

2016 REAL Property Tax Statement

11/02/16

RAVALLI COUNTY TREASURER

215 S 4TH ST STE H

HAMILTON, MT 59840

Tax Payer	Property Description
TALLIS SPENCER ZANE & TESS	Sub/Blk/Lot TALONS COVE SUB/ /
1025 TALONS CT	TALONS COVE SUBDIVISION
HAMILTON MT 59840-3011	LOT 1A-1B1 1.01 AC

Tax Payer 615910
 School District 3-4 HAMILTON+HAM
 Taxable Value 3,438
 Geo Code 1367-07-4-04-01-0000

Tax Description	1st Half	2nd Half	Total Tax	% of Tax	Tax Amount	Mill Levy
LAND	141.83	141.83	283.66			
BLDS & IMPROVEMENTS	766.20	766.20	1,532.40			
BITTERROOT PUBLIC LIBRAR	16.30	16.29	32.59			
SOIL & WATER CONSERVATIO	3.89	3.88	7.77			
DALY DITCH	12.06	12.05	24.11			
DALY IRRIGATION	40.00	40.00	80.00			
COUNTY OPEN SPACE 2010	3.84	3.83	7.67			
2014 OPEN SPACE	3.99	3.99	7.98			
1st Half Due (12/09/16)	988.11					
2nd Half Due (05/31/17)		988.07				
Total Bill			1,976.18			

** NOTICE ** TO RECEIVE A PAID RECEIPT, INCLUDE A SELF-ADDRESSED STAMPED ENVELOPE. PLEASE ALLOW 2-4 WEEKS FOR PROCESSING.

PAY ONLINE AT: www.rc.mt.gov

IF PAYING BY CREDIT CARD, PLEASE COMPLETE THE INFORMATION ON THE BACK OF THE PAYMENT STUB OR LEAVE A MESSAGE AT 406-375-6597. THERE IS A 2.5% CONVENIENCE FEE TO PAY BY CREDIT CARD.

IF YOUR MORTGAGE CO. PAYS YOUR TAXES, PLEASE FORWARD A COPY OF THIS BILL TO THEM FOR PAYMENT BUT KEEP A COPY FOR YOUR RECORDS.

PROPERTY VALUATION STAFF MAY BE VISITING YOUR PROPERTY TO CONDUCT AN ON-SITE REVIEW FOR PROPERTY TAX PURPOSES. YOU OR YOUR AGENT MAY WANT TO BE PRESENT. IF YOU WISH TO MAKE AN APPOINTMENT, CONTACT THE LOCAL DEPT OF REVENUE OFFICE AT 406-375-2700 (HB-188)

THIS PROPERTY MAY QUALIFY FOR A YEARLY PROPERTY TAX ASSISTANCE PROGRAM. THIS MAY INCLUDE: PROPERTY TAX ASSISTANCE, DISABLED OR DECEASED VETERANS RESIDENTIAL EXEMPTION, EXTENDED PROPERTY TAX ASSISTANCE PROGRAM, AND/OR ELDERLY HOMEOWNER'S TAX CREDIT. CONTACT THE LOCAL DEPT OF REVENUE OFFICE FOR FURTHER INFO AT 406-375-2700.

