



## PROPERTY PROFILE

3714 South 64<sup>th</sup> Street West

Kierney Nielsen

Realty Billings

406-696-4944

[kierney@realtybillings.com](mailto:kierney@realtybillings.com)

PROPERTY PROFILE PREPARED FOR YOU BY:

DARLA BERUMEN

DARLA@FIRSTMONTANATITLE.COM

406.869.9643



This information is furnished without charge, liability, or obligation by First Montana Title Company of Billings in conformance with the rules established by Montana Insurance Commissioner.

DATE: July 8, 2024

## PROPERTY PROFILE

RECORD OWNER: Alexa J Talkington

ADDRESS: 3714 South 6<sup>th</sup> St. West

TRUST INDENTURES/MORTGAGES/CONTRACTS: See attached

TAX INFORMATION: D01012 See attached.

RESTRICTIONS: None

### LEGAL DESCRIPTION:

That part of the Southeast Quarter of Section 31, Township 1 South, Range25 East, of the Principal Montana Meridian, Yellowstone County, Montana, described as Tract 1, of Certificate of Survey No. 743, on file in the office of the Clerk and Recorder of said County, under Document No. 573084.



# Yellowstone County, Montana

## Property Tax Detail For D01012



**TaxCode: D01012**

**Owner Listed On Last Tax Statement**

**Last Updated: July 2, 2024**

Primary Owner: TALKINGTON, ALEXA J

**Owner as of July 2, 2024**

Primary Owner Name: TALKINGTON, ALEXA J

**2024 Mailing Address**

Mailing Address: TALKINGTON, ALEXA J  
3714 S 64TH ST W  
BILLINGS, MT 59106-4307

**Property Information**

Property Address: 3714 S 64TH ST W

Township: 01 S Range: 25 E Section: 31

Certificate of Survey: 743 Parcel: 1

Full Legal: S31, T01 S, R25 E, C.O.S. 743, PARCEL 1

GeoCode: 03-0926-31-4-15-01-0000

Levy District: 7DL - LAUREL OUTSIDE W/PLANNING (469.25 Mills)

### **2023 Assessed Value Summary**

Assessed Land Value =	\$235,725.00
Assessed Building(s) Value =	\$128,475.00
Personal Property Value =	\$0.00
Total Assessed Value =	\$364,200.00

### **Assessed Value Detail Tax Year: 2023**

<b>Description</b>	<b>Tax Rate</b>	<b>Amount</b>
Tract Land	1.35%	\$235,725.00
Improvements on Rural Land	1.35%	\$128,475.00
		Total: \$364,200.00

**SID Payoff Information**

**Rural SID**

**NONE**

Property Tax Billing History

Year	1st Half	2nd Half	Total
<a href="#">2023</a>	1,241.83 P	1,241.82 P	2,483.65
<a href="#">2023</a>	0.00	85.05 P	85.05
<a href="#">2022</a>	1,109.11 P	1,109.11 P	2,218.22
<a href="#">2021</a>	1,106.73 P	1,106.72 P	2,213.45
<a href="#">2020</a>	1,033.59 P	1,033.58 P	2,067.17
<a href="#">2019</a>	1,037.34 P	1,037.31 P	2,074.65
<a href="#">2018</a>	1,041.87 P	1,041.85 P	2,083.72
<a href="#">2017</a> ‡	616.44 P	616.43 P	1,232.87
<a href="#">2016</a> ‡	737.04 P	737.04 P	1,474.08
<a href="#">2015</a> ‡	540.17 P	540.15 P	1,080.32
<a href="#">2014</a> ‡	530.58 P	530.55 P	1,061.13
<a href="#">2013</a> ‡	550.32 P	550.31 P	1,100.63
<a href="#">2012</a> ‡	602.59 P	602.57 P	1,205.16
<a href="#">2011</a> ‡	455.01 P	455.00 P	910.01
<a href="#">2010</a> ‡	474.27 P	474.25 P	948.52
<a href="#">2009</a>	779.59 P	779.57 P	1,559.16
<a href="#">2008</a>	754.11 P	754.10 P	1,508.21
<a href="#">2007</a>	782.81 P	782.79 P	1,565.60
<a href="#">2006</a>	779.89 P	779.88 P	1,559.77
<a href="#">2005</a>	766.10 P	766.09 P	1,532.19
<a href="#">2004</a>	412.36 P	412.34 P	824.70
<a href="#">2003</a>	387.78 P	387.77 P	775.55
<a href="#">2002</a>	345.61 P	345.60 P	691.21
<a href="#">2001</a>	336.06 P	336.05 P	672.11
<a href="#">2000</a>	342.09 P	342.08 P	684.17

(P) indicates paid taxes.

‡-Property Tax Assistance Program

Jurisdictional Information

Commissioner: [District - 1](#)  
[John Ostlund \(R\)](#)

Senate: [District - 27](#)  
[Dennis Lenz \(R\)](#)

House: [District - 53](#)  
[Nelly Nicol \(R\)](#)

PO Box 35000  
Billings, MT 59107  
406-256-2701 - Work

PO BOX 20752  
Billings,  
MT 59104  
(406) 671-7052 -  
Home

PO BOX 20692  
Billings,  
MT 59104  
(406) 670-1745 -  
Work

**Ward:** Outside City Limits

**Precinct:** [55](#)

**High School:** Laurel

**Middle School:** Laurel

**Elementary School:** Laurel

Trustee: [School District](#)  
[Trustee Links](#)

**Clerk & Recorder Documents For Tax Code:**

<b>Recording #</b>	<b>Document type</b>	<b>Recorded Date</b>	<b>Document Date</b>	<b>Book</b>	<b>Page</b>
3945317	Warranty Deed	10/28/2020	10/26/2020		
			6/12/2002	0031	79961

**Orion Detail**

**Owner Information**

**Primary Owner:** TALKINGTON, ALEXA J

**Tax Code:** D01012

**GeoCode:** 03-0926-31-4-15-01-0000

**Property Address:** 3714 S 64TH ST W BILLINGS 59106

**Legal Description:** S31, T01 S, R25 E, C.O.S. 743, PARCEL 1

**Property Type:** IMP\_R - Improved Property - Rural

**Site Information - [View Codes](#)**

**Levy District:** 03-5970-7DL      **Location:**

**Neighborhood Code:** 203.006      **Fronting:**

**Parking type:**      **Parking Prox:**

**Utilities:**      **Access:**

**Lot Size:** 4.87 Acres      **Topography:**

**Residential Building**

**Type:** SFR      **Index:** 0.93

**Year Built:** 1910      **ECF:** 0.95

<b>Year Remodeled:</b>	<b>Degree Remodeled:</b>
<b>Effective Year:</b> 1985	<b>Utility:</b> Average (7)
<b>Style:</b> 03 - Ranch	<b>Exterior:</b> 1 - Frame - 6 - Wood Siding or Sheathing
<b>Story Height:</b> 1.0	<b>Condition:</b> Fair (6)
<b>Roof Type:</b> 3 - Gable	<b>Roof Material:</b> 10 - Asphalt Shingle
<b>Foundation:</b> 2 - Concrete	<b>Basement:</b> 3 - Full
<b>Central:</b> 5 - Solar	<b>Grade-Factor:</b> 5-1
<b>Percent Complete:</b> 100%	<b>CDU:</b>
<b>Bedrooms:</b> 3	<b>Full Baths:</b> 1
<b>Family Rooms:</b>	<b>Half Baths:</b> Addl Fixtr: 3
<b>1st Floor:</b> 1320	<b>2nd Floor:</b> 0
<b>Additional Area:</b> 0	<b>Bsmt Fnsh:</b>
<b>Basement:</b> 576	<b>Heated Flr:</b>
<b>Half Floor:</b> 0	<b>Daylight Basement:</b> N
<b>Attic:</b> 0	<b>Built-in Garage:</b>
<b>Attic Type:</b> 0 - None	<b>Masonry F/P:</b> 1
<b>Total:*</b> 1896	<b>F/P Stacks:</b> 1
	<b>Pre Fab F/P:</b>

\* includes finished, unfinished & attic footprint area(s).

#### Residential Building Additions

Addition Code	Area(Sq Ft)
11 - Porch, Frame, Open	144

#### Other Building and Yard Improvements

Code - Type	Quantity	Area/Unit	Classcode
RPA2 - Concrete	1	314	3301
AAB2 - Standard Barn	1	1296	3301
AASF - Shed, agricultural, frame	1	64	3301
AAH1 - Poultry House, 1 story, frame or metal	1	512	3301
AAP3 - Pole Frame Bldg, 1 side open, metal	1	100	3301
AAH1 - Poultry House, 1 story, frame or metal	1	80	3301

AAP1 - Pole Frame Bldg, 4 sides closed, metal	1	200	3301
AAP3 - Pole Frame Bldg, 1 side open, metal	1	100	3301
AAP3 - Pole Frame Bldg, 1 side open, metal	1	200	3301

**GENERAL TAX DETAIL**

Levy Description	1st Half	2nd Half	Total
<b>COUNTY</b>			
BRIDGE	\$8.55	\$8.55	\$17.10
EXTENSION SERVICE	\$1.74	\$1.74	\$3.48
GENERAL FUND	\$81.29	\$81.29	\$162.58
LAUREL COUNTY PLANNING	\$4.62	\$4.62	\$9.24
LIABILITY & PROPERTY INSURANCE	\$5.16	\$5.16	\$10.32
LIBRARY	\$14.33	\$14.33	\$28.66
MENTAL HEALTH	\$2.21	\$2.21	\$4.42
METRA (CIVIC CENTER)&COUNTY FAIR	\$19.76	\$19.76	\$39.52
MUSEUM	\$4.35	\$4.35	\$8.70
PERMISSIVE MEDICAL LEVY	\$23.20	\$23.20	\$46.40
PUBLIC HEALTH	\$16.30	\$16.30	\$32.60
PUBLIC SAFETY - MENTAL HEALTH	\$7.32	\$7.32	\$14.64
PUBLIC SAFETY - SHERIFF	\$64.35	\$64.35	\$128.70
PUBLIC SAFETY- COUNTY ATTORNEY	\$27.41	\$27.41	\$54.82
ROAD	\$92.40	\$92.40	\$184.80
SENIOR CITIZENS-ELDERLY ACTIVITIES	\$9.36	\$9.36	\$18.72
WEED CONTROL	\$1.92	\$1.92	\$3.84
<b>COUNTY TOTALS:</b>	<b>\$384.27</b>	<b>\$384.27</b>	<b>\$768.54</b>
<b>OTHER</b>			
BIG SKY ECONOMIC DEVELOPMENT AUTHORITY	\$7.40	\$7.40	\$14.80
<b>OTHER TOTALS:</b>	<b>\$7.40</b>	<b>\$7.40</b>	<b>\$14.80</b>
<b>SCHOOL</b>			
ELEM & HIGH SCH TRANSPORTATION	\$6.02	\$6.02	\$12.04
ELEMENTARY RETIREMENT	\$56.48	\$56.48	\$112.96
HIGH SCHOOL RETIREMENT	\$32.20	\$32.20	\$64.40
SD #7 (LAUREL) - ELEM BUILDING RESERVE	\$21.16	\$21.16	\$42.32



SD #7 (LAUREL) - ELEM BUS RESERVE	\$6.51	\$6.51	\$13.02
SD #7 (LAUREL) - ELEM DEBT SERV	\$30.26	\$30.26	\$60.52
SD #7 (LAUREL) - ELEM GENERAL	\$121.74	\$121.74	\$243.48
<b>SD #7 (LAUREL) - ELEM NEW BOND*</b>	<b>\$128.41</b>	<b>\$128.41</b>	<b>\$256.82</b>
SD #7 (LAUREL) - ELEM TECHNOLOGY	\$1.60	\$1.60	\$3.20
SD #7 (LAUREL) - ELEM TRANSPORTATION	\$16.03	\$16.03	\$32.06
SD #7 (LAUREL) - ELEM TUITION	\$7.45	\$7.45	\$14.90
SD #7 (LAUREL) - HS BUILDING RESERVE	\$10.50	\$10.50	\$21.00
SD #7 (LAUREL) - HS BUS RESERVE	\$3.27	\$3.27	\$6.54
SD #7 (LAUREL) - HS DEBT SERVICE	\$23.11	\$23.10	\$46.21
SD #7 (LAUREL) - HS GENERAL	\$69.54	\$69.54	\$139.08
SD #7 (LAUREL) - HS TECHNOLOGY	\$0.81	\$0.81	\$1.62
SD #7 (LAUREL) - HS TRANSPORTATION	\$8.04	\$8.04	\$16.08
SD #7 (LAUREL) - HS TUITION	\$9.19	\$9.19	\$18.38
<b>SCHOOL TOTALS:</b>	<b>\$552.32</b>	<b>\$552.31</b>	<b>\$1,104.63</b>
<b>STATE</b>			
ACCREDITED HIGH SCHOOL	\$44.24	\$44.24	\$88.48
GENERAL SCHOOL	\$66.37	\$66.37	\$132.74
STATE EQUALIZATION AID	\$80.87	\$80.87	\$161.74
UNIVERSITY MILLAGE	\$14.75	\$14.75	\$29.50
VOCATIONAL-TECHNICAL SCHOOLS	\$3.20	\$3.20	\$6.40
<b>STATE TOTALS:</b>	<b>\$209.43</b>	<b>\$209.43</b>	<b>\$418.86</b>
<b>TOTAL GENERAL TAXES</b>	<b>\$1,153.42</b>	<b>\$1,153.41</b>	<b>\$2,306.83</b>

\* = Voted Levy to impose a New Mill Levy

\*\* = Voted Levy Increase to a Levy Submitted to Electors

\*\*\* = Voted Levy to Exceed Levy Limit (MCA 15-10-420)

#### SPECIAL ASSESSMENTS

Description	1st Half	2nd Half	Total
CRED COUNTY REFUSE DISTRICT	\$12.50	\$12.50	\$25.00
DAND DANFORD DRAINAGE	\$5.00	\$5.00	\$10.00
ELEM GENERAL ADD'L MILLS	\$0.00	\$29.49	\$29.49
HS GENERAL ADD'L MILLS	\$0.00	\$19.67	\$19.67
LUFS LRL URBAN FIRE SERV AREA	\$70.00	\$70.00	\$140.00

SOIL SOIL CONSERVATION	\$0.91	\$0.91	\$1.82
STATE EQUAL ADD'L MILLS	\$0.00	\$34.90	\$34.90
VO-TECH EQUAL ADD'L MILLS	\$0.00	\$0.99	\$0.99
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>\$88.41</b>	<b>\$173.46</b>	<b>\$261.87</b>

<b>General Taxes</b>	<b>District</b>	<b>Mill Levy</b>	<b>1st Half</b>	<b>2nd Half</b>
LAUREL OUTSIDE W/PLANNING	7DL	469.25	1,153.42	1,153.41

**TOTAL TAXES DUE CURRENT YEAR: \$2,568.70**

This property may qualify for a Property Tax Assistance Program. This may include: Intangible Land Value Assistance, Property Tax Assistance, Disabled or Deceased Veteran's Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Department of Revenue at (406)896-4000 for further information.

