

Property Record Card

Summary

Primary Information

Property Category: RP

Subcategory: Agricultural and Timber Properties

Geocode: 53-1517-30-4-01-01-0001

Assessment Code: 7255000000

Primary Owner:

PropertyAddress: 463 SE BENCH RD

HOYT DAVID A & BARBARA K

LAVINA, MT 59046

PO BOX 26

COS Parcel:

LAVINA, MT 59046-0026

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:

Legal Description:

S30, T06 N, R23 E, S2

Last Modified: 10/7/2022 9:14:52 PM

General Property Information

Neighborhood: 253.001

Property Type: FARM_R - Farmstead - Rural

Living Units: 1

Levy District: 53-1410F-41RF

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

Land Type	Acres	Value
Grazing	106.011	4,987.00
Fallow	211.799	29,634.00
Irrigated	0.000	00.00
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	318.810	36,487.00
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
12/23/2003	D	9140	12/26/2013	81619	Trustee's Deed (and Deed of Trust)
12/23/2003	C	01120			
5/9/2001	D	06797			

Owners

Party #1

Default Information: [HOYT DAVID A & BARBARA K](#)
[PO BOX 26](#)

Ownership %: [100](#)

Primary Owner: ["Yes"](#)

Interest Type: [Conversion](#)

Last Modified: [12/2/2020 9:38:32 AM](#)

Other Names

Other Addresses

Name	Type
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Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2022	36487	158670	195157	COST
2021	36487	158670	195157	COST
2020	38044	155620	193664	COST

Market Land

Market Land Info

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

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
SFR	10 - Old Style	1910

Dwelling Information

Residential Type: SFR	Style: 10 - Old Style
Year Built: 1910	Roof Material: 5 - Metal
Effective Year: 1965	Roof Type: 3 - Gable
Story Height: 1.0	Attic Type: 2
Grade: 4	Exterior Walls: 1 - Frame
Class Code: 3110	Exterior Wall Finish: 3 - Masonite
Year Remodeled: 0	Degree Remodeled:

Mobile Home Details

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

Basement Information

Foundation: 2 - Concrete	Finished Area: 120	Daylight: N
Basement Type: 2 - Part	Quality: 3 - Typical	

Heating/Cooling Information

Type: Central	System Type: 5 - Forced Air
Fuel Type: 2 - Oil	Heated Area: 0

Living Accomodations

Bedrooms: 3	Full Baths: 1	Addl Fixtures: 2
Family Rooms: 0	Half Baths: 0	

Additional Information

Fireplaces:	Stacks: 0	Stories:
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Garage Capacity: 0

% Complete: 0

Dwelling Amenities

View:

Area Used In Cost

Basement: 648

First Floor: 1296

Second Floor: 0

Depreciation Information

CDU:

Desirability:

Depreciation Calculation

Age: 55

Additions / Other Features

Additions

Openings: 0

Cost & Design: 0

Description:

Access:

Additional Floors: 0

Half Story: 0

Physical Condition: Average (7)

Property: Average (7)

Location: Average (7)

Pct Good: 0.62

There are no other features for this dwelling

Prefab/Stove: 0

Flat Add: 0

Description:

Attic: 259

Unfinished Area: 0

SFLA: 1555

Utility: Average (7)

RCNLD: 76800

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential

Quantity: 1

Condition:

Dimensions

Width/Diameter: 14

Height:

Description: RRG3 - Garage, frame, detached, unfinished

Year Built: 1954

Functional:

Length: 20

Bushels:

Grade: 4

Class Code: 3110

Size/Area: 280

Circumference:

Outbuilding/Yard Improvement #2

Type: Ag

Quantity: 1

Condition:

Dimensions

Width/Diameter: 30

Height:

Description: AAI1 - Implement Shed, frame

Year Built: 1960

Functional:

Length: 30

Bushels:

Grade: A

Class Code: 3110

Size/Area: 900

Circumference:

Outbuilding/Yard Improvement #3

Type: Ag

Quantity: 1

Condition:

Dimensions

Width/Diameter:

Height: 11

Description: AAG1 - Grain Bins w/o aerator < 60,000 BU

Year Built: 1973

Functional:

Length:

