

Fidelity Title Agency of Lake County
402 1st St E, Ste 101
Polson, MT 59860
406-883-6051
406-883-6055 Fax

This Listing Packet specially prepared for: Kristen Broughton

Owners Name: Joyce Kay Takemoto

Legal Description: Tract 1 on Subdivision Plat N. 73 in the SW¹/₄SW¹/₄ of 4-25-19, Lake County, Montana.

Date: May 13, 2024

Ordered By: Kristen Broughton

Firm: Berkshire Hathaway HomeServices

Phone Number: 406-212-6237

Email Address: Kristen.broughton@bhhsmt.com

Prepared By: Alena

Notes: Tax # 6151, Plats, Deed # 605463, No CCRs #'s Found.

This listing packet is provided solely for informational purposes. Documents are obtained from the records of Lake County, Montana and this company assumes no liability for any variations, errors or discrepancies. This information is provided free of charge and shall not be considered as an inducement by the company.

LAKE COUNTY TREASURER

106 4TH AVE EAST

POLSON MT 59860

03/22/24

FORWARDING SERVICE REQUESTED

| Tax Payer | Property Description |
|-----------------------|--------------------------|
| TAKEMOTO JOYCE KAY | Twn/Rng/Sect 25N/19W /04 |
| 31714 TWINFLOWER LN | SP-73 TR 1 |
| BIGFORK MT 59911-8210 | Acres: 6.61 |

Tax Payer 6151
 School District 38 BIGFORK
 Taxable Value 3,966
 Geo Code 3584-04-1-01-08-0000
 Street: 31714 TWINFLOWER LN

