



**FIRST
MONTANA
TITLE**



PROPERTY PROFILE

545 Tumbleweed Drive, Billings, MT 59102

Amber Uhren

Realty Billings

PHONE #406-670-1942

EMAIL: amber@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: January 15, 2025

PROPERTY PROFILE

RECORD OWNER: Mark D. Reynolds and Kristy D. Reynolds

ADDRESS: 545 Tumbleweed Drive, Billings, MT 59102

TRUST INDENTURES/MORTGAGES/CONTRACTS: See Attached.

TAX INFORMATION: A21446. See Attached.

RESTRICTIONS: None Located.

LEGAL DESCRIPTION:

Lot 10A, in Block 2, of Amended Plat of Blocks 1 and 2, Alkali Creek Subdivision, First Filing, in the City of Billings, Yellowstone County, Montana, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of said County, under Document No. 970857.

AMENDED PLAT OF BLOCKS 1 AND 2 ALKALI CREEK SUBDIVISION 1st FILING

SITUATED IN NE 1/4 SECTION 29, T1N, R26E, PMM.

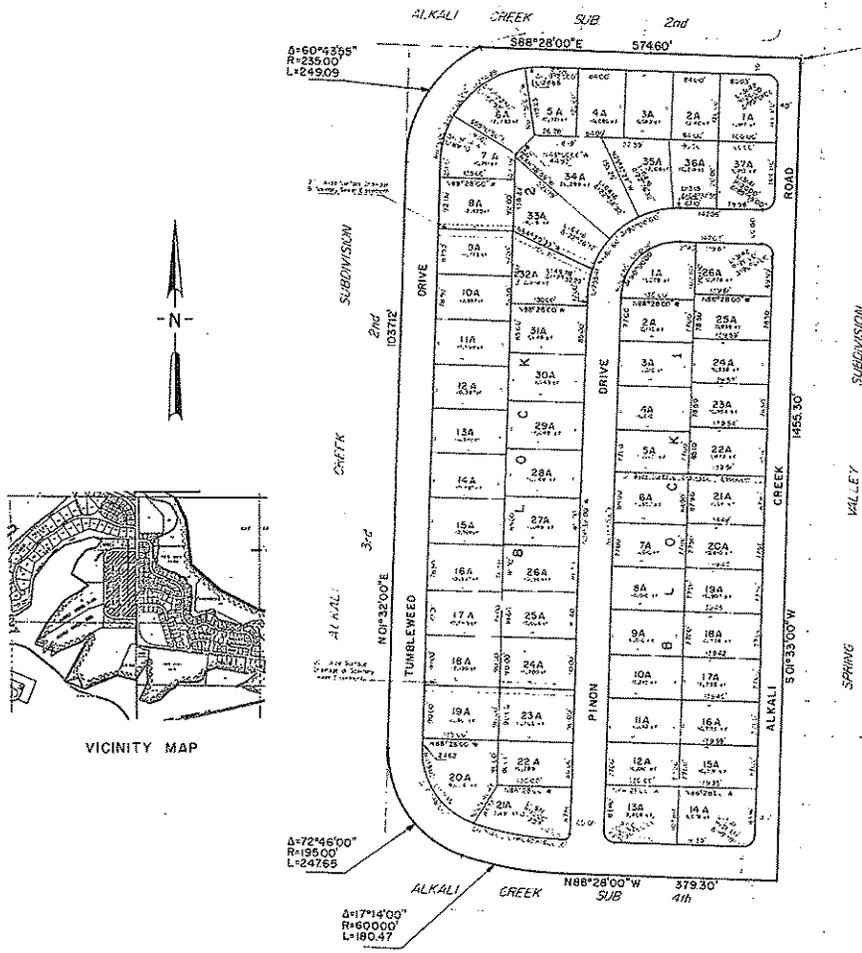
YELLOWSTONE COUNTY, MONTANA

PLAT AND SURVEY BY: MUELLER ENGINEERING INC.

