

# Property Record Card

## Summary

### Primary Information

**Property Category:** [RP](#) **Subcategory:** [Agricultural and Timber Properties](#)  
**Geocode:** [18-0324-34-2-01-01-0000](#) **Assessment Code:** [0000008587](#)  
**Primary Owner:** [BROWN FRED C](#) **PropertyAddress:** [600 PRICKLY PEAR LN](#)  
[600 PRICKLY PEAR LN](#) [DILLON, MT 59725](#)  
**COS Parcel:**

*[NOTE: See the Owner tab for all owner information](#)*

**Certificate of Survey:** [924](#)

**Subdivision:**

**Legal Description:**

[S34, T07 S, R10 W, C.O.S. 924, LOT 12, ACRES 161.34](#)

**Last Modified:** [10/4/2020 7:10:29 PM](#)

### General Property Information

**Neighborhood:** [218.001](#) **Property Type:** [FARM\\_R - Farmstead - Rural](#)  
**Living Units:** [1](#) **Levy District:** [18-D005-10R2](#)  
**Zoning:** **Ownership %:** [100](#)  
**Linked Property:**

[No linked properties exist for this property](#)

**Exemptions:**

[No exemptions exist for this property](#)

**Condo Ownership:**

**General:** [0](#) **Limited:** [0](#)

### Property Factors

**Topography:** **Fronting:**  
**Utilities:** **Parking Type:**  
**Access:** **Parking Quantity:**  
**Location:** **Parking Proximity:**

### Land Summary

| <u>Land Type</u> | <u>Acres</u>            | <u>Value</u>             |
|------------------|-------------------------|--------------------------|
| Grazing          | <a href="#">160.340</a> | <a href="#">3,981.00</a> |
| Fallow           | <a href="#">0.000</a>   | <a href="#">00.00</a>    |
| Irrigated        | <a href="#">0.000</a>   | <a href="#">00.00</a>    |
| Continuous Crop  | <a href="#">0.000</a>   | <a href="#">00.00</a>    |
| Wild Hay         | <a href="#">0.000</a>   | <a href="#">00.00</a>    |
| Farmsite         | <a href="#">1.000</a>   | <a href="#">2,144.00</a> |
| ROW              | <a href="#">0.000</a>   | <a href="#">00.00</a>    |
| NonQual Land     | <a href="#">0.000</a>   | <a href="#">00.00</a>    |
| Total Ag Land    | <a href="#">161.340</a> | <a href="#">6,125.00</a> |

|                          |       |       |
|--------------------------|-------|-------|
| <b>Total Forest Land</b> | 0.000 | 00.00 |
| <b>Total Market Land</b> | 0.000 | 00.00 |

**Deed Information:**

| Deed Date  | Book | Page      | Recorded Date | Document Number | Document Type                                             |
|------------|------|-----------|---------------|-----------------|-----------------------------------------------------------|
| 1/23/2020  | 394  | 529-30    | 1/24/2020     | 294915          | Termination of Joint Tenancy by Death<br>Beneficiary Deed |
| 9/5/2017   | 388  | 2069-70   | 9/5/2017      | 288733          |                                                           |
| 7/3/2003   | 317Q | 1231      |               |                 |                                                           |
| 12/13/2002 | 313Q | 128-9     |               |                 |                                                           |
| 9/30/2002  | 312W | 420       |               |                 |                                                           |
| 9/30/2002  | 312A | 421-2     |               |                 |                                                           |
| 5/29/1996  | 283  | 1141      |               |                 |                                                           |
| 3/15/1996  | 282  | 1177      |               |                 | Other                                                     |
|            | 354  | 1562-1563 |               | 269626          |                                                           |

**Owners**

Party #1

**Default Information:** [BROWN FRED C](#)  
[600 PRICKLY PEAR LN](#)

**Ownership %:** [100](#)

**Primary Owner:** ["Yes"](#)

**Interest Type:** [Conversion](#)

**Last Modified:** [3/23/2020 2:33:51 PM](#)

Other Names

Other Addresses

Name

Type

**Appraisals****Appraisal History**

| Tax Year | Land Value | Building Value | Total Value | Method |
|----------|------------|----------------|-------------|--------|
| 2020     | 6125       | 13590          | 19715       | COST   |
| 2019     | 6125       | 13590          | 19715       | COST   |

**Market Land**

Market Land Info

[No market land info exists for this parcel](#)**Dwellings**

Existing Dwellings

[No dwellings exist for this parcel](#)**Other Buildings/Improvements**

## Outbuilding/Yard Improvement #1

|                                 |                                                                                  |                                         |
|---------------------------------|----------------------------------------------------------------------------------|-----------------------------------------|
| <b>Type:</b> <a href="#">Ag</a> | <b>Description:</b> <a href="#">AAP2 - Pole Frame Bldg, 4 sides closed, wood</a> |                                         |
| <b>Quantity:</b> 1              | <b>Year Built:</b> <a href="#">2010</a>                                          | <b>Grade:</b> <a href="#">A</a>         |
| <b>Condition:</b>               | <b>Functional:</b>                                                               | <b>Class Code:</b> <a href="#">3110</a> |

## Dimensions

|                                           |                                   |                       |
|-------------------------------------------|-----------------------------------|-----------------------|
| <b>Width/Diameter:</b> <a href="#">29</a> | <b>Length:</b> <a href="#">31</a> | <b>Size/Area:</b>     |
| <b>Height:</b>                            | <b>Bushels:</b>                   | <b>Circumference:</b> |

