

Property Record Card

Summary

Primary Information

Property Category: RP

Geocode: 15-3351-32-4-01-07-0000

Primary Owner:
WEBER DAVID & SARAH REVOCABLE LIVING TRUST
PO BOX 397
POLSON, MT 59860-0397
NOTE: See the Owner tab for all owner information

Subcategory: Residential Property

Assessment Code: 0000002545

PropertyAddress: 34777 COMPASS LN
POLSON, MT 59860

Certificate of Survey: 5720

Subdivision:

Legal Description:
S32, T23 N, R19 W, C.O.S. 5720, ACRES 1.66, AMENDED LOT A & SECTION 33

Last Modified: 3/29/2023 6:39:39 PM

General Property Information

Neighborhood: 215.300.A

Property Type: IMP_R - Improved Property - Rural

Living Units: 1

Levy District: 15-5477-23MC

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:

Utilities:

Access:

Location:

Fronting:

Parking Type:

Parking Quantity:

Parking Proximity:

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	0.000	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
1/31/2023			1/31/2023	603207	Quit Claim Deed

1/25/2018			1/25/2018	560319	Warranty Deed
7/17/2017			7/17/2017	556153	Special Warranty Deed
4/17/2017			4/17/2017	554481	Trustee's Deed (and Deed of Trust)
6/2/2014			6/2/2014	535473	Quit Claim Deed
5/25/2001	416	060 W			
9/18/2000	410	771PR			
7/23/1999	401	348 Q			
6/30/1999	400	729 P			

Owners

Party #1

Default Information:
WEBER DAVID & SARAH REVOCABLE LIVING TRUST
PO BOX 397

Ownership %:
100

Primary Owner:
"Yes"

Interest Type:
Fee Simple

Last Modified:
2/6/2023 3:41:29 PM

Other Names
Other Addresses

Name
Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2022	482000	258200	740200	MKT
2021	482000	258200	740200	MKT
2020	455000	138500	593500	MKT

Market Land

Market Land Item #1

Method: Frontage and Depth
Type: Category 1

Width: 130
Depth: 556

Square Feet: 00
Acres:

Valuation

Class Code: 2101
Value:

Dwellings

Existing Dwellings

Dwelling Type SFR	Style 08 - Conventional	Year Built 1976
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Dwelling Information

Residential Type: SFR
Style: 08 - Conventional

Year Built: 1976
Roof Material: 10 - Asphalt Shingle

Effective Year: 2000
Roof Type: 3 - Gable

Story Height: 1.0
Attic Type: 0

Grade: 5
Exterior Walls: 1 - Frame

Class Code: 3301
Exterior Wall Finish: 6 - Wood Siding or Sheathing

Year Remodeled: 2018
Degree Remodeled:

Mobile Home Details

Manufacturer:
Serial #:
Width: 0

Model:
Length: 0

Basement Information

Foundation: 2 - Concrete

Basement Type: 3 - Full

Finished Area: 1088

Quality: 3 - Typical

Daylight: Y

Heating/Cooling Information

Type: Central

Fuel Type: 3 - Gas

System Type: 5 - Forced Air

Heated Area: 2470

Living Accomodations

Bedrooms: 3

Family Rooms: 0

Full Baths: 2

Half Baths: 1

Addl Fixtures: 3

Additional Information

Fireplaces:

Garage Capacity: 0

% Complete: 0

Stacks: 0

Openings: 0

Cost & Design: 0

Description:

Stories:

Prefab/Stove: 1

Flat Add: 0

Description:

Dwelling Amenities

View: LAKE

Access: WATER

Area Used In Cost

Basement: 1088

First Floor: 1382

Second Floor: 0

Additional Floors: 0

Half Story: 0

Attic: 0

Unfinished Area: 0

SFLA: 1382

Depreciation Information

CDU:

Desirability:

Physical Condition: Average (7)

Property: Average (7)

Location: Very Good (9)

Utility: Average (7)

Depreciation Calculation

Age: 22

Pct Good: 0.82

RCNLD: 0

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	11 - Porch, Frame, Open			112	0	0
	33 - Deck, Wood			480	0	0

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential

Quantity: 1

Condition:

Description: AAP1 - Pole Frame Bldg, 4 sides closed, metal

Year Built: 2019

Functional:

Grade: G

Class Code: 3301

Dimensions

Width/Diameter: 24

Height: 14

Length: 52

Bushels:

Size/Area:

Circumference:

Outbuilding/Yard Improvement #2

Type: Residential

Quantity: 1

Condition:

Description: RBD3 - Dock, heavy wood deck, heavy pilings

Year Built: 2006

Functional:

Grade: A

Class Code: 3301

Dimensions

Width/Diameter: 7

Height:

Length: 43

Bushels:

Size/Area: 301

Circumference:

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel