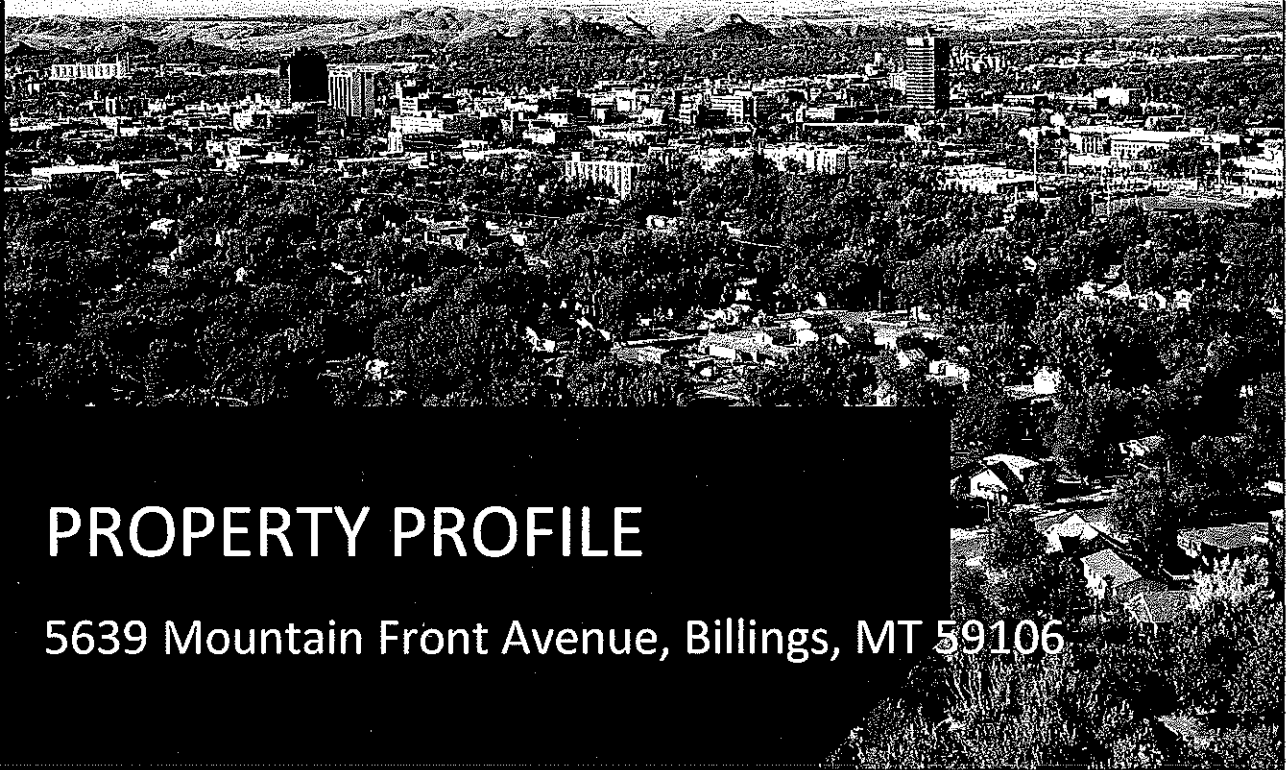


**FIRST  
MONTANA  
TITLE**



## PROPERTY PROFILE

5639 Mountain Front Avenue, Billings, MT 59106

Kierney Nielsen

Realty Billings

PHONE #406-696-4944

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

PROPERTY PROFILE PREPARED FOR YOU BY:

TRINA MAURER

TRINA@FIRSTMONTANATITLE.COM

406.869.9676



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: May 1, 2024

PROPERTY PROFILE

RECORD OWNER: Jason Thompson and Katie Thompson

ADDRESS: 5639 Mountain Front Avenue, Billings, MT 59106

TRUST INDENTURES/MORTGAGES/CONTRACTS: See Attached.

