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	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
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	Total School 47.74 % \$505.12 220.530
	GENERAL FUND 1.94 % \$20.58 10.370 ROAD 3.82 % \$40.39 20.370 * ROAD - VOTED 0.75 % \$7.93 4.000
2nd Half Due (05/31/24) 1,058.32 Total Bill 1,058.32	POOR 0.19 % \$1.98 1.000 BRIDGE 0.44 % \$4.66 2.350
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.	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
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.	* 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
An \star in front of a levy means that it was voted on at some point in time.	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
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.	PERMISSIVE HEALTH I 2.38 % \$25.24 12.736 * SEARCH AND RESCUE-L 0.19 % \$1.98 1.006 * SEARCH & RESCUE-SWA 0.19 % \$1.98 1.006 DISPATCH 1.71 % \$18.07 9.116 JUDGMENT LEVY 0.52 % \$5.53 2.796 Total County 26.43 % \$279.50 140.946
Receipt Validation for 1st Half: 0.00 Penaltv: Interest:	Other State FOREST FIRE PROTECT 2.36 % \$25.00 Total Other Stat 2.36 % \$25.00 0.000 Other
Total: Receipt Validation for 2nd Half: 1,058.32 Penalty: Interest: Total:	BIGFORK FIRE
	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

TAKEMOTO JOYCE KAY 31714 TWINFLOWER LN 6151 TAKEMOTO JOYCE KAY 31714 TWINFLOWER LN 6151

Due 11/30/23

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

Name

Due 1,05
Return this stub with payment to:
LAKE COUNTY TREASURER
106 4TH AVE EAST
POLSON MT 59860
FORWARDING SERVICE REQUESTED

Total if both halves paid:

1,058.32

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	

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purpose of assisting in locating the land and the company assumes no liability for variations, if any, with actual survey." Fidelity Title Agency of Lake County ORTION OF THE S.W. 114 S.W. 114, SECTION 4, DATE: MAY, 1993 00 Section line Sec. Cor. (FND) Brass Cap Mon. S. 88'34'53" E. 128.75 (Rec.) T8. F8E (30) foot wide roadway easement over existing a drive N. 89"33"32" W. O DENOTES 5/8" DIA, REBAR W/PLASTIC CAP MARKED WESTER (IDOS (SET)) DENOTES MONUMENTED CORNERS GFOUND! DENOTES SECTION CORNER Re K. PAML theree \$487437 E. 833/1 feel doug the South boundary of said Section of the free point boundary of said Section 4 in the true point of bognings there of continuing \$487457E, doug said South boundary for a distance of 67475 feet theree NoT72377E, doi: 11.78401 feet theree NoT72377E, doi: 11.78401 feet theree \$4871707E, doi: 11.78401 feet theree \$371707E, 2580 feet theree \$371707E, 2580 feet theree \$38754E, 2280 feet theree \$38754E, 2880 feet to the true that of heatened contracts of set of case. DENOTES ANGLE POINTS (NOTHING FOUND OR SET) Said tract of land is conveyed with easements for ingress and egress of record. Said tract is also conveyed with an easement for ingress and egress being (DB) feet in with and located over and across one existing drive on Tract-2, and at as shown on the herein contained Certificate of A portion of the Southwest one-quarter of the Southwest one-quarter (S.K.IV.4 S.K.IV.4) of Section (4). Tomahip (25) North, Range (19) Vest, P.M.V., Lake County, Montana, nore particularly described as follows: Egyenent to Tr. 1 C.O.S. 3757 S. 88"34"53" E SUBDIVISION PLAT (4.00) Acres TRACT OWNERS: Existing house Planning Director Lake County Planning Board ENALTON
WALTON Existing 5 Fence S. 15"39"06 E. S. 102.05' E. Proposed Drive to Residence N. 89"33"32: W. 961 A portion of the Southwest one-quarter of the Southwest one-quarter (S.K.V4 S.K.V4) of Section (4). Township (25) North, Range (18) Vest, P.M.M., Lake County, Montana, nore particularly described as follows: Said fract of land is conveyed with and subject to externents for ingress and eigness of record and subject to an externent for ingress and eigness to Tractive and externent behapt 100 feet in within and located over and across an existing drive and all as shown on the herein contained and across an existing drive and all as shown on the herein contained. S. 88"34"53" E. 674.75 13.05 15.05 1/4 SECT-NR-W 0 (6.61) Acres TRACT-1 4 2519 0'76'28' E. 81'13'00' E. 81'16'00' E. 48'15'40' E. (FND) Stone Mon. 7557 T. 25 N., R. 19 W., P.M.M N. 0°17' E. (Rec. per C.O.S., 2978 (Basis of Bearings) & Mea.) e 2 /2 /2 FLED FOR RECORD THIS 17 LAKE COUNTY, MONTANA Tract-I and Tract-2 as shown and described on the Plat herein contained. Ye, the undersigned property owners do hareby certify that we have caused to be Surveyed and Subdivided the fallowing described hocks of land; to wit: SCALE: County of Ear in 15 SURVEYOR'S If VITTESS WESTEOF, I have hereals set my hard and orfland my holated Seal the day and year of this certificate first above written. State of MONTERIA On the day of control as for m. The underspred a Noticy Published of Control Court licht The County Corruston of Lake County, Montana does hereby certify that has excremed that Subdynison Plat and having found the same to conform box, approves it. Notice y public for the State of Line Line of Branching o APPROVED THIS 14 DAY OF CANAS mist 2019-8 Doted that day of the way Dates the 16 day of 18/54 CERTIFICATE OF COUNTY COMMISSIONER APPROVAL DONALD H WESTER AL EXAMINO LÁND SURVEYOR 5840 RLS CERTIFICATE OF DIANERSHIP DAY OF MAY, BOS, AT 8:35 OCLOOK A M Convert to plastic . 1983

"This plat is provided solely for the