearby road or a building suggests the parcel is reached. A road or driveway on the ground is not a right to use it. Legal access is usually shown by a recorded easement or a road that legally reaches the lot; AcreEyes did not search deed records, so ask the seller and the title company for it. | |
| **MEDIUM** Estimate | **Mapped soils are Very limited for septic — check what serves the improvements** Build Eye Every mapped soil is rated Very limited for septic absorption. The county roll lists improvements, but that does not show whether a septic system exists, was permitted or works. If one does, its permit, age and condition matter most; repairing or replacing it could need an engineered system. Across Boundary County, the soil survey rates 99% of rated soils Very limited for septic, <1% Somewhat limited and 0% Not limited. | Ask the health district for the septic permit and as-built, and have the system inspected. |
| **MEDIUM** Estimate | **The wildfire hazard map rates 3% of the land on the parcel high or very high wildfire hazard** Hazard Eye | Get an insurance quote before offering. |
| **MEDIUM** Public record | **No structural fire district covers the parcel** Hazard Eye On the Idaho tax map, no fire district or city covers it. | Ask the county who responds to a house fire, and an insurer what that does to the premium. |
| **LOW** Estimate | **A logged well is likely on this parcel** Water Eye Tag D0055618 (domestic-single residence; logged 50 GPM, water at 180 ft, 370 ft deep) is the only household well whose point falls inside the parcel line. The state locates it only to a survey grid cell, not to the wellhead, so the report uses its log as this parcel's well but cannot prove it. | Ask the seller for the well's registration number and driller's log, and confirm it matches. |
| **LOW** Likely / possible | **Not in FEMA's digital flood map** Hazard Eye This parcel is not in FEMA's digital flood map, but the county has a FEMA flood rate map (FIRM) — look up the paper map panel (FEMA Map Service Center) or ask the county floodplain administrator; flood risk unknown, not zero. | Ask an insurer and the county floodplain administrator. |
| **LOW** Estimate | **0.13 ac of mapped wetland** Hazard Eye Filling or building there may need a Corps (Clean Water Act) permit; the map is not a delineation. | Keep the homesite, septic and driveway out of it. |
| **LOW** Public record | **A seasonal stream runs through the parcel (~276 ft mapped on it)** Hazard Eye The stream map shows an unnamed stream (seasonal stream, ~276 ft on the parcel). Stream setbacks and riparian rules limit where a house, septic system, well and driveway can go, and a crossing can need a state stream-alteration or Corps permit. | Ask the county planning office and the health district for the stream setbacks, and walk the parcel to see where the water actually runs. |

## What this report checked

| | |
|---|---|
| Wells: **Checked** | Plat & covenants: **Partial** (no HOA signal in public parcel records; covenants are not ruled out — Idaho has no public HOA or CC&R registry) |
| Estimated well yield: **Partial** (from the well likely on the parcel; not confirmed as its own) | Services: **Partial** (city utility records, mobile coverage NOT checked) |
| Terrain: **Checked** | Groundwater rules: **Checked** (not in a mapped IDWR Critical Ground Water Area, Area of Drilling Concern or Area of Ground Water Concern) |
| Soils & septic: **Checked** (see watch item: Mapped soils are Very limited for septic — check what serves the improvements) | Protected habitat & rivers: **Checked** (nothing found in the records checked) |
| Roads & maintenance: **Checked** | Neighbours (rail, EPA sites): **Checked** (issue found: UP main line 1,961 ft from the boundary) |
| Legal access: **Partial** (not established by the public record; see watch item: Legal access not verified; no mapped road touches the parcel) | Wildfire smoke: **Checked** (about 64 smoke days a year (2016-2025)) |
| Flood: **No public mapping** (not in FEMA's digital map; county has a FEMA rate map (FIRM); see watch item: Not in FEMA's digital flood map) | Adjoining parcels: **Checked** (nothing found in the records checked) |
| Wetlands: **Checked** (issue found: 0.13 ac of mapped wetland; see watch item: 0.13 ac of mapped wetland) | Traffic volumes: **Checked** (state traffic counts for roads within 3 mi — in the Access Eye) |
| Wildfire: **Checked** (issue found: 3% of the land on the parcel rated high or very high hazard; see watch items: The wildfire hazard map rates 3% of the land on the parcel high or very high wildfire hazard; No structural fire district covers the parcel) | Area demographics: **Checked** (Census figures for the area are in the full PDF report (Service Eye) — reported, not scored) |
| Water rights: **Checked** | Climate: **Checked** |
| Public land & easements: **Checked** (no public ownership or conservation easement listed) | Land cover: **Checked** |
| Title, liens & private easements: **Not covered** (not searched: the chain of title, liens and recorded private or access easements are in the county's deed records — a title commitment shows them) | Farm soils: **Checked** |
| Owner & county roll: **Checked** | County building rules: **Checked** |

Scored under the AcreEyes method of 2026-11-14; first scored 2026-10-16. The existing evidence was rescored. No new property records were collected.

| | | | |
|---|---|---|---|
| AT 15% SLOPE OR LESS<br>**58.9%** | AT 10% SLOPE OR LESS<br>**25%** | LARGEST GENTLE PATCH<br>**6.81 ac** | RISE, LOW TO HIGH POINT<br>**275 ft** |
| WELLS WITH A LOGGED YIELD<br>**43** | THEIR MIDDLE (MEDIAN) YIELD<br>**30 GPM** | THEIR MEDIAN DEPTH<br>**60 ft** | THEIR MEDIAN WATER LEVEL<br>**15 ft** |
| FEMA SFHA<br>**unmapped** | WETLANDS<br>**0.13 ac** | GENTLE ACRES OUTSIDE FLOOD/WETLAND<br>**11.82 ac** | LARGEST CLEAR PATCH<br>**6.73 ac** |

Well figures cover every logged well within 2 mi of the boundary. Logged values are from when each well was drilled.

## Every warning in this report

⚠ grade held to B or lower: legal access not verified: no mapped road touches the boundary, though a nearby road or a building suggests the parcel is reached — ask for the recorded easement or access agreement

⚠ water runs through the parcel: An unnamed stream (seasonal stream, ~276 ft on the parcel) — stream setbacks limit where the house, septic and well can go; confirm riparian setbacks and floodplain status with the county

⚠ this parcel is not in FEMA's digital flood map, but the county has a FEMA flood rate map (FIRM) — look up the paper map panel (FEMA Map Service Center) or ask the county floodplain administrator; flood risk unknown, not zero

⚠ 0.13 ac of mapped wetland — filling or building may need a Corps (Clean Water Act) permit; the wetland map is not a delineation

⚠ The soil survey maps every soil on the parcel as 'Very limited' for conventional septic. The county roll lists improvements, but that does not show whether a septic system exists or works — get the permit record and an inspection before offering; the mapped limits may affect a repair or replacement

⚠ no road frontage: the nearest maintained road is ~1,902 ft away in a straight line across 2 other parcels — access needs a recorded easement; confirm one exists before offering

⚠ The wildfire hazard map rates 3% of the land on the parcel high or very high wildfire hazard — ask an insurer for a quote before offering, and plan defensible space

⚠ no structural fire district or city covers the parcel on the Idaho tax map — ask the county who responds to a house fire; insurers often price, or refuse, unprotected land

⚠ UP main line 1,961 ft from the boundary — visit at night and listen for trains and crossing horns

⚠ access needs verification (would also hold an A) — legal access not verified: no mapped road touches the boundary, though a nearby road or a building suggests the parcel is reached — ask for the recorded easement or access agreement

# Water Eye · wells and groundwater

Is there water?

**92** Strong

✓ **Logged well likely on the property — 50 GPM** Likely / possible

Tied to the parcel by the state log (its survey-cell point is inside the parcel line; logged on the parcel's street; logged in the parcel's survey section). Confirm the tag and driller's log with the seller.

**LOW A logged well is likely on this parcel**

Tag D0055618 (domestic-single residence; logged 50 GPM, water at 180 ft, 370 ft deep) is the only household well whose point falls inside the parcel line. The state locates it only to a survey grid cell, not to the wellhead, so the report uses its log as this parcel's well but cannot prove it.

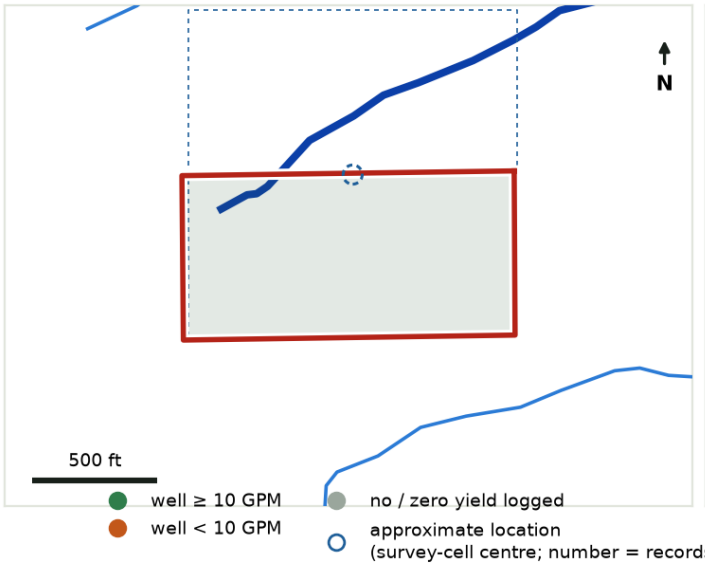
**Verify next:** Ask the seller for the well's registration number and driller's log, and confirm it matches.

## Key facts

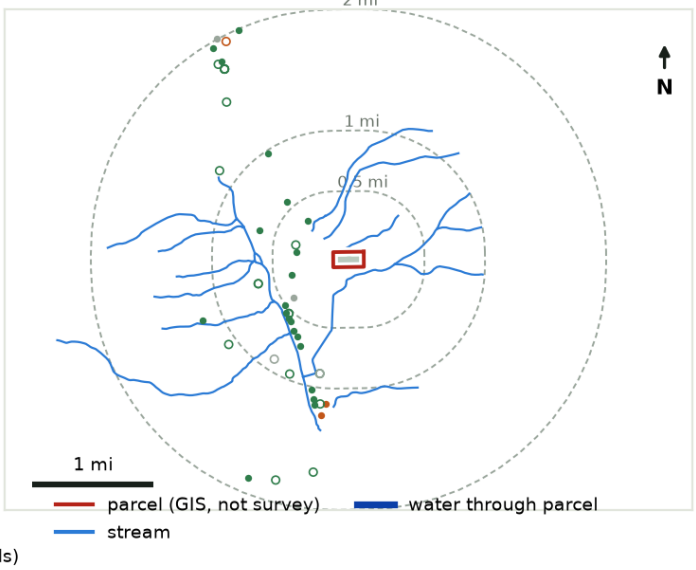
| | |
|---|---|
| **Well on record** | Well 423794, likely on the parcel (its point is inside the line, but the state locates it only to a 40-acre survey cell; confirm with the seller): 50 GPM when it was drilled (the driller's record, not a current pump test) · Likely / possible |
| **Nearby wells logging 10+ GPM** | 40 of 43 (93%) within 2 mi — a record of past wells, not the odds for a new well here · Public record |
| **Groundwater areas** | not in a mapped IDWR Critical Ground Water Area, Area of Drilling Concern or Area of Ground Water Concern · Public record |

Not established by this report: Today's yield and the water quality. The yield is the driller's test when the well was built, not a current pump test. The state locates this well only to a survey cell, so whether it is the one serving this parcel is not established.

