



**FIRST
MONTANA
TITLE**

PROPERTY PROFILE

Gateway Dr

Amber Uhren

Realty Billings

406.601.1150

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PROPERTY PROFILE PREPARED FOR YOU BY:

MELINDA MCINNIS

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406.869.9663



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 19, 2021

PROPERTY PROFILE

RECORD OWNER: Toni and Rory Anderson as to Lot 31A , and Toni M. Anderson and Rory L. R. Anderson Trustees under the Toni M. Anderson Living Trust, dated October 16, 2014 as to the balance

ADDRESS: Gateway Drive

TRUST INDENTURES/MORTGAGES/CONTRACTS: NONE

TAX INFORMATION: 1020083, 1020264 and 1020308 See attached.

RESTRICTIONS: NONE

LEGAL DESCRIPTION:

River View Acres, Stillwater County, Montana

Lots 26, 26, 27, 28, 29 & 31 as shown on Certificate of Survey No. 210804.

And

Township 2 South, Range 20 East, MPM, Stillwater County, Montana

Section 30: Tracts in Lots 5 & 6 as shown on Certificate of Survey No. 229501.

PREPARED BY:

Anthony Deluca
Andrew C. Sigerson, P.C., L.L.O.
13750 Millard Avenue, Suite 200
Omaha NE 68137
(402) 505-5400

AFTER RECORDING RETURN TO:

Andrew C. Sigerson, P.C., L.L.O.
13750 Millard Avenue, Suite 200
Omaha NE 68137

WARRANTY DEED

EXEMPT FROM TRANSFER FEE

RORY ANDERSON and TONI ANDERSON, GRANTOR(S), in consideration of One Dollar and other good and valuable consideration received from TONI M. ANDERSON and RORY L. R. ANDERSON, Trustees, or their successors in trust, under the TONI M. ANDERSON LIVING TRUST, dated October 16, 2014, and any amendments thereto, GRANTEES, whose current mailing address is 3605 2nd Ave. E, Williston, ND 58801, convey to Grantees the following described real estate in the County of Stillwater, State of Montana, to-wit:

River View Acres:

Lots 25, 26, 27, 28, 29, & 31
As shown on Certificate of Survey
No. 210804

AND

Township 2 South, Range 20 East, MPM:

Sec 30: Tract in Lots 5 & 6 as shown on
Certificate of Survey No. 229501

GRANTOR(S) covenant, jointly and severally (if more than one), with GRANTEES that GRANTOR(S) are lawfully seized of such real estate and that it is free from encumbrances, except those of record; has legal power and lawful authority to convey the same; and warrants and will defend title to the real estate against the lawful claims of all persons.

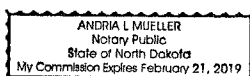
EXECUTED this 16th day of October, 2014

Toni Anderson
TONI ANDERSON, Grantor
Rory Anderson
RORY ANDERSON, Grantor

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF WILLISTON)

The foregoing instrument was acknowledged before me on this 16th day of October, 2014, by TONI ANDERSON and RORY ANDERSON.

My commission expires: 2.21.2019



Andria L. Mueller
Notary Public

Toni & Rory Anderson
PO Box 906
Columbus MT 59019

363845 DEEDS Page: 1 of 1
STATE OF MONTANA STILLWATER COUNTY
RECORDED: 11/9/2015 1:49 PM KOI: QUIT CLAIM DEED
Heidi Stadel CLERK AND RECORDER
Fee: 17.00 BY: Heidi Stadel
TO: TONI AND RORY ANDERSON PO BOX 906 COLUMBUS, MT 59019

QUITCLAIM DEED

Agreement set forth this 7th day of November, 2015
in the county of Stillwater in the state of Montana.

Indenture is made between Scott & Valerie Morrison, of the city and state of
Columbus, Montana who shall be identified as GRANTOR,
and
Toni & Rory Anderson who is identified as the GRANTEE.

The GRANTOR, on behalf of partners, heirs or successors for and in consideration of the sum of
\$ 0 conveys and quit claims the current possession of the following property that bears
the legal description of: River View Acres, Certificate of Survey # 363442
Area of boundry Relocation as shown in certificate Lot 31A

to the GRANTEE.

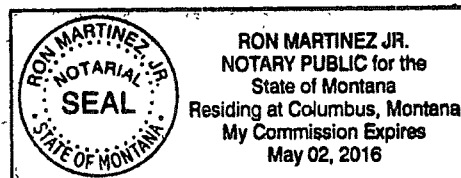
[Signature] Dated this 9 day of Nov, 2015
GRANTOR's Signature

State of Montana
County of Stillwater

I, Ron Martinez, Jr. Notary Public in and for the state of Montana,
do hereby certify that on this 9 day of November, 2015, personally appeared before
me known to be or satisfactorily proven the individual described in and who executed the foregoing instrument.

