

Property Record Card

Summary

Primary Information

Property Category: [RP](#) **Subcategory:** [Agricultural and Timber Properties](#)
Geocode: [15-2753-03-1-01-04-0000](#) **Assessment Code:** [0000012872](#)
Primary Owner: [SMYTH FAMILY REV LIVING TRUST](#) **PropertyAddress:** [ST IGNATIUS, MT 59865](#)
[57538 LOWER CROSSING RD](#) **COS Parcel:** [ST IGNATIUS, MT 59865-9261](#)
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:

Legal Description:

[S03, T18 N, R20 W, GOVT LTS 1,2, S2NE](#)

Last Modified: [7/14/2022 4:23:18 AM](#)

General Property Information

Neighborhood: [215.400.1](#) **Property Type:** [FARM_R - Farmstead - Rural](#)
Living Units: [2](#) **Levy District:** [15-2480-28MF](#)
Zoning: [15-2480-28MF](#) **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	8.154	1,093.00
Fallow	0.000	00.00
Irrigated	152.276	84,877.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	1.000	1,866.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	161.430	87,836.00
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
3/1/2002	423	018 W			
3/1/2002	423	019 W			
3/1/2002	423	020 W			

4/16/1998	389	343 I			
4/16/1998	389	344 Q			

Owners

Party #1

Default Information: SMYTH FAMILY REV LIVING TRUST
57538 LOWER CROSSING RD

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/17/2011 10:38:38 AM

Other Names

Other Addresses

Name	Type
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Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2022	87836	210580	298416	COST
2021	87836	210580	298416	COST
2020	94274	186400	280674	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	1949
SFR	10 - Old Style	1963

Dwelling Information

Residential Type: SFR	Style: 08 - Conventional
Year Built: 1949	Roof Material: 10 - Asphalt Shingle
Effective Year: 1970	Roof Type: 3 - Gable
Story Height: 1.0	Attic Type: 0
Grade: 3	Exterior Walls: 1 - Frame
Class Code: 3110	Exterior Wall Finish: 4 - Asbestos
Year Remodeled: 0	Degree Remodeled:

Mobile Home Details

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

Basement Information

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

Heating/Cooling Information

Type: Non-Central	System Type: 1 - Floor/Wall/Space
Fuel Type: 2 - Oil	Heated Area: 600

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: Average (7)

Utility: Average (7)

Desirability:

Property: Average (7)

Location: Average (7)

Depreciation Calculation

Age: 50

Pct Good: 0.63

RCNLD: 47920

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	14 - Porch, Frame, Enclosed			36	0	1837

There are no other features for this dwelling

Dwelling Information

Residential Type: SFR

Style: 10 - Old Style

Year Built: 1963

Roof Material: 10 - Asphalt Shingle

Effective Year: 1975

Roof Type: 2 - Hip

Story Height: 1.0

Attic Type: 0

Grade: 5

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: 0

Daylight: N

Basement Type: 3 - Full

Quality:

Heating/Cooling Information

Type: Central

System Type: 2 - Hot Water/Water Radiant

Fuel Type: 2 - Oil

Heated Area: 1252

Living Accomodations

Bedrooms: 3

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: 1252

Additional Floors: 0

Attic: 0

First Floor: 1252

Half Story: 0

Unfinished Area: 0

Second Floor: 0

SFLA: 1252

Depreciation Information

CDU:

Physical Condition: Average (7)

Utility: Average (7)

Desirability:

Property: Average (7)

Location: [Average \(7\)](#)

Depreciation Calculation

Age: **45**

Pct Good: **0.65**

RCNLD: **123740**

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	30 - Carport, Frame, Finished			390	0	8057

[There are no other features for this dwelling](#)

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: [Ag](#)

Description: [AAM3 - Milk House, detached, frame](#)

Quantity: **1**

Year Built: **1950**

Grade: [A](#)

Condition:

Functional:

Class Code: **3110**

Dimensions

Width/Diameter: **19**

Length: **50**

Size/Area: **950**

Height:

Bushels:

Circumference:

Outbuilding/Yard Improvement #2

Type: [Ag](#)

Description: [AAP2 - Pole Frame Bldg, 4 sides closed, wood](#)

Quantity: **1**

Year Built: **1950**

Grade: [L](#)

Condition:

Functional:

Class Code: **3110**

Dimensions

Width/Diameter: **25**

Length: **52**

Size/Area: **1300**

Height:

Bushels:

Circumference:

Outbuilding/Yard Improvement #3

Type: [Ag](#)

Description: [AAP1 - Pole Frame Bldg, 4 sides closed, metal](#)

Quantity: **1**

Year Built: **1950**

Grade: [L](#)

Condition:

Functional:

Class Code: **3110**

Dimensions

Width/Diameter:

Length:

Size/Area: **3094**

Height:

Bushels:

Circumference:

Outbuilding/Yard Improvement #4

Type: [Ag](#)

Description: [AAG1 - Grain Bins w/o aerator < 60,000 BU](#)