On and near the parcel




47 logged wells within 2 mi of the boundary




Logged wells around the parcel, coloured by the yield each driller recorded. Points are where the state placed each log (some only to a survey square), and a log near the line is not this parcel's own well.

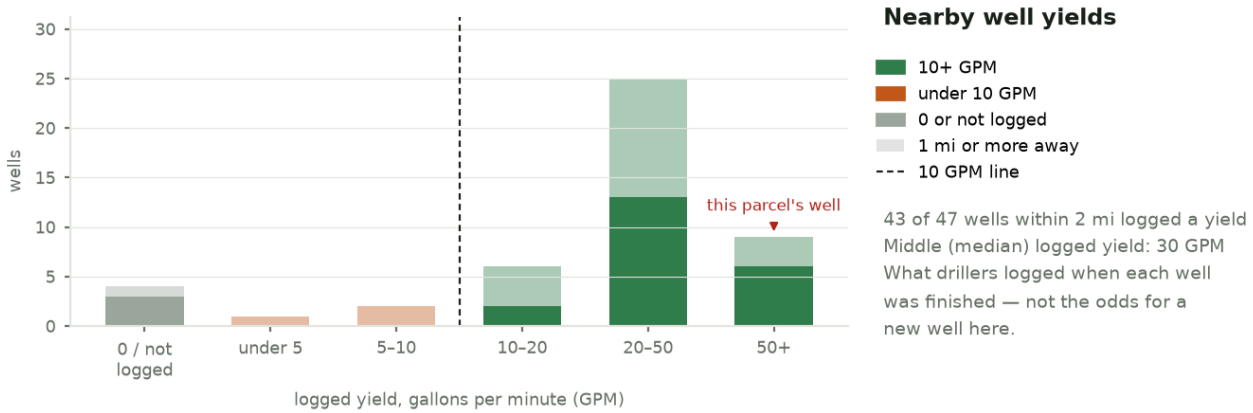
Evidence gathered 2026-10-19

# Details

## How the score was built

| Component | Score | Why |
|---|---|---|
| Logged well yield | **100** | 50 GPM logged by well 423794, likely on the parcel (its point is inside the line, but the state locates it only to a 40-acre survey cell; confirm with the seller) |
| Water level and well depth | **61** | water level in the well likely on the parcel: about 180 ft below ground when drilled; the well likely on the parcel drilled to about 370 ft |
| Nearby wells' logged yields | **93** | 40 of 43 nearby wells (93%) logged 10 GPM or more when drilled — a record of past wells, not the odds for a new well here |
| Groundwater rules | **100** | not in a mapped IDWR Critical Ground Water Area, Area of Drilling Concern or Area of Ground Water Concern |
| **Recorded well** | Well 423794, likely on the parcel (its point is inside the line, but the state locates it only to a 40-acre survey cell; confirm with the seller): 50 GPM, 180 ft static water level, 370 ft depth. · Likely / possible | |

## Nearby well yields




Yields drillers logged for nearby wells when each was finished — a record of past wells, not the odds for a new well here.
Evidence gathered 2026-10-19

## Nearby well logs

| Within | Wells | Logged yield | Yield 0 / blank | Median GPM | Share at 10+ GPM |
|---|---|---|---|---|---|
| 0.5 mi | 6 | 5 | 0 | 50 | 100% |
| 1 mi | 24 | 21 | 1 | 30 | 100% |
| 2 mi | 47 | 43 | 1 | 30 | 93% |

Distances are from the parcel boundary. On/inside parcel: 0; just outside (within 30 ft of the line): 0; inside but located only to a survey grid cell (may not be on this parcel): 1; 1 is likely this parcel's own well. Yield is the driller's logged production rate at completion, not a sustained-yield test; a yield of 0 or blank is an unrecorded field, not a dry hole, and is left out of the median and the share.

## Closest well logs

| Where | Use | Yield gpm | Water level ft | Depth ft | Casing | Year | Located by | Log |
|---|---|---|---|---|---|---|---|---|
| likely on parcel | Domestic-Single Residence · basin 98 | 50 | 180 | 370 | 370 ft · 6 in | 2008 | only to a 40-acre survey square | driller's log |
| 1,585 ft | basin 98 | 30 | 7 | — | 79 ft · 6 in | 1993 | point placed on a map | driller's log |
| 1,657 ft | basin 98 | 30 | 40 | — | 215 ft · 6 in | 1994 | only to a 40-acre survey square | driller's log |
| 1,742 ft | Domestic-Single Residence | 50 | 50 | 117 | 6 in | 2018 | point placed on a map | driller's log |
| 1,854 ft | basin 98 | 60 | 35 | — | 59 ft · 6 in | 1992 | point placed on a map | driller's log |
| 2,176 ft | Domestic-Single Residence | — | 5 | 50 | 50 ft · 6 in | 2013 | GPS point (typed in) | driller's log |
| 2,671 ft | Domestic-Single Residence · basin 98 | 50 | 5 | 40 | 40 ft · 6 in | 2002 | GPS point | driller's log |
| 2,790 ft | basin 98 | 20 | 15 | — | 39 ft · 6 in | 1994 | only to a 40-acre survey square | driller's log |
| 2,790 ft | Domestic-Single Residence · basin 98 | 30 | 12 | 58 | 58 ft · 6 in | 2009 | only to a 40-acre survey square | driller's log |
| 2,839 ft | Domestic-Single Residence | 25 | 15 | 54 | 6 in | 2020 | point placed on a map | driller's log |

10 of 47 logged wells, on-parcel ones first, then nearest (distance from the boundary). "on parcel?" means the log is located only to a survey grid cell. Values are what the driller logged at completion, not a test of the well today.

| | |
|---|---|
| **Water rights** | 0 points of diversion on the parcel; 4 active points of diversion within 629 m (4 distinct rights); most relevant 98-4124 (STOCKWATER,DOMESTIC, priority 1890-01-01). A well is not a water right. |
| **Irrigation rights** | No irrigation right was found serving the parcel in the available state records; 3 nearby. Without an irrigation right, irrigating more than a domestic yard needs a new permit. |

## Water-right records

| Right | Where | Priority | Uses | Source | cfs |
|---|---|---|---|---|---|
| 98-4124 | nearby | 1890-01-01 | stockwater, domestic | SNYDER CREEK | 0.06 |
| 98-7808 | nearby | 1910-02-01 | irrigation, domestic | SNYDER CREEK | 0.4 |
| 98-7078 | nearby | 1973-07-06 | irrigation, stockwater, domestic | SNYDER CREEK | 0.3 |
| 98-7795 | nearby | 1999-08-23 | diversion to storage, recreation storage, stockwater storage, irrigation from storage, irrigation storage | SNYDER CREEK | 0.16 |

4 of 4 active water rights with a point of diversion within the search radius, those on the parcel first, then most senior. A nearby right belongs to its own land, and a city's or water district's right covers its whole service area — neither passes with this parcel. The right number links to the state's report.

| | |
|---|---|
| **Groundwater rules** | Not in a mapped IDWR Critical Ground Water Area, Area of Drilling Concern or Area of Ground Water Concern. |

# Land Eye · terrain, slope and the aerial view

What am I buying?

**90** Strong

✓ **Plenty of gentle ground — 6.7 contiguous acres at 15% slope or less** Calculated

About 11.8 ac at 15% slope or less outside mapped wetlands (no FEMA flood map here: flood zones not subtracted); the largest single patch is 6.7 ac; less provisional areas — 0.41 ac of stream setbacks (assumed 100 ft from year-round streams and rivers, 50 ft from seasonal ones; the county's code governs): 11.41 ac, largest patch 6.32 ac. Terrain only — septic, setbacks and access still apply.

✓ **Timbered — about 14.2 ac** Calculated

70.3% of the parcel on the 2025 satellite land cover (30 m classification).

## Key facts

| | |
|---|---|
| **Size** | about 20.18 ac, measured from the county's GIS drawing (not a survey) · Calculated |
| **Slope (measured)** | about 26% of the land is steeper than 25%; 58.9% is at 15% slope or less (elevation data) · Calculated |
| **Largest gentle patch** | about 6.73 ac (about 293,000 sq ft) at 15% slope or less outside mapped wetlands (no FEMA flood map here: flood zones not subtracted). Gentle ground is not the same as a legal building site · Calculated |
| **Elevation** | 2,553–2,828 ft · Calculated |

Not established by this report: The boundary on the ground. Parcel lines are the county's GIS drawing, not a survey, and acreage is calculated from them.

# Details

## How the score was built

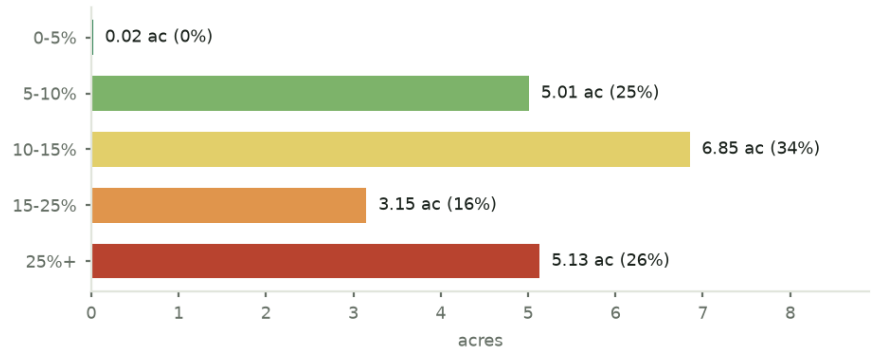
| Component | Score | Why |
|---|---|---|
| Terrain | **90** | 58.9% of the parcel is at 15% slope or less (measured from elevation data); largest single patch at 15% slope or less outside mapped wetlands (no FEMA flood map here: flood zones not subtracted): 6.73 ac; 6.32 ac after provisional setbacks (stream setbacks) |

## Terrain

| Slope | Acres | % of parcel |
|---|---|---|
| 0-5% | 0.02 | 0.1% |
| 5-10% | 5.01 | 24.8% |
| 10-15% | 6.85 | 34% |
| 15-25% | 3.15 | 15.6% |
| 25%+ | 5.13 | 25.5% |

Elevation 2553–2828 ft · mean slope 22%, median 12.8% · aspect: N 5.3%, E 0%, S 6.8%, W 87.9%, Flat 0%
Gentle ground: 5.04 ac at 10% slope or less (largest single patch 3.15 ac); 11.89 ac at 15% or less (largest patch 6.81 ac).
Terrain-only screening metric: 15% slope or less. It does not account for setbacks, septic, wetlands, floodplain, easements, zoning, access, or other legal/site constraints.