NOTARY PUBLIC in and for the State of Montana

My commission expires May 2, 2016 [Signature]





Stillwater County

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03/19/21 STILLWATER COUNTY
11:29:18 STILLWATER COUNTY TREASURER Tax ID: 1020083
JERRY FRIEND Type:
PO BOX 629 COLUMBUS, MT 59019

Property Tax Query

Name & Address	TW	Rang	SC	Description	
ANDERSON RORY & TONI	Sub/Blk/Lot	RIVER VIEW ACRE/	/	25	
PO BOX 906	02S/19E	/25			
COLUMBUS MT 59019-0906	Geo 0813-25-1-01-25-0000				
	RIVER VIEW ACRES, COS 210804				
	Sub/Blk/Lot	RIVER VIEW ACRE/	/	26	
	02S/19E	/25			
	Geo 0813-25-1-01-26-0000				
	RIVER VIEW ACRES, COS 210804				
	Sub/Blk/Lot	RIVER VIEW ACRE/	/	28	
	02S/19E	/25			
	Geo 0813-25-1-01-28-0000				
	RIVER VIEW ACRES, COS 210804				
	Sub/Blk/Lot	RIVER VIEW ACRE/	/	29A	
	02S/20E	/30			
YR Int Date Due date Tax Amount	Penalty	Interest	Total Year		
--	Geo 0814-30-2-01-29-0000				
	RIVER VIEW ACRES, COS				
	210804, BOUNDARY RELOCATION				
	COS 363442				
	Sub/Blk/Lot	RIVER VIEW ACRE/	/	31A	
	02S/20E	/30			
	Geo 0814-30-2-01-31-0000				
	RIVER VIEW ACRES, COS 210804				
	(Additional Legal Available)				
Paid 20 11/04/20 11/30/20	1,421.60		2,843.16		
Paid 20 11/04/20 05/31/21	1,421.56				
Paid 19 11/12/19 12/02/19	1,489.72		2,979.40		
Paid 19 11/12/19 06/01/20	1,489.68				
Paid 18 11/13/18 11/30/18	1,214.28		2,428.51		
Paid 18 11/13/18 05/31/19	1,214.23				
Paid 17 11/13/17 11/30/17	1,292.06		2,584.09		
Paid 17 11/13/17 05/31/18	1,292.03				
Paid 16 11/07/16 11/30/16	1,207.09		2,414.15		
Paid 16 11/07/16 05/31/17	1,207.06				
Paid 15 11/09/15 11/30/15	978.22		1,956.39		
Paid 15 11/09/15 05/30/16	978.17				
Paid 14 11/28/14 12/01/14	813.23		1,626.42		
Paid 14 06/01/15 06/01/15	813.19				
Paid 13 11/22/13 12/02/13	828.51		1,656.99		
Paid 13 05/13/14 06/02/14	828.48				
Paid 12 11/16/12 11/30/12	763.40		1,541.76		
Paid 12 01/28/13 05/31/13	15.00				
Paid 12 11/19/12 05/31/13	763.36				
Paid 11 11/30/11 11/30/11	801.05		1,602.06		
Paid 11 05/08/12 05/31/12	801.01				
Paid 10 11/18/10 11/30/10	769.14		1,538.22		
Paid 10 05/27/11 05/31/11	769.08				



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03/19/21		STILLWATER COUNTY		Page: 1			
11:28:33		STILLWATER COUNTY TREASURER		Tax ID:1020083.00			
		JERRY FRIEND		Type:			
		PO BOX 629 COLUMBUS, MT 59019					
		Taxes Due Query					
Name & Address		TW Rang SC		Description			
-----		-----		-----			
ANDERSON RORY & TONI		Sub/Blk/Lot		RIVER VIEW ACRE/ / 25			
		02S/19E /25					
PO BOX 906		RIVER VIEW ACRES, COS 210804					
		Sub/Blk/Lot		RIVER VIEW ACRE/ / 26			
		02S/19E /25					
COLUMBUS MT 59019-0906		RIVER VIEW ACRES, COS 210804					
		Sub/Blk/Lot		RIVER VIEW ACRE/ / 28			
		02S/19E /25					
		RIVER VIEW ACRES, COS 210804					
		Sub/Blk/Lot		RIVER VIEW ACRE/ / 29A			
		02S/20E /30					
		RIVER VIEW ACRES, COS					
		210804, BOUNDARY RELOCATION					
		COS 363442					
		Sub/Blk/Lot		RIVER VIEW ACRE/ / 31A			
		02S/20E /30					
		RIVER VIEW ACRES, COS 210804					
		BOUNDARY RELOCATION COS					
		363442					
		Geo: 0813-25-1-01-25-0000					
District		Tax Date	Int Date	PD?	Tax Amount	Penalty	Interest
-----		-----	-----	-----	-----	-----	-----
0999 SOIL PERMISSIVE		11/30/20	11/04/20	Y	0.13	0.00	0.00
1000 SOIL CONSERVATION		11/30/20	11/04/20	Y	3.69	0.00	0.00
1001 SOLID WASTE		11/30/20	11/04/20	Y	96.20	0.00	0.00
6 COLUMBUS		11/30/20	11/04/20	Y	1,321.58	0.00	0.00
0999 SOIL PERMISSIVE		05/31/21	11/04/20	Y	0.13	0.00	0.00
1000 SOIL CONSERVATION		05/31/21	11/04/20	Y	3.68	0.00	0.00
1001 SOLID WASTE		05/31/21	11/04/20	Y	96.20	0.00	0.00
6 COLUMBUS		05/31/21	11/04/20	Y	1,321.55	0.00	0.00
Total for 20					2,843.16	0.00	0.00
Total Tax, Penalty and Interest					2,843.16		