STATE SCHOOL LEVY	16.53 %	\$326.61	95.000
DISTRICT SCHOOL LEVY	35.95 %	\$710.36	206.620
STATE LEVY - UNIVERSI	1.04 %	\$20.63	6.000
COUNTYWIDE EDUCATION	5.66 %	\$111.83	32.530
Total School	59.18 %	\$1,169.43	340.150
County			
GENERAL FUND	5.64 %	\$111.43	32.410
FACILITIES	1.51 %	\$29.81	8.670
ENTITLEMENT LEVY	2.36 %	\$46.59	13.550
ROAD FUND	4.22 %	\$83.47	24.280
BRIDGE FUND	0.14 %	\$2.68	0.780
WEED FUND	0.25 %	\$4.92	1.430
FAIR FUND	0.33 %	\$6.50	1.890
DISTRICT COURT FUND	1.03 %	\$20.35	5.920
COMPREHENSIVE INSURAN	0.81 %	\$15.99	4.650
COUNTY LIBRARY FUND	0.01 %	\$0.28	0.080
PLANNING FUND	0.23 %	\$4.50	1.310
MENTAL HEALTH FUND	0.23 %	\$4.47	1.300
SENIOR CITIZENS FUND	0.71 %	\$14.10	4.100
VALLEY VETERANS	0.21 %	\$4.06	1.180
EXTENSION FUND	0.19 %	\$3.71	1.080
PUBLIC SAFETY FUND	5.91 %	\$116.75	33.960
OLD COURTHOUSE MAINT	0.03 %	\$0.58	0.170
RAVALLI COUNTY MUSEUM	0.17 %	\$3.44	1.000
PERMISSIVE MEDICAL LE	2.63 %	\$51.98	15.120
SEARCH & RESCUE FUND	0.26 %	\$5.12	1.490
SOIL & WATER BITTERRO	0.39 %	\$7.77	
Total County	27.26 %	\$538.50	154.370
Other			
2010 OPEN SPACE BOND	0.39 %	\$7.67	
2014 OPEN SPACE BOND	0.40 %	\$7.98	
HAMILTON RURAL FIRE	3.74 %	\$73.85	21.480
GRANTSDALE CEMETERY D	0.23 %	\$4.57	1.330
DALY DITCHES IRRIGATI	5.27 %	\$104.11	
BITTERROOT PUBLIC LIB	1.65 %	\$32.59	
RC PARK DISTRICT #2 D	0.64 %	\$12.55	3.650
PARK DISTRICT #2 (AQU	1.26 %	\$24.93	7.250
Total Other	13.58 %	\$268.25	33.710
Total Bill	100.00 %	\$1,976.18	528.230

Total if both halves paid: 1,976.18

% "8#") - 8\$! + 92#")! - "%!) - 8#") &!) - 8# "\$%8\$&")!)

Name TALLIS SPENCER ZANE & TESS
 1025 TALONS CT
 615910

Due 988.11 12/09/16

Return this stub with payment to:

RAVALLI COUNTY TREASURER
 215 S 4TH ST STE H
 HAMILTON, MT 59840

Total if both halves paid: 1,976.18

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Name TALLIS SPENCER ZANE & TESS
 1025 TALONS CT
 615910

Due 988.07 05/31/17

Return this stub with payment to:

RAVALLI COUNTY TREASURER
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1/8/2008			2/4/2	599/707	Quit Claim Deed
8/6/2007	592	939	8/7/2007		Quit Claim Deed
3/9/2007	585	628			Warranty Deed
12/5/2005	569	693			

Owners

Party #1

Default Information: TALLIS SPENCER ZANE & TESS MARIE
1025 TALONS CT

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Fee Simple

Last Modified: 9/17/2015 5:12:57 PM

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	39801	214899	254700	MKT
2015	39801	0	39801	COST

Market Land

Market Land Item #1

Method: Acre **Type:** 1 - Primary Site

Width: **Depth:**

Square Feet: 00 **Acres:** 1.01

Valuation

Class Code: 2101

Value:

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
SFR	03 - Ranch	2015

Dwelling Information

Residential Type: SFR **Style:** 03 - Ranch

Year Built: 2015 **Roof Material:** 10 - Asphalt Shingle

Effective Year: 0 **Roof Type:** 3 - Gable

Story Height: 1.0 **Attic Type:** 0

Grade: 5 **Exterior Walls:** 1 - Frame

Class Code: 3301 **Exterior Wall Finish:** 5 - Maintenance Free Aluminum/Vinyl/Steel

Year Remodeled: 0 **Degree Remodeled:**

Mobile Home Details

Manufacturer: **Serial #:** **Width:** 0

Model: **Length:** 0

Basement Information

Foundation: 2 - Concrete **Finished Area:** 0 **Daylight:**

Basement Type: 0 - None **Quality:**

Heating/Cooling Information

Type: Central
Fuel Type: 3 - Gas

System Type: 5 - Forced Air
Heated Area: 0

Living Accommodations

Bedrooms: 3 Full Baths: 2 Addl Fixtures: 5
Family Rooms: 0 Half Baths: 0

Additional Information

Fireplaces: Stacks: 0 Stories:
Openings: 0 Prefab/Stove: 1
Garage Capacity: 0 Cost & Design: 0 Flat Add: 0
% Complete: 0 Description: Description:

