



**FIRST  
MONTANA  
TITLE**



## PROPERTY PROFILE

350 Benedict Gulch

Amber Uhren

Realty Billings

(406) 670-1942

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

PROPERTY PROFILE PREPARED FOR YOU BY:

ERIC R. MITCHELL

ERIC@FIRSTMONTANATITLE.COM

406.445.4025

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: March 12, 2025

PROPERTY PROFILE

RECORD OWNER: Kirk M. Keller

ADDRESS: 350 Benedict Gulch, Park City, MT 59063

TRUST INDENTURES/MORTGAGES/CONTRACTS: 367322; See Attached

TAX INFORMATION: 0004010122. See attached.

RESTRICTIONS: N/A

LEGAL DESCRIPTION:

That part of SE1/4SE1/4 of Section 6, Township 2 South, Range 23 East, of the Principal Montana Meridian, Stillwater County, Montana, described as Tract C of Certificate of Survey No. 356181, on file in the office of the Clerk and Recorder of said County.

**CERTIFICATE OF SURVEY 356181**

SURVEY REQUESTED BY ELIZABETH PROFERA  
 PURPOSE OF THIS SURVEY TO CREATE A TRACT FOR GIFT OR SALE TO A FAMILY MEMBER

LOCATED IN A PORTION OF THE SE1/4SE1/4 SECTION 6, T.2S., R.23E., P.M.M., STILLWATER COUNTY, MONTANA ALSO BEING A TRACT, COS 224966

SURVEYED BY: BEARTOOTH LAND SURVEYING  
 P.O. BOX 221  
 ABSAROKEE, MONTANA 59001

**PERIMETER LEGAL DESCRIPTION:**

A tract of land located in a portion of the SE1/4SE1/4 Section 6, T2S., R.23E., Stillwater County, Montana, also being a tract, COS 224966, more particularly described as follows: Considering the Basis of Bearing to be the east line of said Section 6, to have a bearing of S00°10'32"E, per Certificate of Survey 224966 and all other bearings herein relative thereto, Commencing at the south east corner of said Section 6, a Waters 1.5 inch aluminum cap, the POINT OF BEGINNING, thence, S 89° 47' 19" W along the south line of said Section 6 for a distance of 1007.49 feet to a point, thence, N 00° 09' 19" W for a distance of 889.63 feet to a point, thence N 89° 47' 41" E a distance of 1007.18 feet to a point on the east line of said Section 6, thence, S 00° 10' 32" E for a distance of 889.53 feet to the POINT OF BEGINNING, Containing 20.572 acres, more or less and all according to this certificate of survey. Subject to any easements and/or rights-of-way of record or apparent on the ground

**LANDOWNER CERTIFICATION:**

I, the undersigned, do hereby certify that the purpose of this survey is to create Tract A as shown on the attached certificate or survey for transfer to my husband Robert C. Profera, and that this is the first transfer of real property under the Gift or Sale to Family Member Exemption to this person. Therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(b), M.C.A.

*Elizabeth Profera* 8-6-13  
 Elizabeth Profera Date

NOTARY: State of Montana County of Stillwater

Signed before me on August 6, 2013

By Elizabeth Profera  
Ron Martinez (Notary signature)  
Ron Martinez, Jr. (Notary printed)

Notary public for the state of Montana

Residing at Columbus (City/town of residence)