## Acres by slope

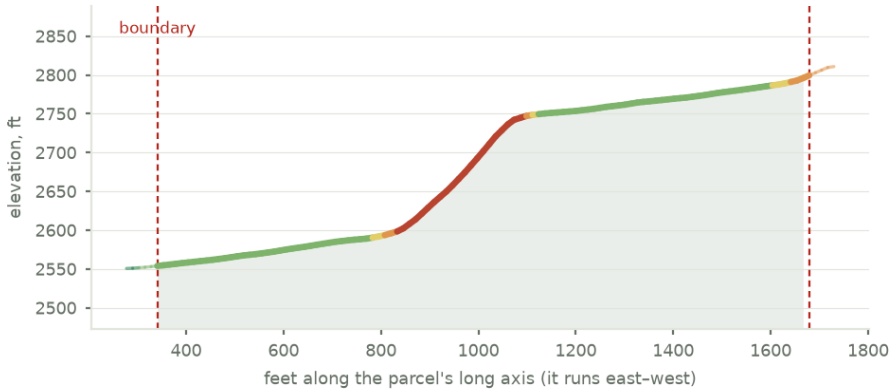



**Acres by slope**

11.9 ac at 15% slope or less (59%)
Largest gentle patch: 6.81 ac
Gentle ground is not the same as a legal building site.

Measured slope by area — gentle ground is not the same as a legal building site.
Evidence gathered 2026-10-19

## Ground across the parcel



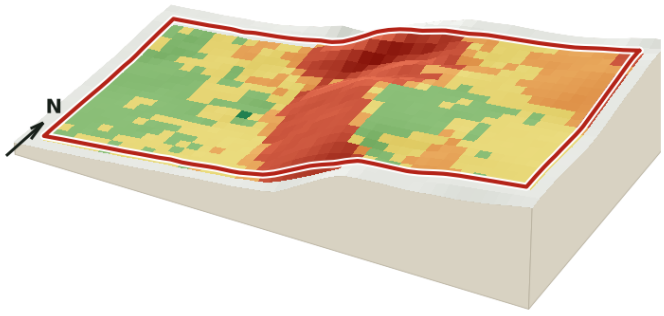

**Ground across the parcel**

- 0-5% slope
- 5-10% slope
- 10-15% slope
- 15-25% slope
- 25%+ slope

Across the parcel: 242 ft of relief
Highest 2,796 ft · lowest 2,554 ft
Vertical scale exaggerated ~2×
From the elevation grid (~10 m cells): a profile, not a survey

The ground along the parcel's long axis, from the saved elevation grid — a profile, not a survey.
Evidence gathered 2026-10-19

## Ground in 3D




**Ground in 3D**

- 0-5% slope (0 ac)
- 5-10% slope (5 ac)
- 10-15% slope (6.8 ac)
- 15-25% slope (3.1 ac)
- 25%+ slope (5.1 ac)
- ground around the parcel
- parcel (GIS, not survey)

Relief in view: 299 ft
Elevation 2,548–2,847 ft
Vertical: true scale
Viewed from the south-south-east.
A screening picture, not a survey.

The ground in 3D from elevation data, shaded by slope.
Evidence gathered 2026-10-19

## Aerial photo




**Aerial photo**

parcel (GIS, not survey)

Aerial photo 2021, flown 2021-10-18
~0.6 m per pixel, public domain
Photo is not today: look for new clearing, buildings, roads.
GIS line, not a survey.

Aerial photo with the county's GIS parcel line, which is not a survey.
Evidence gathered 2026-10-19

## Access Eye · roads, maintenance, traffic and legal access

Can I reliably get there?

**69**
**Access not confirmed**
**1 high concern**

**About this score:** Scores how close mapped roads are, what kind of road the parcel fronts or is nearest to and how far the nearest maintained road is. Unverified legal access and road maintenance limit this score; AcreEyes did not search title documents or recorded agreements. Not part of the score: the driveway and winter access (not assessed).

**HIGH Legal access not verified; no mapped road touches the parcel**

No mapped road touches the boundary. The nearest mapped road (Inner Way) passes about 977 ft from it. The nearest publicly maintained road (Boundary County, asphalt) is about 1,902 ft away in a straight line, across 2 other parcels. Legal access is not confirmed: it needs a recorded easement or a road that legally reaches the lot. Not verified. No mapped road touches the boundary, though a nearby road or a building suggests the parcel is reached. A road or driveway on the ground is not a right to use it. Legal access is usually shown by a recorded easement or a road that legally reaches the lot; AcreEyes did not search deed records, so ask the seller and the title company for it.

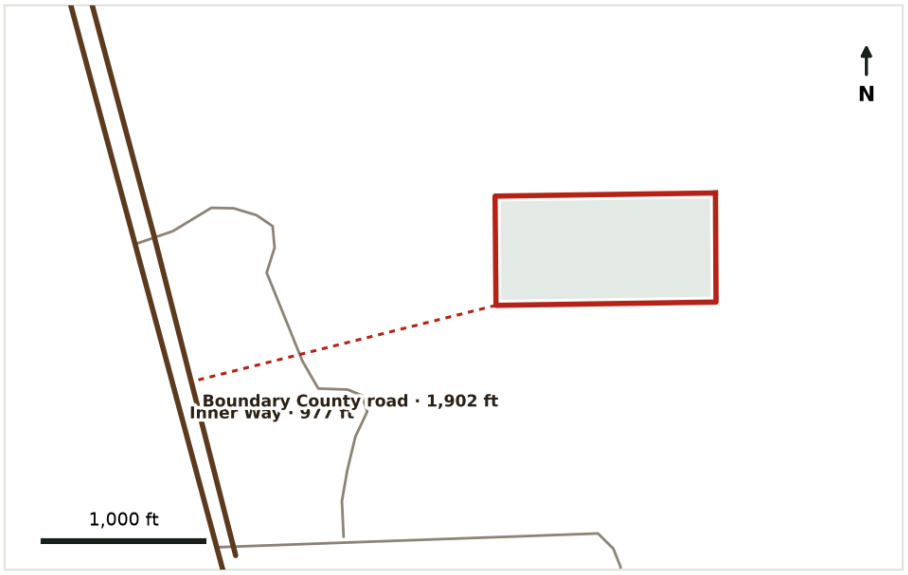
**Verify next:** Get the recorded easement (or a signed agreement to grant one) before offering; without one, lenders and title insurers may refuse the parcel.

## Key facts

| | |
|---|---|
| **Road along the boundary** | none in public road maps · Calculated |
| **Nearest mapped road** | Inner Way (local/rural road), about 977 ft from the boundary. Who maintains it is not shown · Calculated |
| **Nearest maintained road** | publicly maintained (Boundary County, asphalt), about 1,902 ft away in a straight line, across 2 other parcels. Being close to a road is not a right to use it · Calculated |
| **Legal access** | Not verified. No mapped road touches the boundary, though a nearby road or a building suggests the parcel is reached. A road or driveway on the ground is not a right to use it. Legal access is usually shown by a recorded easement or a road that legally reaches the lot; AcreEyes did not search deed records, so ask the seller and the title company for it. · Public record |
| **Driveway grade and winter access** | not assessed: AcreEyes models them only where a mapped road meets the parcel. This does not mean there is no driveway · NOT checked |

| | |
|---|---|
| **Traffic nearby** | (redacted), about 0.4 mi away: about 150 vehicles a day (2024 state count) · Public record |

Not established by this report: Recorded easements (the county's deed records are not searched), gates or this winter's plowing. A mapped road that no agency maintains is not a recorded right to use it; confirm the access easement and any road-maintenance agreement in the title documents.




**Roads near the parcel**

- maintained public road
- other mapped road
- straight line to nearest maintained road
- parcel (GIS, not survey)

Frontage: 0 ft
Nearest maintained road: 1,902 ft
Straight line crosses 2 other parcels
A mapped road is not a recorded right to use it.

Mapped roads near the parcel from public road maps. It does not show driveways, easements, gates or who may use a road, and map lines can be off by tens of feet.
Evidence gathered 2026-10-19

## Details

| | |
|---|---|
| **Access summary** | Access: Access not confirmed. No mapped road touches the parcel, but recorded access and winter plowing are unverified. |
| **Legal access** | Not confirmed. Legal access unverified; no mapped road touches the parcel. What this screen could not rule out: a neighbouring parcel's owner is withheld or not published, so common ownership was not ruled out. Evidence needed: Get the recorded easement (or a signed agreement to grant one) before offering; without one, lenders and title insurers may refuse the parcel. · Public record |
| **Maintenance** | Not applicable. no mapped road the maintenance rule covers fronts the parcel Evidence needed: — · Public record |
| **Winter plowing** | Unknown. Snow is a regular winter fact here (about 54 in of snow a year at BONNERS FERRY, ID US). No public source AcreEyes reads documents plowing. Evidence needed: Who plows the road and how soon after a storm (agreement, HOA rules or county plow priority). · Public record |
| **Route elevation and grade** | Unknown. Unknown — no route to a maintained road was modelled. Evidence needed: Drive the route; no modelled grade is available. · Estimate |
| **Effect on the score** | Limited. The Access Eye is limited from 83 to 69; the AcreEyes Score uses that limited Access score (-1 to the overall); an A needs this resolved. Evidence needed: The evidence named in the rows above. |

## How the score was built

| Component | Score | Why |
|---|---|---|
| Distance to any road | **93** | nearest road Inner Way 977 ft from the boundary |
| Nearest mapped road type | **75** | no mapped road touches the boundary; how the property is reached — a road the maps place slightly off the line, an easement or a private drive — is not established; nearest mapped road (Inner Way) is a local/rural road, 977 ft away |
| Maintained road distance | **91** | nearest publicly maintained road (Boundary County, asphalt) 1,902 ft away |
| Approach grade | n/a | not assessed: AcreEyes models the driveway grade only where a mapped road meets the parcel, and none does here (this does not mean there is no driveway) |
| Winter difficulty | n/a | not assessed: no road approach was modelled for this parcel |
| **Access** | **no road frontage detected**; nearest road Inner Way (local/rural road) 977 ft. Road class/designation does not establish legal access. | |

## Road approach (modelled)

| | |
|---|---|
| **Road approach** | **UNKNOWN** · no mapped road touches the parcel, so no approach was modelled; how the property is reached is not established by public maps |

Modelled from public road maps and elevation data. Not a survey, not a record of legal access, and not evidence of plowing. The entrance a driver actually uses is not on any public map. Its steepest grade and winter rating count in the Access Eye: they can lower it, never raise it above the road's own score.