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03/19/21

STILLWATER COUNTY
Tax Roll Information 2020

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Name	TW Rang SC	Legal Description			

1020083					
ANDERSON RORY & TONI	25-	RIVER VIEW ACRES, COS 210804			
PO BOX 906	Geocode: 0813-25-1-01-25-0000				
COLUMBUS MT 59019-0906	26-	RIVER VIEW ACRES, COS 210804			
	Geocode: 0813-25-1-01-26-0000				
	28-	RIVER VIEW ACRES, COS 210804			
	Geocode: 0813-25-1-01-28-0000				
	29A-	RIVER VIEW ACRES, COS			
	Geocode: 0814-30-2-01-29-0000				
		210804, BOUNDARY RELOCATION			
		COS 363442			
	31A-	RIVER VIEW ACRES, COS 210804			
	Geocode: 0814-30-2-01-31-0000				
		BOUNDARY RELOCATION COS			
		363442			
Class	Dist	Quantity	Market	Taxable/\$	Assessed Tax

3-1701 Non-Qualified Ag Land 20-160 A 6		15.89	818	124.00	62.24
3-1701 Non-Qualified Ag Land 20-160 A 6		16.45	847	128.00	64.25
3-1701 Non-Qualified Ag Land 20-160 A 6		10.51	541	82.00	41.16
4-2002 1 Acre Bldg. Site On Non-Quali 6		1.00	23838	322.00	161.62
4-3301 Improvements on Rural Land 6		0.00	330430	4461.00	2239.07
3-1701 Non-Qualified Ag Land 20-160 A 6		9.09	468	71.00	35.64
3-1701 Non-Qualified Ag Land 20-160 A 6		9.96	513	78.00	39.15
99-8999 SOIL CONSERVATION MEDICAL	0999	0.00	0		0.26
99-9000 SOIL CONSERVATION	1000	0.00	0		7.37
99-9001 SOLID WASTE	1001	1.00	0	192.40	192.40
99-9007 STILLWATER AMBULANCE DIST 1	1007	0.00	0		0.00
Total				15798.00	2843.16

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03/19/21
11:25:12

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

Tax ID: 1020264
Type:

Name & Address	TW Rang SC	Description
ANDERSON RORY & TONI		Sub/Blk/Lot RIVER VIEW ACRE/ /
PO BOX 906		02S/20E /30
COLUMBUS MT 59019-0906		Geo 0814-30-2-01-50-0000
		RIVER VIEW ACRES, TR IN LOTS
		5 & 6 COS 229501

	YR	Int	Date	Due date	Tax Amount	Penalty	Interest	Total Year
Paid	20	11/04/20	11/30/20		32.23			64.44
Paid	20	11/04/20	05/31/21		32.21			
Paid	19	11/12/19	12/02/19		33.97			67.93
Paid	19	11/12/19	06/01/20		33.96			
Paid	18	11/13/18	11/30/18		29.28			58.54
Paid	18	11/13/18	05/31/19		29.26			
Paid	17	11/13/17	11/30/17		31.27			62.53
Paid	17	11/13/17	05/31/18		31.26			
Paid	16	11/07/16	11/30/16		28.36			56.71
Paid	16	11/07/16	05/31/17		28.35			
Paid	15	11/09/15	11/30/15		28.18			56.35
Paid	15	11/09/15	05/30/16		28.17			
Paid	14	11/13/14	12/01/14		41.74			83.48
Paid	14	11/13/14	06/01/15		41.74			
Paid	13	11/27/13	12/02/13		41.90			83.80
Paid	13	11/27/13	06/02/14		41.90			
Paid	12	11/19/12	11/30/12		37.75			76.30
Paid	12	01/28/13	05/31/13		0.82			
Paid	12	11/20/12	05/31/13		37.73			
Paid	11	11/30/11	11/30/11		38.77			80.15
Paid	11	11/20/12	05/31/12		38.77	0.77	1.84	
Paid	10	11/18/10	11/30/10		36.28			72.55
Paid	10	05/27/11	05/31/11		36.27			

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		Tax Roll Information 2020				
Name		TW Rang SC	Legal Description			

1020264						
ANDERSON RORY & TONI		02S 20E 30 RIVER VIEW ACRES, TR IN LOTS				
PO BOX 906		Geocode: 0814-30-2-01-50-0000				
COLUMBUS MT 59019-0906		5 & 6 COS 229501				
Class		Dist	Quantity	Market	Taxable/\$	Assessed Tax

3-1701 Non-Qualified Ag Land 20-160 A		6	16.47	848	128.00	64.25
99-8999 SOIL CONSERVATION MEDICAL		0999	0.00	0		0.01
99-9000 SOIL CONSERVATION		1000	0.00	0		0.18
99-9007 STILLWATER AMBULANCE DIST 1		1007	0.00	0		0.00
		Total			384.00	64.44