Dwelling Amenities

View: Access:

Area Used In Cost

Basement: 0 Additional Floors: 0 Attic: 0
First Floor: 1895 Half Story: 0 Unfinished Area: 0
Second Floor: 0 SFLA: 1895

Depreciation Information

CDU: Physical Condition: Very Good (9) Utility: Good (8)
Desirability: Property: Good (8)
Location: Good (8)

Depreciation Calculation

Age: 1 Pct Good: 0.98 RCNLD: 0

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	19 - Garage, Frame, Finished			833	0	0
	11 - Porch, Frame, Open			500	0	0
	11 - Porch, Frame, Open			48	0	0

Other Features

Quantity	Type	Value
1	B3 - Built-in Dishwasher, fan, disposal	0
2	GO - Garage Door Opener	0

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential Description: RPA2 - Concrete
Quantity: 1 Year Built: 2015 Grade: A
Condition: Functional: Class Code: 3301

Dimensions

Width/Diameter: Length: Size/Area: 1193
Height: Bushels: Circumference:

Outbuilding/Yard Improvement #2

Type: Residential Description: RPA1 - Asphalt
Quantity: 1 Year Built: 2015 Grade: A
Condition: Functional: Class Code: 3301

Dimensions

Width/Diameter: Length: Size/Area: 1089
Height: Bushels: Circumference:

Commercial

Existing Commercial Buildings

Property Record Card

Summary

Primary Information

Property Category: RP
Geocode: 13-1367-07-4-04-01-0000
Primary Owner:
 TALLIS SPENCER ZANE & TESS MARIE
 1025 TALONS CT
 HAMILTON, MT 59840-3011
NOTE: See the Owner tab for all owner information

Subcategory: Real Property
Assessment Code: 0000615910
PropertyAddress: 1025 TALONS CT
 HAMILTON, MT 59840
COS Parcel:

Certificate of Survey:

Subdivision: TALONS COVE SUBDIVISION

Legal Description:

TALONS COVE SUBDIVISION, S07, T05 N, R20 W, ACRES 1.01, LOT 1A-1B1

Last Modified: 1/22/2017 9:23:27 AM

General Property Information

Neighborhood: 213.840.E
Living Units: 1
Zoning:
Linked Property:

Property Type: RR - Residential Rural
Levy District: 13-4734-3-4
Ownership %: 100