BILLINGS, MONTANA
"AN ADDITION TO THE CITY OF BILLINGS"

AUGUST 1974

SCALE 1" = 100'



CERTIFICATE OF DEDICATION

KNOW ALL MEN OF THESE PRESENTS: That Robert S. Hogstrom and Evelyn W. Hogstrom, husband and wife, owners of the following described tract of land, do hereby certify that they have caused to be surveyed, subdivided and platted into lots, blocks, streets and easements as shown on the plat and the Certificate of Survey hereunto annexed, said tract being situated in the NE 1/4, Section 29, T.1N., R.26E., Yellowstone County, Montana, and being more particularly described as follows, to-wit:

Beginning at a point which is 501.32000' a distance of 1111.7 feet and S88°28'00"E a distance of 34.7 feet from the Northeast corner of Section 29, T.1N., R.26E., P.M.M.; thence from said point of beginning 50°13'00"W along the centerline of Alkali Creek Road a distance of 1433.20 feet to the South line of Tumbleweed Drive; thence along the Southern and Westerly line of Tumbleweed Drive S88°28'00"W a distance of 379.30 feet along a curve to the right with a radius of 600.00 feet a distance of 180.47 feet, along a curve to the right with a radius of 192.00 feet a distance of 247.45 feet, N01°30'00"E a distance of 107.12 feet and along a curve to the right with a radius of 235.00 feet a distance of 249.09 feet to a point on the North line of Alkali Creek Subdivision First Filing; thence S88°28'00"E along said line a distance of 374.60 feet to the point of beginning, said tract to be known and designated as AMENDED PLAT OF BLOCKS 1 AND 2 ALKALI CREEK SUBDIVISION 1ST FILING, and the lands included in all streets, avenues, alleys, and parks or public squares, shown on said plat, are hereby granted and donated to the use of the public forever.

Done this 16th day of August, 1974.

Robert S. Hogstrom
Evelyn W. Hogstrom

STATE OF MONTANA)
County of Yellowstone) ss.

On this 16th day of August, 1974, before me a Notary Public in and for the State of Montana, personally appeared Robert S. Hogstrom and Evelyn W. Hogstrom, husband and wife, known to me to be the persons who signed the foregoing Certificate of Dedication and who acknowledged to me that they executed the same. Witness my hand and seal, the day and year herein above written.

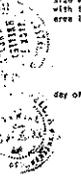


Thomas L. Smith
Notary Public in and for the State of Montana
Residing at Billings, Montana
My commission expires April 23, 1976

STATE OF MONTANA)
County of Yellowstone) ss.

Jack F. Mueller, Professional Engineer and Registered Land Surveyor No. 33355, being first duly sworn, deposes and says that during the month of August, 1974 a survey was made under his supervision of a tract of land to be known as AMENDED PLAT OF BLOCKS 1 AND 2 ALKALI CREEK SUBDIVISION 1ST FILING, in accordance with the request of the Owners thereof and in conformity with the provisions of Chapter 38, Sections 11-202 to 11-209, inclusive, Revised Codes of Montana, 1947, said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that 1700 non-reciprocal of 24-foot size were set at all intersection points as indicated on the plat by a mark thus: \perp ; that the plat conforms with the work on the ground; that the gross area of the said platted tract of land is 22.7610 acres and the net area is 16.4723 acres.

Subscribed and sworn to before me a Notary Public in and for the State of Montana, this 16th day of August, 1974.



Jack F. Mueller
Professional Engineer and Registered Land Surveyor No. 33355
Residing at Billings, Montana
My commission expires March 10, 1976

NOTICE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone) ss.
This plat has been approved for filing by the Billings-Yellowstone City-County Planning Board and conforms to the recordation laws of this Board.
BILLINGS-YELLOWSTONE CITY-COUNTY PLANNING BOARD:

Michael J. McCall
President
Date: August 20, 1974

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
County of Yellowstone) ss.
We hereby certify that we have examined the annexed plat of AMENDED PLAT OF BLOCKS 1 AND 2 ALKALI CREEK SUBDIVISION 1ST FILING, and the said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining conditions and plat of the City of Billings, Montana by Resolution # 1133.
In WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this 26th day of August, 1974.