| Tax Description | 1st Half | 2nd Half | Total Tax | Voted * | % of Tax | Tax Amount | Mill Levy |
|---|----------|----------|-----------|----------|----------|------------|-----------|
| MT SUPREME COURT ORDER | 0.00 | 67.82 | 67.82 | | | | |
| LAND | 0.00 | 282.47 | 282.47 | | | | |
| BLDS & IMPROVEMENTS | 0.00 | 498.75 | 498.75 | | | | |
| SOLID WASTE MANAGEMENT D | 0.00 | 180.00 | 180.00 | | | | |
| BLACKTAIL TV | 0.00 | 2.50 | 2.50 | | | | |
| SOIL CONSERVATION | 0.00 | 1.78 | 1.78 | | | | |
| STATE FOREST FIRE | 0.00 | 25.00 | 25.00 | | | | |
| 2nd Half Due (05/31/24) | | 1,058.32 | | | | | |
| Total Bill | | | 1,058.32 | | | | |
| Please make checks payable to: Lake County Treasurer Include payment stub and write your Tax Payer number on your check. | | | | | | | |
| ***PAYONLINE at HTTP://WWW.LAKEMT.GOV*** There is a 3% convenience fee to pay by credit/debit card. Payments made online must be recieved by 5:00 pm MST of the due date. | | | | | | | |
| Payments can be made by phone with a credit/debit card with a 3% convenience fee by calling 406-883-7224 or 406-883-7225. | | | | | | | |
| An * in front of a levv means that it was voted on at some point in time. | | | | | | | |
| DOR 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 for the next tax year contact the local DOR office at 406-872-6228. | | | | | | | |
| Receipt Validation for 1st Half: | | 0.00 | | | | | |
| Penalty: | | | | | | | |
| Interest: | | | | | | | |
| Total: | | | | | | | |
| Receipt Validation for 2nd Half: | | 1,058.32 | | | | | |
| Penalty: | | | | | | | |
| Interest: | | | | | | | |
| Total: | | | | | | | |
| STATE SCHOOL LEVY | | | | 21.01 % | | \$222.29 | 77.900 |
| DISTRICT SCHOOL LEV | | | | 18.21 % | | \$192.66 | 97.160 |
| STATE LEVY - UNIVER | | | | 1.12 % | | \$11.90 | 6.000 |
| COUNTYWIDE EDUCATIO | | | | 7.40 % | | \$78.27 | 39.470 |
| Total School | | | | 47.74 % | | \$505.12 | 220.530 |
| County | | | | | | | |
| GENERAL FUND | | | | 1.94 % | | \$20.58 | 10.370 |
| ROAD | | | | 3.82 % | | \$40.39 | 20.370 |
| * ROAD - VOTED | | | | 0.75 % | | \$7.93 | 4.000 |
| POOR | | | | 0.19 % | | \$1.98 | 1.000 |
| BRIDGE | | | | 0.44 % | | \$4.66 | 2.350 |
| WEED | | | | 0.30 % | | \$3.17 | 1.600 |
| FAIR | | | | 0.25 % | | \$2.62 | 1.320 |
| AIRPORT | | | | 0.24 % | | \$2.52 | 1.270 |
| DISTRICT COURT | | | | 0.35 % | | \$3.71 | 1.870 |
| YOUTH COURT | | | | 0.17 % | | \$1.84 | 0.930 |
| LIABILITY INSURANCE | | | | 1.19 % | | \$12.61 | 6.360 |
| LIBRARIES | | | | 0.03 % | | \$0.28 | 0.140 |
| AMBULANCE | | | | 0.05 % | | \$0.58 | 0.290 |
| COUNTY PLANNING | | | | 0.37 % | | \$3.91 | 1.970 |
| PUBLIC HEALTH | | | | 0.36 % | | \$3.79 | 1.910 |
| SANITATION | | | | 0.34 % | | \$3.55 | 1.790 |
| * SENIOR CITIZENS | | | | 0.38 % | | \$3.97 | 2.000 |
| CO EXTENSION AGENT | | | | 0.13 % | | \$1.33 | 0.670 |
| PUBLIC SAFETY | | | | 3.63 % | | \$38.45 | 19.390 |
| PUBLIC SAFETY SPECI | | | | 1.32 % | | \$13.92 | 7.020 |
| * PUBLIC SAFETY MILL | | | | 3.22 % | | \$34.09 | 17.190 |
| P E R S | | | | 1.61 % | | \$17.03 | 8.590 |
| HEALTH INSURANCE | | | | 0.36 % | | \$3.79 | 1.910 |
| PERMISSIVE HEALTH I | | | | 2.38 % | | \$25.24 | 12.730 |
| * SEARCH AND RESCUE-L | | | | 0.19 % | | \$1.98 | 1.000 |
| * SEARCH & RESCUE-SWA | | | | 0.19 % | | \$1.98 | 1.000 |
| DISPATCH | | | | 1.71 % | | \$18.07 | 9.110 |
| JUDGMENT LEVY | | | | 0.52 % | | \$5.53 | 2.790 |
| Total County | | | | 26.43 % | | \$279.50 | 140.940 |
| Other State | | | | | | | |
| FOREST FIRE PROTECT | | | | 2.36 % | | \$25.00 | |
| Total Other Stat | | | | 2.36 % | | \$25.00 | 0.000 |
| Other | | | | | | | |
| BIGFORK FIRE | | | | 2.26 % | | \$23.95 | 12.080 |
| * BIGFORK FIRE DISTRI | | | | 0.00 % | | \$0.00 | |
| * Big Fork Fire Voted | | | | 2.81 % | | \$29.74 | 15.000 |
| LAKE COUNTY CEMETER | | | | 0.45 % | | \$4.78 | 2.410 |
| * LAKE COUNTY CEMETER | | | | 0.56 % | | \$5.95 | 3.000 |
| Soil Conversation P | | | | 0.01 % | | \$0.08 | 0.040 |
| SOIL CONSERVATION | | | | 0.16 % | | \$1.70 | 0.860 |
| Total Other | | | | 6.25 % | | \$66.20 | 33.390 |
| Fees | | | | | | | |
| SOLID WASTE | | | | 17.01 % | | \$180.00 | |
| BLACKTAIL T V | | | | 0.24 % | | \$2.50 | |
| Total Fees | | | | 17.25 % | | \$182.50 | 0.000 |
| Total Bill | | | | 100.00 % | | \$1,058.32 | 394.860 |

