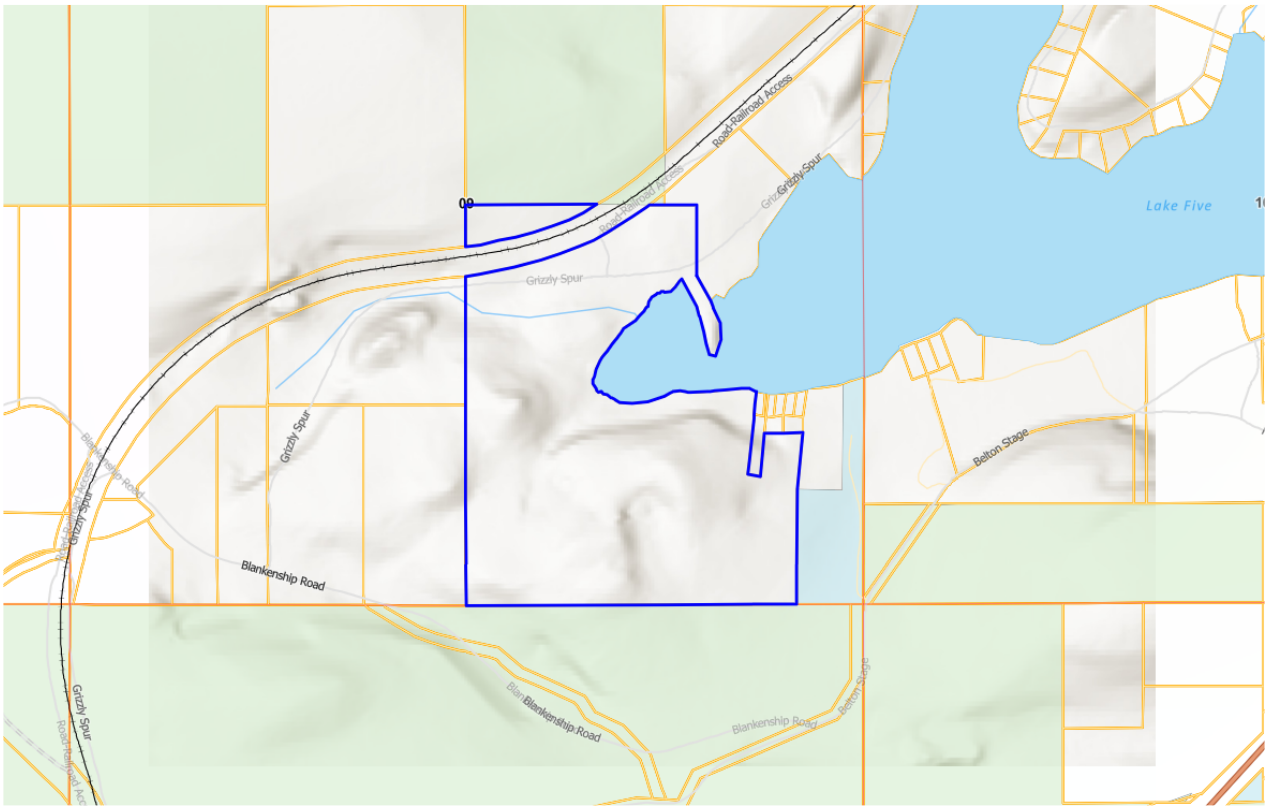
Cadastral Property Report

Tax Year: 2024

Scale: 1:12310.55 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Agricultural and Timber Properties

Geocode: 07-4295-09-4-01-11-0000

Assessment Code: 0000729300

Primary Owner:
RIDENOUR FAMILY LLC
560 BELTON STAGE RD
WEST GLACIER, MT 59936-7721
Note: See Owners section for all owners

Property Address:

Certificate of Survey:

Legal Description: S09, T31 N, R19 W, ACRES 107.14, TR 1 IN L 2 & 3 & SW4SE4

Last Modified: 9/13/2024 19:46:8 PM

Cadastral Property Report

Tax Year: 2024

General Property Information

Neighborhood: 207.550.F	Property Type: VAC_R - Vacant Land - Rural
Living Units: 0	Levy District: 07-0C2323-08 - C
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	3.236	178
Total Ag Land	3.236	178
Total Forest Land	103.904	101373
Total Market Land	0	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
2/26/2021			2/26/2021	2021000041678	Court Decree (Will, Probate, Divorce, Deed of Distribution)
12/3/2020			12/10/2020	202000041678	Trustee's Deed (and Deed of Trust)
12/3/2020			12/10/2020	202000041679	Grant
12/31/2007			12/31/2007	200700039162	Grant

Owners

Cadastral Property Report

Tax Year: 2024

Party #1

Default Information:	RIDENOUR FAMILY LLC 560 BELTON STAGE RD WEST GLACIER, MT 59936-7721
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	5/24/2021 10:55:12 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	101551	0	101551	COST
2023	102378	0	102378	COST
2022	102377	0	102377	COST

Market Land

No market land exists for this parcel

Dwellings

No dwellings exist for this parcel

Other Buildings

No other buildings exist for this parcel

Commercial

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

Productivity

Quantity: n/a
Units: Non Qual
Commodity: n/a

Valuation

Acres: 3.236
Value: n/a
Per Acre Value: n/a

Ag/Forest Land Item #2

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

Productivity

Quantity: 308.64
Units: Board Feet/Acre
Commodity: Timber

Valuation

Acres: 2.706
Value: n/a
Per Acre Value: n/a

Ag/Forest Land Item #3

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

Productivity

Quantity: 315.2
Units: Board Feet/Acre
Commodity: Timber

Valuation

Acres: 87.765
Value: n/a
Per Acre Value: n/a

Cadastral Property Report

Tax Year: 2024

Ag/Forest Land Item #4

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

Productivity

Quantity: 326.96
Units: Board Feet/Acre
Commodity: Timber

Valuation

Acres: 13.433
Value: n/a
Per Acre Value: n/a

Easements

No easements exist for this parcel

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