



**FIRST
MONTANA
TITLE**

PROPERTY PROFILE

4541 Huntington Hills Road

Madeline Zender

Realty Billings

360-739-1311

Madeline@realtybillings.com

PROPERTY PROFILE PREPARED FOR YOU BY:

SUZIE GLENNON

SUZIE@FIRSTMONTANATITLE.COM

406.869.9670



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DATE: 1/5/2021

PROPERTY PROFILE

RECORD OWNER: Christopher M. Dietrich and Katherine L.M. Dietrich

ADDRESS: 4541 Huntington Hills Road and US Highway 87 E, Billings, Montana 59101

TAX INFORMATION: D02230 and D02088 See attached.

RESTRICTIONS: See attached

LEGAL DESCRIPTION:

Township 1 South, Range 27 East, of the Principal Montana Meridian, in Yellowstone County, Montana

Section 2: Government Lot 12 and the SE1/4SW1/4

Section 11: Government Lots 1, 4 and 5 and the E1/2NW1/4 and NE1/4SW1/4

PLEASE RETURN TO:
Christopher M. & Katherine L.M. Dietrich
4541 Huntington Hills Road
Billings, MT 59101

31867707

First Montana Title Co

WD

3849243

05/16/2018 03:32 PM Pages: 1 of 2 Fees: 14.00
Jeff Martin Clerk & Recorder, Yellowstone MT



WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged on this 12 day of May, 2018, the undersigned, **Walter Fairfax**, hereby grants unto **Christopher M. Dietrich and Katherine L.M. Dietrich, husband and wife, as joint tenants with right of survivorship**, whose mailing address is 4541 Huntington Hills Road, Billings, Montana 59101, the hereinafter described real property situated in Yellowstone County, Montana, to-wit:

Township 1 South, Range 27 East, of the Principal Montana Meridian, in Yellowstone County, Montana

Section 2: Government Lot 12 and the SE1/4SW1/4

Section 11: Government Lots 1, 4, and 5, and the E1/2NW1/4 and NE1/4SW1/4

together with all buildings and improvements, tenements, hereditaments, and appurtenances thereon and thereto;

TO HAVE AND TO HOLD unto the Grantees and to their successors and assigns forever, subject, however to:

- (a) All reservations and exceptions in patents or deeds from the United States or the State of Montana;
- (b) All existing easements and rights-of-way;
- (c) All applicable building, use, zoning, health, sanitation, environmental and similar laws, restrictions, ordinances, rules, and regulations, including covenants, conditions and restrictions of record;
- (d) General and special taxes and assessments for the year 2018, and subsequent years; and
- (e) All prior conveyances, leases or transfers of any interest in minerals, including oil, gas and other hydrocarbons.

EXCEPT with reference to the items in Paragraphs (a) through (e) above, both inclusive, this DEED is given with the usual covenants expressed in §30-11-110, Montana Code Annotated.

WD

3849243

05/16/2018 03:32 PM Pages: 2 of 2 Fees: 14.00
Jeff Martin Clerk & Recorder, Yellowstone MT



IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

By:

Walter Fairfax
Walter Fairfax

STATE OF Montana

:ss

County of Yellowstone

The foregoing Deed was acknowledged before me the 12 day of MAY, 2018 by
Walter Fairfax.

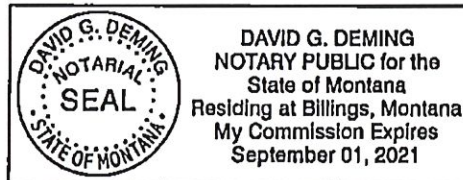
David S Deming
Signature

Printed Name

NOTARY PUBLIC FOR THE STATE OF Montana

Residing at: Billings

My Commission expires: 9/1/2021





Yellowstone County, Montana

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[Full Orion Detail](#)

Owner Information

***Please Note:** Owner information is supplied by the **Montana Department of Revenue**. To request updates to addresses or other ownership information, please **contact the DOR office at 896-4000**. Records for the current year will **not** be updated after tax bills have been sent out, so changes requested after you receive your bill will appear only on next year's records.

Tax ID: D02230

Primary Party

Primary Owner Name: DIETRICH, CHRISTOPHER M & KATHERINE L M [Ownership](#)
[History](#)

2020 Mailing Address: DIETRICH, CHRISTOPHER M & KATHERINE L M
4541 HUNTINGTON HILLS RD
BILLINGS, MT 59101-9096

Property Address: 4541 HUNTINGTON HILLS RD

Township: 01 S Range: 27 E Section: 11

Certificate of Survey: 3353 Parcel: M

Full Legal: S11, T01 S, R27 E, C.O.S. 3353, PARCEL M, & NESW,E2NW,LOTS 1,4 & 5 (09)

GeoCode: 03-0928-11-2-03-01-0000

[Show on Map](#) (May not work for some newer properties.)