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03/19/21
11:27:17

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

Tax ID: 1020308
Type:

Name & Address	TW Rang SC	Description
ANDERSON RORY & TONI	Sub/Blk/Lot	RIVER VIEW ACRE/ / 27
PO BOX 906		02S/19E /25
		Geo 0813-25-1-01-27-0000
		RIVER VIEW ACRES, COS 210804
COLUMBUS MT 59019-0906		

	YR	Int Date	Due date	Tax Amount	Penalty	Interest	Total Year
Paid	20	11/04/20	11/30/20	24.92			49.83
Paid	20	11/04/20	05/31/21	24.91			
Paid	19	11/12/19	12/02/19	26.27			52.52
Paid	19	11/12/19	06/01/20	26.25			
Paid	18	11/13/18	11/30/18	22.45			44.88
Paid	18	11/13/18	05/31/19	22.43			
Paid	17	11/13/17	11/30/17	23.98			47.94
Paid	17	11/13/17	05/31/18	23.96			
Paid	16	11/07/16	11/30/16	21.72			43.43
Paid	16	11/07/16	05/31/17	21.71			
Paid	15	11/09/15	11/30/15	21.59			43.16
Paid	15	11/09/15	05/30/16	21.57			
Paid	14	11/13/14	12/01/14	32.13			64.25
Paid	14	11/13/14	06/01/15	32.12			
Paid	13	11/27/13	12/02/13	32.20			64.39
Paid	13	11/27/13	06/02/14	32.19			
Paid	12	11/19/12	11/30/12	29.00			58.62
Paid	12	01/28/13	05/31/13	0.63			
Paid	12	11/20/12	05/31/13	28.99			
Paid	11	11/30/11	11/30/11	29.74			61.46
Paid	11	11/20/12	05/31/12	29.72	0.59	1.41	
Paid	10	11/18/10	11/30/10	27.82			55.64
Paid	10	05/27/11	05/31/11	27.82			

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03/19/21 11:26:58	STILLWATER COUNTY STILLWATER COUNTY TREASURER JERRY FRIEND PO BOX 629 COLUMBUS, MT 59019 Taxes Due Query				Page: 1 Tax ID:1020308.00 Type:	
Name & Address		TW Rang SC		Description		
ANDERSON RORY & TONI		Sub/Blk/Lot RIVER VIEW ACRE/		/ 27		
PO BOX 906		02S/19E /25		RIVER VIEW ACRES, COS 210804		
COLUMBUS MT 59019-0906		Geo: 0813-25-1-01-27-0000				
District	Tax Date	Int Date	PD?	Tax Amount	Penalty	Interest
1000 SOIL CONSERVATION	11/30/20	11/04/20	Y	0.07	0.00	0.00
6 COLUMBUS	11/30/20	11/04/20	Y	24.85	0.00	0.00
1000 SOIL CONSERVATION	05/31/21	11/04/20	Y	0.07	0.00	0.00
6 COLUMBUS	05/31/21	11/04/20	Y	24.84	0.00	0.00
Total for 20				49.83	0.00	0.00
Total Tax, Penalty and Interest				49.83		

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		Tax Roll Information 2020			
Name		TW Rang SC		Legal Description	

1020308					
ANDERSON RORY & TONI		27-		RIVER VIEW ACRES, COS 210804	
PO BOX 906		Geocode: 0813-25-1-01-27-0000			
COLUMBUS MT 59019-0906					
Class		Dist		Quantity	
		Market		Taxable/\$	
		Assessed		Tax	

3-1701 Non-Qualified Ag Land 20-160 A		6		12.68	
99-8999 SOIL CONSERVATION MEDICAL		0999		0.00	
99-9000 SOIL CONSERVATION		1000		0.00	
99-9007 STILLWATER AMBULANCE DIST 1		1007		0.00	
		Total		297.00	
				49.83	

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Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Non-Qualified Ag
Geocode: 32-0814-30-2-01-50-0000 **Assessment Code:** 0001020264
Primary Owner: **PropertyAddress:**
 ANDERSON RORY & TONI
 PO BOX 906 **COS Parcel:**
 COLUMBUS, MT 59019-0906

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: RIVER VIEW ACRES

Legal Description:

RIVER VIEW ACRES, S30, T02 S, R20 E, TR IN LOTS 5 & 6 COS 229501

Last Modified: 10/8/2020 6:19:06 PM

General Property Information

Neighborhood: 232.003 **Property Type:** VAC_R - Vacant Land - Rural
Living Units: 0 **Levy District:** 32-1848-6
Zoning: **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	16.472	848.00
Total Ag Land	16.472	848.00
Total Forest Land	0.000	00.00
Total Market Land	0.000	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/18/2011			7/18/2011	348314	Warranty Deed

Party #1

Other Names

Other Addresses

Name

Type

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2020	848	0	848	COST
2019	848	0	848	COST

