

Property Record Card

Summary

Primary Information

Property Category: [RP](#) **Subcategory:** [Agricultural and Timber Properties](#)
Geocode: [05-2210-04-3-01-30-0000](#) **Assessment Code:** [0000015808](#)
Primary Owner: [FORS JOSEPH C & DONALD D](#) **PropertyAddress:** [3595 BEAR GULCH RD](#)
[1527 BLACK DIAMOND RD](#) [LINCOLN, MT 59639](#)
[PORT ANGELES, WA 98363-9310](#) **COS Parcel:**
[NOTE: See the Owner tab for all owner information](#)

Certificate of Survey:

Subdivision:

Legal Description:

[S04, T13 N, R09 W, S2W2SW4](#)

Last Modified: [10/4/2022 9:28:39 AM](#)

General Property Information

Neighborhood: [205.661.1](#) **Property Type:** [VAC_R - Vacant Land - Rural](#)
Living Units: [0](#) **Levy District:** [05-050101-3801](#)
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	2.427	134.00
Total Ag Land	2.427	134.00
Total Forest Land	36.573	21,802.00
Total Market Land	0.000	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
11/30/2020	M58	2499	11/30/2020	3367948	Warranty Deed
11/30/2020	M58	2500	11/30/2020	3367949	Quit Claim Deed

8/14/2017	M53	1976	8/22/2017	3310131	Court Decree (Will, Probate, Divorce, Deed of Distribution) Quit Claim Deed Warranty Deed
4/19/2017	M52	7345/7346	5/4/2017	3304823	
	282	10	5/11/2017		

Owners

Party #1

Default Information: [FORS JOSEPH C & DONALD D](#)
[1527 BLACK DIAMOND RD](#)

Ownership %: 100

Primary Owner: "Yes"

Interest Type: [Tenants in Common](#)

Last Modified: 12/10/2020 4:03:11 PM

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2022	21936	0	21936	COST
2021	21936	0	21936	COST
2020	11907	0	11907	COST

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

Productivity

Quantity: 0

Units: [Non Qual](#)

Irrigation Type:

Timber Zone:

Commodity:

Valuation

Acres: 2.427

Value: 134

Per Acre Value: 55.35

Ag/Forest Land Item #2

Acre Type: Forest

Class Code: 1901

Irrigation Type:

Timber Zone: 3

Productivity

Quantity: 201.23

Units: Board Feet/Acre

Commodity: Timber

Valuation

Acres: 36.573

Value: 21802

Per Acre Value: 596.13