My commission expires May 2, 2016



**CERTIFICATE OF COUNTY TREASURER:**

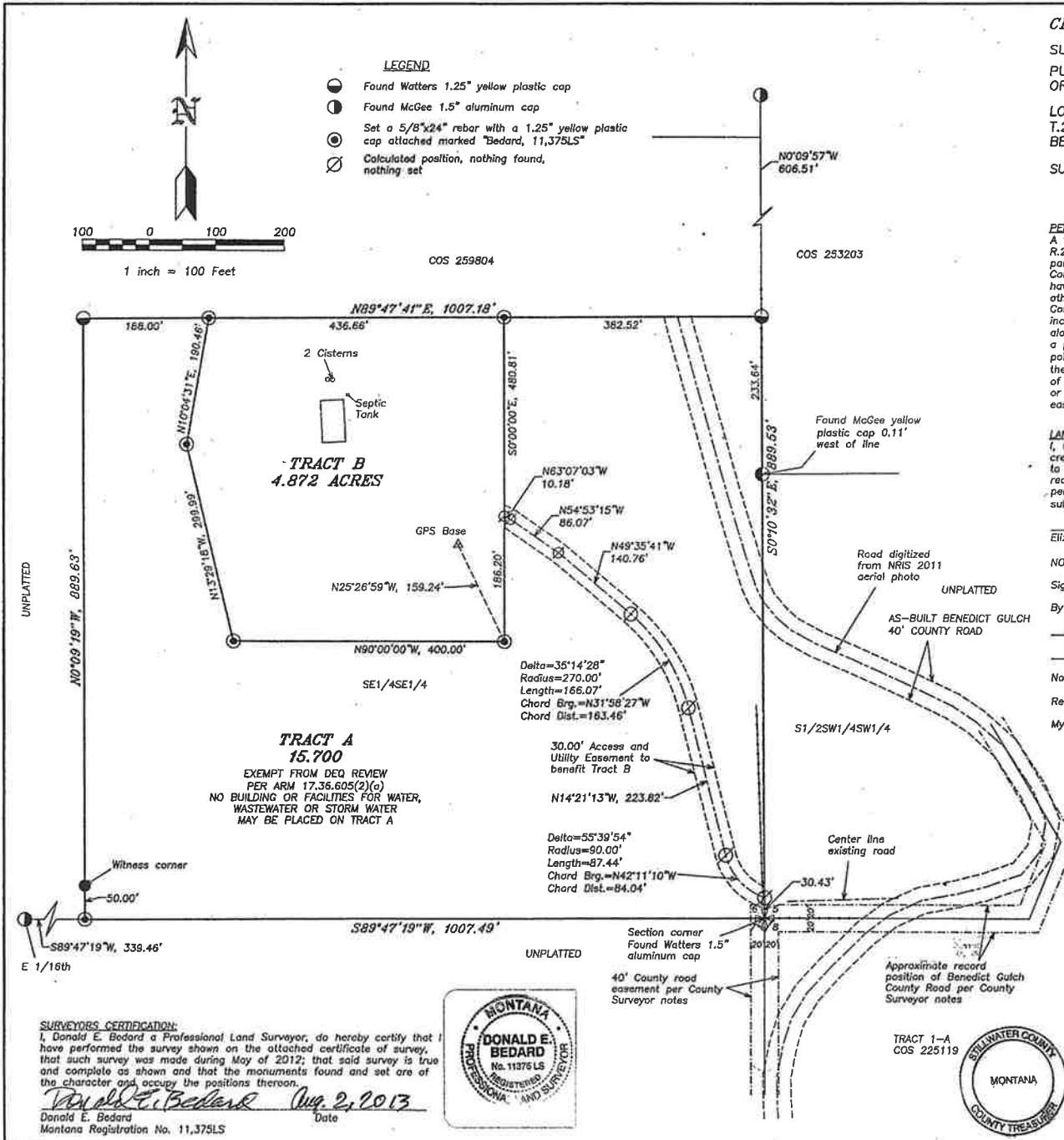
I, hereby certify, pursuant to Section 76-3-207(3), MCA, that all real property taxes and special assessments assessed and levied on the land to be divided have been paid.

*Rebecca Schenck-Lemon* 8/6/13  
 Stillwater County Treasurer Date

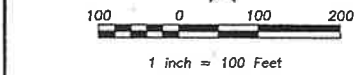
**CLERK AND RECORDER CERTIFICATION:**

I hereby certify that the attached certificate of survey was filed for record

in my office on the 8 day of Aug, 2013, at 1:10 o'clock P.m.  
*Pauline M. Mische*  
 Stillwater County Clerk and Recorder



