

# Property Record Card

## Summary

### Primary Information

**Property Category:** [RP](#)                      **Subcategory:** [Non-Qualified Ag](#)  
**Geocode:** [25-0505-20-3-01-01-0000](#)      **Assessment Code:** [0011040000](#)  
**Primary Owner:**                                      **PropertyAddress:** [268 MCHESSOR CREEK RD](#)  
[MATHESON DON L & NANCY A](#)                      [TWIN BRIDGES, MT 59754-9737](#)  
[268 MCHESSOR CREEK RD](#)                      **COS Parcel:** [A7](#)  
[TWIN BRIDGES, MT 59754-9737](#)

*NOTE: See the Owner tab for all owner information*

**Certificate of Survey:** [7/2418BA](#)

**Subdivision:**

**Legal Description:**

[S20, T05 S, R06 W, C.O.S. 7/2418BA, PARCEL A7, ACRES 32.39](#)

**Last Modified:** [9/27/2020 6:16:11 PM](#)

### General Property Information

**Neighborhood:** [225.005](#)                      **Property Type:** [IMP\\_R - Improved Property - Rural](#)

**Living Units:** [2](#)                                      **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	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	30.390	1,565.00
<b>Total Ag Land</b>	<b>30.390</b>	<b>1,565.00</b>

**Total Forest Land** 0.000 00.00  
**Total Market Land** 2.000 45,200.00

**Deed Information:**

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
10/4/2006			8/31/2009	132828	Warranty Deed
10/3/2006	1161	97C			
11/12/1993	375	227			

**Owners**

Party #1

**Default Information:** [MATHESON DON L & NANCY A](#)  
[268 MCHESSOR CREEK RD](#)

**Ownership %:** 100

**Primary Owner:** "Yes"

**Interest Type:** Conversion

**Last Modified:** 9/1/2015 1:42:24 PM

Other Names

Other Addresses

**Name**

**Type**

**Appraisals**

**Appraisal History**

Tax Year	Land Value	Building Value	Total Value	Method
2020	46765	646310	693075	COST
2019	46765	646310	693075	COST

**Market Land**

Market Land Item #1

**Method:** [Acre](#) **Type:** [1 Ac. beneath Improvements \(for dwlg on NQ Ag Land\)](#)

**Width:** **Depth:**

**Square Feet:** 00 **Acres:** 1

Valuation

**Class Code:** 2002 **Value:** 22600

Market Land Item #2

**Method:** [Acre](#) **Type:** [1 Ac. beneath Improvements \(for dwlg on NQ Ag Land\)](#)

**Width:** **Depth:**

**Square Feet:** 00 **Acres:** 1

Valuation

**Class Code:** 2002 **Value:** 22600

**Dwellings**

**Existing Dwellings**

Dwelling Type	Style	Year Built
SFR	08 - Conventional	2013
SFR	08 - Conventional	2013

Dwelling Information

**Residential Type:** SFR      **Style:** 08 - Conventional  
**Year Built:** 2013      **Roof Material:** 10 - Asphalt Shingle  
**Effective Year:** 0      **Roof Type:** 3 - Gable  
**Story Height:** 1.0      **Attic Type:** 0  
**Grade:** 6      **Exterior Walls:** 1 - Frame  
**Class Code:** 3301      **Exterior Wall Finish:** 6 - Wood Siding or Sheathing  
**Year Remodeled:** 0      **Degree Remodeled:**

Mobile Home Details

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

Basement Information

**Foundation:** 2 - Concrete      **Finished Area:** 0      **Daylight:**  
**Basement Type:** 0 - None      **Quality:**

Heating/Cooling Information

**Type:** Central      **System Type:** 5 - Forced Air  
**Fuel Type:** 3 - Gas      **Heated Area:** 0

Living Accommodations

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

Additional Information

**Fireplaces:**      **Stacks:** 0      **Stories:**  
                          **Openings:** 1      **Prefab/Stove:** 0  
**Garage Capacity:** 0      **Cost & Design:** 0      **Flat Add:** 0  
**% Complete:** 0      **Description:**      **Description:**

Dwelling Amenities

**View:**      **Access:**

Area Used In Cost

**Basement:** 0      **Additional Floors:** 0      **Attic:** 0  
**First Floor:** 3248      **Half Story:** 0      **Unfinished Area:** 0  
**Second Floor:** 0      **SFLA:** 3248