Market Land Info

No market land info exists for this parcel

Experiments Done

No dwellings exist for this parcel

Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land

Class Code: 1701

Productivity

Quantity: 0

Units: Non Qual

Valuation

Acres: 16.472

Value: 848

Irrigation Type:

Timber Zone:

Commodity:

Per Acre Value: 51.51

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Non-Qualified Ag
Geocode: 32-0813-25-1-01-27-0000 **Assessment Code:** 0001020308
Primary Owner: **PropertyAddress:**
 ANDERSON RORY & TONI
 PO BOX 906 **COS Parcel:**
 COLUMBUS, MT 59019-0906
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: RIVER VIEW ACRES

Legal Description:

RIVER VIEW ACRES, S25, T02 S, R19 E, Lot 27, COS 210804

Last Modified: 10/8/2020 6:19:42 PM

General Property Information

Neighborhood: 232.003 **Property Type:** VAC_R - Vacant Land - Rural
Living Units: 0 **Levy District:** 32-1848-6
Zoning: **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	12.680	653.00
Total Ag Land	12.680	653.00
Total Forest Land	0.000	00.00
Total Market Land	0.000	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/18/2011			7/18/2011	348314	Warranty Deed

Owners

Party #1

Default Information: ANDERSON RORY & TONI
PO BOX 906

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Fee Simple

Last Modified: 11/27/2015 9:17:10 AM

Other Names

Other Addresses

Name

Type

Appraisals**Appraisal History**

Tax Year	Land Value	Building Value	Total Value	Method
2020	653	0	653	COST
2019	653	0	653	COST

Market Land

Market Land Info

No market land info exists for this parcel

Dwellings

Existing Dwellings

No dwellings exist for this parcel

Other Buildings/Improvements

Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

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

Productivity

Quantity: 0**Units:** Non Qual

Valuation

Acres: 12.68**Value:** 653**Irrigation Type:****Timber Zone:****Commodity:****Per Acre Value:** 51.51

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Non-Qualified Ag
Geocode: 32-0813-25-1-01-25-0000 **Assessment Code:** 0001020083
Primary Owner: **PropertyAddress:**
 ANDERSON RORY & TONI
 PO BOX 906 **COS Parcel:**
 COLUMBUS, MT 59019-0906

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: RIVER VIEW ACRES

Legal Description:

RIVER VIEW ACRES, S25, T02 S, R19 E, Lot 25, COS 210804

Last Modified: 10/8/2020 6:17:30 PM

General Property Information

Neighborhood: 232.003 **Property Type:** VAC_R - Vacant Land - Rural
Living Units: 0 **Levy District:** 32-1848-6
Zoning: **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	15.888	818.00
Total Ag Land	15.888	818.00
Total Forest Land	0.000	00.00
Total Market Land	0.000	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/18/2011			7/18/2011	348314	Warranty Deed

Owners

Party #1

Default Information: ANDERSON RORY & TONI
PO BOX 906

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Fee Simple

Last Modified: 11/27/2015 9:17:10 AM

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2020	818	0	818	COST
2019	818	0	818	COST

Market Land

Market Land Info

No market land info exists for this parcel

Dwellings

Existing Dwellings

No dwellings exist for this parcel

Other Buildings/Improvements

Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

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

Productivity

Quantity: 0**Units:** Non Qual

Valuation

Acres: 15.888**Value:** 818**Irrigation Type:****Timber Zone:****Commodity:****Per Acre Value:** 51.51

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Agricultural and Timber Properties
Geocode: 32-0813-25-1-01-26-0000 **Assessment Code:** 0001020083
Primary Owner: **PropertyAddress:**
 ANDERSON RORY & TONI
 PO BOX 906 **COS Parcel:**
 COLUMBUS, MT 59019-0906
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: RIVER VIEW ACRES

Legal Description:

RIVER VIEW ACRES, S25, T02 S, R19 E, Lot 26, COS 210804

Last Modified: 10/8/2020 6:20:13 PM

General Property Information

Neighborhood: 232.003 **Property Type:** IMP_R - Improved Property - Rural
Living Units: 0 **Levy District:** 32-1848-6
Zoning: **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	16.450	847.00
Total Ag Land	16.450	847.00
Total Forest Land	0.000	00.00
Total Market Land	0.000	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/18/2011			7/18/2011	348314	Warranty Deed

Owners

Party #1

Default Information: ANDERSON RORY & TONI
PO BOX 906

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Fee Simple

Last Modified: 11/27/2015 9:17:10 AM

Other Names

Other Addresses

Name

Type

Appraisals**Appraisal History**

Tax Year	Land Value	Building Value	Total Value	Method
2020	847	0	847	COST
2019	847	0	847	COST

Market Land**Market Land Info**

No market land info exists for this parcel

Dwellings**Existing Dwellings**

No dwellings exist for this parcel

Other Buildings/Improvements**Outbuilding/Yard Improvements**

No other buildings or yard improvements exist for this parcel

Commercial**Existing Commercial Buildings**

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land

Class Code: 1701

Productivity

Quantity: 0

Units: Non Qual

Valuation

Acres: 16.45

Value: 847

Irrigation Type:**Timber Zone:****Commodity:****Per Acre Value:** 51.51

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Agricultural and Timber Properties
Geocode: 32-0813-25-1-01-28-0000 **Assessment Code:** 0001020083
Primary Owner: **PropertyAddress:**
 ANDERSON RORY & TONI
 PO BOX 906 **COS Parcel:**
 COLUMBUS, MT 59019-0906