**SURVEYOR'S CERTIFICATION:**  
 I, Donald E. Bedard a Professional Land Surveyor, do hereby certify that I have performed the survey shown on the attached certificate of survey, that such survey was made during May of 2012; that said survey is true and complete as shown and that the monuments found and set are of the character and occupy the positions thereon.  
*Donald E. Bedard* Aug 2, 2013  
 Donald E. Bedard Date  
 Montana Registration No. 11,375LS



UNPLATTED

E 1/16th

# Stillwater County | Detail

Date: 03/11/25  
Time: 09:32:43 am

STILLWATER COUNTY  
TREASURER  
JERRY FRIEND  
PO BOX 629 COLUMBUS, MT  
59019

Tax ID: 4010122  
Type: Real

Name and Address  
KELLER KIRK M  
350 BENEDICT GULCH RD  
PARK CITY MT 59063-8011

Property Tax Query TW Range SC Description  
02S/23E /06 Geo 0817-06-4-04-01-0000 C.O.S. 356181, PARCEL A, IN  
SESE 02S/23E /06 Geo 0817-06-4-04-02-0000 C.O.S. 356181, TR B IN  
SESE

	YR	Int. Date	Tax Date	Tax Amt	Penalty	Interest	Total Amt
Paid	24	11/26/24	11/30/24	1,556.70	0.00	0.00	<b>3,113.37</b>
Tax Due	24	03/11/25	05/31/25	1,556.67	0.00	0.00	
Paid	23	11/22/23	11/30/23	1,650.13	0.00	0.00	<b>3,415.77</b>
Paid	23	05/29/24	05/31/24	1,765.64	0.00	0.00	
Paid	22	11/29/22	11/30/22	1,499.31	0.00	0.00	<b>2,998.58</b>
Paid	22	05/15/23	05/31/23	1,499.27	0.00	0.00	
Paid	21	11/18/21	11/30/21	1,492.41	0.00	0.00	<b>2,984.78</b>
Paid	21	05/24/22	05/31/22	1,492.37	0.00	0.00	
Paid	20	11/24/20	11/30/20	1,373.63	0.00	0.00	<b>2,747.24</b>
Paid	20	05/24/21	05/31/21	1,373.61	0.00	0.00	
Paid	19	11/25/19	12/02/19	1,295.75	0.00	0.00	<b>2,591.47</b>
Paid	19	05/11/20	06/01/20	1,295.72	0.00	0.00	
Paid	18	11/27/18	11/30/18	1,326.52	0.00	0.00	<b>2,653.01</b>
Paid	18	05/16/19	05/31/19	1,326.49	0.00	0.00	
Paid	17	11/28/17	11/30/17	1,333.83	0.00	0.00	<b>2,667.64</b>
Paid	17	05/17/18	05/31/18	1,333.81	0.00	0.00	
Paid	16	11/21/16	11/30/16	619.16	0.00	0.00	<b>1,238.29</b>
Paid	16	05/25/17	05/31/17	619.13	0.00	0.00	
Paid	15	11/19/15	11/30/15	630.17	0.00	0.00	<b>1,260.33</b>
Paid	15	05/19/16	05/30/16	630.16	0.00	0.00	
Paid	14	11/24/14	12/01/14	243.57	0.00	0.00	<b>487.12</b>
Paid	14	05/18/15	06/01/15	243.55	0.00	0.00	

© Copyright 2025. All Rights Reserved.  
V 2.0.2

# Stillwater County | Detail

Date: 03/11/25  
Time: 09:33:24 am

STILLWATER COUNTY  
TREASURER  
JERRY FRIEND  
PO BOX 629 COLUMBUS, MT  
59019

Tax ID: 4010122  
Type: Real

Name and Address  
KELLER KIRK M  
350 BENEDICT GULCH RD  
PARK CITY MT 59063-8011

Tax Roll Information TW Range SC Description  
02S 23E 06 C.O.S. 356181, PARCEL A, IN Geocode: 0817-06-4-04-01-0000 SESE 02S 23E 06 C.O.S. 356181, TR B IN SESE Geocode: 0817-06-4-04-02-0000

