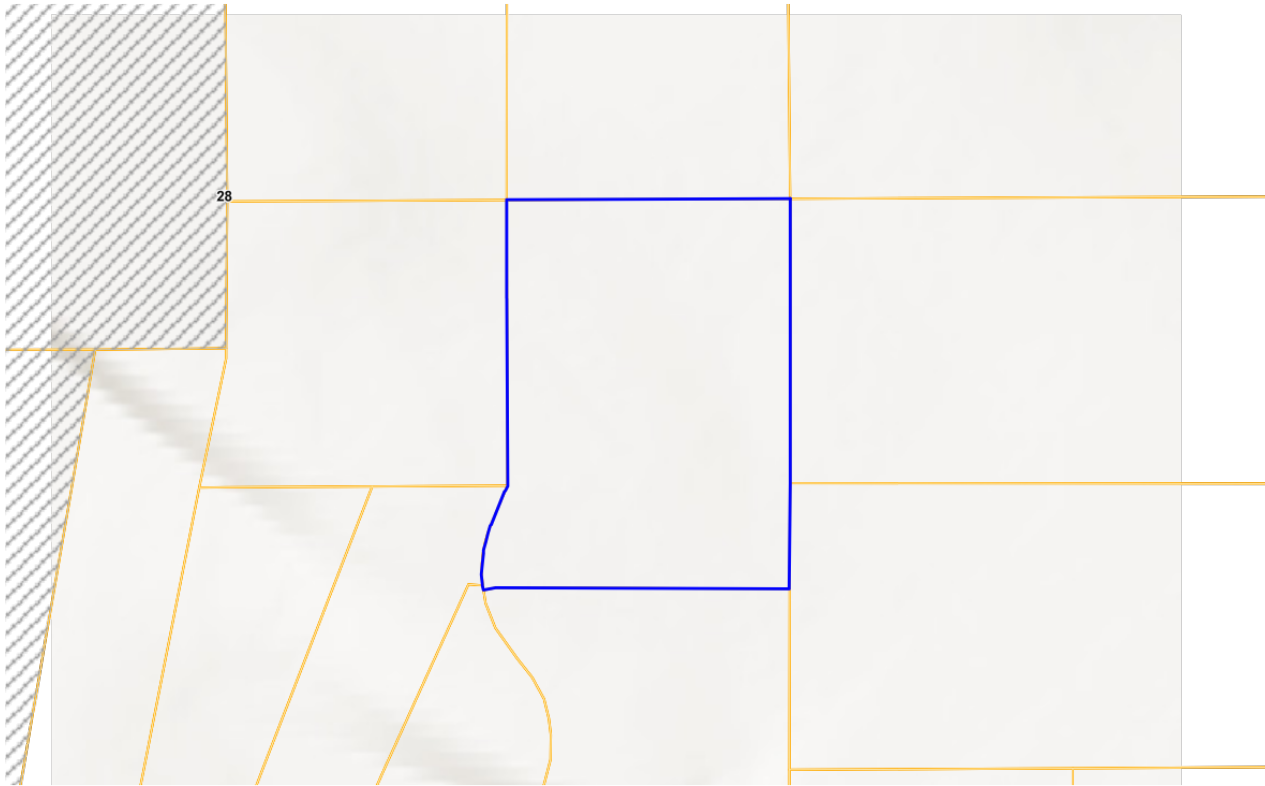


Tax Year: 2025

Scale: 1:4386.12 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Agricultural and Timber Properties

Geocode: 07-4934-28-4-01-23-0000

Assessment Code: 0000557862

Primary Owner:

HUGHES AARON T & CHRISTINE
 PO BOX 2292
 SOLDOTNA, AK 99669-2292
 Note: See Owners section for all owners

Property Address:

765 TRAIL CREEK RD
 POLEBRIDGE, MT 59928

Certificate of Survey: 14444-A

Legal Description: S28, T37 N, R22 W, ACRES 14.01, COS 14444-A & 20857-X,
 TR 2AM IN NE4NW4SE4 & S2NW4SE4, ASSR #0000557862

Last Modified: 4/26/2025 3:35:23 AM

Tax Year: 2025

General Property Information

Neighborhood: 207.502.0	Property Type: Improved Property
Living Units: 1	Levy District: 07-1312-06 - MAIN
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	0	0
Total Ag Land	0	0
Total Forest Land	13.01	0
Total Market Land	1	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
6/25/2018			6/27/2018	201800013067	Warranty Deed
12/21/2015			12/22/2015	201500029315	Warranty Deed

Owners

Party #1

Default Information:	HUGHES AARON T & CHRISTINE PO BOX 2292 SOLDOTNA, AK 99669-2292
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	11/25/2022 10:53:46 AM

Tax Year: 2025

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	71097	102780	173877	COST
2023	71097	102780	173877	COST
2022	63897	75600	139497	COST

Market Land

Market Land Item #1

Method: Acre	Type: 1 Ac. beneath Improvements (for dwlg on Forest Land)
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 1
Class Code: 2003	Value: n/a

Dwellings

Dwelling #1

Dwelling Information

Dwelling Type	Style	Year Built
SFR	08 - Conventional	2009
Residential Type: SFR	Style: 08 - Conventional	Roof Material: 5 - Metal
Year Built: 2009	Roof Type: 3 - Gable	Attic Type: 0 - None
Effective Year: n/a	Exterior Walls: 1 - Frame	Exterior Wall Finish: 0 - Other
Story Height: 2.0	Degree Remodeled: n/a	
Grade: 3		
Class Code: 3301		
Year Remodeled: n/a		

Mobile Home Details

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

Basement Information

Foundation: 1 - Wooden or Masonry Piers/Posts	Finished Area: n/a
Daylight: n/a	Basement Type: 0 - None
Quality: n/a	

Heating/Cooling Information

Tax Year: 2025

Type: Non-Central System Type: 1 - Floor/Wall/Space

Fuel Type: 6 - Wood Heated Area: n/a

Living Accomodations

Bedrooms: 1 Family Rooms: n/a

Full Baths: n/a Half Baths: n/a

Addl Fixtures: 2

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: 384 Second Floor: 192

Half Story: n/a Unfinished Area: n/a

Attic: n/a SFLA: 576

Depreciation Information

CDU: n/a Physical Condition: Average (7)

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

Depreciation Calculation

Age: 15 Pct Good: 0.76

RCNLD: n/a

Additions / Other Features

Lower Addtns	First	Second	Third	Area	Year	Cost
	11 - Porch, Frame, Open			144	0	0

No additional features exist for this property

Other Buildings

Tax Year: 2025

Outbuilding/Yard Improvement #1

Type: Residential Description: RRS1 - Shed, Frame

Quantity: 1 Year Built: 2009

Grade: A Condition: Res Average

Functional: n/a Class Code: 3301

Dimensions

Width/Diameter: 8 Length: 12
Size/Area: n/a Height: n/a
Bushels: n/a Circumference: n/a

Commercial

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: Forest Irrigation Type: n/a
Class Code: 1901 Timber Zone: 1

Productivity

Quantity: 276.44 Commodity: Timber
Units: Board Feet/Acre

Valuation

Acres: 13.01 Per Acre Value: n/a
Value: n/a

Easements

No easements exist for this parcel

Disclaimer

Tax Year: 2025

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