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: RIVER VIEW ACRES

Legal Description:

RIVER VIEW ACRES, S25, T02 S, R19 E, Lot 28, COS 210804

Last Modified: 10/8/2020 6:17:59 PM

General Property Information

Neighborhood: 232.003 **Property Type:** IMP_R - Improved Property - Rural
Living Units: 1 **Levy District:** 32-1848-6
Zoning: **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	10.511	541.00
Total Ag Land	10.511	541.00
Total Forest Land	0.000	00.00
Total Market Land	1.000	23,838.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/18/2011			7/18/2011	348314	Warranty Deed

Owners

Party #1

Default Information: ANDERSON RORY & TONI
 PO BOX 906

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/27/2015 9:17:10 AM

Other Names

Other Addresses

Name

Type

Appraisals**Appraisal History**

Tax Year	Land Value	Building Value	Total Value	Method
2020	24379	330430	354809	COST
2019	24379	330430	354809	COST

Market Land

Market Land Item #1

Method: Acre **Type:** 1 Ac. beneath Improvements (for dwlg on NQ Ag Land)

Width: **Depth:**

Square Feet: 00 **Acres:** 1

Valuation

Class Code: 2002 **Value:** 23838

Dwellings**Existing Dwellings**

Dwelling Type	Style	Year Built
SFR	02 - Split Level	2002

Dwelling Information

Residential Type: SFR **Style:** 02 - Split Level

Year Built: 2002 **Roof Material:** 10 - Asphalt Shingle

Effective Year: 0 **Roof Type:** 3 - Gable

Story Height: 1.0 **Attic Type:** 0

Grade: 6 **Exterior Walls:** 1 - Frame

Class Code: 3301 **Exterior Wall Finish:** 3 - Masonite

Year Remodeled: 0 **Degree Remodeled:**

Mobile Home Details

Manufacturer: **Serial #:** **Width:** 0

Model: **Length:** 0

Basement Information

Foundation: 2 - Concrete **Finished Area:** 630 **Daylight:** Y

Basement Type: 3 - Full **Quality:** 3 - Typical

Heating/Cooling Information

Type: Central **System Type:** 5 - Forced Air

Fuel Type: 3 - Gas **Heated Area:** 1962

Living Accomodations

Bedrooms: 4 **Full Baths:** 2 **Addl Fixtures:** 3

Family Rooms: 0 **Half Baths:** 0

Additional Information

Fireplaces:

Stacks: 0

Stories:

Garage Capacity: 2

Openings: 0

Prefab/Stove: 0

% Complete: 0

Cost & Design: 0

Flat Add: 0

Description:

Description:

Dwelling Amenities

View:

Access:

Area Used In Cost

Basement: 1332

Additional Floors: 0

Attic: 0

First Floor: 1332

Half Story: 0

Unfinished Area: 0

Second Floor: 0

SFLA: 1332

Depreciation Information

CDU:

Physical Condition: Very Good (9)

Utility: Very Good (9)

Desirability:

Property: Very Good (9)

Location: Very Good (9)

Depreciation Calculation

Age: 16

Pct Good: 0.9

RCNLD: 254540

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	33 - Deck, Wood			30	0	381
	33 - Deck, Wood			417	0	5300

Other Features

Quantity	Type	Value
1	BG2 - Basement Garage/2-car	2600

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential

Description: RPA2 - Concrete

Quantity: 1

Year Built: 2015

Grade: A

Condition:

Functional: 3-Normal

Class Code: 3301

Dimensions

Width/Diameter: 20

Length: 60

Size/Area: 1200

Height:

Bushels:

Circumference:

Outbuilding/Yard Improvement #2

Type: Residential

Description: AAP1 - Pole Frame Bldg, 4 sides closed, metal

Quantity: 1

Year Built: 2015

Grade: A

Condition:

Functional: 3-Normal

Class Code: 3301

Dimensions

Width/Diameter: 40

Length: 60

Size/Area: 2400

Height:

Bushels:

Circumference:

Outbuilding/Yard Improvement #3

Type: Residential

Description: AAP1 - Pole Frame Bldg, 4 sides closed, metal

Quantity: 1

Year Built: 2015

Grade: A

Condition:

Functional: 3-Normal

Class Code: 3301

Dimensions

Width/Diameter: 40

Length: 20

Size/Area: 800

Height:

Bushels:

Circumference:

Outbuilding/Yard Improvement #4

Type: Residential	Description: RPA1 - Asphalt	
Quantity: 1	Year Built: 2015	Grade: A
Condition:	Functional: 3-Normal	Class Code: 3301
Dimensions		
Width/Diameter:	Length:	Size/Area: 2585
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #5

