



PROPERTY PROFILE

1718 Iris Lane, Billings, MT 59102

Kierney Nielsen

Realty Billings

PHONE #406-696-4944

EMAIL: 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: September 29, 2023

PROPERTY PROFILE

RECORD OWNER: Leonie K. Gelfarth

ADDRESS: 1718 Iris Lane, Billings, MT 59102

TRUST INDENTURES/MORTGAGES/CONTRACTS: None Located.

TAX INFORMATION: A06504. See Attached.

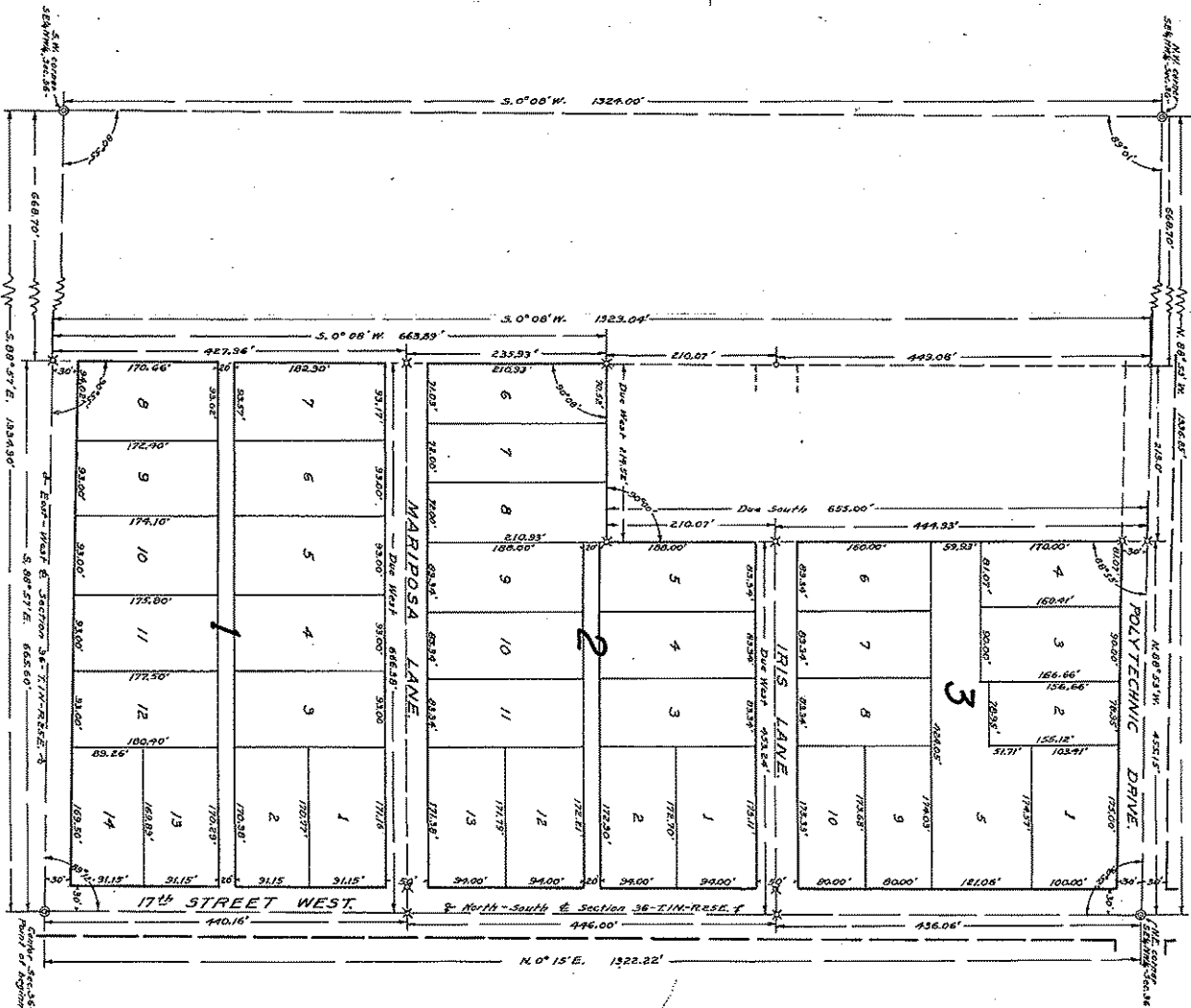
RECORDED CCR's: None Located.