Property Assessment Information

Levy District: PRYOR STAR ROUTE

2020 Assessed Value Summary

Assessed Land Value = \$ 17,665.00

Assessed Building(s) Value = \$ 1,040,970.00

Total Assessed Value = \$ 1,058,635.00

Assessed Value Detail Tax Year: 2020

Class Code	Amount
1601 - Grazing Land = \$	5,904.00
1901 - Forestland = \$	9,617.00
2001 - 1 Acre Farmstead - Ag 15-7-202(1)(c)(ii), MCA = \$	2,144.00
3110 - Improvements on Ag Land = \$	1,040,970.00
Total = \$	1,058,635.00

The values shown for the given tax year are for taxation purposes only. They are supplied by the Department of Revenue. For questions about these values, please contact the Montana Department of Revenue, Appraisal/Assessment Office at [406-896-4000](#).

Rural SID Payoff Information

NONE

Property Tax Billing History

Year	1st Half	2nd Half	Total
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2000	21.10 P	21.08 P	42.18
2001	24.32 P	24.30 P	48.62
2002	26.52 P	26.51 P	53.03
2003	27.36 P	27.35 P	54.71
2004	27.62 P	27.62 P	55.24
2005	27.36 P	27.36 P	54.72
2006	27.71 P	27.69 P	55.40
2007	27.88 P	27.87 P	55.75
2008	1,976.76 P	1,976.72 P	3,953.48
2009	2,936.99 P	2,936.96 P	5,873.95
2010	2,981.30 P	2,981.30 P	5,962.60
2011	2,924.07 P	2,924.05 P	5,848.12
2012	2,781.92 P	2,781.91 P	5,563.83
2013	2,755.28 P	2,755.26 P	5,510.54
2014	2,699.13 P	2,699.12 P	5,398.25
2015	2,840.04 P	2,840.04 P	5,680.08
2016	2,913.81 P	2,913.79 P	5,827.60
2017	2,969.02 P	2,969.01 P	5,938.03
2018	2,973.58 P	2,973.56 P	5,947.14
2019	3,243.15 P	3,243.14 P	6,486.29
2020	3,198.43 P	3,198.41	6,396.84

(P) indicates paid taxes.

Click on year for detail. [Pay Taxes Online](#)

Jurisdictional Information

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

Senate: 21 - [Jason D. Small \(R\)](#)

House: 42 - Sharon Stewart-Peregoy
(R)

Ward: Outside City Limits

Precinct: 42.2

School Attendance Areas

High: SENIOR

Middle: RIVERSIDE

Elem: MORIN

[School District Trustee Links](#)

Any comments or questions regarding the web site may be directed to the [Web Developer](#).



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Detail Property Tax Information

Disclaimer: The tax information was updated on 1/5/2021. Please notify the Treasurer's Office of any inaccuracies. Online Tax Billing History is available from Tax Year 2000 forward. If you wish information for prior tax years contact the Treasurer's Office. [Pay Taxes Online](#)

Tax ID: D02230 Tax Year: 2020

PRYOR STAR ROUTE

Code	District	1st Half	2nd Half	Total
	PRYOR STAR ROUTE (Levy District)	3,185.43 P	3,185.42	6,370.85
CRED	CRED COUNTY REFUSE DISTRICT	10.00 P	10.00	20.00
SOIL	SOIL SOIL CONSERVATION	3.00 P	2.99	5.99
Totals		3,198.43	3,198.41	6,396.84

Date Paid 11/28/2020

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Orion Detail

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[Property Tax Detail](#)

Owner Information

Primary Owner: DIETRICH, CHRISTOPHER M & KATHERINE L M [Ownership History](#)
Tax ID: D02230
Geo Code: 03-0928-11-2-03-01-0000
Property Address: 4541 HUNTINGTON HILLS RD BILLINGS 59101
Legal Description: S11, T01 S, R27 E, C.O.S. 3353, PARCEL M, & NESW,E2NW,LOTS 1,4 & 5 (09)
Property Type : FARM_R - Farmstead - Rural

[Clerk &
Recorder
Documents](#)

Site Data [View Codes](#)

Neighborhood Code:	03-0976-17	Location:	
Parking type:	203.002	Fronting	%
Utilities:		Parking Prox	%
Lot Size:	176.1 Acres	Access:	
		Topography:	

Residential Building Data

Type:	SFR	Index	0.97
Year Built:	2007	ECF	1.08
Year Remodeled:		Degree Remodeled	
Effective Year:	2007	Utility:	Very Good (9)
Style:	04 - Modern	Exterior:	2 - Masonry & Frame - 1 - Stucco
Story Height:	2.0	Condition:	Excellent (10)
Roof Type:	4 - Gambrel	Roof Material:	11 - Other
Foundation:	2 - Concrete	Basement:	0 - None
Central/AC	3 - Gas	Grade-Factor:	82.32
Percent Complete:	100%	CDU:	
Bedrooms:	2	Full Baths:	2
Family Rooms:		Half Baths:	1
1st Floor:	3639	2nd Floor:	364
Additional Area:	0	Bsmt Fnsh:	
Basement:	0	Heated Flr:	
Half Floor:	0	Daylight Basement:	
Attic:	0	Built-in Garage:	
Attic Type:	0 - None	Masonry F/P:	
Total:*	4003	F/P Stacks:	

