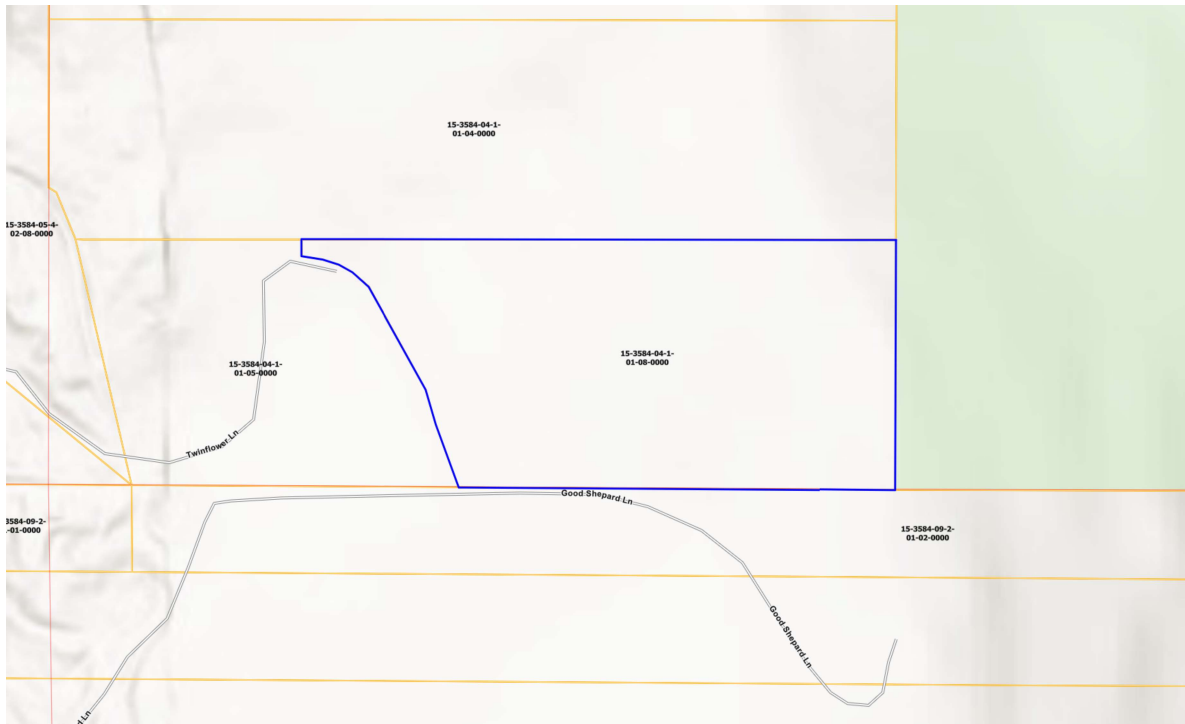


Tax Year: 2024

Scale: 1:1824.07 Basemap: Cadastral Application Base Map



## Summary

## Primary Information

Property Category: RP

Subcategory: Residential Property

Geocode: 15-3584-04-1-01-08-0000

Assessment Code: 0000006151

Primary Owner:

**Primary Owner:**  
TAKEMOTO JOYCE KAY  
31714 TWINFLOWER LN  
BIGFORK, MT 59911-8210  
Note: See Owners section for all owners

## Property Address:

31714 TWINFLOWER LN  
BIGFORK, MT 59911

Certificate of Survey:

Legal Description: S04, T25 N, R19 W, ACRES 6.61, SP-73 TR 1, S2SWSW

Last Modified: 5/18/2024 16:27:53 PM

Tax Year: 2024

## General Property Information

Neighborhood: 215.300.7	Property Type: IMP_R - Improved Property - Rural
Living Units: 2	Levy District: 15-0330-38
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: 0
General: 0	

## Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

## Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	6.61	106248

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
6/23/2023			6/23/2023	605463	Termination of Joint Tenancy by Death
3/29/2000	407	056 G	N/A		
9/9/1999	402	543 O	N/A		
1/6/1999	395	948 G	N/A		
7/3/1995	367	058 W	N/A		

## Owners

Tax Year: 2024

## Party #1

Default Information:	TAKEMOTO JOYCE KAY 31714 TWINFLOWER LN BIGFORK, MT 59911-8210
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	9/22/2023 14:57:25 PM

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	106248	187540	293788	COST
2023	106248	187540	293788	COST
2022	85267	149890	235157	COST

## Market Land

### Market Land Item #1

Method: Acre	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 6.61
Class Code: 2101	Value: 106248

