

# Property Record Card

## Summary

### Primary Information

**Property Category:** [RP](#)

**Geocode:** [18-0325-28-3-01-10-0000](#)

**Primary Owner:**

[OSBURN DALLAS P & STEPHANIE A JTROS](#)

[782 DOWNING LN](#)

[DILLON, MT 59725-8874](#)

*[NOTE: See the Owner tab for all owner information](#)*

**Certificate of Survey:** [1924FT](#)

**Subdivision:**

**Legal Description:**

[S28, T07 S, R09 W, C.O.S. 1924FT, PARCEL DSO1, ACRES 10.08](#)

**Last Modified:** [3/5/2022 5:41:45 AM](#)

### General Property Information

**Neighborhood:** [218.030](#)

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

**Living Units:** [1](#)

**Levy District:** [18-D005-10R2](#)

**Zoning:**

**Ownership %:** [100](#)

**Linked Property:**

Linked Property	Link Type	
<a href="#">18-0325-28-3-01-06-0000</a>	<a href="#">8 - Split</a>	<a href="#">View</a>
<a href="#">18-0325-28-3-01-08-0000</a>	<a href="#">8 - Split</a>	<a href="#">View</a>

**Exemptions:**

[No exemptions exist for this property](#)

**Condo Ownership:**

**General:** [0](#)

**Limited:** [0](#)

### Property Factors

**Topography:**

**Utilities:**

**Access:**

**Location:**

### Land Summary

**Fronting:**

**Parking Type:**

**Parking Quantity:**

**Parking Proximity:**

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	<a href="#">0.000</a>	<a href="#">00.00</a>
Fallow	<a href="#">0.000</a>	<a href="#">00.00</a>
Irrigated	<a href="#">0.000</a>	<a href="#">00.00</a>
Continuous Crop	<a href="#">0.000</a>	<a href="#">00.00</a>
Wild Hay	<a href="#">0.000</a>	<a href="#">00.00</a>
Farmsite	<a href="#">0.000</a>	<a href="#">00.00</a>
ROW	<a href="#">0.000</a>	<a href="#">00.00</a>

NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	10.080	00.00

## Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
9/25/2019	393	2325-6	9/25/2019	293800	Quit Claim Deed
7/16/2018	R390	C4438	7/17/2018	290545	Warranty Deed
11/19/2014	381	2743-2744	11/19/2014	282596	Warranty Deed
9/23/2011	369	1113-1115	10/27/2011	275498	Special Warranty Deed
5/18/2011	367	866-868	5/23/2011	274481	Trustee's Deed (and Deed of Trust)
12/9/2005	333W	489-9			
3/5/2002	309Q	304-5			
11/5/1999	298	420			
11/3/1999	298	338			

## Owners

Party #1

**Default Information:** OSBURN DALLAS P & STEPHANIE A JTROS  
782 DOWNING LN

**Ownership %:** 100

**Primary Owner:** "Yes"

**Interest Type:** Conversion

**Last Modified:** 12/23/2014 10:41:13 AM

Other Names

Other Addresses

Name

Type

## Appraisals

## Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2021	72931	197769	270700	MKT
2020	84175	212025	296200	MKT

## Market Land

Market Land Item #1

**Method:** Acre **Type:** Primary Site

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

**Square Feet:** 00 **Acres:** 10.08

Valuation

**Class Code:** 2101 **Value:**

## Dwellings

### Existing Dwellings

Dwelling Type	Style	Year Built
SFR	11 - Log	1981

#### Dwelling Information

**Residential Type:** SFR  
**Year Built:** 1981  
**Effective Year:** 1990  
**Story Height:** 1.0  
**Grade:** 5  
**Class Code:** 3301  
**Year Remodeled:** 0

**Style:** 11 - Log  
**Roof Material:** 5 - Metal  
**Roof Type:** 3 - Gable  
**Attic Type:** 3  
**Exterior Walls:** 4 - Log (not log over frame)  
**Exterior Wall Finish:** 0 - Other  
**Degree Remodeled:**

#### Mobile Home Details

**Manufacturer:**  
**Model:**

**Serial #:**  
**Width:** 0  
**Length:** 0

#### Basement Information

**Foundation:** 2 - Concrete  
**Basement Type:** 0 - None

**Finished Area:** 0  
**Quality:**

**Daylight:**

#### Heating/Cooling Information

**Type:** Central  
**Fuel Type:** 3 - Gas

**System Type:** 5 - Forced Air  
**Heated Area:** 0

#### Living Accomodations

**Bedrooms:** 3  
**Family Rooms:** 0

**Full Baths:** 2  
**Half Baths:** 0

**Addl Fixtures:** 3

#### Additional Information

**Fireplaces:**

**Garage Capacity:** 0  
**% Complete:** 0

**Stacks:** 0  
**Openings:** 0  
**Cost & Design:** 0  
**Description:**

**Stories:**  
**Prefab/Stove:** 2  
**Flat Add:** 0  
**Description:**

#### Dwelling Amenities

**View:**

**Access:**

#### Area Used In Cost

**Basement:** 0  
**First Floor:** 1680  
**Second Floor:** 0

**Additional Floors:** 0  
**Half Story:** 0

**Attic:** 246  
**Unfinished Area:** 0  
**SFLA:** 1926

#### Depreciation Information

**CDU:**  
**Desirability:**

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

**Utility:** Average (7)

#### Depreciation Calculation

**Age:** 30  
**Pct Good:** 0.72

**RCNLD:** 0

#### Additions / Other Features

##### Additions

Lower	First	Second	Third	Area	Year	Cost
	11 - Porch, Frame, Open			400	0	0
	14 - Porch, Frame, Enclosed			200	0	0
	33 - Deck, Wood			456	0	0

There are no other features for this dwelling

## Other Buildings/Improvements

### Outbuilding/Yard Improvement #1

<b>Type:</b> Residential	<b>Description:</b> RRS1 - Shed, Frame	
<b>Quantity:</b> 1	<b>Year Built:</b> 2020	<b>Grade:</b> A
<b>Condition:</b>	<b>Functional:</b>	<b>Class Code:</b> 3301

#### Dimensions

<b>Width/Diameter:</b> 14	<b>Length:</b> 16	<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> RRT7 - Deck, covered patio	
<b>Quantity:</b> 1	<b>Year Built:</b> 2020	<b>Grade:</b> A
<b>Condition:</b>	<b>Functional:</b>	<b>Class Code:</b> 3301

#### Dimensions

<b>Width/Diameter:</b> 4	<b>Length:</b> 14	<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> RRG3 - Garage, frame, detached, unfinished	
<b>Quantity:</b> 1	<b>Year Built:</b> 1983	<b>Grade:</b> 5
<b>Condition:</b>	<b>Functional:</b>	<b>Class Code:</b> 3301

#### Dimensions

<b>Width/Diameter:</b> 24	<b>Length:</b> 30	<b>Size/Area:</b>
<b>Height:</b>	<b>Bushels:</b>	<b>Circumference:</b>

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### Outbuilding/Yard Improvement #4

<b>Type:</b> Residential	<b>Description:</b> AAP2 - Pole Frame Bldg, 4 sides closed, wood	
<b>Quantity:</b> 1	<b>Year Built:</b> 1993	<b>Grade:</b> A
<b>Condition:</b>	<b>Functional:</b>	<b>Class Code:</b> 3301

#### Dimensions

<b>Width/Diameter:</b> 36	<b>Length:</b> 60	<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

No ag/forest land exists for this parcel