TAX INFORMATION: A35016. See Attached.

RECORDED CCR's: See Attached.

LEGAL DESCRIPTION:

Lot 27, Block 2, of Trails West Subdivision, Second Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document No. 3674106.





# Yellowstone County, Montana

## Property Tax Detail For A35016



TaxCode: A35016

Owner Listed On Last Tax Statement

Last Updated: October 4, 2023

Primary Owner: THOMPSON, JASON & KATIE

Owner as of April 29, 2024

Primary Owner Name: THOMPSON, JASON & KATIE

2024 Mailing Address

Mailing Address: THOMPSON, JASON & KATIE  
5639 MOUNTAIN FRONT AVE  
BILLINGS, MT 59106-2683

Property Information

Property Address: 5639 MOUNTAIN FRONT AVE  
Township: 01 S Range: 25 E Section: 05  
Subdivision: TRAILS WEST SUB 2ND FILING (14) Block: 2 Lot: 27  
Full Legal: TRAILS WEST SUB 2ND FILING (14), S05, T01 S, R25 E, BLOCK  
2, Lot 27  
GeoCode: 03-0926-05-1-09-57-0000

Levy District: 2 - BILLINGS (661.07 Mills)

### 2023 Assessed Value Summary

Assessed Land Value =	\$71,488.00
Assessed Building(s) Value =	\$375,812.00
Personal Property Value =	\$0.00
Total Assessed Value =	\$447,300.00

### Assessed Value Detail Tax Year: 2023

Description	Tax Rate	Amount
Residential City/Town Lots	1.35%	\$71,488.00
Improvements on Residential City/Town Lots	1.35%	\$375,812.00
		Total: \$447,300.00

SID Payoff Information  
City of Billings SID

Contact the City of Billings for SID pay off information

**Rural SID**

**NONE**

Property Tax Billing History

<b>Year</b>	<b>1st Half</b>		<b>2nd Half</b>		<b>Total</b>
<u>2023</u>	2,080.30	P	2,080.29		4,160.59
<u>2023</u>	0.00		104.45		104.45
<u>2022</u>	1,680.92	P	1,680.91	P	3,361.83
<u>2021</u>	1,598.42	P	1,598.41	P	3,196.83
<u>2020</u>	1,673.26	P	1,673.25	P	3,346.51
<u>2019</u>	1,595.48	P	1,595.46	P	3,190.94
<u>2018</u>	1,546.96	P	1,546.95	P	3,093.91
<u>2017</u>	1,502.33	P	1,502.31	P	3,004.64
<u>2016</u>	642.55	P	642.55	P	1,285.10
<u>2015</u>	82.22	P	82.20	P	164.42
<u>2014</u>	84.56	P	84.56	P	169.12

(P) indicates paid taxes.

Jurisdictional Information

**Commissioner:** District - 3

Donald W. Jones

(R)

1945 Clark

Ave

Billings,

MT 59102

256-2701 -

Work

406-690-1434

- Home

**Senate:**

District - 27

Dennis Lenz (R)

PO BOX

20752

Billings,

MT 59104

(406) 671-7052

- Home

**House:**

District - 53

Nelly Nicol (R)

PO BOX 20692

Billings,

MT 59104

(406) 670-1745 -

Work

**Ward:** 4 - (BILLINGS)

Scott Aspenlieder Daniel Tidswell

3636 Colin Drive PO Box 22445

Billings,

MT 59104

4066904534 -

406-461-8392 Work

- Work  
406-461-8392  
- Home

Precinct: 51

**High School:** West

**Middle School:** Ben Steele

**Elementary School:** Meadowlark

**Zoning:** N3-Suburban Neighborhood  
[Click Here to view Billings Regulations](#)  
[Click Here to view Laurel Regulations](#)  
[Click Here to view Broadview Regulations](#)  
[Click Here to view Yellowstone County Regulations](#)

