

Tax Year: 2025

Scale: 1:18665.67 Basemap: World Imagery



## Summary

### Primary Information

Property Category: RP

Subcategory: Agricultural and Timber Properties

Geocode: 07-4190-18-1-01-13-0000

Assessment Code: 0000197360

**Primary Owner:**  
TUNNEL CREEK UNDEVELOPMENT COMPANY  
DON RICHARDSON  
WHITEFISH, MT 59937  
Note: See Owners section for all owners

**Property Address:**  
14265 US HIGHWAY 2 E  
ESSEX, MT 59916

Certificate of Survey:

Legal Description: S18, T30 N, R16 W, ACRES 119.09, TR 1AD IN HES 662

Last Modified: 9/22/2025 11:52:13 AM

Tax Year: 2025

## General Property Information

Neighborhood: 207.450.0	Property Type: Improved Property
Living Units: 2	Levy District: 07-0C23-08 - 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	33.388	2029
Total Ag Land	33.388	2029
Total Forest Land	83.702	51414
Total Market Land	2	180800

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type

## Owners

### Party #1

Default Information:	TUNNEL CREEK UNDEVELOPMENT COMPANY DON RICHARDSON WHITEFISH, MT 59937
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	5/25/2021 14:46:13 PM

Tax Year: 2025

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	234243	147130	381373	COST
2024	192267	123990	316257	COST
2023	192267	123990	316257	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: 2
Class Code: 2003	Value: 180800

## Dwellings

### Dwelling #1

#### Dwelling Information

Dwelling Type SFR	Style 11 - Log	Year Built 1932
Residential Type: SFR	Style: 11 - Log	Roof Material: 5 - Metal
Year Built: 1932	Roof Type: 3 - Gable	Attic Type: 0 - None
Effective Year: 1980	Exterior Walls: 4 - Log (not log over frame)	Exterior Wall Finish: 0 - Other
Story Height: 1.0	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	Basement Type: 0 - None
Quality: n/a	

#### Heating/Cooling Information

Tax Year: 2025

Type: None		System Type: 0				
Fuel Type: 0 - None		Heated Area: n/a				
<b>Living Accomodations</b>						
Bedrooms: 1		Family Rooms: n/a				
Full Baths: n/a		Half Baths: n/a				
Addl Fixtures: n/a						
<b>Additional Information</b>						
Fire Places		Stacks: 1				
Stories: 1.0		Prefab/Stove: 1				
Openings: 1						
Garage Capacity: n/a		Cost & Design: n/a				
Flat Add: n/a		% Complete: n/a				
Description: n/a						
<b>Dwelling Ammenities</b>						
View: n/a		Access: n/a				
<b>Area Used in Cost</b>						
Basement: n/a		Addl Floors: n/a				
First Floor: 961		Second Floor: n/a				
Half Story: n/a		Unfinished Area: n/a				
Attic: n/a		SFLA: 961				
<b>Depreciation Information</b>						
CDU: n/a		Physical Condition: Fair (6)				
Desirability Property: Fair (6)		Location: Fair (6)				
<b>Depreciation Calculation</b>						
Age: 44		Pct Good: 0.55				
RCNLD: 97930						
<b>Additions / Other Features</b>						
Lower Addtns	First 21 - Porch, Masonry, Open	Second	Third	Area 176	Year 0	Cost 9075
No additional features exist for this property						

## Dwelling #2

### Dwelling Information

Dwelling Type SFR	Style 11 - Log	Year Built 1978
Residential Type: SFR Year Built: 1978	Style: 11 - Log Roof Material: 5 - Metal	

## Tax Year: 2025

Effective Year: n/a  
 Story Height: 1.0  
 Grade: 2  
 Class Code: 3301  
 Year Remodeled: n/a

Roof Type: 3 - Gable  
 Attic Type: 0 - None  
 Exterior Walls: 4 - Log (not log over frame)  
 Exterior Wall Finish: 0 - Other  
 Degree Remodeled: n/a

### Mobile Home Details

Manufacturer: n/a  
 Width: n/a  
 Model: n/a

Serial #: n/a  
 Length: n/a

### Basement Information

Foundation: 3 - Slab  
 Daylight: N  
 Quality: n/a

Finished Area: n/a  
 Basement Type: 0 - None

### Heating/Cooling Information

Type: None

System Type: 0

Fuel Type: 0 - None

Heated Area: n/a

### Living Accomodations

Bedrooms: n/a

Family Rooms: n/a

Full Baths: n/a

Half Baths: n/a

Addl Fixtures: n/a

### Additional Information

Fire Places  
 Stories: n/a  
 Openings: n/a

Stacks: 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: 360

Second Floor: n/a

Half Story: n/a

Unfinished Area: n/a

Attic: n/a

SFLA: 360

### Depreciation Information

CDU: n/a

Physical Condition: Fair (6)

Desirability  
 Property: Fair (6)

Location: Fair (6)

### Depreciation Calculation

Tax Year: 2025

Age: 46	Pct Good: 0.53					
RCNLD: 45360						
<b>Additions / Other Features</b>						
Lower Addtns	First 11 - Porch, Frame, Open	Second	Third	Area 108	Year 0	Cost 6409
No additional features exist for this property						

## Other Buildings

### Outbuilding/Yard Improvement #1

Type: Residential	Description: AAL1 - Lean-to, 1 story, pole frame
Quantity: 1	Year Built: 1978
Grade: A	Condition: Res Average
Functional: n/a	Class Code: 3301
<b>Dimensions</b>	
Width/Diameter: 5	Length: 16
Size/Area: n/a	Height: n/a
Bushels: n/a	Circumference: n/a

### Outbuilding/Yard Improvement #2

Type: Residential	Description: RRS1 - Shed, Frame
Quantity: 1	Year Built: 1978
Grade: G	Condition: Res Average
Functional: n/a	Class Code: 3301
<b>Dimensions</b>	
Width/Diameter: 16	Length: 20
Size/Area: n/a	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: Forest  
Class Code: 1901

Irrigation Type: n/a  
Timber Zone: 1

### Productivity

Quantity: 277.63  
Units: Board Feet/Acre

Commodity: Timber

### Valuation

Acres: 83.702  
Value: 51414

Per Acre Value: 614.25

## Ag/Forest Land Item #2

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: 33.388  
Value: 2029

Per Acre Value: 60.76

## Conservation Easements

No conservation easements exist for this parcel

## Disclaimer

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