## Winter access & isolation

| | |
|---|---|
| **Isolation (modelled)** | Modelled from mapped roads, grades, snowfall normals and distances. Unknown: the data here cannot support a rating (missing: the route to a maintained road, winter difficulty (no usable snowfall or grade data) and nearest services). Plowing, closures and road condition are not on public record here. · Estimate |
| **Nearest services** | NOT checked: nearest services were not looked up when this analysis ran. · NOT checked |
| **To confirm** | Ask the county road department (or the road association) whether the access road is plowed, by whom and how soon after a storm; private and unlisted roads are often plowed by neighbours or not at all; A road that physically connects is not legal year-round access: the title commitment shows recorded access. |
| **Frontage road** | no mapped road touches the boundary |
| **Maintained roads** | nearest: Boundary County road, asphalt (paved), 1,902 ft from the boundary; road authority for this area: Boundary. |
| **Forest roads** | Forest Service road 2517A COPPER FALLS A, maintenance level 2 (high clearance vehicles), native material, open to all vehicles; 5,130 ft from the boundary. |
| **Access gap** | ~1,902 ft in a straight line to the nearest maintained road, across 2 other parcels. A straight line is not a route; access needs a recorded easement. |

## Traffic volumes

| | |
|---|---|
| **Nearest traffic figure** | (redacted) (major collector), 0.4 mi from the boundary: reported AADT 150 vehicles a day — also the highest reported within 3 miles. · Public record |
| **About these figures** | AADT is annual average daily traffic: the state's figure for vehicles on an average day of the 2024 data year, reported to the federal highway program. It is required only on federal-aid roads, so most local and rural roads have none. The date of the count behind each figure is not in this dataset; a figure may be carried forward from an older count with growth factors. |
| **Legal access** | Legal access unverified; no mapped road touches the parcel. What this screen could not rule out: a neighbouring parcel's owner is withheld or not published, so common ownership was not ruled out. · Public record |
| **Access record** | Nearest maintained road is ~1,902 ft away in a straight line across 2 other parcels; a straight line is not a route. The county gives it a site address ((redacted)); an address is not a right of access, but the road it names may be how the parcel is reached — ask which road and on what recorded right. · Public record |

| | |
|---|---|
| **To confirm** | Get the recorded easement (or a signed agreement to grant one) before offering; without one, lenders and title insurers may refuse the parcel. |

## Build Eye · septic, foundations, zoning and covenants

Can I build what I want here?

**78**
**Favorable**

**MEDIUM Mapped soils are Very limited for septic — check what serves the improvements**

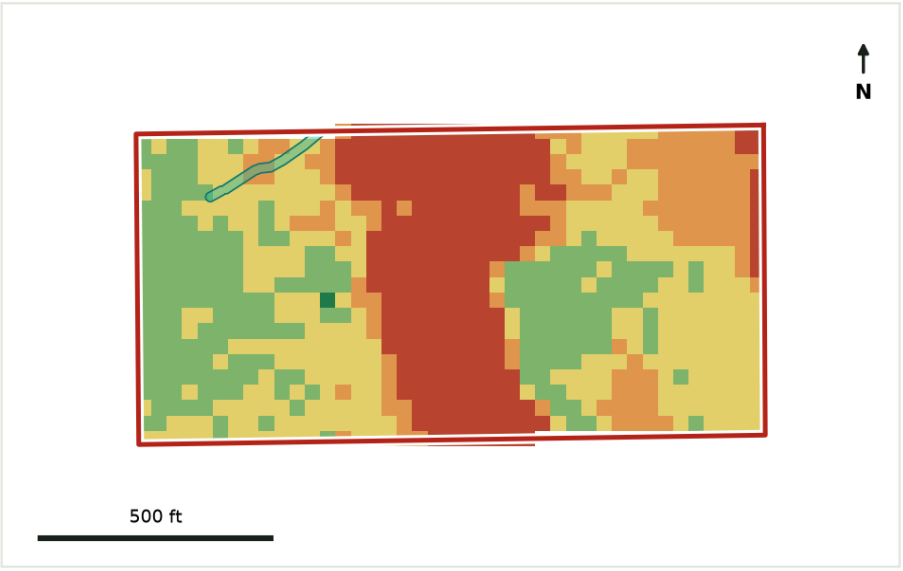
Every mapped soil is rated Very limited for septic absorption. The county roll lists improvements, but that does not show whether a septic system exists, was permitted or works. If one does, its permit, age and condition matter most; repairing or replacing it could need an engineered system. Across Boundary County, the soil survey rates 99% of rated soils Very limited for septic, <1% Somewhat limited and 0% Not limited.

**Verify next:** Ask the health district for the septic permit and as-built, and have the system inspected.

### Key facts

| | |
|---|---|
| **Soil for a septic drainfield** | all 20.18 rated ac are mapped Very limited (soil map, not a site test; only the health district can approve a system) · Public record |
| **Soil for house foundations** | Very limited for houses without basements (soil map) · Public record |
| **On the county roll** | improvements are listed, assessed for tax at $249,230. An assessment is not market value, and it does not show condition, permits, or what water and septic serve them · Recorded for this parcel |
| **Zoning on the roll** | AG-F — ask the county planning office what it allows · Recorded for this parcel |

Not established by this report: A perc test, a soil pit, setbacks or a permit. Soil ratings are mapped averages, only the local health authority (in Idaho, the public health district) can approve a septic system, and only the planning office can say what the zoning allows.




Slope across the parcel from elevation data, with mapped flood zones and wetlands. Gentle ground is not the same as a legal building site.
Evidence gathered 2026-10-19

# Details

## How the score was built

| Component | Score | Why |
|---|---|---|
| Septic suitability | **74** | Soil rating for septic absorption: Very limited; all 20.18 rated ac are mapped Very limited; limits: Slope; Seepage, bottom layer; Large stones; Across Boundary County, the soil survey rates 99% of rated soils Very limited for septic, <1% Somewhat limited and 0% Not limited; scored above the soil rating alone because the county roll lists improvements; the roll does not show whether a septic system exists, was permitted or works — get the permit record and an inspection |
| Building soils | **90** | Soil rating for house foundations (without basements): Very limited; scored above the soil rating alone because the county roll lists a building; the rating bears on additions and outbuildings |
| **Septic & building soils** | Idamont ashy silt loam, 15 to 35 percent slopes (13.77 ac): septic Very limited, dwelling Very limited; driveways very limited; hydrologic group B (moderate infiltration) — limits: Slope; Seepage, bottom layer; Large stones; Dufort ashy silt loam, 35 to 65 percent slopes (5.94 ac): septic Very limited, dwelling Very limited; driveways very limited; hydrologic group B (moderate infiltration) — limits: Slope; Seepage, bottom layer; Depth to bedrock; Idamont ashy silt loam, 15 to 35 percent slopes (0.47 ac): septic Very limited, dwelling Very limited; driveways very limited; hydrologic group B (moderate infiltration) — limits: Seepage, bottom layer; Slope; Large stones. Soil map-unit interpretations — what to expect and test, not a perc test. | |

## Septic permits & sanitary restrictions

| | |
|---|---|
| **Soil rating vs permit** | The soil-survey septic rating above is a soil-map interpretation: it is not a septic permit, a site evaluation or a design. |
| **Septic permit & as-built** | Not searched: Panhandle Health District issues septic permits here. Its public septic record search (records current as of May 2022, it says) is linked. For a later permit or the as-built drawing, ask Panhandle Health District. |
| **Sanitary restriction** | Not searched: the plat sanitary restriction (Idaho Code § 50-1326) is placed on subdivision plats, and this parcel does not read as a lot of one. A title company can say whether any recorded sanitary restriction affects the land. |
| **Existing house** | An existing house or assessor improvements do not show a permitted or working septic system, or a working water supply: ask for the permit and the as-built, and have the system inspected. |
| **Water & wastewater** | Not verified by this report: confirm the septic permit with the health district and the well or water source before closing. |
| **Homesite ground** | largest single patch at 15% slope or less: 6.81 ac; 11.82 ac at 15% slope or less outside mapped wetlands (no FEMA flood map here: flood zones not subtracted); less provisional areas — 0.41 ac of stream setbacks (assumed 100 ft from year-round streams and rivers, 50 ft from seasonal ones; the county's code governs): 11.41 ac, largest patch 6.32 ac. · Calculated |
| **Zoning** | zoned AG-F; roll land use single family residential — ask the county planning office what the zone allows and its setbacks. · Recorded for this parcel |
| **Existing improvements** | the roll lists improvements, assessed at $249,230 for tax (not market value, condition or proof of permits) — ask what was permitted and what water and septic serve them. · Recorded for this parcel |
| **HOA / CC&Rs** | HOA no public signal; not a platted subdivision lot (metes-and-bounds / aliquot description). No public HOA/CC&R registry exists in Idaho — absence of a signal is not absence of covenants. · Public record |

## Building rules where the parcel is

| | |
|---|---|
| **County building code** | No county building permit, plan review or building inspection: the county's own ordinance says it imposes "no additional local building inspections". · Public record |
| **Permit to place a house** | A Residential Placement Permit before building a primary residence or an accessory dwelling unit. The zoning administrator checks setbacks, the driveway approach to county roads, minimum parcel size and overlay zones, and decides within 10 business days (Ordinance 9B18LOV2 §6.4). · Public record |

| | |
|---|---|
| **Permit fees** | Residential Placement Permit $480; variance $480; conditional use permit $600–$1,200 (fee resolution, 2025). · Public record |
| **County zoning** | Every unincorporated parcel is in a zone district. Minimum parcel: Prime Agriculture and Agriculture/Forestry 10 ac; Rural Residential 5 ac; Suburban 1 ac with community water or sewer, 2½ ac without; Residential ¼–2½ ac. · Public record |
| **Setbacks** | Prime Agriculture and Agriculture/Forestry 25 ft from property lines; Rural Residential and Suburban 20 ft; Residential and commercial zones 20 ft from a road and 5 ft side and back (§15.8–15.15). · Public record |
| **Septic permit** | Panhandle Health District. · Public record |
| **Floodplain permit** | Floodplain Development Permit, $120 plus the cost of professional review, for development in a mapped flood hazard area. · Public record |
| **Accessory dwelling** | Allowed with a Residential Placement Permit (§6.4). · Public record |
| **Agricultural buildings** | State law exempts agricultural buildings (barns, livestock and poultry shelters, equipment storage, greenhouses, sheds, silos, stables) from the building codes. A county may issue a permit only to check road setbacks and utility easements, at no more than its actual cost, and may not narrow the exemption. A place of human habitation, of employment processing farm products, or used by the public is not an agricultural building. · Public record |
| **Source** | Boundary County's own documents and Idaho Code, verified 2026-10-03; rules change — confirm with the county planning office before you rely on them. Not established here: code enforced, electrical & plumbing, wildland-urban interface, snow load, living in an rv, agricultural buildings, online permits. |

Sources: Boundary County Zoning and Subdivision Ordinance 9B18LOV2, introduction; Boundary County Ordinance 9B18LOV2 §6, administrative development permits; Boundary County official fee schedule, land use and development applications (2025 resolution); Boundary County Ordinance 9B18LOV2 §14, zone districts (lands affected); Boundary County Ordinance 9B18LOV2 §15, zone district specifications; Panhandle Health District (Boundary, Bonner, Kootenai, Shoshone and Benewah counties); Boundary County Planning & Zoning; Idaho Code §39-4116, local government adoption and enforcement of building codes

## Service Eye · utilities, internet, cell and Census figures

Can I actually live here?