Total if both halves paid: 1,058.32

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Name TAKEMOTO JOYCE KAY
 31714 TWINFLOWER LN
 6151

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 31714 TWINFLOWER LN
 6151

Due 11/30/23

Due 1,058.32 05/31/24

Return this stub with payment to:
 LAKE COUNTY TREASURER
 106 4TH AVE EAST
 POLSON MT 59860
 FORWARDING SERVICE REQUESTED

Return this stub with payment to:
 LAKE COUNTY TREASURER
 106 4TH AVE EAST
 POLSON MT 59860
 FORWARDING SERVICE REQUESTED

Lake County | Detail

Date: 05/07/24
Time: 03:14:27 pm

LAKE COUNTY TREASURER
106 4TH AVE EAST
POLSON MT 59860

Tax ID: 6151
Type: Real

Name and Address
TAKEMOTO JOYCE KAY
31714 TWINFLOWER LN
BIGFORK MT 59911-8210

Property Tax Query TW Range SC Description
25N/19W /04 Geo 3584-04-1-01-08-0000 SP-73 TR 1

| | YR | Int. Date | Tax Date | Tax Amt | Penalty | Interest | Total Amt |
|---------|----|-----------|----------|----------|---------|----------|-----------------|
| Paid | 23 | 12/11/23 | 11/30/23 | 990.52 | 0.00 | 0.00 | 2,048.84 |
| Tax Due | 23 | 05/07/24 | 05/31/24 | 1,058.32 | 0.00 | 0.00 | |
| Paid | 22 | 11/28/22 | 11/30/22 | 1,011.75 | 0.00 | 0.00 | 2,023.48 |
| Paid | 22 | 06/02/23 | 05/31/23 | 1,011.73 | 0.00 | 0.00 | |
| Paid | 21 | 12/13/21 | 11/30/21 | 1,020.20 | 20.41 | 3.63 | 2,064.41 |
| Paid | 21 | 12/13/21 | 05/31/22 | 1,020.17 | 0.00 | 0.00 | |
| Paid | 20 | 12/03/20 | 11/30/20 | 972.20 | 0.00 | 0.00 | 1,944.38 |
| Paid | 20 | 06/03/21 | 05/31/21 | 972.18 | 0.00 | 0.00 | |
| Paid | 19 | 12/04/19 | 11/30/19 | 875.44 | 0.00 | 0.00 | 1,750.87 |
| Paid | 19 | 05/28/20 | 05/31/20 | 875.43 | 0.00 | 0.00 | |
| Paid | 18 | 12/05/18 | 11/30/18 | 814.87 | 16.30 | 1.11 | 1,647.14 |
| Paid | 18 | 05/31/19 | 05/31/19 | 814.86 | 0.00 | 0.00 | |
| Paid | 17 | 12/07/17 | 11/30/17 | 798.54 | 0.00 | 0.00 | 1,597.05 |
| Paid | 17 | 06/06/18 | 05/31/18 | 798.51 | 0.00 | 0.00 | |
| Paid | 16 | 11/28/16 | 11/30/16 | 820.75 | 0.00 | 0.00 | 1,641.48 |
| Paid | 16 | 05/23/17 | 05/31/17 | 820.73 | 0.00 | 0.00 | |
| Paid | 15 | 12/07/15 | 11/30/15 | 769.15 | 15.38 | 1.46 | 1,555.12 |
| Paid | 15 | 05/25/16 | 05/31/16 | 769.13 | 0.00 | 0.00 | |
| Paid | 14 | 10/30/14 | 11/30/14 | 801.14 | 0.00 | 0.00 | 1,602.27 |
| Paid | 14 | 05/12/15 | 05/31/15 | 801.13 | 0.00 | 0.00 | |
| Paid | 13 | 12/04/13 | 11/30/13 | 762.42 | 0.00 | 0.00 | 1,545.49 |
| Paid | 13 | 06/26/14 | 05/31/14 | 762.40 | 15.25 | 5.42 | |