**SD 2 Trustee [List of](#)**  
**District #7: [Trustees](#)**

Clerk & Recorder Documents For Tax Code:

Recording #	Document type	Recorded Date	Document Date	Book	Page
3783144	Quit Claim Deed	7/18/2016	7/18/2016		
3777748	Warranty Deed	5/21/2016	5/20/2016		
3675815	Warranty Deed	7/19/2013			
SP3674106					

Orion Detail

**Owner Information**

**Primary Owner:** THOMPSON, JASON & KATIE

**Tax Code:** A35016

**GeoCode:** 03-0926-05-1-09-57-0000

**Property Address:** 5639 MOUNTAIN FRONT AVE BILLINGS 59106

**Legal Description:** TRAILS WEST SUB 2ND FILING (14), S05, T01 S, R25 E, BLOCK 2, Lot 27

**Property Type:** IMP\_U - Improved Property - Urban

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

<b>Levy District:</b> 03-0965-2	<b>Location:</b>
<b>Neighborhood Code:</b> 203.700.1	<b>Fronting:</b>
<b>Parking type:</b>	<b>Parking Prox:</b>
<b>Utilities:</b>	<b>Access:</b>
<b>Lot Size:</b> 6275 Sq. Ft.	<b>Topography:</b>

**Residential Building**

<b>Type:</b> SFR	<b>Index:</b> 0.93
<b>Year Built:</b> 2015	<b>ECF:</b> 1.05
<b>Year Remodeled:</b>	<b>Degree Remodeled:</b>
<b>Effective Year:</b> 2016	<b>Utility:</b> Good (8)
<b>Style:</b> 08 - Conventional	<b>Exterior:</b> 1 - Frame - 3 - Masonite
<b>Story Height:</b> 2.0	<b>Condition:</b> Excellent (10)
<b>Roof Type:</b> 3 - Gable	<b>Roof Material:</b> 10 - Asphalt Shingle
<b>Foundation:</b> 2 - Concrete	<b>Basement:</b> 0 - None
<b>Central/AC:</b> 3 - Gas	<b>Grade-Factor:</b> 5-1
<b>Percent Complete:</b> 100%	<b>CDU:</b>

<b>Bedrooms:</b> 4	<b>Full Baths:</b> 2	
<b>Family Rooms:</b>	<b>Half Baths:</b> 1	<b>Addl Fixtr:</b> 4
<b>1st Floor:</b> 878	<b>2nd Floor:</b> 1314	
<b>Additional Area:</b> 0	<b>Bsmt Fnsh:</b>	
<b>Basement:</b> 0	<b>Heated Flr:</b>	
<b>Half Floor:</b> 0	<b>Daylight Basement:</b>	
<b>Attic:</b> 0	<b>Built-in Garage:</b> 2	
<b>Attic Type:</b> 0 - None	<b>Masonry F/P:</b>	
<b>Total:*</b> 2192	<b>F/P Stacks:</b>	
	<b>Pre Fab F/P:</b>	

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

**Residential Building Additions**

<b>Addition Code</b>	<b>Area(Sq Ft)</b>
19 - Garage, Frame, Finished	832
11 - Porch, Frame, Open	90

**Other Building and Yard Improvements**

<b>Code - Type</b>	<b>Quantity</b>	<b>Area/Unit</b>	<b>Classcode</b>
RPA2 - Concrete	1	804	3501
RPA2 - Concrete	1		3501

**GENERAL TAX DETAIL**

<b>Levy Description</b>	<b>1st Half</b>	<b>2nd Half</b>	<b>Total</b>
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<b>CITY</b>			
BILLINGS-GEN OBLIGATION BALLPARK	\$8.45	\$8.45	\$16.90
BILLINGS-GEN OBLIGATION LIBRARY	\$7.64	\$7.64	\$15.28
BILLINGS-GEN OBLIGATION STREETS	\$4.04	\$4.04	\$8.08
BILLINGS-GENERAL	\$220.69	\$220.69	\$441.38
BILLINGS-LIBRARY	\$12.89	\$12.89	\$25.78
BILLINGS-PUBLIC SAFETY 1998	\$60.38	\$60.38	\$120.76
BILLINGS-PUBLIC SAFETY 2020	\$181.14	\$181.14	\$362.28
BILLINGS-PUBLIC SAFETY 2021	\$102.65	\$102.65	\$205.30
BILLINGS-TRANSIT	\$25.75	\$25.75	\$51.50
<b>CITY TOTALS:</b>	<b>\$623.63</b>	<b>\$623.63</b>	<b>\$1,247.26</b>
<b>COUNTY</b>			
BRIDGE	\$10.51	\$10.51	\$21.02
COUNTY PLANNING	\$3.65	\$3.65	\$7.30
EXTENSION SERVICE	\$2.14	\$2.14	\$4.28
GENERAL FUND	\$99.84	\$99.84	\$199.68
LIABILITY & PROPERTY INSURANCE	\$6.34	\$6.34	\$12.68
MENTAL HEALTH	\$2.72	\$2.72	\$5.44
METRA (CIVIC CENTER)&COUNTY FAIR	\$24.27	\$24.27	\$48.54
MUSEUM	\$5.34	\$5.34	\$10.68
PERMISSIVE MEDICAL LEVY	\$28.50	\$28.50	\$57.00
PUBLIC HEALTH	\$20.02	\$20.02	\$40.04
PUBLIC SAFETY - MENTAL HEALTH	\$9.00	\$9.00	\$18.00
PUBLIC SAFETY - SHERIFF	\$79.04	\$79.04	\$158.08
PUBLIC SAFETY- COUNTY ATTORNEY	\$33.66	\$33.66	\$67.32
SENIOR CITIZENS-ELDERLY ACTIVITIES	\$11.50	\$11.50	\$23.00
WEED CONTROL	\$2.35	\$2.35	\$4.70
<b>COUNTY TOTALS:</b>	<b>\$338.88</b>	<b>\$338.88</b>	<b>\$677.76</b>
<b>OTHER</b>			
BIG SKY ECONOMIC DEVELOPMENT AUTHORITY	\$9.09	\$9.09	\$18.18
<b>OTHER TOTALS:</b>	<b>\$9.09</b>	<b>\$9.09</b>	<b>\$18.18</b>
<b>SCHOOL</b>			
ELEM & HIGH SCH TRANSPORTATION	\$7.40	\$7.40	\$14.80
ELEMENTARY RETIREMENT	\$69.38	\$69.38	\$138.76
HIGH SCHOOL RETIREMENT	\$39.55	\$39.55	\$79.10

SD #2 (BILLINGS) - ELEM ADULT EDUCATION	\$6.01	\$6.01	\$12.02
SD #2 (BILLINGS) - ELEM BUILDING RESERVE	\$6.04	\$6.04	\$12.08
SD #2 (BILLINGS) - ELEM DEBT SERVICE	\$101.17	\$101.17	\$202.34
SD #2 (BILLINGS) - ELEM GENERAL	\$255.83	\$255.83	\$511.66
SD #2 (BILLINGS) - ELEM TECHNOLOGY	\$12.38	\$12.38	\$24.76
SD #2 (BILLINGS) - ELEM TRANSPORTATION	\$54.91	\$54.91	\$109.82
SD #2 (BILLINGS) - ELEM TUITION	\$42.84	\$42.84	\$85.68
SD #2 (BILLINGS) - HS ADULT EDUCATION	\$9.27	\$9.27	\$18.54
SD #2 (BILLINGS) - HS BUILDING RESERVE	\$2.78	\$2.78	\$5.56
SD #2 (BILLINGS) - HS DEBT SERVICE	\$3.32	\$3.32	\$6.64
SD #2 (BILLINGS) - HS GENERAL	\$114.15	\$114.15	\$228.30
SD #2 (BILLINGS) - HS TECHNOLOGY	\$9.09	\$9.09	\$18.18
SD #2 (BILLINGS) - HS TRANSPORTATION	\$20.56	\$20.56	\$41.12
SD #2 (BILLINGS) - HS TUITION	\$12.29	\$12.29	\$24.58
<b>SCHOOL TOTALS:</b>	<b>\$766.97</b>	<b>\$766.97</b>	<b>\$1,533.94</b>

**STATE**

ACCREDITED HIGH SCHOOL	\$54.34	\$54.34	\$108.68
GENERAL SCHOOL	\$81.51	\$81.51	\$163.02
STATE EQUALIZATION AID	\$99.32	\$99.32	\$198.64
UNIVERSITY MILLAGE	\$18.11	\$18.11	\$36.22
VOCATIONAL-TECHNICAL SCHOOLS	\$3.92	\$3.92	\$7.84
<b>STATE TOTALS:</b>	<b>\$257.20</b>	<b>\$257.20</b>	<b>\$514.40</b>

<b>TOTAL GENERAL TAXES</b>	<b>\$1,995.77</b>	<b>\$1,995.77</b>	<b>\$3,991.54</b>
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\* = 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
BLSW BILLINGS STORM SEWER	\$19.29	\$19.29	\$38.58

BS#2 BLGS STREET MAINT #2	\$64.12	\$64.12	\$128.24
ELEM GENERAL ADD'L MILLS	\$0.00	\$36.23	\$36.23
HS GENERAL ADD'L MILLS	\$0.00	\$24.15	\$24.15
SOIL SOIL CONSERVATION	\$1.12	\$1.11	\$2.23
STATE EQUAL ADD'L MILLS	\$0.00	\$42.87	\$42.87
VO-TECH EQUAL ADD'L MILLS	\$0.00	\$1.20	\$1.20
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>\$84.53</b>	<b>\$188.97</b>	<b>\$273.50</b>

General Taxes	District	Mill Levy	1st Half	2nd Half
BILLINGS	2	661.07	1,995.77	1,995.77

<b>TOTAL TAXES DUE CURRENT YEAR:</b>	<b>\$4,265.04</b>
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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 5/1/2024 10:47:57 AM



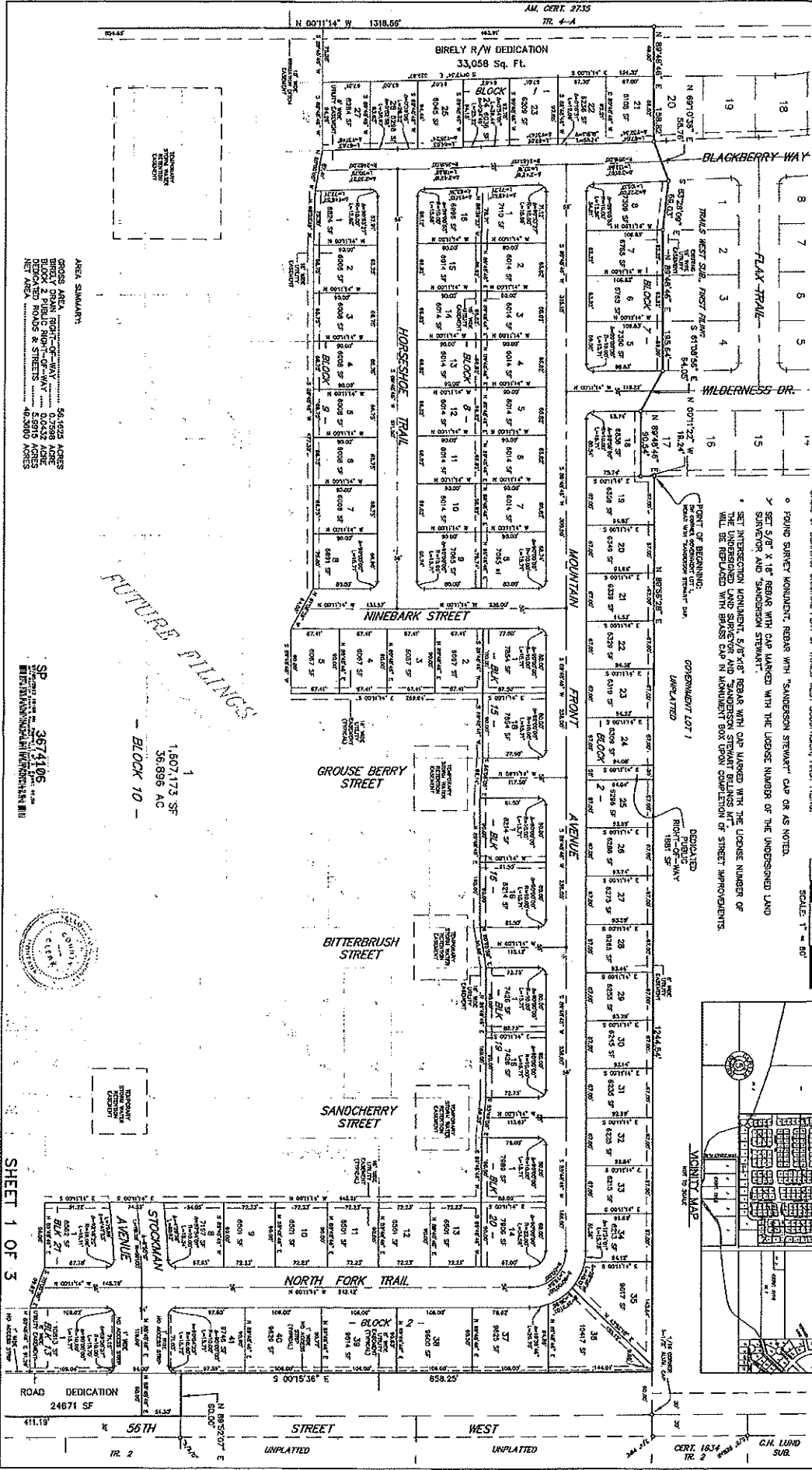
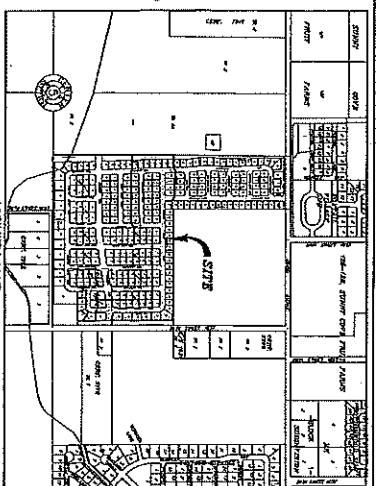
**TRAILS WEST SUBDIVISION, SECOND FILING**  
 PLAT OF  
 BEING LOT 1, BLOCK 8, TRAILS WEST SUBDIVISION, FIRST FILING AND TRACT 1B OF C.O.S. 2379 AM.  
 SITUATED IN THE NE1/4 OF SECTION 5, T. 1 S., R. 25 E., P.M.M.,  
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA  
 PREPARED FOR : DORN-WILSON DEVELOPMENT, LLC.  
 APRIL 2013  
 PREPARED BY : SANDERSON DEVELOPMENT, LLC.

PLAT OF  
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 APRIL 2013  
 PREPARED BY : SANDERSON DEVELOPMENT, LLC.

BILLINGS, MONTANA

BASED UPON BEARING ORIGINAL PLAT OF TRAILS WEST SUBDIVISION, FIRST FILING.

SCALE: 1" = 80'



**AREA SUMMARY**

GROSS AREA	56,422.5 ACRES
NET AREA	48,300.0 ACRES
BLK 1	1,507,173 SF
BLK 2	36,896 AC

**SP 3674106**  
 REGISTERED PROFESSIONAL SURVEYOR  
 STATE OF MONTANA



# TRAILS WEST SUBDIVISION, SECOND FILING

PLAT OF

BEING LOT 1, BLOCK 8, TRAILS WEST SUBDIVISION, FIRST FILING AND TRACT 1B OF C.O.S. 2379 AM.

SITuated IN THE NE 1/4 OF SECTION 5, T. 1 S., R. 25 E., P.M.M.,

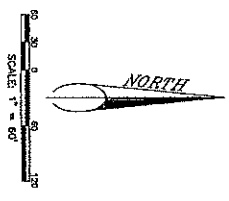
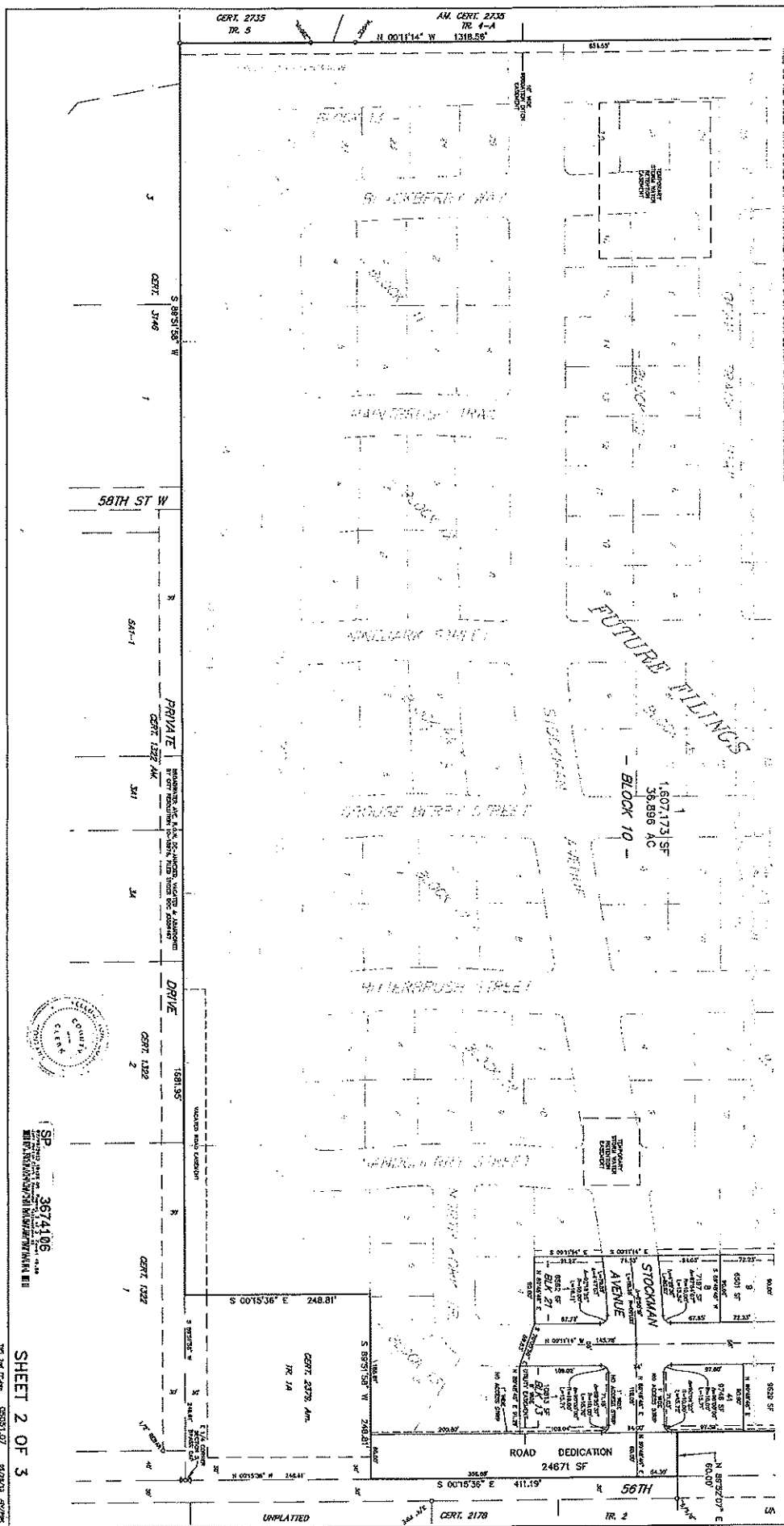
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

APRIL 2013

PREPARED BY : SANDERSON STEWART & COMPANY, INC. BILLINGS, MONTANA



- o FOUND STREET MONUMENT, REBAR WITH "SANDERSON STEWART" CAP OR AS NOTED.
- o SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".
- o SET INTERSECTION MONUMENT, 5.07'-0" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART" BILLINGS MT. WILL BE REPLACED WITH BRASS CAP IN MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.



SP 3674106  
SANDERSON STEWART & COMPANY, INC.  
BILLINGS, MONTANA

CERTIFICATE OF DEDICATION

STATE OF MONTANA  
County of Yellowstone

PLAT OF  
**TRAILS WEST SUBDIVISION, SECOND FILING**  
BEING LOT 1, BLOCK 8, TRAILS WEST SUBDIVISION, FIRST FILING AND TRACT 1B OF C.O.S. 2379 AM,  
SITUATED IN THE NE1/4 OF SECTION 5, T. 1 S., R. 25 E., P.M.M.,  
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA  
PREPARED FOR: DORN-WILSON DEVELOPMENT, LLC.  
APRIL 2013  
BILLINGS, MONTANA  
PREPARED BY: SANDERSON DEVELOPMENT, LLC

NOTICE OF APPROVAL

This plat has been approved for filing by the Yellowstone Single Board of Planning and Community Development on this day of April, 2013 at 2:15 P.M. in the presence of the following members of the Board: [Signatures and Names of Board Members]

*Elizabeth C. [Signature]*  
Elizabeth C. [Signature]  
SEAL [Circular Seal]

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that I have examined the proposed plat for [Property Description] and find that it complies with the requirements of the Montana Subdivision and Platting Act and the rules and regulations of the Montana Department of Transportation.

By: [Signature]  
[Name]  
City Engineer's Office

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the proposed plat for [Property Description] and find that it complies with the requirements of the Montana Subdivision and Platting Act and the rules and regulations of the Montana Department of Transportation.

By: [Signature]  
[Name]  
City Engineer's Office

CERTIFICATE OF SUPERVISOR

The undersigned Supervisor has performed under the supervision of a Unit of Land to be used for [Property Description] and I hereby certify that the plat complies with the requirements of the Montana Subdivision and Platting Act and the rules and regulations of the Montana Department of Transportation.

By: [Signature]  
[Name]  
City Engineer's Office

CERTIFICATE OF CITY COUNCIL APPROVAL

We hereby certify that we have approved the proposed plat for [Property Description] and find that it complies with the requirements of the Montana Subdivision and Platting Act and the rules and regulations of the Montana Department of Transportation.

By: [Signature]  
[Name]  
City Clerk

SEAL [Circular Seal]

STATE OF MONTANA }  
County of Yellowstone }  
This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by \_\_\_\_\_, the undersigned, the person named in the instrument.

STATE OF MONTANA }  
County of Yellowstone }  
This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by \_\_\_\_\_, the undersigned, the person named in the instrument.

CERTIFICATE OF COUNTY TREASURER  
I hereby certify that all tax properly due and special assessments have been paid and [Name] is the owner of record.

By: [Signature]  
[Name]  
County Treasurer

SP 3674106