Class	Dist	Quantity	Market	Taxable/\$	Assessed Tax
31701 Non-Qualified Ag Land 20-160 A	5	15.70	865	131.00	60.07
31701 Non-Qualified Ag Land 20-160 A	5	3.87	213	32.00	14.67
42002 1 Acre Bldg. Site On Non-Quali	5	1.00	70,500	952.00	436.54
43301 Improvements on Rural Land	5	0.00	417,880	5,641.00	2,586.68
998999 SOIL CONSERVATION MEDICAL	0999	0.00	0	6,756.00	1.63
999000 SOIL CONSERVATION	1000	0.00	0	6,756.00	13.78
Totals for 2024				6,756.00	3,113.37

© Copyright 2025. All Rights Reserved.  
V 2.0.2

# Stillwater County | Detail

Date: 03/11/25  
Time: 09:33:42 am

STILLWATER COUNTY  
TREASURER  
JERRY FRIEND  
PO BOX 629 COLUMBUS, MT  
59019

Tax ID: 4010122  
Type: Real

Name and Address  
KELLER KIRK M  
350 BENEDICT GULCH RD  
PARK CITY MT 59063-8011

Taxes Due Query TW Range SC Description  
02S/23E /06 C.O.S. 356181, PARCEL A, IN SESE 02S/23E /06 C.O.S.  
356181, TR B IN SESE Geo: 0817-06-4-04-01-0000

District	Tax Date	Int Date	PD?	Tax Amt	Penalty	Interest
0999 SOIL PERMISSIVE MEDICAL	11/30/24	03/11/25	Y	0.82	0.00	0.00
1000 SOIL CONSERVATION	11/30/24	03/11/25	Y	6.89	0.00	0.00
5 PARK CITY	11/30/24	03/11/25	Y	1548.99	0.00	0.00
0999 SOIL PERMISSIVE MEDICAL	05/31/25	03/11/25		0.81	0.00	0.00
1000 SOIL CONSERVATION	05/31/25	03/11/25		6.89	0.00	0.00
5 PARK CITY	05/31/25	03/11/25		1548.97	0.00	0.00
Totals for 24				3,113.37	0.00	0.00
Total Tax, Penalty and Interest				3,113.37		

© Copyright 2025. All Rights Reserved.  
V 2.0.2

Tax Year: 2025

Scale: 1:2464.90 Basemap: Cadastral Application Base Map



## Summary

### Primary Information

Property Category: RP

Subcategory: Non-Qualified Ag

Geocode: 32-0817-06-4-04-02-0000

Assessment Code: 0004010122

#### Primary Owner:

KELLER KIRK M  
350 BENEDICT GULCH RD  
PARK CITY, MT 59063-8011  
Note: See Owners section for all owners

#### Property Address:

350 BENEDICT GULCH RD  
PARK CITY, MT 59063

Certificate of Survey: 356181

Legal Description: S06, T02 S, R23 E, C.O.S. 356181, TR B IN SESE

Last Modified: 2/22/2025 23:15:59 PM

Tax Year: 2025

## General Property Information

Neighborhood: 232.005	Property Type: Improved Property
Living Units: 1	Levy District: 32-0846-5
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership: General: 0	Limited: 0

## Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

## Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	3.872	0
Total Ag Land	3.872	0
Total Forest Land	0	0
Total Market Land	1	0

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
12/12/2016			12/12/2016	367321	Warranty Deed
12/9/2016			12/12/2016	367321	Warranty Deed

## Owners

### Party #1

Default Information:	KELLER KIRK M 350 BENEDICT GULCH RD PARK CITY, MT 59063-8011
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	8/28/2024 11:21:17 AM

Tax Year: 2025

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	70713	417880	488593	COST
2023	70713	417880	488593	COST
2022	57714	357360	415074	COST

## Market Land

### Market Land Item #1

Method: Acre	Type: 1 Ac. beneath Improvements (for dwlg on NQ Ag Land)
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 1
Class Code: 2002	Value: n/a