LEGAL DESCRIPTION:

Lot 3, Block 2, L.T. Eaton Subdivision, 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. 452154.

PLAT OF
L. T. EATON SUBDIVISION
IN THE
EASES NW 1/4, SECTION 36-T1N-R25E., M.R.M.

Surveyed and drawn by
L. T. Eaton, Montana
April-1949
Scale 1" = 100'



STATE OF MONTANA
COUNTY OF YELLOSTONE } SS

KNOW ALL MEN BY THESE PRESENTS, that I, L. T. Eaton, State and County Clerk of Montana, do hereby certify that the above plat of L. T. Eaton, registered Civil Engineer and Land Surveyor, being First duly sworn, depose and say that during the month of April 1949 he made a survey of a certain tract of land to be known as the L. T. EATON SUBDIVISION in accordance with the request of the owner thereof and in conformity with the provisions of Chapter 380 of the Revised Statutes of Montana and amendments thereto; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Registration and as shown on the attached plat; that 3/4" x 30" iron pin monuments were set at all intersections of corners on plat by a mark thus X; that the street lines conform with the plat shown and that the lot numbers 1 through 14 are marked on plat by a mark thus @; that the northern portion of the plat shown is the southeast quarter of the Northeast Quarter of the Northeast Quarter of Section 36, Township 1 North, Range 25 East, Meridian 15 West; thence due South, 655.00 feet; thence due East 214.52 feet; thence South of 03' North, 88.00 feet; thence South of 50' North, 655.00 feet to the point of beginning. The above described tract is to be known as the L. T. EATON SUBDIVISION and has been included in the streets and alleys as shown on the said plat is hereby granted and donated to the use of the public forever.

Dated this 23rd day of July, A. D. 1949.

STATE OF MONTANA
COUNTY OF YELLOSTONE } SS

On this 23rd day of July, 1949, before me, Edmund P. Gault, a Notary Public for the State of Montana, personally appeared L. T. Eaton, known to me to be the person who signed the foregoing instrument of registration and who acknowledged to me that they signed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Edmund P. Gault
Notary Public for the State of Montana
Residing at Billings, Montana
My commission expires June 20-1950

STATE OF MONTANA
COUNTY OF YELLOSTONE } SS

I, Edmund P. Gault, Notary Public for the State of Montana, do hereby certify that the above plat of L. T. Eaton, registered Civil Engineer and Land Surveyor, being First duly sworn, depose and say that during the month of April 1949 he made a survey of a certain tract of land to be known as the L. T. EATON SUBDIVISION in accordance with the request of the owner thereof and in conformity with the provisions of Chapter 380 of the Revised Statutes of Montana and amendments thereto; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Registration and as shown on the attached plat; that 3/4" x 30" iron pin monuments were set at all intersections of corners on plat by a mark thus X; that the street lines conform with the plat shown and that the lot numbers 1 through 14 are marked on plat by a mark thus @; that the northern portion of the plat shown is the southeast quarter of the Northeast Quarter of the Northeast Quarter of Section 36, Township 1 North, Range 25 East, Meridian 15 West; thence due South, 655.00 feet; thence due East 214.52 feet; thence South of 03' North, 88.00 feet; thence South of 50' North, 655.00 feet to the point of beginning. The above described tract is 17,070 acres, more or less. The net area, exclusive of streets and alleys, is 13,677 acres more or less.

Subscribed and sworn to before me
23rd day of July, 1949.

Edmund P. Gault
Notary Public for the State of Montana,
Residing at Billings, Montana
My commission expires June 20-1951

STATE OF MONTANA
COUNTY OF YELLOSTONE } SS

We hereby certify that we have examined the above plat of the L. T. EATON SUBDIVISION and find that the net platted area is less than twenty (20) acres, and good reason appearing on face hereof, and within the terms of the laws of this State, we have herewith set our hands and the seal of Yellowstone County, this 14th day of July, A. D. 1949.

BOARD OF COUNTY COMMISSIONERS
John A. Bellman
John A. Bellman
John A. Bellman
John A. Bellman
John A. Bellman

STATE OF MONTANA
COUNTY OF YELLOSTONE } SS

I hereby certify that the plat of the L. T. EATON SUBDIVISION was filed for record in my office on the 14th day of July, A. D. 1949, at 9:15 o'clock P.M.

Edmund P. Gault
County Clerk and Recorder
Edmund P. Gault
County Clerk and Recorder



Yellowstone County, Montana

Property Tax Detail For A06504



TaxCode: A06504

Owner Listed On Last Tax Statement

Last Updated: September 24, 2023

Primary Owner: GELFARTH, LEONIE K

Owner as of September 24, 2023

Primary Owner Name: GELFARTH, LEONIE K

2023 Mailing Address

Mailing Address: GELFARTH, LEONIE K
1718 IRIS LN
BILLINGS, MT 59102-2461

Property Information

Property Address: 1718 IRIS LN

Township: 01 N Range: 25 E Section: 36

Subdivision: L T EATON SUBD Block: 2 Lot: 3

Full Legal: EATON, L T SUBD, S36, T01 N, R25 E, BLOCK 2, Lot 3

GeoCode: 03-1032-36-2-09-19-0000

Levy District: 2 - BILLINGS (735.36 Mills)

2022 Assessed Value Summary

Assessed Land Value =	\$65,506.00
Assessed Building(s) Value =	\$212,594.00
Personal Property Value =	\$0.00
Total Assessed Value =	\$278,100.00

Assessed Value Detail Tax Year: 2022

Description	Tax Rate	Amount
Residential City/Town Lots	1.35%	\$65,506.00
Improvements on Residential City/Town Lots	1.35%	\$212,594.00
		Total: \$278,100.00

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
2022	1,687.19	P	1,687.19	P	3,374.38
2021	1,590.07	P	1,590.05	P	3,180.12
2020	1,623.60	P	1,623.59	P	3,247.19
2019	1,434.81	P	1,434.80	P	2,869.61
2018	1,435.07	P	1,435.06	P	2,870.13
2017	1,396.48	P	1,396.47	P	2,792.95
2016	1,274.94	P	1,274.94	P	2,549.88
2015	1,250.41	P	1,250.40	P	2,500.81
2014	1,080.92	P	1,080.91	P	2,161.83
2013	1,041.42	P	1,041.41	P	2,082.83
2012	1,020.78	P	1,020.77	P	2,041.55
2011	1,029.58	P	1,029.56	P	2,059.14
2010	999.96	P	999.96	P	1,999.92
2009	982.41	P	982.38	P	1,964.79
2008	956.89	P	956.88	P	1,913.77
2007	972.14	P	972.14	P	1,944.28
2006	959.36	P	959.36	P	1,918.72
2005	976.76	P	976.75	P	1,953.51
2004	961.69	P	961.69	P	1,923.38
2003	946.37	P	946.37	P	1,892.74
2002	929.27	P	929.26	P	1,858.53
2001	866.18	P	866.18	P	1,732.36
2000	816.22	P	816.22	P	1,632.44

(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 -

Senate: [District - 23](#)
[Tom McGillvray](#)
 (R)
 3642 Donna Dr
 Billings,
 MT 59102
 406-698-4428 -
 Home

House: [District - 45](#)
[Katie Zolnikov](#)
 (R)
 PO Box 51343
 Billings,
 MT 59105
 406-690-1684 -
 Work

Home

Ward: [4 - \(BILLINGS\)](#)

Pam Purinton	Daniel Tidswell
PO Box 20775	PO Box 22445
Billings, MT 59104	Billings, MT 59104
(406) 656-9495	4066904534 -
- Home	Work

Precinct: [26](#)

High School: Senior	Middle School: Lewis & Clark	Elementary School: Rose Park
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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 Trustees](#)
District #6:

Clerk & Recorder Documents For Tax Code:

Recording #	Document type	Recorded Date	Document Date	Book Page
3900858	Warranty Deed	10/24/2019	10/24/2019	
3741752	Trustee's Deed (and Deed of Trust)	6/1/2015	5/29/2015	
3710600	Trustee's Deed (and Deed of Trust)	7/14/2014	7/3/2014	
3529309	Warranty Deed	10/29/2009	10/13/2009	
3518556	Warranty Deed	8/3/2009		