## Dwellings

### Dwelling #1

#### Dwelling Information

Dwelling Type MH	Style DW	Year Built 1995
Residential Type: MH Year Built: 1995 Effective Year: n/a Story Height: 1.0 Grade: L Class Code: 3301 Year Remodeled: n/a	Style: DW Roof Material: 5 - Metal Roof Type: 3 Attic Type: 0 - None Exterior Walls: n/a Exterior Wall Finish: 6 - Wood Siding or Sheathing Degree Remodeled: n/a	

Tax Year: 2024

## Mobile Home Details

Manufacturer: n/a  
Width: n/a  
Model: n/a

Serial #: n/a  
Length: n/a

## Basement Information

Foundation: 2 - Concrete  
Daylight: n/a  
Quality: n/a

Finished Area: n/a  
Basement Type: 0 - None

## Heating/Cooling Information

Type: Central

System Type: 5 - Forced Air

Fuel Type: 4 - Electricity

Heated Area: n/a

## Living Accomodations

Bedrooms: 3

Family Rooms: n/a

Full Baths: 2

Half Baths: n/a

Addl Fixtures: 3

## Additional Information

Fire Places  
Stories: n/a  
Openings: n/a

Stacks: n/a  
Prefab/Stove: n/a

Garage Capacity: n/a

Cost & Design: n/a

Flat Add: n/a

% Complete: n/a

Description: n/a

## Dwelling Ammenities

View: n/a

Access: n/a

## Area Used in Cost

Basement: n/a

Addl Floors: n/a

First Floor: 1766

Second Floor: n/a

Half Story: n/a

Unfinished Area: n/a

Attic: n/a

SFLA: 1766

## Depreciation Information

CDU: n/a

Physical Condition: Fair (6)

Desirability  
Property: Average (7)

Location: Average (7)

## Depreciation Calculation

Age: 27

Pct Good: 0.38

RCNLD: 66380

## Additions / Other Features

# Cadastral Property Report

Tax Year: 2024

Lower Addtns	First	Second	Third	Area	Year	Cost
	11 - Porch, Frame, Open			312	0	17013
	33 - Deck, Wood			360	0	5857

No additional features exist for this property

## Dwelling #2

### Dwelling Information

Dwelling Type SFR	Style 14 - Other	Year Built 2008
Residential Type: SFR	Style: 14 - Other	Roof Material: 5 - Metal
Year Built: 2008	Roof Type: 3	Attic Type: 0 - None
Effective Year: n/a	Exterior Walls: 1 - Frame	Exterior Wall Finish: 6 - Wood Siding or Sheathing
Story Height: 1.0	Degree Remodeled: n/a	
Grade: 4		
Class Code: 3301		
Year Remodeled: n/a		

### Mobile Home Details

Manufacturer: n/a	Serial #: n/a
Width: n/a	Length: n/a
Model: n/a	

### Basement Information

Foundation: 3 - Slab	Finished Area: n/a
Daylight: n/a	Basement Type: 0 - None
Quality: n/a	

### Heating/Cooling Information

Type: Non-Central	System Type: 7 - Electric Baseboard/Electric Radiant
Fuel Type: 4 - Electricity	Heated Area: n/a

### Living Accomodations

Bedrooms: 1	Family Rooms: n/a
Full Baths: 1	Half Baths: n/a

Addl Fixtures: 2

### Additional Information

Fire Places	Stacks: n/a
Stories: n/a	Prefab/Stove: n/a
Openings: n/a	
Garage Capacity: n/a	Cost & Design: n/a
Flat Add: n/a	% Complete: n/a

Description: n/a

### Dwelling Ammenities

View: n/a	Access: n/a
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### Area Used in Cost

Tax Year: 2024

Basement: n/a	Addl Floors: n/a					
First Floor: 480	Second Floor: n/a					
Half Story: n/a	Unfinished Area: n/a					
Attic: n/a	SFLA: 480					
Depreciation Information						
CDU: n/a	Physical Condition: Fair (6)					
Desirability Property: Fair (6)	Location: Average (7)					
Depreciation Calculation						
Age: 14	Pct Good: 0.76					
RCNLD: 119760						
Additions / Other Features						
Lower Addtns	First 19 - Garage, Frame, Finished	Second	Third	Area 896	Year 0	Cost 48188
No additional features exist for this property						

## Other Buildings

### Outbuilding/Yard Improvement #1

Type: Residential	Description: RRS1 - Shed, Frame
Quantity: 1	Year Built: 1996
Grade: A	Condition: Res Average
Functional: n/a	Class Code: 3301
Dimensions	
Width/Diameter: 12	Length: 16
Size/Area: 192	Height: n/a
Bushels: n/a	Circumference: n/a

## Commercial

No commercial buildings exist for this parcel

## Ag/Forest Land

Tax Year: 2024

No ag/forest land exists for this parcel

## Easements

No easements exist for this parcel

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