

Property Record Card

Summary

Primary Information

Property Category: [RP](#) **Subcategory:** [Agricultural and Timber Properties](#)
Geocode: [25-0687-31-3-01-01-0000](#) **Assessment Code:** [0011039600](#)
Primary Owner: **PropertyAddress:**
[COBB T P JR INTER VIVOS TRUST](#)
[PO BOX 685](#) **COS Parcel:** [C-A, C-B, C-C & C-D](#)
[TWIN BRIDGES, MT 59754-0685](#)
[NOTE: See the Owner tab for all owner information](#)

Certificate of Survey: [7/977-A](#)

Subdivision:

Legal Description:

[S31, T03 S, R06 W, C.O.S. 7/977-A, PARCEL C-A, C-B, C-C & C-D](#)

Last Modified: [9/27/2020 6:15:04 PM](#)

General Property Information

Neighborhood: [225.005](#) **Property Type:** [FARM_R - Farmstead - Rural](#)
Living Units: [1](#) **Levy District:** [25-1539-7F](#)
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: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	186.000	7,758.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	1.000	2,144.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	187.000	9,902.00

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
1/12/2018			1/16/2018	176207	Quit Claim Deed
7/13/2016			8/5/2016	168100	Warranty Deed
10/9/2014			10/14/2014	158062	Quit Claim Deed
4/25/2002	467	677			
3/20/1996	397	789WD			
9/28/1994	383	845QC			
5/19/1992	361	381			

Owners

Party #1

Default Information: [COBB T P JR INTER VIVOS TRUST](#)
[PO BOX 685](#)

Ownership %: [100](#)

Primary Owner: ["Yes"](#)

Interest Type: [Conversion](#)

Last Modified: [1/22/2018 9:28:48 AM](#)

Other Names

Other Addresses

Name

Type

Appraisals**Appraisal History**

Tax Year	Land Value	Building Value	Total Value	Method
2020	9902	508750	518652	COST
2019	9902	508750	518652	COST
2018	9534	460670	470204	COST

Market Land**Market Land Info**

[No market land info exists for this parcel](#)

Dwellings**Existing Dwellings**

Dwelling Type	Style	Year Built
SFR	08 - Conventional	2009

Dwelling Information

Residential Type: [SFR](#) **Style:** [08 - Conventional](#)
Year Built: [2009](#) **Roof Material:** [5 - Metal](#)
Effective Year: [0](#) **Roof Type:** [3 - Gable](#)
Story Height: [1.0](#) **Attic Type:** [0](#)
Grade: [6](#) **Exterior Walls:** [1 - Frame](#)

Class Code: 3110 **Exterior Wall Finish:** 5 - Maintenance Free Aluminum/Vinyl/Steel
Year Remodeled: 0 **Degree Remodeled:**

Mobile Home Details

Manufacturer: **Serial #:** **Width:** 0
Model: **Length:** 0

Basement Information

Foundation: 2 - Concrete **Finished Area:** 2224 **Daylight:** Y
Basement Type: 3 - Full **Quality:** 2 - Fair

Heating/Cooling Information

Type: Central/AC **System Type:** 6 - Heat Pump
Fuel Type: 7 - Geothermal **Heated Area:** 4448

Living Accomodations

Bedrooms: 3 **Full Baths:** 3 **Addl Fixtures:** 6
Family Rooms: 0 **Half Baths:** 1

Additional Information

Fireplaces: **Stacks:** 0 **Stories:**
Garage Capacity: 0 **Openings:** 0 **Prefab/Stove:** 0
% Complete: 0 **Cost & Design:** 0 **Flat Add:** 0
Description: **Description:**

Dwelling Amenities

View: **Access:**

Area Used In Cost

Basement: 2224 **Additional Floors:** 0 **Attic:** 0
First Floor: 2224 **Half Story:** 0 **Unfinished Area:** 0
Second Floor: 0 **SFLA:** 2224

Depreciation Information

CDU: **Physical Condition:** Very Good (9) **Utility:** Very Good (9)
Desirability: **Property:** Very Good (9)
Location: Very Good (9)

Depreciation Calculation

Age: 9 **Pct Good:** 0.96 **RCNLD:** 463130

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	19 - Garage, Frame, Finished			1056	0	44215
	11 - Porch, Frame, Open			264	0	5671
	11 - Porch, Frame, Open			128	0	2749
	11 - Porch, Frame, Open			96	0	2062

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Ag **Description:** RPA2 - Concrete
Quantity: 1 **Year Built:** 2010 **Grade:** A
Condition: **Functional:** **Class Code:** 3110

Dimensions

Width/Diameter: 20 **Length:** 24 **Size/Area:**

Height:	Bushels:	Circumference:
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Outbuilding/Yard Improvement #2

Type: Ag	Description: AASF - Shed, agricultural, frame	
Quantity: 2	Year Built: 1997	Grade: A
Condition:	Functional:	Class Code: 3110

Dimensions

Width/Diameter: 10	Length: 20	Size/Area:
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #3

Type: Ag	Description: AASF - Shed, agricultural, frame	
Quantity: 1	Year Built: 1997	Grade: A
Condition:	Functional:	Class Code: 3110

Dimensions

Width/Diameter: 24	Length: 32	Size/Area:
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #4

Type: Ag	Description: AAL1 - Lean-to, 1 story, pole frame	
Quantity: 1	Year Built: 1997	Grade: A
Condition:	Functional:	Class Code: 3110

Dimensions

Width/Diameter: 24	Length: 24	Size/Area:
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #5

Type: Ag	Description: AAP1 - Pole Frame Bldg, 4 sides closed, metal	
Quantity: 1	Year Built: 1997	Grade: G
Condition:	Functional:	Class Code: 3110

Dimensions

Width/Diameter: 36	Length: 48	Size/Area:
Height:	Bushels:	Circumference:

Commercial

Existing Commercial Buildings

[No commercial buildings exist for this parcel](#)

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: [FSA - Farmsite on agricultural land](#)

Irrigation Type:

Class Code: 2001

Productivity

Quantity: 0**Units:**

Valuation

Acres: 1**Value:** 2144

Ag/Forest Land Item #2

Acre Type: G - Grazing**Class Code:** 1601

Productivity

Quantity: 0.092**Units:** AUM/Acre

Valuation

Acres: 53.197**Value:** 1205

Ag/Forest Land Item #3

Acre Type: G - Grazing**Class Code:** 1601

Productivity

Quantity: 0.146**Units:** AUM/Acre

Valuation

Acres: 35.892**Value:** 1290

Ag/Forest Land Item #4

Acre Type: G - Grazing**Class Code:** 1601

Productivity

Quantity: 0.208**Units:** AUM/Acre

Valuation

Acres: 6.09**Value:** 310

Ag/Forest Land Item #5

Acre Type: G - Grazing**Class Code:** 1601

Productivity

Quantity: 0.222**Units:** AUM/Acre

Valuation

Timber Zone:**Commodity:** N/A**Per Acre Value:** 2144**Irrigation Type:****Timber Zone:****Commodity:** Grazing Fee**Per Acre Value:** 22.66**Irrigation Type:****Timber Zone:****Commodity:** Grazing Fee**Per Acre Value:** 35.94**Irrigation Type:****Timber Zone:****Commodity:** Grazing Fee**Per Acre Value:** 50.94**Irrigation Type:****Timber Zone:****Commodity:** Grazing Fee

Acres: 90.821

Per Acre Value: 54.53

Value: 4953