Orion Detail

Owner Information

Primary Owner: GELFARTH, LEONIE K

Tax Code: A06504

GeoCode: 03-1032-36-2-09-19-0000

Property Address: 1718 IRIS LN BILLINGS 59102

Legal Description: EATON, L T SUBD, S36, T01 N, R25 E, BLOCK 2, Lot 3

Property Type: IMP_U - Improved Property - Urban

Site Information - [View Codes](#)

Levy District: 03-0965-2

Location:

Neighborhood Code: 203.700

Fronting:

Parking type: **Parking Prox:**
Utilities: **Access:**
Lot Size: 15668 Sq. Ft. **Topography:**

Residential Building

Type: SFR	Index: 0.93
Year Built: 1950	ECF: 1.03
Year Remodeled:	Degree Remodeled:
Effective Year: 1990	Utility: Average (7)
Style: 03 - Ranch	Exterior: 1 - Frame - 6 - Wood Siding or Sheathing
Story Height: 1.0	Condition: Average (7)
Roof Type: 3 - Gable	Roof Material: 10 - Asphalt Shingle
Foundation: 2 - Concrete	Basement: 3 - Full
Central/AC: 3 - Gas	Grade-Factor: 5-1
Percent Complete: 100%	CDU:
Bedrooms: 4	Full Baths: 2
Family Rooms:	Half Baths: Addl Fixtr: 4
1st Floor: 1545	2nd Floor: 0
Additional Area: 0	Bsmt Fnsh: 1025
Basement: 1053	Heated Flr:
Half Floor: 0	Daylight Basement: N
Attic: 0	Built-in Garage:
Attic Type: 0 - None	Masonry F/P:
Total:* 2598	F/P Stacks:
	Pre Fab F/P: 1

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

Residential Building Additions

Addition Code	Area(Sq Ft)
11 - Porch, Frame, Open	152
33 - Deck, Wood	70

Other Building and Yard Improvements

Code - Type	Quantity	Area/Unit	Classcode
RRG3 - Garage, frame, detached, unfinished	1	520	3501

RPA2 - Concrete	1	662	3501
RRC1 - Carport	1		3501
RPA2 - Concrete	1		3501
RRS1 - Shed, Frame	1	77	3501
RRS2 - Shed, residential, metal	1		3501

GENERAL TAX DETAIL

Levy Description	1st Half	2nd Half	Total
CITY			
BILLINGS-GEN OBLIGATION BALLPARK	\$6.48	\$6.48	\$12.96
BILLINGS-GEN OBLIGATION LIBRARY	\$5.52	\$5.52	\$11.04
BILLINGS-GEN OBLIGATION STREETS	\$3.02	\$3.02	\$6.04
BILLINGS-GENERAL	\$138.90	\$138.90	\$277.80
BILLINGS-LIBRARY	\$9.38	\$9.38	\$18.76
BILLINGS-PUBLIC SAFETY 1998	\$37.54	\$37.54	\$75.08
BILLINGS-PUBLIC SAFETY 2020	\$112.62	\$112.62	\$225.24
BILLINGS-PUBLIC SAFETY 2021*	\$63.82	\$63.82	\$127.64
BILLINGS-TRANSIT	\$18.77	\$18.77	\$37.54
CITY TOTALS:	\$396.05	\$396.05	\$792.10
COUNTY			
BRIDGE	\$6.48	\$6.48	\$12.96
COUNTY PLANNING	\$2.55	\$2.55	\$5.10
EXTENSION SERVICE	\$1.37	\$1.37	\$2.74
GENERAL FUND	\$72.00	\$72.00	\$144.00
LIABILITY & PROPERTY INSURANCE	\$3.57	\$3.57	\$7.14
MENTAL HEALTH	\$1.26	\$1.26	\$2.52
METRA (CIVIC CENTER)&COUNTY FAIR	\$16.91	\$16.91	\$33.82
MUSEUM	\$3.72	\$3.72	\$7.44
PERMISSIVE MEDICAL LEVY	\$20.95	\$20.95	\$41.90
PUBLIC HEALTH	\$13.95	\$13.95	\$27.90
PUBLIC SAFETY - MENTAL HEALTH	\$6.27	\$6.27	\$12.54
PUBLIC SAFETY - SHERIFF	\$55.05	\$55.05	\$110.10
PUBLIC SAFETY- COUNTY ATTORNEY	\$23.44	\$23.44	\$46.88
SENIOR CITIZENS-ELDERLY ACTIVITIES	\$8.09	\$8.09	\$16.18
WEED CONTROL	\$1.63	\$1.63	\$3.26
COUNTY TOTALS:	\$237.24	\$237.24	\$474.48