**Not scored** · reported beside the AcreEyes Score

### Key facts

| | |
|---|---|
| **Power lines** | no mapped high-voltage line within 5 mi (the line to a house is not on public maps) · Calculated |
| **Electric utility** | Northern Lights, Inc (208) 263-5141 (service territories overlap and are approximate) · Public record |
| **City / water / sewer** | no city within 5 mi; no water district within 5 mi; no sewer district within 5 mi; no water & sewer district within 5 mi (Idaho State Tax Commission) (a district boundary is not a main at the lot) · Public record |
| **Internet** | No wired internet (cable, fiber or DSL) is filed for this cell (providers' own filings, not measured service) · Public record |
| **Cell coverage** | Mobile coverage NOT checked — the coverage map has no hexagon at the parcel (most likely no carrier claims 4G LTE or 5G here, but the map can have gaps) · NOT checked |

Not established by this report: Power at the lot. Public data maps transmission lines, not the distribution lines that feed a house, so ask the utility for a line-extension quote; coverage claims are the providers' own. Not scored.

# Details

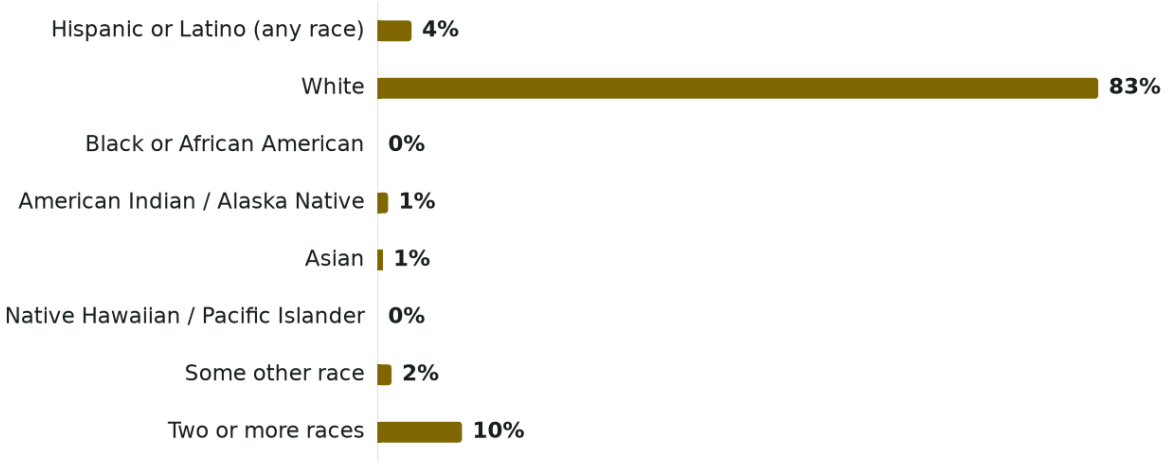
## Services

| | |
|---|---|
| **Power lines** | no mapped high-voltage line within 5 mi. High-voltage lines only (transmission, mostly 69 kV and up, and some sub-transmission): the distribution line that would serve a house is not public — ask the utility for the nearest service point and line-extension cost. · Calculated |
| **Electric utility** | Northern Lights, Inc (208) 263-5141 (service territories overlap and are approximate). · Public record |
| **City / water / sewer** | no city within 5 mi; no water district within 5 mi; no sewer district within 5 mi; no water & sewer district within 5 mi (Idaho State Tax Commission). A taxing district can serve the parcel; it does not mean a water or sewer main runs past the lot. Cities often bill water and sewer as utilities rather than districts. Confirm hookup availability and fees with the city or district. · Public record |
| **Trash** | Idaho counties run solid waste (transfer sites); curbside pickup outside a city is a private hauler's, if one serves the road. · Public record |
| **Public water system** | none; nearest Bee Line Water Assn Inc (ID1110001, serves ~533 people, 213 connections, residential area) (boundary estimated by a model, not mapped by the water system), 4.7 mi (service-area maps; inside one does not guarantee a hookup). · Public record |
| **Internet** | No wired internet (cable, fiber or DSL) is filed for this cell. Satellite (low-earth orbit): Starlink (100/20+ Mbps); satellite (geostationary): HughesNet (25/3-100/20 Mbps). Starlink is listed. 2 serviceable locations in the ~0.3 sq mi cell. Provider filings, not measured service. · Public record |
| **Cell coverage** | Mobile coverage NOT checked — the coverage map has no hexagon at the parcel (most likely no carrier claims 4G LTE or 5G here, but the map can have gaps). Test reception on site. · NOT checked |
| **Remote work** | Conditional (provider-reported): fastest advertised tier 100/20 Mbps or more (low-earth-orbit satellite); 3 providers report service in the area; geostationary satellite is also listed (high latency); low-earth-orbit satellite is listed; its capacity is shared and limited by area, and it needs a clear view of the sky. Advertised tiers are provider filings for the area around the parcel, not measured speeds or service confirmed at this home; terrain and tree line-of-sight are not modelled. Ask each listed provider for a serviceability check at the street address (and the install cost) … · Estimate |

## Census area

| | |
|---|---|
| **Census tract** | Census Tract 9701, 362.4 sq mi of land: the entire Census tract containing the parcel's representative point. Its figures describe the whole tract, not the parcel or a customer catchment. · Public record |
| **Population** | tract ~7,591 (±452); Boundary County ~13,172 · Public record |
| **People per sq mi** | tract ~21; Boundary County ~10 (land area only) · Public record |
| **County growth** | Boundary County +16.4% (12,060 to 14,040), April 1, 2020 estimates base to July 1, 2024 (Census Vintage 2024 county population estimates) · Public record |
| **Median household income** | tract ~$74,102 (±$5,084); Boundary County ~$67,237 (±$10,845) (in 2024 inflation-adjusted dollars) · Public record |
| **Median age** | tract ~43.2 (±1.2); Boundary County ~43.7 (±0.6) · Public record |
| **Housing units** | tract ~3,045 (±160); Boundary County ~5,615 (±21); vacant: tract ~10% (±5 pts); Boundary County ~10% (±4 pts) · Public record |
| **Median home value** | tract ~$396,200 (±$40,551); Boundary County ~$410,500 (±$34,359) (owner-occupied homes) · Public record |
| **Median gross rent** | tract ~$847 (±$71); Boundary County ~$877 (±$61) a month · Public record |
| **Age** | Under 18 ~25% (±3 pts), 18 to 64 ~51% (±4 pts), 65 and over ~24% (±3 pts) (shares of the tract's population) · Public record |

**Race and ethnicity — share of residents, Census Tract 9701**




Each person is counted once: Hispanic or Latino people of any race in the first bar; the others are not Hispanic or Latino (one race alone, or two or more). Survey estimates (2020–2024 five-year); small shares can be off by a few percentage points.

| | |
|---|---|
| **About these figures** | Five-year survey estimates for 2020 through 2024, with 90% margins of error (±). Published figures, reported as they are and not scored. This product uses Census Bureau data but is not endorsed or certified by the Census Bureau. |

## Hazard Eye · flood, wildfire, smoke, air and neighbours

What can hurt this property?

**81**
**Favorable**
coverage 79%

**About this score:** Scores mapped flood zones, wetlands, streams and wildfire hazard. Fire protection, smoke and neighbours are reported, not scored.

✓ **Seasonal stream on the property** Public record
The national hydrography maps about 276 ft of an intermittent stream crossing the parcel. Stream setbacks apply to building and septic.

**MEDIUM The wildfire hazard map rates 3% of the land on the parcel high or very high wildfire hazard**

**MEDIUM No structural fire district covers the parcel**
On the Idaho tax map, no fire district or city covers it.

**LOW Not in FEMA's digital flood map**
This parcel is not in FEMA's digital flood map, but the county has a FEMA flood rate map (FIRM) — look up the paper map panel (FEMA Map Service Center) or ask the county floodplain administrator; flood risk unknown, not zero.

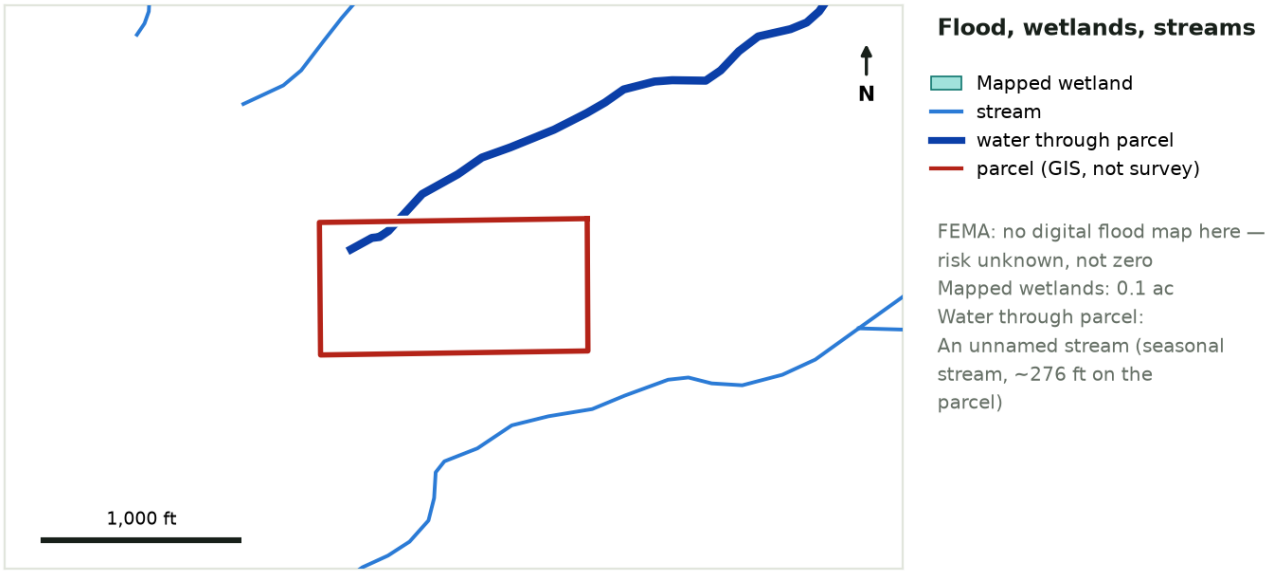
**LOW 0.13 ac of mapped wetland**
Filling or building there may need a Corps (Clean Water Act) permit; the map is not a delineation.

**Verify next:** Get an insurance quote before offering. Ask the county who responds to a house fire, and an insurer what that does to the premium.