CITY OF BILLINGS, MONTANA
James L. Jones
City Clerk

CERTIFICATE OF APPROVAL BY CITY ENGINEER:

I hereby certify that I have examined the annexed and foregoing AMENDED PLAT OF BLOCKS 1 AND 2 ALKALI CREEK SUBDIVISION 1ST FILING, and find that said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining conditions and plat of the City of Billings, Montana as platted as nearly as circumstances will permit.
IN WITNESS WHEREOF, I have executed this Certificate of Approval this 20 day of August, 1974.

STATE OF MONTANA)
County of Yellowstone) ss.
970857
I hereby certify that the annexed plat of AMENDED PLAT OF BLOCKS 1 AND 2 ALKALI CREEK SUBDIVISION was filed for record in my office on the 26 day of August, 1974 at 10:00 o'clock A.M.

James L. Jones
City Engineer



56-11-1260-1-10-241
The plat was approved for filing by the Billings-Yellowstone City-County Planning Board on August 20, 1974.
Notary: *Thomas L. Smith*
Residing at Billings, Montana
My commission expires April 23, 1976



Yellowstone County, Montana

Property Tax Detail For A21446



TaxCode: A21446

Owner Listed On Last Tax Statement

Last Updated: September 29, 2024

Primary Owner: REYNOLDS, MARK D & KRISTY D

Owner as of January 1, 2025

Primary Owner Name: REYNOLDS, MARK D & KRISTY D

2024 Mailing Address

Mailing Address: REYNOLDS, MARK D & KRISTY D
545 TUMBLEWEED DR
BILLINGS, MT 59105-2710

Property Information

Property Address: 545 TUMBLEWEED DR
Township: 01 N Range: 26 E Section: 29
Subdivision: ALKALI CREEK SUBD FIRST FILING Block: 2 Lot: 10A
Full Legal: ALKALI CREEK SUBD FIRST FILING, S29, T01 N, R26 E, BLOCK 2, Lot 10A, AMND
GeoCode: 03-1033-29-1-02-27-0000

Levy District: 2 - BILLINGS (669.07 Mills)

2024 Assessed Value Summary

Assessed Land Value =	\$65,251.00
Assessed Building(s) Value =	\$494,649.00
Personal Property Value =	\$0.00
Total Assessed Value =	\$559,900.00

Assessed Value Detail Tax Year: 2024

Description	Tax Rate	Amount
Residential City/Town Lots	1.35%	\$65,251.00
Improvements on Residential City/Town Lots	1.35%	\$494,649.00
		Total: \$559,900.00

SID Payoff Information

City of Billings SID

Contact the City of Billings for SID pay off information

Rural SID

NONE

Property Tax Billing History

Year	1st Half		2nd Half		Total
2024	2,648.50	P	2,648.49		5,296.99
2023	2,640.77	P	2,640.76	P	5,281.53
2023	0.00		130.78	P	130.78
2022	2,358.73	P	2,358.71	P	4,717.44
2021	2,240.91	P	2,240.89	P	4,481.80
2020	2,295.93	P	2,295.92	P	4,591.85
2019	2,188.89	P	2,188.88	P	4,377.77
2018	2,140.98	P	2,140.98	P	4,281.96
2017	1,998.14	P	1,998.14	P	3,996.28
2016	1,790.41	P	1,790.40	P	3,580.81
2015	1,750.32	P	1,750.32	P	3,500.64
2014	1,683.92	P	1,683.91	P	3,367.83
2013	1,656.12	P	1,656.12	P	3,312.24
2012	1,637.53	P	1,637.52	P	3,275.05
2011	1,639.21	P	1,639.20	P	3,278.41
2010	1,689.89	P	1,689.88	P	3,379.77
2009	1,703.89	P	1,703.89	P	3,407.78
2008	1,723.61	P	1,723.58	P	3,447.19
2007	257.84	P	257.83	P	515.67
2006	71.71	P	71.71	P	143.42
2005	72.95	P	72.94	P	145.89
2004	72.30	P	72.29	P	144.59
2003	66.65	P	66.63	P	133.28
2002	80.00	P	79.98	P	159.98
2001	70.53	P	70.53	P	141.06
2000	64.05	P	64.04	P	128.09

(P) indicates paid taxes.