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0
Limited: 0

Property Factors

Topography: 1
Utilities: 0
Access: 1
Location: 0 - Rural Land

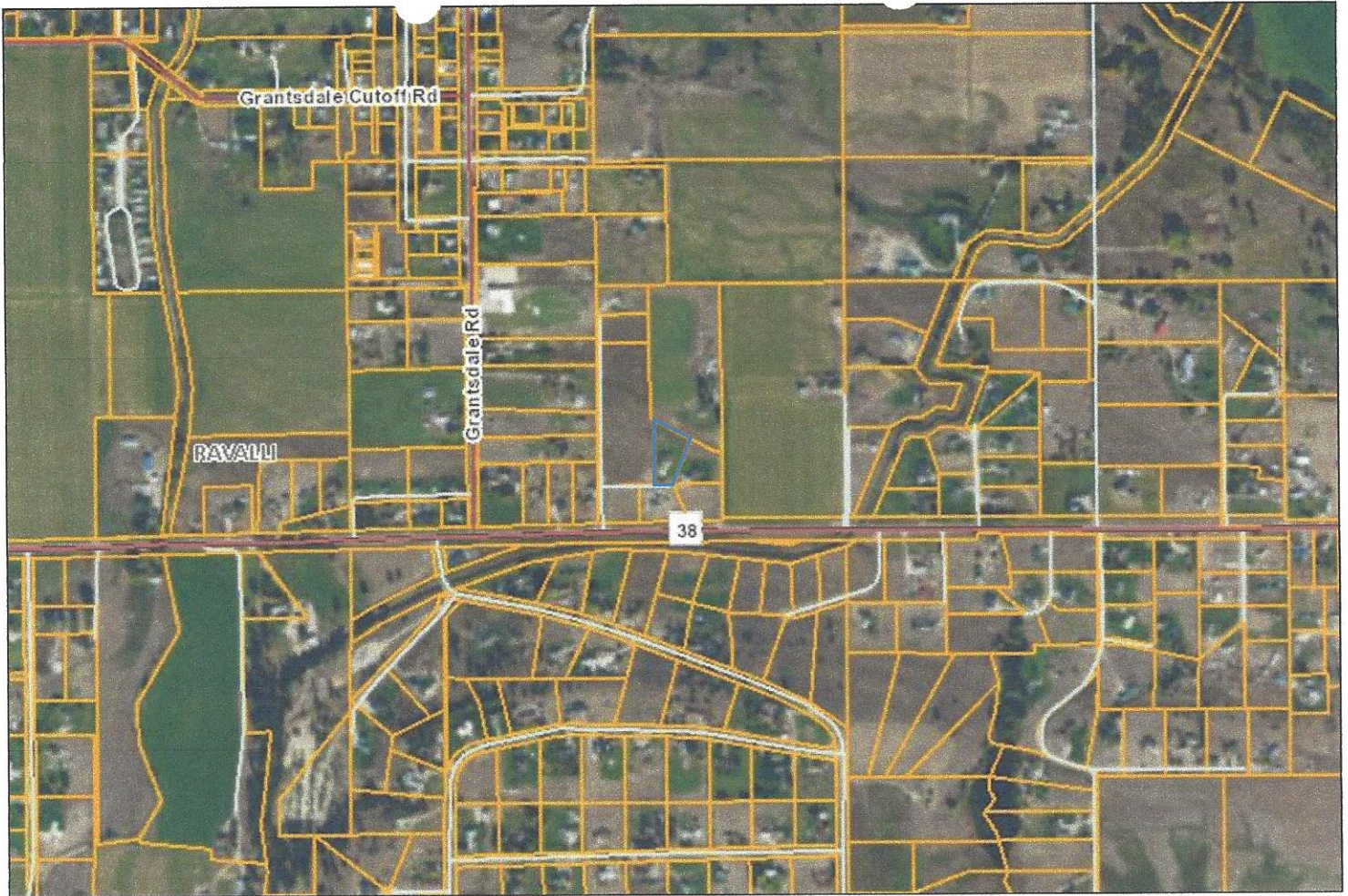
Fronting: 6 - Cul-De-Sac
Parking Type: 3 - On and Off Street
Parking Quantity: 2 - Adequate
Parking Proximity: 3 - On Site