Type: Residential	Description: RRG1 - Garage, frame, detached, finished	
Quantity: 1	Year Built: 2002	Grade: 4
Condition:	Functional: 3-Normal	Class Code: 3301
Dimensions		
Width/Diameter: 12	Length: 22	Size/Area: 264
Height:	Bushels:	Circumference:

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land	Irrigation Type:
Class Code: 1701	Timber Zone:
Productivity	
Quantity: 0	Commodity:
Units: Non Qual	
Valuation	
Acres: 10.511	Per Acre Value: 51.51
Value: 541	

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Non-Qualified Ag
Geocode: 32-0814-30-2-01-29-0000 **Assessment Code:** 0001020083
Primary Owner: **PropertyAddress:**
 ANDERSON RORY & TONI
 PO BOX 906 **COS Parcel:**
 COLUMBUS, MT 59019-0906

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: RIVER VIEW ACRES

Legal Description:

RIVER VIEW ACRES, S30, T02 S, R20 E, Lot 29A, COS 210804, BOUNDARY RELOCATION
 COS 363442

Last Modified: 10/8/2020 6:17:54 PM

General Property Information

Neighborhood: 232.003 **Property Type:** VAC_R - Vacant Land - Rural
Living Units: 0 **Levy District:** 32-1848-6
Zoning: **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	9.090	468.00
Total Ag Land	9.090	468.00
Total Forest Land	0.000	00.00
Total Market Land	0.000	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/18/2011			7/18/2011	348314	Warranty Deed

Owners

Party #1
Default Information: ANDERSON RORY & TONI
PO BOX 906
Ownership %: 100
Primary Owner: "Yes"
Interest Type: Fee Simple
Last Modified: 11/27/2015 9:17:10 AM

Other Names Other Addresses
Name Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2020	468	0	468	COST
2019	468	0	468	COST

Market Land

Market Land Info
No market land info exists for this parcel

Dwellings

Existing Dwellings
No dwellings exist for this parcel

Other Buildings/Improvements

Outbuilding/Yard Improvements
No other buildings or yard improvements exist for this parcel

Commercial

Existing Commercial Buildings
No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1
Acre Type: NQ - Non Qualified Ag Land
Class Code: 1701
Productivity
Quantity: 0
Units: Non Qual
Valuation
Acres: 9.09
Value: 468
Irrigation Type:
Timber Zone:
Commodity:
Per Acre Value: 51.51

Property Record Card

Summary

Primary Information

Property Category: RP
Geocode: 32-0814-30-2-01-31-0000
Primary Owner:
 ANDERSON RORY & TONI
 PO BOX 906
 COLUMBUS, MT 59019-0906
Subcategory: Non-Qualified Ag
Assessment Code: 0001020083
Property Address:
COS Parcel:

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: RIVER VIEW ACRES

Legal Description:

RIVER VIEW ACRES, S30, T02 S, R20 E, Lot 31A, COS 210804 BOUNDARY RELOCATION
 COS 363442

Last Modified: 10/8/2020 6:20:31 PM

General Property Information

Neighborhood: 232.003
Living Units: 0
Zoning:
Linked Property:

Property Type: VAC_R - Vacant Land - Rural

Levy District: 32-1848-6

Ownership %: 100

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography:
Utilities:
Access:
Location:

Fronting:
Parking Type:
Parking Quantity:
Parking Proximity:

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	9.960	513.00
Total Ag Land	9.960	513.00
Total Forest Land	0.000	00.00
Total Market Land	0.000	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/18/2011			7/18/2011	348314	Warranty Deed

Owners

Party #1

Default Information: ANDERSON RORY & TONI
PO BOX 906

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Fee Simple

Last Modified: 11/27/2015 9:17:10 AM

Other Names

Other Addresses

Name

Type

Appraisals**Appraisal History**

Tax Year	Land Value	Building Value	Total Value	Method
2020	513	0	513	COST
2019	513	0	513	COST