Jurisdictional Information

Commissioner:

[District - 2](#)
[Mark Morse \(R\)](#)
PO Box 35000
Billings,
MT 59107
406-256-2701 -
Work

Senate:

[District - 26](#)
[Tom McGillvray](#)
[\(R\)](#)
5346 Dovetail
Ave
Billings,
MT 59106
406-698-4428
- Work

House:

[District - 52](#)
[Bill Mercer \(R\)](#)
PO Box 2118
Billings,
MT 59103
406-698-1671 -
Work
(406) 876-0490
- Home

Ward: [1 - \(BILLINGS\)](#)

Kendra Shaw 934 N. 31st Street Billings, MT 59101 (406) 670-7772 - Home	Ed Gulick 3015 10th Avenue North Billings, MT 59101 4066982747 - Work
---	---

Precinct: [46](#)

High School: Skyview

Middle School: Castle Rock

Elementary School: Alkali Creek

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

District #3: [List of Trustees](#)

Clerk & Recorder Documents For Tax Code:

Recording #	Document type	Recorded Date	Document Date	Book	Page
3821062	Warranty Deed	7/27/2017	7/27/2017		
			8/29/2006	0033	90883
			12/5/2003	0032	66731
			10/7/1999	0030	69064

Orion Detail

Owner Information

Primary Owner: REYNOLDS, MARK D & KRISTY D

Tax Code: A21446

GeoCode: 03-1033-29-1-02-27-0000

Property Address: 545 TUMBLEWEED DR BILLINGS 59105

Legal Description: ALKALI CREEK SUBD FIRST FILING, S29, T01 N, R26 E, BLOCK 2, Lot 10A, AMND

Property Type: Improved Property

Site Information - [View Codes](#)

Levy District: 03-0965-2 **Location:**
Neighborhood Code: 203.200 **Fronting:**
Parking type: **Parking Prox:**
Utilities: **Access:**
Lot Size: 10597 Sq. Ft. **Topography:**

Residential Building

Type: SFR **Index:** 0.93
Year Built: 2007 **ECF:** 1.08
Year Remodeled: **Degree Remodeled:**
Effective Year: 2010 **Utility:** Very Good (9)
Style: 03 - Ranch **Exterior:** 1 - Frame - 5 - Maintenance Free Aluminum/Vinyl/Steel
Story Height: 1.0 **Condition:** Very Good (9)
Roof Type: 2 - Hip **Roof Material:** 10 - Asphalt Shingle
Foundation: 2 - Concrete **Basement:** 3 - Full
Central/AC: 3 - Gas **Grade-Factor:** 6-1.31
Percent Complete: 100% **CDU:**

Bedrooms: 5 **Full Baths:** 4
Family Rooms: **Half Baths:** 1 **Addl Fixtr:** 4
1st Floor: 2050 **2nd Floor:** 0
Additional Area: 0 **Bsmt Fnsh:** 1845
Basement: 2050 **Heated Flr:**