## Key facts

| | |
|---|---|
| **Flood** | This parcel is not in FEMA's digital flood map, but the county has a FEMA flood rate map (FIRM) — look up the paper map panel (FEMA Map Service Center) or ask the county floodplain administrator; flood risk unknown, not zero · Public record |
| **Wetlands** | 0.13 ac mapped (national wetlands map; not a delineation) · Public record |
| **Streams** | 1 mapped stream crosses the parcel — setbacks may apply · Calculated |
| **Wildfire hazard** | The wildfire hazard map rates most of the parcel moderate (97%); 3% high or very high. Within a mile, 53% is high or very high (a relative index, not a probability) · Estimate |
| **Fire protection** | no structural fire district covers the parcel on the state's tax-district map, which is approximate · Public record |

Not established by this report: Unmapped flooding, defensible space, the roof and siding, what an insurer will charge, or what the neighbours sound and smell like on a given day. This is not a flood determination, a wildfire risk assessment or an environmental site assessment.




FEMA flood zones, mapped wetlands and streams around the parcel. Not mapped is not the same as no risk.
Evidence gathered 2026-10-19

# Details

## How the score was built

| Component | Score | Why |
|---|---|---|
| Flood & wetlands (est.) | **99** | FEMA flood hazard not mapped here (unknown, verify); the county has a FEMA rate map (FIRM) — check its paper panel; soil survey rates no soil here as occasionally or frequently flooded; 0.13 ac mapped wetlands (0.6%) |
| Stream setbacks | **85** | 1 mapped stream crosses the parcel (~276 ft, seasonal/other); check stream setbacks and riparian rules; a homesite patch of gentle ground remains |
| Wildfire hazard | **70** | Wildfire hazard on the parcel: high 3%, moderate 97%; within 1 mi: very high 8.4%, high 44.6%, moderate 28.5%, low 7.1%, very low 8.5%, non-burnable 2.3%, other classes 0.6% |

## Flood & wetlands

This parcel is not in FEMA's digital flood map, but the county has a FEMA flood rate map (FIRM) — look up the paper map panel (FEMA Map Service Center) or ask the county floodplain administrator; flood risk unknown, not zero.
Mapped wetlands on parcel: Riverine 0.13 ac. Total 0.13 ac (0.6%).
Gentle acres outside flood zones and wetlands (15% slope or less, outside FEMA flood zones and mapped wetlands): **11.82 ac** (58.6%); largest contiguous 6.73 ac; less provisional areas — 0.41 ac of stream setbacks (assumed 100 ft from year-round streams and rivers, 50 ft from seasonal ones; the county's code governs): 11.41 ac, largest patch 6.32 ac. Does not yet subtract stream/well setbacks, septic suitability, recorded easements or zoning.

The flood and wetland maps are screening layers. The wetland map is drawn largely from imagery and is not a jurisdictional wetland delineation; the digital flood map may be outdated or absent. Confirm with the county floodplain administrator and, for wetlands, a delineation before any fill or construction.

## Streams and rivers

| Water | Kind | Distance from parcel | At the parcel |
|---|---|---|---|
| Unnamed stream | stream | 0 ft | crosses ~276 ft |
| Snyder Creek | stream | 276 ft | — |
| Unnamed stream | stream | 694 ft | — |
| Orser Creek | stream | 1304 ft | — |
| Unnamed stream | stream | 1350 ft | — |
| Moyie River | river | 2769 ft | — |
| Unnamed stream | river | 2980 ft | — |
| Unnamed stream | stream | 3072 ft | — |
| Unnamed stream | river | 3117 ft | — |
| Unnamed stream | stream | 3357 ft | — |

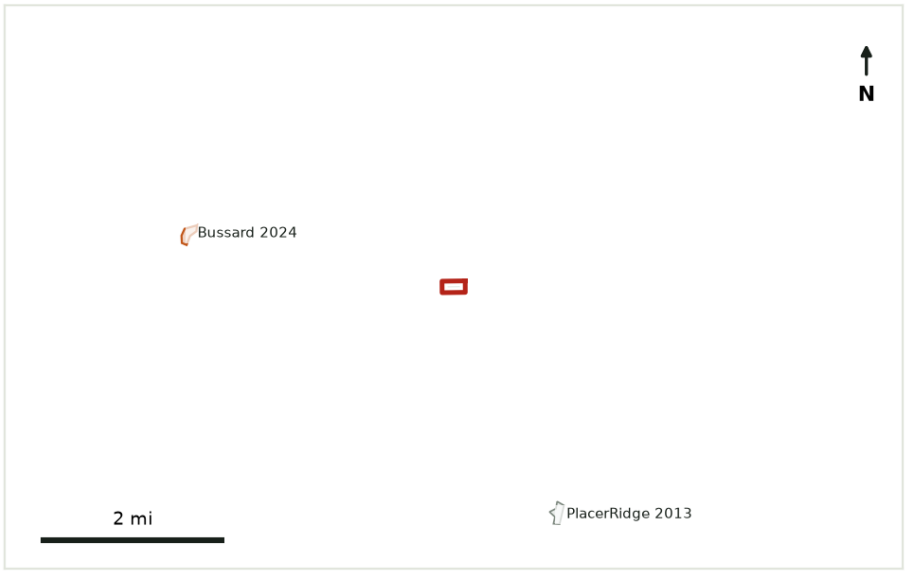
+ 11 more streams within the search radius.

| | |
|---|---|
| **Wildfire hazard** | on the parcel: moderate 97%, high 3%. Within 1 mi: high 44.6%, moderate 28.5%, very low 8.5%, very high 8.4%, low 7.1%, non-burnable 2.3%, water 0.6% (wildfire hazard map, 270 m; a relative index, not a probability). |
| **Past wildfires** | nearby: PlacerRidge 2013 (2.5 mi), Bussard 2024 (2.7 mi). 2 perimeters within 3 mi, most recent 2024. |
| **Fire protection** | no structural fire district or city on the Idaho tax map — ask the county who responds; no district within 10 mi (Idaho State Tax Commission). Ask the insurer for the protection class. |

## Wildfire Exposure & Defensibility Considerations

| | |
|---|---|
| **Defensibility concerns (modelled)** | Modelled. High concern: about 53% of the land within a mile is rated high or very high; about 72% of the parcel is mapped as forest or shrubland; about 88% of the land within a mile is forest or shrubland: continuous fuel around the parcel; average slope about 22%: fire runs faster uphill; about 95% of the ground faces south or west, where vegetation dries out sooner; no structural fire district on the tax map at the parcel. Not included: the route out. · Estimate |
| **Also found** | Little or none of the parcel is rated high wildfire hazard. · Estimate |
| **Not proof** | Parcel-level screen from mapped hazard classes, land cover, terrain and roads. No building locations were assessed and nothing here was inspected: land cover is a coarse satellite classification that can be years old and cannot show clearing, defensible space or building materials. This does not say the property is fire-safe, that any defensible-space or wildfire building rule is met, or that a route out will stay passable during a fire. |
| **To confirm** | Ask for any wildfire mitigation or defensible-space inspection the county, fire district or an insurer has done, and its date; Walk the ground within 100 ft of any house site or existing building: ladder fuels, dead material, trees touching the roof, wood piles and decks; Ask the insurer whether the address is insurable at a normal premium, and what mitigation they require; Ask the fire district about evacuation routes, and whether the access road is wide enough for an engine to turn around … |

## Past wildfires




Mapped past wildfire perimeters. Small fires are often not mapped.
Evidence gathered 2026-10-19

| | |
|---|---|
| **Wildfire smoke** | smoke overhead on about 63.8 days a year (2016-2025); worst 2023 with 114 days, 2025 had 67 (by year — 2016: 12, 2017: 58, 2018: 56, 2019: 41, 2020: 45, 2021: 73, 2022: 89, 2023: 114, 2024: 83, 2025: 67) (satellite smoke analysis, any density, ~3–5 km cells). Much of it is aloft: this counts smoke seen from space, not bad-air days on the ground. · Public record |
| **Air quality** | not inside any EPA nonattainment or maintenance area. This is an area designation, not a reading of the air on any day. · Public record |
| **Rail lines** | UP main line, 0.4 mi away (federal rail network map). · Public record |
| **EPA sites** | no Superfund, hazardous-waste, toxic-release or major-discharge site within 1 mi (facility records; a listing is a regulatory record, not a finding of contamination). · Public record |

# Farm Eye · soil grade, climate, crops and livestock

What can the land produce?

**50**
**Farm grade D** · not in the AcreEyes Score

## Key facts

| | |
|---|---|
| **Soil class** | the best soil here is class 6e: pasture, range or woodland, limited mainly by erosion · Public record |
| **Workable ground** | about 11.4 ac at 15% slope or less (56.5% of the parcel) outside mapped wetlands (no FEMA flood map here: flood zones not subtracted) and provisional setbacks (stream setbacks) · Calculated |
| **Growing season** | about 154 frost-free days a year at the nearest weather station · Public record |
| **Crop and livestock tables** | soil and climate compatibility only, judged on the soil survey's typical slope for each soil — not this parcel's measured slope, and not confirmed suitability for growing those crops here · Estimate |

Not established by this report: A soil test, this parcel's own weather, its fences, barns or water delivery, or a yield. Crop and livestock fit is a screen, not an agronomic plan, and it is not part of the screening score.

## Details

### Farm grade

| Part of the farm grade | Score | Why |
|---|---|---|
| Soil grade | **26** | 0.0 of 20.2 rated ac in capability class I–IV |
| Growing season (est.) | **75** | 154 frost-free days (median, 32 °F); 2,078 growing degree days (base 50 °F); Weather station BONNERS FERRY, ID US 14.9 mi away, 615 ft lower (station match: medium) |
| Water for farming | **58** | 21.1 in of precipitation a year at the station; 3 irrigation rights within ~2,064 ft, but no irrigation right serving the parcel was found in the available state records; canal-company and irrigation-district shares are not in the state's diversion layer — ask the seller what water the land is assessed for |
| Workable acres | **67** | ~11.4 ac at 15% slope or less (56.5% of the parcel) outside mapped wetlands (no FEMA flood map here: flood zones not subtracted) and provisional setbacks (stream setbacks) |

Basis: dry (no irrigation right serving the parcel was found in the water-rights records checked; canal or irrigation-district shares are not in this data). Evidence coverage 95%. Farm screening from public soil-survey, climate-normal and satellite crop data — not a soil test, yield estimate, agronomic recommendation or stocking-rate plan. Crop fit is for field-scale growing; a kitchen garden or raised beds are a different question.

| | |
|---|---|
| **Look at** | about 72% of the parcel's area is forest or shrub on 2025 satellite cover — forage figures assume cleared, established pasture |

### Soil grade by map unit

| Soil map unit | Acres | Grade | Class | pH | Drainage | Productivity | Why |
|---|---|---|---|---|---|---|---|
| Idamont ashy silt loam, 15 to 35 percent slopes | 13.77 | F | 6 | 6.4 | Well drained | crops moderate; pasture moderately high; hay moderate; grazing moderately high; sprinkler irrigation very limited; organic matter 3% | capability class 6e; soil survey productivity index 0.50 |

| Soil map unit | Acres | Grade | Class | pH | Drainage | Productivity | Why |
|---|---|---|---|---|---|---|---|
| Dufort ashy silt loam, 35 to 65 percent slopes | 5.94 | F | 8 | 6.8 | Well drained | crops moderately low (irrigated moderate); pasture moderately high; hay moderately low; grazing moderately high; sprinkler irrigation very limited; organic matter 5% | capability class 8; soil survey productivity index 0.24 |
| Idamont ashy silt loam, 15 to 35 percent slopes | 0.47 | F | 6 | 6.4 | Well drained | crops moderate; pasture moderately high; hay moderate; grazing moderately high; sprinkler irrigation very limited; organic matter 3% | capability class 6e; soil survey productivity index 0.50 |

Capability class I–IV (cropland): 0 ac; V–VII (pasture, range, woodland): 14.24 ac; VIII: 5.94 ac. Farmland classification: none of the parcel is prime or important farmland. Grades are survey-scale averages of a map unit, not a soil test.