Bushels:

Grade: A

Class Code: 3110

Size/Area:

Circumference: 56

Outbuilding/Yard Improvement #4

Type: Ag

Quantity: 2

Condition:

Description: AAG1 - Grain Bins w/o aerator < 60,000 BU

Year Built: 1973

Functional:

Grade: G

Class Code: 3110

Dimensions

Width/Diameter:**Length:****Size/Area:****Height:** 16**Bushels:****Circumference:** 56

Outbuilding/Yard Improvement #5

Type: Ag**Description:** AAP2 - Pole Frame Bldg, 4 sides closed, wood**Quantity:** 1**Year Built:** 1920**Grade:** A**Condition:****Functional:****Class Code:** 3110

Dimensions

Width/Diameter: 16**Length:** 11**Size/Area:** 176**Height:****Bushels:****Circumference:**

Outbuilding/Yard Improvement #6

Type: Ag**Description:** AAP1 - Pole Frame Bldg, 4 sides closed, metal**Quantity:** 1**Year Built:** 1965**Grade:** A**Condition:****Functional:****Class Code:** 3110

Dimensions

Width/Diameter: 28**Length:** 97**Size/Area:** 2716**Height:****Bushels:****Circumference:**

Outbuilding/Yard Improvement #7

Type: Ag**Description:** AAP1 - Pole Frame Bldg, 4 sides closed, metal**Quantity:** 1**Year Built:** 1981**Grade:** A**Condition:****Functional:****Class Code:** 3110

Dimensions

Width/Diameter: 52**Length:** 80**Size/Area:** 4160**Height:****Bushels:****Circumference:**

Outbuilding/Yard Improvement #8

Type: Ag**Description:** AAG1 - Grain Bins w/o aerator < 60,000 BU**Quantity:** 2**Year Built:** 1982**Grade:** G**Condition:****Functional:****Class Code:** 3110

Dimensions

Width/Diameter:**Length:****Size/Area:****Height:** 19**Bushels:****Circumference:** 56

Outbuilding/Yard Improvement #9

Type: Ag**Description:** AASF - Shed, agricultural, frame**Quantity:** 1**Year Built:** 1920**Grade:** L**Condition:****Functional:****Class Code:** 3110

Dimensions

Width/Diameter: 12**Length:** 14**Size/Area:** 168**Height:****Bushels:****Circumference:**

Outbuilding/Yard Improvement #10

Type: Ag**Description:** AAB2 - Standard Barn**Quantity:** 1**Year Built:** 1915**Grade:** L**Condition:****Functional:****Class Code:** 3110

Dimensions

Width/Diameter: 48	Length: 37	Size/Area: 1776
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #11

Type: Ag	Description: AAX2 - Prefab building w/slant walls	
Quantity: 1	Year Built: 1981	Grade: A
Condition:	Functional:	Class Code: 3110

Dimensions

Width/Diameter: 50	Length: 50	Size/Area: 2500
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: F - Summer Fallow	Irrigation Type:
Class Code: 1401	Timber Zone:

Productivity

Quantity: 10.897	Commodity: Spring Wheat
Units: Bushels/Acre	

Valuation

Acres: 43.389	Per Acre Value: 131.09
Value: 5688	

Ag/Forest Land Item #3

Acre Type: F - Summer Fallow	Irrigation Type:
Class Code: 1401	Timber Zone:

Productivity

Quantity: 11.813	Commodity: Spring Wheat
Units: Bushels/Acre	

Valuation

Acres: 168.41	Per Acre Value: 142.19
Value: 23946	

Ag/Forest Land Item #4

Acre Type: G - Grazing	Irrigation Type:
Class Code: 1601	Timber Zone:

Productivity

Quantity: 0.104

Units: AUM/Acre

Valuation

Acres: 41.283

Value: 1135

Ag/Forest Land Item #5

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 27.5

Productivity

Quantity: 0.225

Units: AUM/Acre

Valuation

Acres: 7.4

Value: 439

Ag/Forest Land Item #6

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 59.38

Productivity

Quantity: 0.226

Units: AUM/Acre

Valuation

Acres: 57.328

Value: 3413

Commodity: Grazing Fee

Per Acre Value: 59.53