

ACTION OF THE BOARD

_____ Application denied

8 Order: A cancellation of taxes plus late charge and interest on the applicant's property in the following amount:

Account #: 12746-010

Name of property owner: Terra McFetridge

Tax year:

2025

Taxes:

\$ 205.07

Late charge & interest:

\$ 0

\$ _____

\$ _____

\$ _____

\$ _____

Total cancellation granted \$ _____

_____ %


Commissioner

_____ %


Commissioner

_____ %


Commissioner

Attest: Rick Hogaboam, Clerk

By: 
Deputy Clerk

12/9/25
Date

The above cancellation must be shown as a credit on the official records of Canyon County and all necessary adjustments made in the tax records of the various county officers and taxing districts.



Calculation of Casualty Loss Tax Cancellation

Idaho Code 63-711

2025

Account	12746010 0	Date	Deputy
Owner	McFetridge, Terra L	Sep-25	Holly
Site	404 1st Ave N, Nampa, ID 83653		
Legal	15-3N-2W SW NAMPA CITY ACRES 2 TX02153 IN LT12 BLK4		
Type of Loss	Fire Damage-Partial Loss	Date of Loss	April 28, 2025

Loss Calculation

Days Before Loss	117	Casualty Loss Quotient	32.05%
Total Loss \$	87,888	Partial Loss %	39.43%
		Total Quotient	12.64%

	Assessment for Full Year	Assessment After Cancellation
Land		
Homesite	\$ 87,650	\$ 87,650
Excess	\$ -	\$ -
Other	\$ -	\$ -
Waste	\$ -	\$ -
	\$ 87,650	\$ 87,650
Improvements - HOE Eligible		
Dwelling & Attached Garage	\$ 220,000	\$ 192,200
Detached Garage	\$ -	\$ -
Other	\$ 2,900	\$ -
	\$ 222,900	\$ 192,200
Improvements - Other		
Detached Garage	\$ -	\$ -
Car Port	\$ -	\$ -
Lean-To	\$ -	\$ -
Other Out Buildings	\$ -	\$ -
	\$ -	\$ -
Total Assessed Value	\$310,550	\$279,850
Less HOE Exempt	\$125,000	-\$125,000
Net Taxable Value	\$185,550	\$154,850
Value Reduction to Calculate Tax Cancellation	\$	30,700

BREAKDOWN OF CANCELLATION OF TAXES DUE TO HARDSHIP TO INDIVIDUAL TAXING
DISTRICTS

PIN 12746010 0 – MC FETRIDGE TERRA L



Canyon County - Treasurer's Department
Estimated Taxes

11/12/2025

Page 1

Levy Year:	2025	Taxable Value	30,700.00	Tag	00200
Fire Value:	30,700.00	Flood Value	0.00	Drain Value:	0 00

Fund	Description	Levy	Tax
653	CANYON AMBUL	0.0002789400	8 58
668	MOSQUITO ABA	0.0000902210	2 77
676	NAMPA CITY	0.0027969980	85 87
691	HWY 1 IN NAM	0.0005655180	17 38
762	NAMPA SCHL 1	0.0002840830	8 72
775	COLLEGE OF W	0.0000819390	2 52
998	CANYON COUNT	0.0015208240	46.69
	NAMPA FIRE	0.0010613600	32.58
		Total Tax	205.07
		+ 0.00%	0.00

2025 TAX AMOUNT Estimated Tax **205.07**
TO BE FORGIVEN

ESTIMATE DOES NOT INCLUDE HTR OR ATR CREDITS

Canyon County Tax Collector
PO Box 1010
Caldwell ID 83606
(208) 454-7354
treas@canyoncounty.id.gov

CANYON COUNTY TAX STATEMENT

JENNIFER WATTERS
CANYON COUNTY TAX COLLECTOR

111 N. 11th Ave., Suite 240
 Caldwell, ID 83605
 208-454-7354

Tax Year: 2025 Bill Number: 2025216320
 AIN: N5977004012E Billing Date: 11/18/2025
 PIN/Parcel ID: 12746010 0 Balance good until: 11/18/2025
 Code-Area: 002-00 Last Payment:

Bond Information: www.canyoncounty.id.gov

Parcel Description: 15-3N-2W SW NAMPA CITY ACRES 2 TX 02153 IN LT 12 BLK 4 RECORDED SID 05/03/02 IMT#200220397

Location: 404 1ST AVE N NAMPA
Acres: 0.1500

Mortgage:

PAYMENTS RECEIVED WITH A DELINQUENCY WILL BE APPLIED TO THE OLDEST DELINQUENT TAX YEAR. TO AVOID LATE CHARGES, PAYMENTS MUST BE RECEIVED OR POSTMARKED BY THE DUE DATE.