## Climate (1991–2020 normals)

| | |
|---|---|
| **Station** | BONNERS FERRY, ID US (2,075 ft), 14.9 mi away, 615 ft lower — station match: medium |
| **Frost** | last spring frost ~Apr 30, first fall frost ~Oct 4 (median dates); 154 frost-free days; 186 days above 28 °F |
| **Heat and cold** | 2,078 growing degree days (base 50 °F); annual mean 47.6 °F; warmest month averages 85 °F highs, coldest 24 °F lows |
| **Rain and snow** | 21.1 in precipitation, 54 in snow a year |

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| High °F | 34 | 39 | 48 | 59 | 69 | 75 | 85 | 85 | 73 | 56 | 42 | 33 |
| Low °F | 24 | 25 | 30 | 36 | 43 | 49 | 53 | 52 | 44 | 36 | 30 | 24 |
| Precip in | 2.6 | 1.8 | 2 | 1.3 | 1.8 | 1.9 | 0.6 | 0.5 | 1 | 1.7 | 2.5 | 3.2 |
| Snow in | 15 | 11 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 17 |

1991–2020 normals at the station named, not measured on this parcel; valleys run colder and frost later than nearby slopes.

## Soil and climate compatibility (field scale)

| Crop | Fit | Why |
|---|---|---|
| Grass and grass-legume hay | Good fit | — |
| Improved pasture | Good fit | — |
| Wine grapes (cold-hardy and early varieties) | Possible with management | needs irrigation water (21 in rain vs ~30 in) and no irrigation right found on record |
| Blueberries | Poor fit | best soil is capability class 6; it wants class 4 or better; typical slope 25% on the best soil; it wants 15% or less; needs irrigation water (21 in rain vs ~25 in) and no irrigation right found on record; soil pH 6.4; it wants 4.5–5.8 |
| Raspberries and blackberries | Poor fit | best soil is capability class 6; it wants class 4 or better; typical slope 25% on the best soil; it wants 15% or less; needs irrigation water (21 in rain vs ~25 in) and no irrigation right found on record |
| Field corn (grain or silage) | Poor fit | best soil is capability class 6; it wants class 3 or better; typical slope 25% on the best soil; it wants 10% or less; growing degree days 2,078 is just under the ~2,200 it needs |
| Oats | Poor fit | best soil is capability class 6; it wants class 4 or better; typical slope 25% on the best soil; it wants 15% or less |
| Spring wheat and barley | Poor fit | best soil is capability class 6; it wants class 4 or better; typical slope 25% on the best soil; it wants 15% or less |

| Crop | Fit | Why |
|---|---|---|
| Winter wheat | Poor fit | best soil is capability class 6; it wants class 4 or better; typical slope 25% on the best soil; it wants 15% or less |
| Alfalfa hay | Poor fit | best soil is capability class 6; it wants class 4 or better; typical slope 25% is a little steep (it wants 20% or less) |
| Canola | Poor fit | best soil is capability class 6; it wants class 4 or better; typical slope 25% on the best soil; it wants 15% or less |
| Apples and pears | Poor fit | best soil is capability class 6; it wants class 4 or better; needs irrigation water (21 in rain vs ~28 in) and no irrigation right found on record; typical slope 25% is a little steep (it wants 20% or less) |
| Cherries, peaches and plums | Poor fit | growing degree days 2,078, needs ~2,400; best soil is capability class 6; it wants class 4 or better; frost-free season 154 days is just under the ~160 days it needs ... |
| Dry beans | Poor fit | best soil is capability class 6; it wants class 3 or better; typical slope 25% on the best soil; it wants 8% or less |
| Dry peas, lentils and chickpeas | Poor fit | best soil is capability class 6; it wants class 4 or better; typical slope 25% on the best soil; it wants 15% or less |
| Potatoes | Poor fit | best soil is capability class 6; it wants class 3 or better; typical slope 25% on the best soil; it wants 8% or less; needs irrigation water (21 in rain vs ~22 in) and no irrigation right found on record |
| Sugar beets | Poor fit | best soil is capability class 6; it wants class 3 or better; typical slope 25% on the best soil; it wants 6% or less; needs irrigation water (21 in rain vs ~22 in) and no irrigation right found on record |
| Hops | Poor fit | best soil is capability class 6; it wants class 3 or better; typical slope 25% on the best soil; it wants 8% or less; needs irrigation water (21 in rain vs ~30 in) and no irrigation right found on record |
| Cool-season vegetables (greens, brassicas, roots, peas) | Poor fit | best soil is capability class 6; it wants class 4 or better; typical slope 25% on the best soil; it wants 8% or less |
| Garlic | Poor fit | best soil is capability class 6; it wants class 4 or better; typical slope 25% on the best soil; it wants 10% or less |
| Warm-season vegetables (tomatoes, squash, sweet corn, peppers) | Poor fit | best soil is capability class 6; it wants class 4 or better; typical slope 25% on the best soil; it wants 8% or less |

Soil and climate compatibility only: judged on the parcel's best-graded soil, the soil survey's typical slope for that soil (not this parcel's measured slope) and the station's climate. It is not confirmed suitability for growing these crops on this parcel. 'Possible' names what management it would take; a kitchen garden is a different question.

## Livestock

| Animal | Fit | Forage for | Why |
|---|---|---|---|
| Honeybees | Good fit | — | — |
| Laying hens and meat birds | Good fit | — | — |
| Meat or dairy goats | Possible with management | ~6 | about 72% of the parcel's area is forest or shrub on 2025 satellite cover — forage figures assume cleared, established pasture; forage for ~5.5 head over a 6-month grazing season; ~6 months of hay feeding a year |
| Pastured hogs | Possible with management | — | typical slope 25% is steep for them (they want 20% or less) |
| Sheep | Possible with management | ~4 | forage for ~4.1 head over a 6-month grazing season — supplemental hay or rotational grazing needed; about 72% of the parcel's area is forest or shrub on 2025 satellite cover — forage figures assume cleared, established pasture ... |

| Animal | Fit | Forage for | Why |
|---|---|---|---|
| Beef cattle (cow-calf) | **Poor fit** | ~1 | forage for ~0.7 head over a 6-month grazing season; they are kept in groups of 2+; about 72% of the parcel's area is forest or shrub on 2025 satellite cover — forage figures assume cleared, established pasture ... |
| Grass-fed stockers (grazing season) | **Poor fit** | ~1 | forage for ~1.4 head over a 6-month grazing season; they are kept in groups of 2+; about 72% of the parcel's area is forest or shrub on 2025 satellite cover — forage figures assume cleared, established pasture |
| Horses | **Poor fit** | ~1 | forage for ~0.7 head over a 6-month grazing season; they are kept in groups of 1+; about 72% of the parcel's area is forest or shrub on 2025 satellite cover — forage figures assume cleared, established pasture ... |

Forage ~5 animal-unit months a year from rangeland production over a ~6-month grazing season. A forage-only ceiling for one species at a time, not a stocking rate: fencing, water delivery, winter hay and local rules set the real number.

## Homestead uses

| | |
|---|---|
| **Gardening and food production** | Conditional. Found: about 11.8 ac under 15% slope outside mapped flood zones and wetlands, largest patch about 6.7 ac; about 154 freeze-free days a year at the nearest station; recorded well about 50 GPM. Limits: rated a poor fit for the listed crops. · Estimate |
| **Small-scale livestock** | Favorable. Found: about 11.8 ac under 15% slope outside mapped flood zones and wetlands, largest patch about 6.7 ac; recorded well about 50 GPM; rated a good fit: honeybees and laying hens and meat birds; little or none of the parcel is in a mapped flood zone. · Estimate |
| **Workshop and outbuildings** | Conditional. Found: about 11.8 ac under 15% slope outside mapped flood zones and wetlands, largest patch about 6.7 ac; little or none of the parcel is in a mapped flood zone. Limits: no mapped route from the parcel to a maintained road. · Estimate |
| **Off-grid or solar-oriented living** | Conditional. Found: about 11.8 ac under 15% slope outside mapped flood zones and wetlands, largest patch about 6.7 ac; recorded well about 50 GPM. Limits: only about 7% of the ground faces south or is flat; about 72% of the parcel is mapped as forest or shrubland: shading likely at some sites. Not known: winter access not rated; solar production (not estimated). · Estimate |
| **Rural residential use** | Conditional. Found: about 11.8 ac under 15% slope outside mapped flood zones and wetlands, largest patch about 6.7 ac; recorded well about 50 GPM; little or none of the parcel is in a mapped flood zone. Limits: every soil is rated very limited for a conventional septic drainfield (an engineered system may be possible; ask the health district); no mapped route from the parcel to a maintained road; wildfire defensibility concerns High. Not known: winter access not rated. · Estimate |
| **Remote work** | Conditional. Limits: internet at the needed tier is not reported for most homes here. Not known: winter access not rated. · Estimate |
| **General homesteading** | Conditional. Found: small-scale livestock: Favorable. Limits: rural residential use: Conditional; gardening and food production: Conditional. · Estimate |
| **About these uses** | Suitability reads the findings in this report against fixed rules; it is not permission. Zoning, permits, water rights and county rules decide what is allowed, and a missing record is never treated as a missing resource. |
| **Grown nearby** | Within a mile (2025): no cropland mapped; 25 ac grass/pasture, 2,635 ac forest, 161 ac shrubland. On the parcel: no cropland; 1 ac grass/pasture, 14 ac forest. The cropland map, 30 m satellite classification of the parcel and a 1-mile ring around it — what the area grows, not a soil or yield finding for this parcel. |

# Title Eye · ownership, land status and protected resources

What legally comes with it?

