Property Record Card

Summary

Primary Information

Property Category: RP
Geocode: 04-2093-06-1-01-01-0000
Primary Owner: HILLVIEW CROSSING MISSOULA LLC
401 E BECKWITH AVE
MISSOULA, MT 59801-4426
NOTE: See the Owner tab for all owner information

Subcategory: Non-Qualified Ag
Assessment Code: 0001339100
Property Address:

COS Parcel:

Certificate of Survey:
Subdivision:
Legal Description:
S06, T12 N, R19 W, ACRES 24.98, PORTION OF SE4 NE4

Last Modified: 10/3/2018 12:36:06 PM

General Property Information

Neighborhood: 204.012.2
Living Units: 0
Zoning: 1
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: 8
Utilities: 3
Access: 1
Location: 5 - Neighborhood or Spot

Fronting: 4 - Residential Street
Parking Type:
Parking Quantity:
Parking Proximity:

Land Summary

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Acres</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grazing</td>
<td>0.000</td>
<td>00.00</td>
</tr>
<tr>
<td>Fallow</td>
<td>0.000</td>
<td>00.00</td>
</tr>
<tr>
<td>Irrigated</td>
<td>0.000</td>
<td>00.00</td>
</tr>
<tr>
<td>Continuous Crop</td>
<td>0.000</td>
<td>00.00</td>
</tr>
<tr>
<td>Wild Hay</td>
<td>0.000</td>
<td>00.00</td>
</tr>
<tr>
<td>Farmsite</td>
<td>0.000</td>
<td>00.00</td>
</tr>
<tr>
<td>ROW</td>
<td>0.000</td>
<td>00.00</td>
</tr>
<tr>
<td>NonQual Land</td>
<td>24.980</td>
<td>1,202.00</td>
</tr>
<tr>
<td>Total Ag Land</td>
<td>24.980</td>
<td>1,202.00</td>
</tr>
<tr>
<td>Total Forest Land</td>
<td>0.000</td>
<td>00.00</td>
</tr>
<tr>
<td>Total Market Land</td>
<td>0.000</td>
<td>00.00</td>
</tr>
</tbody>
</table>

Deed Information:
Deed Date | Book | Page | Recorded Date | Document Number | Document Type
--- | --- | --- | --- | --- | ---
12/30/2014 | 938 | 597 | 12/31/2014 | | Warranty Deed
8/8/2013 | 917 | 892 | 8/8/2013 | | Trustee's Deed (and Deed of Trust)
12/20/2006 | 0789 | 00374 | | | 

Owners

Party #1

Default Information: HILLVIEW CROSSING MISSOULA LLC
401 E BECKWITH AVE
Ownership %: 100
Primary Owner: "Yes"
Interest Type: Conversion
Last Modified: 2/23/2015 2:33:37 PM

Other Names

Name | Type
--- | ---

Appraisals

Appraisal History

<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Land Value</th>
<th>Building Value</th>
<th>Total Value</th>
<th>Method</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>1202</td>
<td>0</td>
<td>1202</td>
<td>COST</td>
</tr>
<tr>
<td>2017</td>
<td>1202</td>
<td>0</td>
<td>1202</td>
<td>COST</td>
</tr>
<tr>
<td>2016</td>
<td>1112</td>
<td>0</td>
<td>1112</td>
<td>COST</td>
</tr>
</tbody>
</table>

Market Land

Market Land Info
No market land info exists for this parcel

Dwellings

Existing Dwellings
No dwellings exist for this parcel

Other Buildings/Improvements

Outbuilding/Yard Improvements
No other buildings or yard improvements exist for this parcel

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
Class Code: 1701
Irrigation Type:
Timber Zone:
### Productivity

<table>
<thead>
<tr>
<th>Quantity:</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units:</td>
<td>Non Qual</td>
</tr>
</tbody>
</table>

**Valuation**

- **Value:** 1202
- **Per Acre Value:** 48.13