Market Land**Market Land Info**

No market land info exists for this parcel

Dwellings**Existing Dwellings**

No dwellings exist for this parcel

Other Buildings/Improvements**Outbuilding/Yard Improvements**

No other buildings or yard improvements exist for this parcel

Commercial**Existing Commercial Buildings**

No commercial buildings exist for this parcel

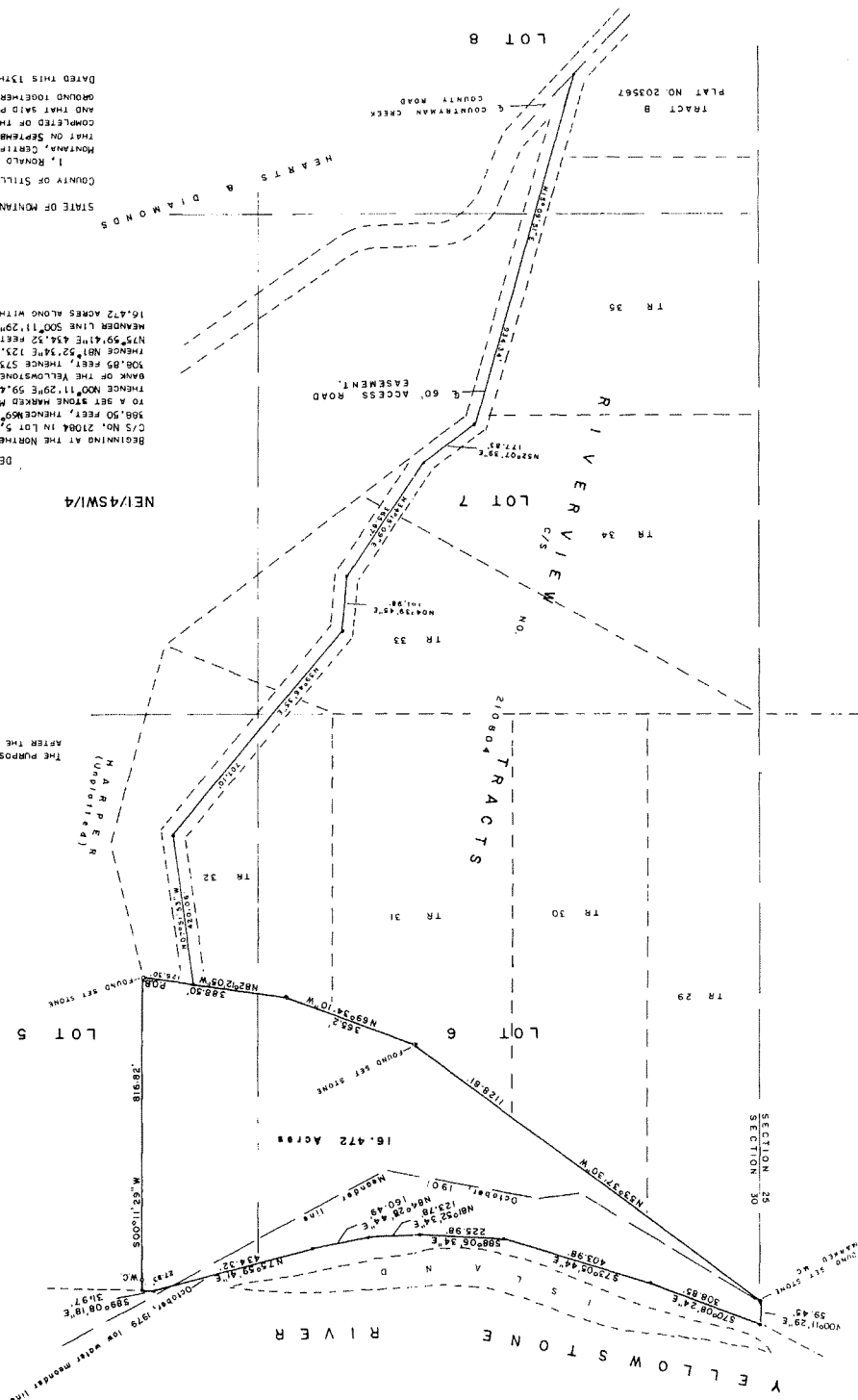
Ag/Forest Land**Ag/Forest Land Item #1****Acre Type:** NQ - Non Qualified Ag Land**Class Code:** 1701**Productivity****Quantity:** 0**Units:** Non Qual**Valuation****Acres:** 9.96**Value:** 513**Irrigation Type:****Timber Zone:****Commodity:****Per Acre Value:** 51.51

[illegible]

SURVEYED FOR DONALD HARPER
OWNER OF RECORD MATOVICH, DAVID ET AL
C/O SIDNEY SMITH ET AL

229501

BY WACO
COLUMBUS, MONTANA



DESCRIPTION OF SURVEY

NE1/4SW1/4

NOTES OF THE SURVEY

THE PURPOSE OF THE SURVEY IS TO DESCRIBE THE TRACT REMAINING AFTER THE SALE OF A PARCEL OF LAND IN EXCESS OF 20 ACRES.

NOTES OF THE SURVEY

* DENOTES POINTS MOUNTED WITH PLASTIC CAPS ON 5/8"X20" REBAR UNLESS OTHERWISE NOTED.

1, RONALD A. WATERS, REC'D REGISTRED LAND SURVEYOR OF FLEMING,
COUNTY OF STILLWATER,
STATE OF MONTANA }
} ss

ON AND THAT SAID PLAT CORRECTLY SHOWS THE POSITION OF SAID TRACT ON THE
GROUND TOGETHER WITH THE COURSES AND DISTANCES OF THE BOUNDARIES THEREOF,
COMPLETED ON THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING PLAT
THAT ON SEPTEMBER 17, 1979, A SUEVER UNDER MY SUPERVISION WAS
MONTANA, CERTIFICATE OF REGISTRATION NO. 9905, DO HEREBY CERTIFY
1, RONALD A. WATERS, REC'D REGISTRED LAND SURVEYOR OF FLEMING,
COUNTY OF STILLWATER,
STATE OF MONTANA }
} ss

DATED THIS 13TH DAY OF MARCH, 1980.

Ronald A. Waters
RONALD A. WATERS III.

[illegible]