BRIDGE	\$14.40	\$14.40	\$28.80
COUNTY PLANNING	\$4.76	\$4.76	\$9.52
EXTENSION SERVICE	\$2.68	\$2.68	\$5.36
GENERAL FUND	\$130.66	\$130.66	\$261.32
LIABILITY & PROPERTY INSURANCE	\$8.62	\$8.62	\$17.24
MENTAL HEALTH	\$3.48	\$3.48	\$6.96
METRA (CIVIC CENTER)&COUNTY FAIR	\$31.90	\$31.90	\$63.80
MUSEUM	\$7.03	\$7.03	\$14.06
PERMISSIVE MEDICAL LEVY	\$39.12	\$39.12	\$78.24
PUBLIC HEALTH	\$26.31	\$26.31	\$52.62
PUBLIC SAFETY - COUNTY ATTORNEY	\$44.22	\$44.22	\$88.44
PUBLIC SAFETY - MENTAL HEALTH	\$11.83	\$11.83	\$23.66
PUBLIC SAFETY - SHERIFF	\$103.78	\$103.78	\$207.56
SENIOR CITIZENS-ELDERLY ACTIVITIES	\$15.00	\$15.00	\$30.00
WEED CONTROL	\$2.87	\$2.87	\$5.74
COUNTY TOTALS:	\$446.66	\$446.66	\$893.32
OTHER			
BIG SKY ECONOMIC DEVELOPMENT AUTHORITY	\$11.94	\$11.94	\$23.88
OTHER TOTALS:	\$11.94	\$11.94	\$23.88
SCHOOL			
ELEM & HIGH SCH TRANSPORTATION	\$10.70	\$10.70	\$21.40
ELEMENTARY RETIREMENT	\$50.04	\$50.04	\$100.08
HIGH SCHOOL RETIREMENT	\$25.59	\$25.59	\$51.18
SD #2 (BILLINGS) - ELEM ADULT EDUCATION	\$8.58	\$8.58	\$17.16
SD #2 (BILLINGS) - ELEM BUILDING RESERVE	\$7.03	\$7.03	\$14.06
SD #2 (BILLINGS) - ELEM DEBT SERVICE	\$124.76	\$124.76	\$249.52
SD #2 (BILLINGS) - ELEM GENERAL	\$303.83	\$303.83	\$607.66
SD #2 (BILLINGS) - ELEM TECHNOLOGY	\$15.38	\$15.38	\$30.76
SD #2 (BILLINGS) - ELEM TRANSPORTATION	\$73.28	\$73.28	\$146.56
SD #2 (BILLINGS) - ELEM TUITION	\$74.46	\$74.46	\$148.92

SD #2 (BILLINGS) - HS ADULT EDUCATION	\$12.06	\$12.06	\$24.12
SD #2 (BILLINGS) - HS BUILDING RESERVE	\$3.21	\$3.21	\$6.42
SD #2 (BILLINGS) - HS DEBT SERVICE	\$3.48	\$3.48	\$6.96
SD #2 (BILLINGS) - HS FLEX	\$11.23	\$11.23	\$22.46
SD #2 (BILLINGS) - HS GENERAL	\$134.02	\$134.02	\$268.04
SD #2 (BILLINGS) - HS TRANSPORTATION	\$27.40	\$27.40	\$54.80
SD #2 (BILLINGS) - HS TUITION	\$13.95	\$13.95	\$27.90
SCHOOL TOTALS:	\$899.00	\$899.00	\$1,798.00

STATE

ACCREDITED HIGH SCHOOL	\$83.15	\$83.15	\$166.30
GENERAL SCHOOL	\$124.72	\$124.72	\$249.44
STATE EQUALIZATION AID	\$151.18	\$151.18	\$302.36
UNIVERSITY MILLAGE	\$22.68	\$22.68	\$45.36
VOCATIONAL-TECHNICAL SCHOOLS	\$5.67	\$5.67	\$11.34
STATE TOTALS:	\$387.40	\$387.40	\$774.80

TOTAL GENERAL TAXES	\$2,528.75	\$2,528.75	\$5,057.50
----------------------------	-------------------	-------------------	-------------------

* = 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
BS#2 BLGS STREET MAINT #2	\$118.24	\$118.23	\$236.47
SOIL SOIL CONSERVATION	\$1.51	\$1.51	\$3.02
TOTAL SPECIAL ASSESSMENTS	\$119.75	\$119.74	\$239.49

General Taxes	District	Mill Levy	1st Half	2nd Half
BILLINGS	2	669.07	2,528.75	2,528.75

TOTAL TAXES DUE CURRENT YEAR:	\$5,296.99
--------------------------------------	-------------------

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 1/15/2025 3:23:46 PM