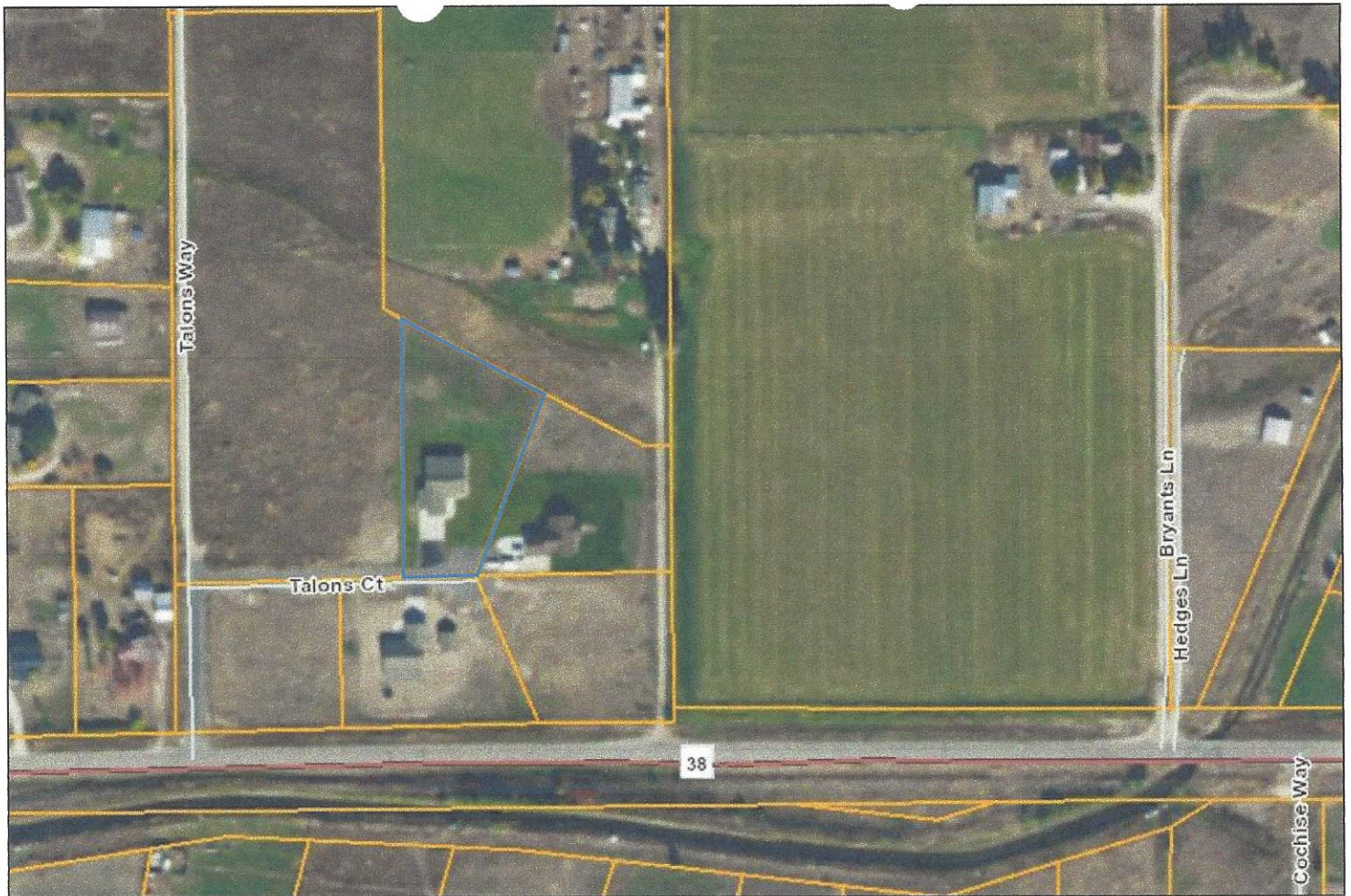
Land Summary

Land Type	Acres	Value
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	1.010	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
8/20/2015			8/20/2015	690/888	Warranty Deed
1/31/2014			2/4/2014	675/260	Warranty Deed





Other Options

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Section 7: Well Test Data

Total Depth: 54

Static Water Level: 29
Water Temperature:

Air Test *

20 gpm with drill stem set at 50 feet for 1 hours.
Time of recovery 0.25 hours.
Recovery water level 29 feet.
Pumping water level feet.

** During the well test the discharge rate shall be as uniform as possible. This rate may or may not be the sustainable yield of the well. Sustainable yield does not include the reservoir of the well casing.*

Lot

Section 8: Remarks

DOMESTIC (1)

Section 9: Well Log

Drilling Method: ROTARY
Status: NEW WELL

Geologic Source

Unassigned

[illegible]

Driller Certification

Date well completed: Monday, March 09, 2015

All work performed and reported in this well log is in compliance with the Montana well construction standards. This report is true to the best of my knowledge.

Name: ANDY ESLINGER

Borehole dimensions

From	To	Diameter
0	54	6

Casing

From	To	Diameter	Wall Thickness	Pressure Rating	Joint	Type
-2	54	6	0.25		WELDED	A53B STEEL

Completion (Perf/Screen)

From	To	Diameter	# of Openings	Size of Openings	Description
54	54	6			OPEN BOTTOM

Annular Space (Seal/Grout/Packer)

From	To	Description	Cont. Fed?
0	25	BENTONITE	Y

Company: ESLINGER DRILLING & PUMP SERVICE

License No: WWC-678

Date Completed: 3/9/2015