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

Pre Fab F/P: 1

Residential Building Additions

Addition Code	Area(Sq Ft)
11 - Porch, Frame, Open	437
11 - Porch, Frame, Open	272
11 - Porch, Frame, Open	506
11 - Porch, Frame, Open	110
34 - Deck, Concrete	127
34 - Deck, Concrete	65
34 - Deck, Concrete	63

Ag Land Data

Cont Crop AC:	0	Fallow AC:	0	Irrigated AC:	0
Grazing AC:	105.415	Wild AC:	0	Timber AC:	69.685
Farmsite AC:	1	NonQual AC:	0	Total AC:	176.1

Other Building and Yard Improvements

Code - Type	Quantity	Area/Unit	Classcode
RPA2 - Concrete	1	3892	3110
RPA2 - Concrete	1	265	3110
RRS1 - Shed, Frame	1		3110
RPA2 - Concrete	1	66	3110
RRG1 - Garage, frame, detached, finished	1	1946	3110

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Tax ID: D02088

Primary Party

Primary Owner Name: DIETRICH, CHRISTOPHER M & KATHERINE L M [Ownership](#)
[History](#)

2020 Mailing Address: DIETRICH, CHRISTOPHER M & KATHERINE L M
4541 HUNTINGTON HILLS RD
BILLINGS, MT 59101-9096

Property Address: US HIGHWAY 87 E

Township: 01 S Range: 27 E Section: 02

Full Legal: S02, T01 S, R27 E, SESW4, LOT 12

GeoCode: 03-0928-02-3-01-01-0000

[Show on Map](#) (May not work for some newer properties.)

Property Assessment Information

Levy District: PRYOR STAR ROUTE

2020 Assessed Value Summary

Assessed Land Value = \$ 2,555.00

Assessed Building(s) Value = \$ 0.00

Total Assessed Value = \$ 2,555.00

Assessed Value Detail Tax Year: 2020

Class Code	Amount
1601 - Grazing Land = \$	1,775.00
1901 - Forestland = \$	780.00
Total = \$	2,555.00

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Rural SID Payoff Information

NONE

Property Tax Billing History

Year	1st Half	2nd Half	Total
2000	8.72 P	8.71 P	17.43
2001	9.92 P	9.92 P	19.84
2002	11.24 P	11.24 P	22.48

2003	11.50 P	11.50 P 23.00
2004	11.54 P	11.52 P 23.06
2005	11.42 P	11.41 P 22.83
2006	11.47 P	11.47 P 22.94
2007	11.55 P	11.54 P 23.09
2008	11.56 P	11.55 P 23.11
2009	11.43 P	11.40 P 22.83
2010	11.98 P	11.96 P 23.94
2011	12.07 P	12.06 P 24.13
2012	11.78 P	11.77 P 23.55
2013	11.89 P	11.89 P 23.78
2014	11.87 P	11.85 P 23.72
2015	7.80 P	7.80 P 15.60
2016	8.01 P	7.99 P 16.00
2017	8.86 P	8.86 P 17.72
2018	8.87 P	8.87 P 17.74
2019	9.30 P	9.29 P 18.59
2020	9.17 P	9.16 18.33

(P) indicates paid taxes.

Click on year for detail. [Pay Taxes Online](#)

Jurisdictional Information

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

Senate: 21 - [Jason D. Small \(R\)](#)

House: 42 - Sharon Stewart-Peregoy
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Precinct: 42.2

School Attendance Areas

High: SENIOR

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Tax ID: D02088 Tax Year: 2020

PRYOR STAR ROUTE

Code	District	1st Half	2nd Half	Total
	PRYOR STAR ROUTE (Levy District)	9.16 P	9.15	18.31
SOIL SOIL SOIL	CONSERVATION	0.01 P	0.01	0.02
	Totals	9.17	9.16	18.33

Date Paid 11/28/2020

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Owner Information

Primary Owner: DIETRICH, CHRISTOPHER M & KATHERINE L M
 Tax ID: D02088
 Geo Code: 03-0928-02-3-01-01-0000
 Property Address: US HIGHWAY 87 E BILLINGS 59101
 Legal Description: S02, T01 S, R27 E, SESW4, LOT 12
 Property Type : VAC_R - Vacant Land - Rural

[Ownership History](#)

[Clerk &
Recorder
Documents](#)

Site Data [View Codes](#)

Neighborhood Code:	03-0976-17	Location:	
Parking type:	203.002	Fronting	%
Utilities:		Parking Prox	%
Lot Size:	66.89 Acres	Access:	
		Topography:	

Ag Land Data

Cont Crop AC:	0	Fallow AC:	0	Irrigated AC:	0
Grazing AC:	61.239	Wild AC:	0	Timber AC:	5.651
Farmsite AC:	0	NonQual AC:	0	Total AC:	66.89

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