AUTO

 TERRA L MC FETRIDGE
 PO BOX 1065
 NAMPA ID 83653-1065

Charges and Credits				Values and Exemptions	
Ambulance	208-795-6920	0.0002789400	\$51.76	Land Value	87,650
Canyon County	208-454-7507	0.0015208240	\$282.18	Improvement Value	222,900
City of Nampa	208-468-5737	0.0027969980	\$518.98	Homeowners Exemption	-125,000
Nampa Fire	208-468-5770	0.0010613600	\$196.93	Total Taxable	185,550
Nampa Hwy #1 in Nampa	208-467-6576	0.0005655180	\$104.92		
Mosquito Abatement	208-461-8633	0.0000902210	\$16.74		
Nampa School #131 Supplement	208-468-4600	0.0002500230	\$46.39		
Nampa School #131 Other	208-468-4800	0.0000340600	\$6.32		
College of Western Idaho	208-562-2752	0.0000819390	\$15.20		
Gross Total Charges			\$1,239.42		
Homeowner Tax Relief Credit*			\$-155.38		
Net Charges			\$1,084.04		
				Prior Year Charge	\$1,167.37
				* Tax Relief Appropriated By The Legislature	
				School Savings *	\$126.26
				Bill Summary	
				Current Year Charges	\$1,084.04
				Delinquent Charges	\$0.00
				Interest Charges	\$0.00
				Late Fee Charges	\$0.00
				Fee Charges	\$0.00
				Paid Amount	\$0.00
				Total Amount Due	\$1,084.04
				Messages	
				Credit and debit card payments may be made in person or online. To make an online payment visit www.canyoncounty.id.gov and select the payment link. A CONVENIENCE FEE APPLIES TO ALL CREDIT/DEBIT CARD PAYMENTS, MADE IN PERSON AND ONLINE.	

Make Check Payable to: CANYON COUNTY TAX COLLECTOR

Keep top portion for your records

FOR PROPER CREDIT RETURN THIS STUB WITH PAYMENT
 PERSONAL CHECKS ARE SUBJECT TO BANK CLEARANCE

TERRA L MC FETRIDGE
 PO BOX 1065
 NAMPA ID 83653-1065

FOR PROPER CREDIT RETURN THIS STUB WITH PAYMENT
 PERSONAL CHECKS ARE SUBJECT TO BANK CLEARANCE

TERRA L MC FETRIDGE
 PO BOX 1065
 NAMPA ID 83653-1065

Bill Number: 2025 - 2025216320

PIN/Parcel ID: 12746010 0

AIN: N5977004012E

CANYON COUNTY

MINIMUM/1ST HALF

\$542.02

FULL AMOUNT

\$1,084.04

Bill Number: 2025 - 2025216320

PIN/Parcel ID: 12746010 0

AIN: N5977004012E

CANYON COUNTY

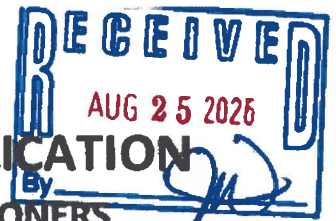
2ND HALF

\$542.02

Due Date: December 20, 2025

Due Date: June 20, 2026





HARDSHIP/CASUALTY LOSS APPLICATION

CANYON COUNTY BOARD OF COMMISSIONERS

APPLICATION FOR CANCELLATION OF PROPERTY TAXES

(Pursuant to Idaho Code 63-711)

Property Owner(s): Terra McFetridge
Mailing Address: 404 1st Ave N. Nampa, ID 83687
PIN: 127460100

This application is made due to _____ Undue Hardship X Casualty Loss

If for Casualty Loss:

Did the event causing such loss occur after the fourth Monday of June? _____ Yes X No

If not, was the amount of loss not capable of being determined prior to the fourth Monday of June?

_____ Yes _____ No

List specific dates of the Casualty Loss 04/28/25 through 12/1/25?
unknown at this time

Application is for: _____ Real Property X Personal Property

Property description and location (attach additional pages if necessary):

mobile home 404 1st Ave N. Nampa, ID
15-3N-2W SW Nampa Original LTS S0+S2
BLK S8

Assessed value: \$310,550⁰⁰

Amount of cancellation requested: All

Request is for the following tax year(s): 2025

Reason for requested cancellation: House fire, unable to live
in home. Home has no power, needs
partial rebuild. Has no gas.

Please attach a copy of your insurance claim and describe any insurance settlements you have received or expect to receive. Please include information on amounts paid for loss of use and additional living expenses.

I have received \$47,000 to start repairs,
expect to receive \$35,000 - 40,000 more I think - unsure
policy has been paying rent @ rental, up to \$2500⁰⁰
Living expenses. Received \$37,000 for personal property loss.

CLAIM IN REVIEW

Dear TERRA MCFETRIDGE,

We are informing you that a claim has been filed on the policy below. If you would like to continue to easily access claim documents electronically, please view and accept our [Terms and Conditions](#).