**100**
**Strong**

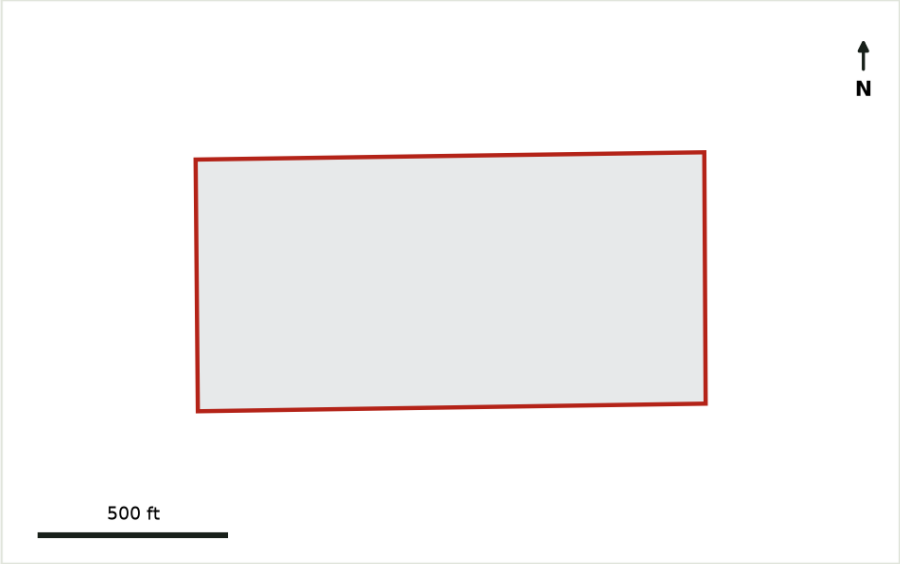
**About this score:** Scores public-land and conservation status only — not a title search.

✓ No public ownership or conservation easement on record

## Key facts

| | |
|---|---|
| **Public land & easements** | no public ownership or conservation easement listed · Public record |
| **County roll** | annual tax $1,588; assessed for tax at $517,900 (not market value) · Recorded for this parcel |
| **Not checked here** | the chain of title, liens, and recorded private or access easements — a title company's commitment shows them · NOT checked |

Not established by this report: The chain of title, liens, recorded utility and access easements, whether property tax is owed now, unrecorded agreements or what the CC&Rs actually say. Its score reads public-land and conservation status only; ownership signals come from parcel records; this is not a title opinion.




**Parcel of record**

parcel (GIS, not survey)

GIS area: 20.2 ac
Perimeter: 3,985 ft
Deeded (assessor): 20 ac
no public ownership
Public land adjacent: USFS
Neighbours on the line: 2
GIS boundaries are not a survey.

The parcel as the county's GIS draws it. This is not a survey; the boundary on the ground can differ.
Evidence gathered 2026-10-19

# Details

## How the score was built

| Component | Score | Why |
|---|---|---|
| Title & land status | **100** | no public ownership or conservation easement on record; scores public-land and conservation status only: private easements, utility rights-of-way, liens and covenants are not in the public-land records — the title commitment shows them |
| **Title / land status** | No public ownership on record; no conservation or public easement on record. | |
| **Reservation** | no reservation or tribal trust land at the parcel boundary. | |

| | |
|---|---|
| **Nearby public land** | U.S. Forest Service — Kaniksu National Forest, adjacent (public ownership; public access is the public-land record's label, not a legal route from this parcel). |
| **Critical habitat** | none on the parcel or within 0.2 mi (402 m). · Public record |
| **Wild & Scenic River** | no designated river within 1 mi. · Public record |
| **Acreage** | GIS 20.18 ac vs 20 ac deeded (county assessor): +0.18 ac (+0.9%), agree within 5%. GIS acres are not surveyed acres. |
| **Owner of record** | held by one or more people. |
| **County roll** | zoning AG-F; land use single family residential; annual tax $1,588; assessed for tax at $517,900 (improvements $249,230) — not market value; improved. Roll APN RP64N02E245700A, county FIPS 16021. Record as of 2025-12-24 (state records aggregate — confirm with the county). |
| **Last deed** | 2019-08-20 (county assessor). |
| **County assessor** | Boundary County roll: deeded 20 ac; legal S2NW4SW4. |

## Recorded Surveys & Plats

| | |
|---|---|
| **Records of survey** | Not searched: a Record of Survey is a surveyor's recorded map of a boundary, and no public index of them is read here, so whether one covers this parcel is unknown — ask the county recorder for recorded surveys in Section 24, T64N R2E. A deed or plat may also cite one by instrument number. |
| **Map lines vs survey** | Parcel lines from county GIS are drawn from deeds and plats; they are not surveyed boundaries. Only a licensed surveyor's survey locates the boundary on the ground — ask one before relying on fences, setbacks or acreage. |

## Easements & reservations

| | |
|---|---|
| **Access easement** | Not searched: a recorded ingress/egress easement is in the deeds and the title commitment's exceptions, not in public GIS. The Access Eye's legal access rows say what the public road records show; ask the title company whether the policy insures access. |
| **Utility easements** | Not searched: utility easements (power, phone, water lines) are recorded grants; the title commitment lists those of record. |
| **Road maintenance** | Not searched: ask the seller and the title company for any recorded road maintenance agreement for a private road the parcel uses. |
| **Mineral rights** | Not searched: a mineral reservation can sit in any deed in the chain, including the original federal patent. That none is listed here does not mean the minerals pass with the land: the title commitment, or a mineral title search, answers it. |
| **Timber rights** | Not searched: a timber reservation or timber deed is a recorded document like any other. That none is listed here does not mean the timber passes with the land: ask the title company to report any. |
| **Other restrictions** | Not searched: restrictions, covenants and liens of record are in the title commitment; the Build Eye's HOA / CC&Rs row shows the public signals. |

## How the lot was created

| | |
|---|---|
| **How it was created** | Described by metes and bounds or an aliquot part ("S2NW4SW4 SEC 24 T64N R2E"), not as a lot of a recorded plat: it was created by a deed or a land division. Whether that division was lawful is not established by this report. |
| **Idaho subdivision law** | Idaho Code § 50-1301(18) defines a subdivision as land divided into five or more lots, parcels or sites for sale or building development, but not a bona fide division of agricultural land for agricultural purposes (lots all five acres or larger and maintained as agricultural land); cities and counties may adopt their own definition instead. Whether an exception applied to this parcel is not established here. |
| **County confirmation** | Boundary County's land-use ordinance (9B18LO v2, §17.2) recognises a parcel lawfully partitioned before the ordinance took effect as a parcel of record even when it is under the minimum parcel size, and says a recorded plat depicting the lot is sufficient to establish its lawful existence; §11.1 exempts unplatted parcels of 20 acres or more, or a 1/32 aliquot part or larger, from the subdivision permit. Ask Boundary County's planning office whether this parcel was lawfully created before relying on it as a building lot. |

| | |
|---|---|
| **Not proof** | An assessor parcel number, a tax bill or a recorded deed does not show that a parcel was lawfully created. |
| **County records** | The Boundary County recorder holds the deeds, easements and recorded surveys for this land; search them by owner name. |
| **Title company** | Ask for a title commitment and read it for the recorded access easement and whether the policy insures it, any mineral or timber reservation (including deeds older than the county's online index), and liens. |

## Buyer's due-diligence checklist

Every item this report asks you to verify, most important first. Tick each off as it is confirmed; take this page to the seller, the county and your lender.

| | Verify | Who can confirm it | What AcreEyes has |
|---|---|---|---|
| ☐ | **HIGH Legal access not verified; no mapped road touches the parcel**<br>No mapped road touches the boundary. The nearest mapped road passes about 977 ft from it. | Get the recorded easement (or a signed agreement to grant one) before offering; without one, lenders and title insurers may refuse the parcel. | Estimate<br>Access Eye |
| ☐ | **MEDIUM Mapped soils are Very limited for septic — check what serves the improvements**<br>Every mapped soil is rated Very limited for septic absorption. | Ask the health district for the septic permit and as-built, and have the system inspected. | Estimate<br>Build Eye |
| ☐ | **MEDIUM The wildfire hazard map rates 3% of the land on the parcel high or very high wildfire hazard** | Get an insurance quote before offering. | Estimate<br>Hazard Eye |
| ☐ | **MEDIUM No structural fire district covers the parcel**<br>On the Idaho tax map, no fire district or city covers it. | Ask the county who responds to a house fire, and an insurer what that does to the premium. | Public record<br>Hazard Eye |
| ☐ | **LOW A logged well is likely on this parcel**<br>Tag D0055618 is the only household well whose point falls inside the parcel line. | Ask the seller for the well's registration number and driller's log, and confirm it matches. | Estimate<br>Water Eye |
| ☐ | **LOW Not in FEMA's digital flood map**<br>This parcel is not in FEMA's digital flood map, but the county has a FEMA flood rate map — look up the paper map panel or ask the county floodplain administrator; flood risk unknown, not zero. | Ask an insurer and the county floodplain administrator. | Likely / possible<br>Hazard Eye |
| ☐ | **LOW 0.13 ac of mapped wetland**<br>Filling or building there may need a Corps permit; the map is not a delineation. | Keep the homesite, septic and driveway out of it. | Estimate<br>Hazard Eye |
| ☐ | **LOW A seasonal stream runs through the parcel (~276 ft mapped on it)**<br>The stream map shows an unnamed stream. | Ask the county planning office and the health district for the stream setbacks, and walk the parcel to see where the water actually runs. | Public record<br>Hazard Eye |

**Evidence labels. Recorded for this parcel**: a public record located on this parcel (for example its own well log) · **Public record**: a government record or map, as published · **Calculated**: computed by AcreEyes from mapped data (acreage, slope, distance) · **Estimate**: derived from a model, a mapped average or neighbouring records (soil ratings, wildfire hazard, nearby wells) · **Likely / possible**: the evidence points to it, but the record does not tie it to this parcel · **NOT checked**: the source did not answer, or the check was added after this analysis ran: unknown, not a pass. Nothing in this report is field-verified: AcreEyes reads public records and maps. Each item names who can confirm it.

## Notes

• Example report: a real Boundary County, Idaho parcel. The owner, neighbouring owners, water-right holders and well-owner addresses are replaced; everything else is the public record as it read on 2026-10-19.
• Screening tool only; parcel geometry is not a legal survey.
• Logged production rates are historical well-log data, not a guarantee of current sustained yield.
• The soil survey is generalized data; verify critical building, septic and agricultural decisions onsite.
• Parcel identifiers are compared after removing formatting characters, but broad/fuzzy parcel candidates are never automatically accepted unless the normalized identifier matches exactly.
•

## Important

This is a screening report compiled automatically from public GIS data. It is not a survey, appraisal, title or boundary determination, septic/perc approval, flood determination, water-right opinion, legal buildability opinion, wildfire risk assessment, insurance determination or environmental site assessment. Well records are historical driller logs and do not guarantee current yield. Verify every decision with the county, a licensed surveyor, well driller and septic designer. Anything marked not checked because a source failed gets a free re-check: email team@acreeyes.com within 30 days of purchase.