Depreciation Information

**CDU:**      **Physical Condition:** Good (8)      **Utility:** Good (8)  
**Desirability:**      **Property:** Good (8)  
                          **Location:** Average (7)

Depreciation Calculation

**Age:** 5      **Pct Good:** 0.96      **RCNLD:** 399430

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	19 - Garage, Frame, Finished			676	0	29992
	11 - Porch, Frame, Open			208	0	4468
	39 - Deck, Vinyl/Fiberglass			208	0	3659

There are no other features for this dwelling

Dwelling Information

**Residential Type:** SFR      **Style:** 08 - Conventional

**Year Built:** 2013      **Roof Material:** 5 - Metal  
**Effective Year:** 0      **Roof Type:** 3 - Gable  
**Story Height:** 1.0      **Attic Type:** 0  
**Grade:** 5      **Exterior Walls:** 1 - Frame  
**Class Code:** 3301      **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:** 0      **Daylight:**  
**Basement Type:** 0 - None      **Quality:**

Heating/Cooling Information

**Type:** Non-Central      **System Type:** 7 - Electric Baseboard/Electric Radiant  
**Fuel Type:** 4 - Electricity      **Heated Area:** 0

Living Accomodations

**Bedrooms:** 1      **Full Baths:** 1      **Addl Fixtures:** 2  
**Family Rooms:** 0      **Half Baths:** 0

Additional Information

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

Dwelling Amenities

**View:**      **Access:**

Area Used In Cost

**Basement:** 0      **Additional Floors:** 0      **Attic:** 0  
**First Floor:** 600      **Half Story:** 0      **Unfinished Area:** 0  
**Second Floor:** 0      **SFLA:** 600

Depreciation Information

**CDU:**      **Physical Condition:** Good (8)      **Utility:** Fair (6)  
**Desirability:**      **Property:** Average (7)  
                          **Location:** Average (7)

Depreciation Calculation

**Age:** 5      **Pct Good:** 0.93      **RCNLD:** 234890

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	19 - Garage, Frame, Finished			4200	0	161895

There are no other features for this dwelling

### Other Buildings/Improvements

Outbuilding/Yard Improvement #1

**Type:** Residential      **Description:** AAP4 - Pole Frame Bldg, 1 side open, wood  
**Quantity:** 1      **Year Built:** 2013      **Grade:** A  
**Condition:**      **Functional:**      **Class Code:** 3301

Dimensions

<b>Width/Diameter:</b> 15	<b>Length:</b> 60	<b>Size/Area:</b>
<b>Height:</b>	<b>Bushels:</b>	<b>Circumference:</b>

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Outbuilding/Yard Improvement #2

<b>Type:</b> Residential	<b>Description:</b> RPA2 - Concrete	
<b>Quantity:</b> 1	<b>Year Built:</b> 2014	<b>Grade:</b> A
<b>Condition:</b>	<b>Functional:</b>	<b>Class Code:</b> 3301

Dimensions

<b>Width/Diameter:</b> 24	<b>Length:</b> 26	<b>Size/Area:</b>
<b>Height:</b>	<b>Bushels:</b>	<b>Circumference:</b>

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Outbuilding/Yard Improvement #3

<b>Type:</b> Residential	<b>Description:</b> RPA2 - Concrete	
<b>Quantity:</b> 1	<b>Year Built:</b> 2014	<b>Grade:</b> A
<b>Condition:</b>	<b>Functional:</b>	<b>Class Code:</b> 3301

Dimensions

<b>Width/Diameter:</b> 12	<b>Length:</b> 72	<b>Size/Area:</b>
<b>Height:</b>	<b>Bushels:</b>	<b>Circumference:</b>

### Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

### Ag/Forest Land

Ag/Forest Land Item #1

<b>Acre Type:</b> NQ - Non Qualified Ag Land	<b>Irrigation Type:</b>
<b>Class Code:</b> 1701	<b>Timber Zone:</b>

Productivity

<b>Quantity:</b> 0	<b>Commodity:</b>
<b>Units:</b> Non Qual	

Valuation

<b>Acres:</b> 30.39	<b>Per Acre Value:</b> 51.51
<b>Value:</b> 1565	