OTHER

BIG SKY ECONOMIC DEVELOPMENT AUTHORITY	\$6.32	\$6.32	\$12.64
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OTHER TOTALS:	\$6.32	\$6.32	\$12.64
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SCHOOL

ELEM & HIGH SCH TRANSPORTATION	\$6.19	\$6.19	\$12.38
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ELEMENTARY RETIREMENT	\$44.54	\$44.54	\$89.08
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HIGH SCHOOL RETIREMENT	\$25.40	\$25.40	\$50.80
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SD #2 (BILLINGS) - ELEM ADULT EDUCATION	\$4.90	\$4.90	\$9.80
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SD #2 (BILLINGS) - ELEM BUILDING RESERVE	\$4.73	\$4.73	\$9.46
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SD #2 (BILLINGS) - ELEM DEBT SERVICE	\$79.96	\$79.96	\$159.92
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SD #2 (BILLINGS) - ELEM FLEX	\$3.23	\$3.23	\$6.46
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SD #2 (BILLINGS) - ELEM GENERAL	\$189.39	\$189.39	\$378.78
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SD #2 (BILLINGS) - ELEM TECHNOLOGY	\$9.52	\$9.52	\$19.04
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SD #2 (BILLINGS) - ELEM TRANSPORTATION	\$32.17	\$32.17	\$64.34
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SD #2 (BILLINGS) - ELEM TUITION	\$24.57	\$24.57	\$49.14
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SD #2 (BILLINGS) - HS ADULT EDUCATION	\$5.22	\$5.22	\$10.44
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SD #2 (BILLINGS) - HS BUILDING RESERVE	\$2.14	\$2.14	\$4.28
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SD #2 (BILLINGS) - HS DEBT SERVICE	\$4.00	\$4.00	\$8.00
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SD #2 (BILLINGS) - HS FLEX	\$1.78	\$1.78	\$3.56
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SD #2 (BILLINGS) - HS GENERAL	\$83.30	\$83.30	\$166.60
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SD #2 (BILLINGS) - HS TECHNOLOGY	\$6.94	\$6.94	\$13.88
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SD #2 (BILLINGS) - HS TRANSPORTATION	\$11.66	\$11.66	\$23.32
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SD #2 (BILLINGS) - HS TUITION	\$8.63	\$8.63	\$17.26
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SCHOOL TOTALS:	\$548.27	\$548.27	\$1,096.54
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STATE

ACCREDITED HIGH SCHOOL	\$41.29	\$41.29	\$82.58
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GENERAL SCHOOL	\$61.94	\$61.94	\$123.88
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STATE EQUALIZATION AID	\$75.08	\$75.08	\$150.16
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UNIVERSITY MILLAGE	\$11.26	\$11.26	\$22.52
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VOCATIONAL-TECHNICAL SCHOOLS	\$2.82	\$2.82	\$5.64
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STATE TOTALS:	\$192.39	\$192.39	\$384.78
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TOTAL GENERAL TAXES	\$1,380.27	\$1,380.27	\$2,760.54
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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
0154 BLGS LIGHT MAINT	\$80.93	\$80.93	\$161.86
BILLINGS PARK DISTRICT	\$29.98	\$29.98	\$59.96
BLSW BILLINGS STORM SEWER	\$45.60	\$45.60	\$91.20
BS#2 BLGS STREET MAINT #2	\$149.62	\$149.62	\$299.24
SOIL SOIL CONSERVATION	\$0.79	\$0.79	\$1.58
TOTAL SPECIAL ASSESSMENTS	\$306.92	\$306.92	\$613.84

General Taxes	District	Mill Levy	1st Half	2nd Half
BILLINGS	2	735.36	1,380.27	1,380.27

TOTAL TAXES DUE CURRENT YEAR: \$3,374.38

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.