This Information is current as of 7/8/2024 2:11:52 PM

# CERTIFICATE OF SURVEY NO. 143

SITUATED IN THE SE 1/4 OF SECTION 31, T-1 S, R-25 E, M.P.M.  
YELLOWSTONE COUNTY, MONTANA

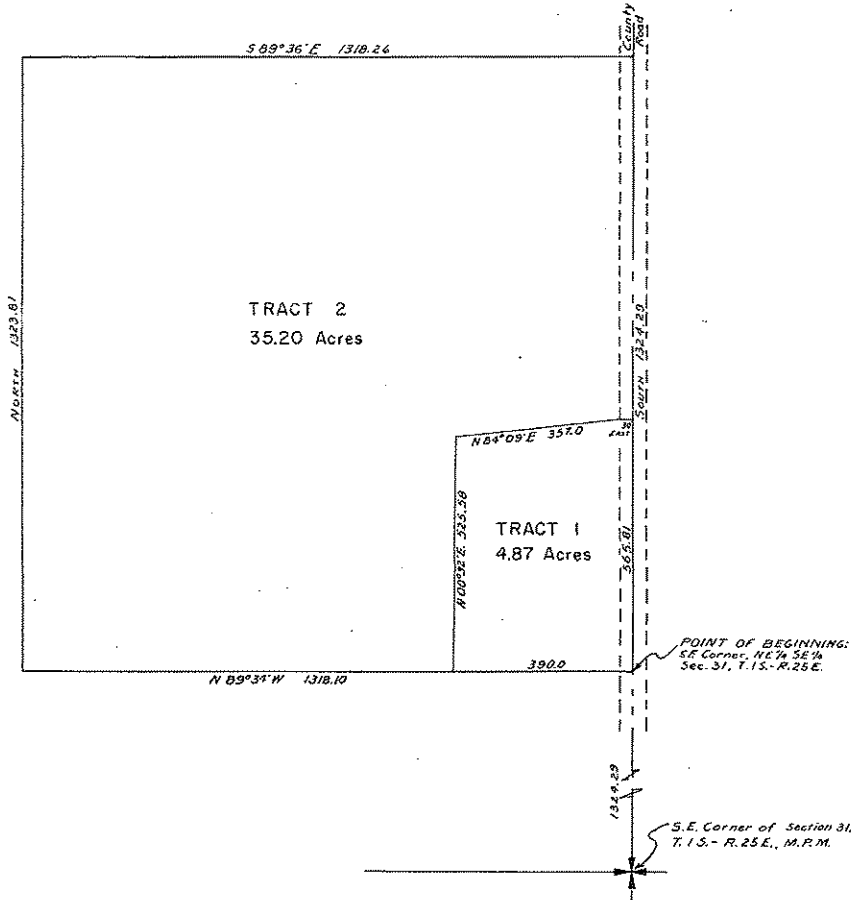
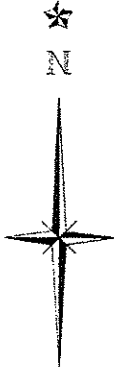
Requested by: A. Bishop

November 1956

Plat & Survey By Sage Engineers & Land Planners, Inc.

Billings, Montana

SCALE: 1"=200



573084

STATE OF MONTANA )  
County of Yellowstone ) ss.  
This instrument was filed in my office  
this 13<sup>th</sup> day of November, 1956  
at 3<sup>04</sup> o'clock P. M.  
Chas. R. Ruback  
County Recorder  
By B. W. Smith Deputy

CERTIFICATE OF SURVEY

STATE OF MONTANA )  
County of Yellowstone ) ss.

Jack F. Mueller, Montana Registered Land Surveyor # 385-S, being first duly sworn, deposes and says that during the month of November, 1956, a survey was made under his supervision of a tract of land located in the SE 1/4 of Section 31, T.1S, R.25E., M.P.M., Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Beginning at a point which is North 1324.29 feet from the SE Corner of Section 31, T.1S, R.25E., M.P.M.; thence N89°31'W a distance of 1318.10 feet; thence North a distance of 1323.81 feet; thence S89°36'E a distance of 1318.26 feet to the East line of said Section 31; thence South a distance of 1324.29 feet along the East line of said Section 31 to the point of beginning, containing 40.07 acres.

That said survey and the plat hereof shows true and correct dimensions, and that the plat conforms with the work on the ground. Dated this 9<sup>th</sup> day of November, 1956.

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 9<sup>th</sup> day of November, 1956.

Jack F. Mueller  
Montana Registered Land Surveyor #

Hamilton D. Mueller  
Notary Public in and for the State of Montana  
Residing at Billings, Montana.  
My commission expires March 10, 1958.

Since this plat describes a large irregularly shaped tract of agricultural land, we approve it for filing only, with the understanding that any further division shall be done by legal subdivision.

Robert P. Agnew  
Chairman

W. H. Barry  
Commissioner

James J. ...  
Commissioner