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## Outbuilding/Yard Improvement #2

|                                 |                                                                     |                                         |
|---------------------------------|---------------------------------------------------------------------|-----------------------------------------|
| <b>Type:</b> <a href="#">Ag</a> | <b>Description:</b> <a href="#">RRS2 - Shed, residential, metal</a> |                                         |
| <b>Quantity:</b> 1              | <b>Year Built:</b> <a href="#">1974</a>                             | <b>Grade:</b> <a href="#">A</a>         |
| <b>Condition:</b>               | <b>Functional:</b>                                                  | <b>Class Code:</b> <a href="#">3110</a> |

## Dimensions

|                                           |                                   |                       |
|-------------------------------------------|-----------------------------------|-----------------------|
| <b>Width/Diameter:</b> <a href="#">10</a> | <b>Length:</b> <a href="#">50</a> | <b>Size/Area:</b>     |
| <b>Height:</b>                            | <b>Bushels:</b>                   | <b>Circumference:</b> |

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## Outbuilding/Yard Improvement #3

|                                 |                                                        |                                         |
|---------------------------------|--------------------------------------------------------|-----------------------------------------|
| <b>Type:</b> <a href="#">Ag</a> | <b>Description:</b> <a href="#">RRS1 - Shed, Frame</a> |                                         |
| <b>Quantity:</b> 1              | <b>Year Built:</b> <a href="#">1950</a>                | <b>Grade:</b> <a href="#">G</a>         |
| <b>Condition:</b>               | <b>Functional:</b>                                     | <b>Class Code:</b> <a href="#">3110</a> |

## Dimensions

|                                           |                                   |                       |
|-------------------------------------------|-----------------------------------|-----------------------|
| <b>Width/Diameter:</b> <a href="#">24</a> | <b>Length:</b> <a href="#">40</a> | <b>Size/Area:</b>     |
| <b>Height:</b>                            | <b>Bushels:</b>                   | <b>Circumference:</b> |

## Commercial

## Existing Commercial Buildings

[No commercial buildings exist for this parcel](#)

## Ag/Forest Land

## Ag/Forest Land Item #1

|                                                                       |                                             |
|-----------------------------------------------------------------------|---------------------------------------------|
| <b>Acre Type:</b> <a href="#">FSA - Farmsite on agricultural land</a> | <b>Irrigation Type:</b>                     |
| <b>Class Code:</b> <a href="#">2001</a>                               | <b>Timber Zone:</b>                         |
| <b>Productivity</b>                                                   |                                             |
| <b>Quantity:</b> 0                                                    | <b>Commodity:</b> <a href="#">N/A</a>       |
| <b>Units:</b>                                                         |                                             |
| <b>Valuation</b>                                                      |                                             |
| <b>Acres:</b> 1                                                       | <b>Per Acre Value:</b> <a href="#">2144</a> |
| <b>Value:</b> <a href="#">2144</a>                                    |                                             |

## Ag/Forest Land Item #2

|                                               |                         |
|-----------------------------------------------|-------------------------|
| <b>Acre Type:</b> <a href="#">G - Grazing</a> | <b>Irrigation Type:</b> |
| <b>Class Code:</b> <a href="#">1601</a>       | <b>Timber Zone:</b>     |

Productivity

**Quantity:** 0.078**Units:** AUM/Acre

Valuation

**Acres:** 1.443**Value:** 28**Commodity:** Grazing Fee**Per Acre Value:** 19.06

Ag/Forest Land Item #3

**Acre Type:** G - Grazing**Class Code:** 1601**Irrigation Type:****Timber Zone:**

Productivity

**Quantity:** 0.08**Units:** AUM/Acre

Valuation

**Acres:** 33.632**Value:** 657**Commodity:** Grazing Fee**Per Acre Value:** 19.53

Ag/Forest Land Item #4

**Acre Type:** G - Grazing**Class Code:** 1601**Irrigation Type:****Timber Zone:**

Productivity

**Quantity:** 0.096**Units:** AUM/Acre

Valuation

**Acres:** 46.347**Value:** 1093**Commodity:** Grazing Fee**Per Acre Value:** 23.59

Ag/Forest Land Item #5

**Acre Type:** G - Grazing**Class Code:** 1601**Irrigation Type:****Timber Zone:**

Productivity

**Quantity:** 0.1**Units:** AUM/Acre

Valuation

**Acres:** 44.397**Value:** 1089**Commodity:** Grazing Fee**Per Acre Value:** 24.53

Ag/Forest Land Item #6

**Acre Type:** G - Grazing**Class Code:** 1601**Irrigation Type:****Timber Zone:**

Productivity

**Quantity:** 0.105**Units:** AUM/Acre

Valuation

**Acres:** 7.513**Commodity:** Grazing Fee**Per Acre Value:** 25.78

**Value:** 194

Ag/Forest Land Item #7

**Acre Type:** G - Grazing

**Class Code:** 1601

Productivity

**Quantity:** 0.112

**Units:** AUM/Acre

Valuation

**Acres:** 5.186

**Value:** 143

Ag/Forest Land Item #8

**Acre Type:** G - Grazing

**Class Code:** 1601

Productivity

**Quantity:** 0.143

**Units:** AUM/Acre

Valuation

**Acres:** 19.967

**Value:** 699

Ag/Forest Land Item #9

**Acre Type:** G - Grazing

**Class Code:** 1601

Productivity

**Quantity:** 0.172

**Units:** AUM/Acre

Valuation

**Acres:** 1.855

**Value:** 78

**Irrigation Type:**

**Timber Zone:**

**Commodity:** Grazing Fee

**Per Acre Value:** 27.5

**Irrigation Type:**

**Timber Zone:**

**Commodity:** Grazing Fee

**Per Acre Value:** 35

**Irrigation Type:**

**Timber Zone:**

**Commodity:** Grazing Fee

**Per Acre Value:** 42.19