## Dwellings

### Dwelling #1

#### Dwelling Information

Dwelling Type	Style	Year Built
SFR	11 - Log	2008
Residential Type: SFR	Style: 11 - Log	
Year Built: 2008	Roof Material: 5 - Metal	
Effective Year: n/a	Roof Type: 3 - Gable	
Story Height: 1.5	Attic Type: 0 - None	
Grade: 6	Exterior Walls: 4 - Log (not log over frame)	
Class Code: 3301	Exterior Wall Finish: 0 - Other	
Year Remodeled: n/a	Degree Remodeled: n/a	

#### Mobile Home Details

Manufacturer: n/a	Serial #: n/a
Width: n/a	Length: n/a
Model: n/a	

#### Basement Information

Foundation: 2 - Concrete	Finished Area: n/a
Daylight: N	Basement Type: 1 - Crawl
Quality: n/a	

#### Heating/Cooling Information

Tax Year: 2025

Type: Non-Central System Type: 7 - Electric Baseboard/Electric Radiant

Fuel Type: 3 - Gas Heated Area: n/a

### Living Accomodations

Bedrooms: 3 Family Rooms: n/a

Full Baths: 2 Half Baths: 1

Addl Fixtures: 3

### Additional Information

Fire Places  
 Stories: n/a Stacks: n/a  
 Openings: n/a Prefab/Stove: 1

Garage Capacity: n/a Cost & Design: n/a

Flat Add: n/a % Complete: n/a

Description: n/a

### Dwelling Ammenities

View: n/a Access: n/a

### Area Used in Cost

Basement: n/a Addl Floors: n/a

First Floor: 1897 Second Floor: n/a

Half Story: 918 Unfinished Area: n/a

Attic: n/a SFLA: 2815

### Depreciation Information

CDU: n/a Physical Condition: Good (8)

Desirability  
 Property: Fair (6) Location: Fair (6)

### Depreciation Calculation

Age: 16 Pct Good: 0.81

RCNLD: n/a

### Additions / Other Features

Lower Addtns	First	Second	Third	Area	Year	Cost
	69 - Garage, Frame, Unfinished			432	0	0
	11 - Porch, Frame, Open			504	0	0

No additional features exist for this property

## Other Buildings

Tax Year: 2025

## Outbuilding/Yard Improvement #1

Type: Residential	Description: AASF - Shed, agricultural, frame
Quantity: 1	Year Built: 1987
Grade: A	Condition: Res Average
Functional: n/a	Class Code: 3301

### Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 264	Height: n/a
Bushels: n/a	Circumference: n/a

## Outbuilding/Yard Improvement #2

Type: Residential	Description: RPA2 - Concrete
Quantity: 1	Year Built: 2008
Grade: A	Condition: Res Average
Functional: n/a	Class Code: 3301

### Dimensions

Width/Diameter: 18	Length: 20
Size/Area: 360	Height: n/a
Bushels: n/a	Circumference: n/a

## Outbuilding/Yard Improvement #3

Type: Residential	Description: AAP3 - Pole Frame Bldg, 1 side open, metal
Quantity: 1	Year Built: 2003
Grade: A	Condition: Res Average
Functional: n/a	Class Code: 3301

### Dimensions

Width/Diameter: 20	Length: 16
Size/Area: 320	Height: n/a
Bushels: n/a	Circumference: n/a

## Commercial

No commercial buildings exist for this parcel

## Ag/Forest Land

Tax Year: 2025

## Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land  
Class Code: 1701

Irrigation Type: n/a  
Timber Zone: n/a

## Productivity

Quantity: n/a  
Units: Non Qual

Commodity: n/a

## Valuation

Acres: 3.872  
Value: n/a

Per Acre Value: n/a

## Easements

No easements exist for this parcel

## Disclaimer

The Montana State Library (MSL) provides this product/service for informational purposes only. MSL did not produce it for, nor is it suitable for legal, engineering, or surveying purposes. Data from disparate sources may not be in vertical alignment. Consumers of this information should review or consult the primary data and information sources to ascertain the viability of the information for their purposes. The MSL provides these data in good faith and in no event, shall be liable for any incorrect results or analysis, any lost profits and special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data or the services provided. The MSL makes these data and services available as a convenience to the public, and for no other purpose. The MSL reserves the right to change or revise published data and/or services at any time.