Loss Details

Claim #: 7008917988-1
Date of Loss: 04/28/2025

Policy #: *****9103
Claim Type: Property

Digital Options

While we review the claim details, you can visit our self-service [claim portal](#) to get started selecting options and preferences. This portal will be an important tool for you to use throughout the life of the claim. Here you will have easy access to:

- See the claim status
- Select your communication preferences
- Review applicable service options for your home
- View claim payments
- Upload documents and view documents sent to you
- Get a glimpse of your claim coverages

Next Steps

[Click Here](#) to learn about your Foremost Claims Process.

[Log in](#) to the claim portal to complete the following tasks:

Communication preferences

Set your claim communication preferences for both texting and email.

Property damage details

Provide some additional details about the damage to your property.

Claim Representative

This claim has been assigned and the representative will contact you shortly.

Darvin Razal
Special Field Claims Representative
623-232-6563

Foremost Insurance Company Grand Rapids, Michigan

***** PLEASE NOTE ***** This E-Mail/telefax message and any documents accompanying this transmission may contain privileged and/or confidential information and is intended solely for the addressee(s) named above. If you are not the intended addressee/recipient, you are hereby notified that any use of, disclosure, copying, distribution, or reliance on the contents of this E-Mail/telefax information is strictly prohibited and may result in legal action against you. Immediately delete/destroy the message and any accompanying documents. Thank you.*****

Terra Mofetridge

Signature of Applicant(s)

Telephone Number: 208-250-3532

Email Address: Terra@Qmrents.com

Date: 8/15/25

Please return the completed application to the Canyon County Treasurer's office for review. Located at:

Canyon County Administration Building
111 N. 11th Avenue, Ste. 240
Caldwell, ID 83605
208-454-7355

You will be contacted by the Canyon County Commissioner's office to schedule your hearing before the Board.

I/we, Terra McFetridge, will fully cooperate with and will supply all information requested to the representative of Canyon County in order that my/our application can be acted upon within a reasonable time.

I/we also request my/our relatives, banker(s), credit union(s), physician(s), hospital(s), creditor(s), and any other persons or organizations including the State Department of Health and Welfare, Social Security Administration, public health districts, Veterans Administration, Crime Victims Compensation Program, utility companies or departments, law enforcement agencies, courts, Idaho Department of Labor, or employer(s), having any information concerning me/us or my/our circumstances to provide the information to such representative of Canyon County, inasmuch as it is pertinent to this application. This includes, but is not limited to, information relating to financial, employment, income and/or asset information.

I/we hereby authorize Canyon County and its representatives to release pertinent information regarding this application, the contents thereof and action taken thereon to all parties from whom the County may request information. I/we acknowledge that my/our hardship application waives any confidentiality granted by the state or federal law to the extent necessary to carry out the intent of Idaho Code Title 63, Chapters 6 and 7, regarding such applications. I/we hereby authorize a copy of this agreement to be used when necessary and give it full force as the original.

I/we understand that I/we may revoke this consent at any time except to the extent that action has been taken in reliance on it, and that unless consent is sooner revoked, this release is valid as long as it is pertinent to this application.

I/we hereby certify under penalty of perjury that the information contained in this application for a hardship exemption/cancellation is true and correct to the best of my/our knowledge.

DATED this 15th day of August, 2025.

Terra McFetridge
Signature of Applicant(s)



Canyon County Assessor

Administrative Building

111 N 11th Ave, Ste 250

Caldwell, Idaho 83605

Phone (208) 454-7431 ~ Fax (208) 454-7349

Brian R. Stender
Assessor

Greg Himes
Chief Deputy

August 7, 2025

12746010 0
MC FETRIDGE TERRA L
PO BOX 1065
NAMPA ID 83653

RE: Casualty Loss to your property 404 1ST AVE N

Dear Property Owner,

It has come to our attention that you have suffered a casualty loss to your property. I would like to take this time to reach out and offer my sympathy during this challenging time. There is a possibility that you may qualify for a cancellation of property taxes on the portion of your property that was damaged or destroyed.

If you wish to pursue property tax relief, please complete this application and return it to the Treasurer at the address on the application as soon as possible. Please feel free to contact us if you have any questions.

Sincerely,

Brian Stender
Assessor
Canyon County

Serving the Cities of

Caldwell

Greenleaf

Melba

Middleton

Nampa

Notus

Parma

Wilder

Terra McFetridge
404 1st Ave N.
Alampa, Id 83687

BOISE ID RPDC 837

20 AUG 2025 PM 7L

Canyon County Administration Building
111 N. 11th Ave Ste. 240
Caldwell, Id 83605

8360533416 0012



Summary for Dwelling

Line Item Total	71,979.20
Material Sales Tax	1,559.52
Storage Tax	117.60
Subtotal	73,656.32
Overhead	7,365.83
Profit	7,365.83
Replacement Cost Value	\$88,387.98
Less Depreciation	(26,528.48)
Actual Cash Value	\$61,859.50
Less Deductible	(500.00)
Net Claim	\$61,359.50
Total Recoverable Depreciation	26,528.48
Net Claim if Depreciation is Recovered	\$87,887.98

Jonathan Hull