

Property Record Card

Summary

Primary Information

Property Category: [RP](#) **Subcategory:** [Non-Qualified Ag](#)
Geocode: [25-0505-20-3-01-01-0000](#) **Assessment Code:** [0011040000](#)
Primary Owner: [MATHESON DON L & NANCY A](#) **PropertyAddress:** [268 MCHESSOR CREEK RD](#)
[268 MCHESSOR CREEK RD](#) [TWIN BRIDGES, MT 59754-9737](#)
COS Parcel: [A7](#)
[NOTE: See the Owner tab for all owner information](#)

Certificate of Survey: [7/2418BA](#)

Subdivision:

Legal Description:

[S20, T05 S, R06 W, C.O.S. 7/2418BA, PARCEL A7, ACRES 32.39](#)

Last Modified: [9/27/2020 6:16:11 PM](#)

General Property Information

Neighborhood: [225.005](#) **Property Type:** [IMP_R - Improved Property - Rural](#)
Living Units: [2](#) **Levy District:** [25-1539-7F](#)
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	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	30.390	1,565.00
Total Ag Land	30.390	1,565.00

Total Forest Land	0.000	00.00
Total Market Land	2.000	45,200.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
10/4/2006			8/31/2009	132828	Warranty Deed
10/3/2006	1161	97C			
11/12/1993	375	227			

Owners

Party #1

Default Information: [MATHESON DON L & NANCY A](#)
[268 MCHESSOR CREEK RD](#)

Ownership %: 100**Primary Owner:** "Yes"**Interest Type:** Conversion**Last Modified:** 9/1/2015 1:42:24 PM

Other Names

Other Addresses

Name**Type****Appraisals****Appraisal History**

Tax Year	Land Value	Building Value	Total Value	Method
2020	46765	646310	693075	COST
2019	46765	646310	693075	COST

Market Land

Market Land Item #1

Method: [Acre](#) **Type:** 1 Ac. beneath Improvements (for dwlg on NQ Ag Land)**Width:** **Depth:****Square Feet:** 00 **Acres:** 1

Valuation

Class Code: 2002 **Value:** 22600

Market Land Item #2

Method: [Acre](#) **Type:** 1 Ac. beneath Improvements (for dwlg on NQ Ag Land)**Width:** **Depth:****Square Feet:** 00 **Acres:** 1

Valuation

Class Code: 2002 **Value:** 22600**Dwellings****Existing Dwellings**

Dwelling Type	Style	Year Built
SFR	08 - Conventional	2013
SFR	08 - Conventional	2013

Dwelling Information

Residential Type: SFR **Style:** 08 - Conventional
Year Built: 2013 **Roof Material:** 10 - Asphalt Shingle
Effective Year: 0 **Roof Type:** 3 - Gable
Story Height: 1.0 **Attic Type:** 0
Grade: 6 **Exterior Walls:** 1 - Frame
Class Code: 3301 **Exterior Wall Finish:** 6 - Wood Siding or Sheathing
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 **System Type:** 5 - Forced Air
Fuel Type: 3 - Gas **Heated Area:** 0

Living Accomodations

Bedrooms: 3 **Full Baths:** 3 **Addl Fixtures:** 6
Family Rooms: 0 **Half Baths:** 0

Additional Information

Fireplaces: **Stacks:** 0 **Stories:**
 Openings: 1 **Prefab/Stove:** 0
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: 3248 **Half Story:** 0 **Unfinished Area:** 0
Second Floor: 0 **SFLA:** 3248

Depreciation Information

CDU: **Physical Condition:** Good (8) **Utility:** Good (8)
Desirability: **Property:** Good (8)
 Location: Average (7)

Depreciation Calculation

Age: 5 **Pct Good:** 0.96 **RCNLD:** 399430

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	19 - Garage, Frame, Finished			676	0	29992
	11 - Porch, Frame, Open			208	0	4468
	39 - Deck, Vinyl/Fiberglass			208	0	3659

There are no other features for this dwelling

Dwelling Information

Residential Type: SFR **Style:** 08 - Conventional

Year Built: 2013 **Roof Material:** 5 - Metal
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: Non-Central **System Type:** 7 - Electric Baseboard/Electric Radiant
Fuel Type: 4 - Electricity **Heated Area:** 0

Living Accomodations

Bedrooms: 1 **Full Baths:** 1 **Addl Fixtures:** 2
Family Rooms: 0 **Half Baths:** 0

Additional Information

Fireplaces: **Stacks:** 0 **Stories:**
 Openings: 0 **Prefab/Stove:** 0
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: 600 **Half Story:** 0 **Unfinished Area:** 0
Second Floor: 0 **SFLA:** 600

Depreciation Information

CDU: **Physical Condition:** Good (8) **Utility:** Fair (6)
Desirability: **Property:** Average (7)
 Location: Average (7)

Depreciation Calculation

Age: 5 **Pct Good:** 0.93 **RCNLD:** 234890

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	19 - Garage, Frame, Finished			4200	0	161895

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential **Description:** AAP4 - Pole Frame Bldg, 1 side open, wood
Quantity: 1 **Year Built:** 2013 **Grade:** A
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 15	Length: 60	Size/Area:
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #2

Type: Residential	Description: RPA2 - Concrete	
Quantity: 1	Year Built: 2014	Grade: A
Condition:	Functional:	Class Code: 3301

Dimensions

Width/Diameter: 24	Length: 26	Size/Area:
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #3

Type: Residential	Description: RPA2 - Concrete	
Quantity: 1	Year Built: 2014	Grade: A
Condition:	Functional:	Class Code: 3301

Dimensions

Width/Diameter: 12	Length: 72	Size/Area:
Height:	Bushels:	Circumference:

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land	Irrigation Type:
Class Code: 1701	Timber Zone:

Productivity

Quantity: 0	Commodity:
Units: Non Qual	

Valuation

Acres: 30.39	Per Acre Value: 51.51
Value: 1565	