Quantity: **1**

Year Built: **1950**

Grade: [A](#)

Condition:

Functional:

Class Code: **3110**

Dimensions

Width/Diameter:

Length:

Size/Area:

Height: **15**

Bushels:

Circumference: **47**

Outbuilding/Yard Improvement #5

Type: [Ag](#)

Description: [AAG1 - Grain Bins w/o aerator < 60,000 BU](#)

Quantity: **1**

Year Built: **1950**

Grade: [A](#)

Condition:

Functional:

Class Code: **3110**

Dimensions

Width/Diameter:

Length:

Size/Area:

Height: **7**

Bushels:

Circumference: **47**

Outbuilding/Yard Improvement #6

Type: Ag	Description: AAP1 - Pole Frame Bldg, 4 sides closed, metal	
Quantity: 1	Year Built: 1973	Grade: A
Condition:	Functional:	Class Code: 3110
Dimensions		
Width/Diameter: 32	Length: 50	Size/Area: 1600
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #7

Type: Residential	Description: RPA2 - Concrete	
Quantity: 1	Year Built: 1963	Grade: A
Condition:	Functional:	Class Code: 3110
Dimensions		
Width/Diameter:	Length:	Size/Area: 288
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	Timber Zone:
Productivity	
Quantity: 0	Commodity: N/A
Units:	
Valuation	
Acres: 1	Per Acre Value: 1866
Value: 1866	

Ag/Forest Land Item #2

Acre Type: G - Grazing	Irrigation Type:
Class Code: 1601	Timber Zone:
Productivity	
Quantity: 0.043	Commodity: Grazing Fee
Units: AUM/Acre	
Valuation	
Acres: 1.572	Per Acre Value: 11.41
Value: 18	

Ag/Forest Land Item #3

Acre Type: G - Grazing	Irrigation Type:
Class Code: 1601	Timber Zone:
Productivity	
Quantity: 0.047	Commodity: Grazing Fee
Units: AUM/Acre	
Valuation	

Acres: 1.237	Per Acre Value: 12.5
Value: 15	
Ag/Forest Land Item #4	
Acre Type: G - Grazing	Irrigation Type:
Class Code: 1601	Timber Zone:
Productivity	
Quantity: 0.707	Commodity: Grazing Fee
Units: AUM/Acre	
Valuation	
Acres: 1.295	Per Acre Value: 186.41
Value: 241	
Ag/Forest Land Item #5	
Acre Type: G - Grazing	Irrigation Type:
Class Code: 1601	Timber Zone:
Productivity	
Quantity: 0.767	Commodity: Grazing Fee
Units: AUM/Acre	
Valuation	
Acres: 4.05	Per Acre Value: 202.19
Value: 819	
Ag/Forest Land Item #6	
Acre Type: I - Irrigated	Irrigation Type:
Class Code: 1101	Timber Zone:
Productivity	
Quantity: 1.624	Commodity: Alfalfa
Units: Tons/Acre	
Valuation	
Acres: 9.079	Per Acre Value: 552.99
Value: 5021	
Ag/Forest Land Item #7	
Acre Type: I - Irrigated	Irrigation Type:
Class Code: 1101	Timber Zone:
Productivity	
Quantity: 2.32	Commodity: Alfalfa
Units: Tons/Acre	
Valuation	
Acres: 23.227	Per Acre Value: 552.99
Value: 12844	
Ag/Forest Land Item #8	
Acre Type: I - Irrigated	Irrigation Type:
Class Code: 1101	Timber Zone:
Productivity	
Quantity: 2.595	Commodity: Alfalfa
Units: Tons/Acre	
Valuation	
Acres: 87.05	Per Acre Value: 552.99
Value: 48138	

Ag/Forest Land Item #9

Acre Type: I - Irrigated

Class Code: 1101

Productivity

Quantity: 2.61

Units: Tons/Acre

Valuation

Acres: 6.179

Value: 3417

Irrigation Type:

Timber Zone:

Commodity: Alfalfa

Per Acre Value: 552.99

Ag/Forest Land Item #10

Acre Type: I - Irrigated

Class Code: 1101

Productivity

Quantity: 2.641

Units: Tons/Acre

Valuation

Acres: 15.533

Value: 8590

Irrigation Type:

Timber Zone:

Commodity: Alfalfa

Per Acre Value: 552.99

Ag/Forest Land Item #11

Acre Type: I - Irrigated

Class Code: 1101

Productivity

Quantity: 2.857

Units: Tons/Acre

Valuation

Acres: 10.003

Value: 5532

Irrigation Type:

Timber Zone:

Commodity: Alfalfa

Per Acre Value: 552.99

Ag/Forest Land Item #12

Acre Type: I - Irrigated

Class Code: 1101

Productivity

Quantity: 4.57

Units: Tons/Acre

Valuation

Acres: 1.205

Value: 1335

Irrigation Type:

Timber Zone:

Commodity: Alfalfa

Per Acre Value: 1107.5