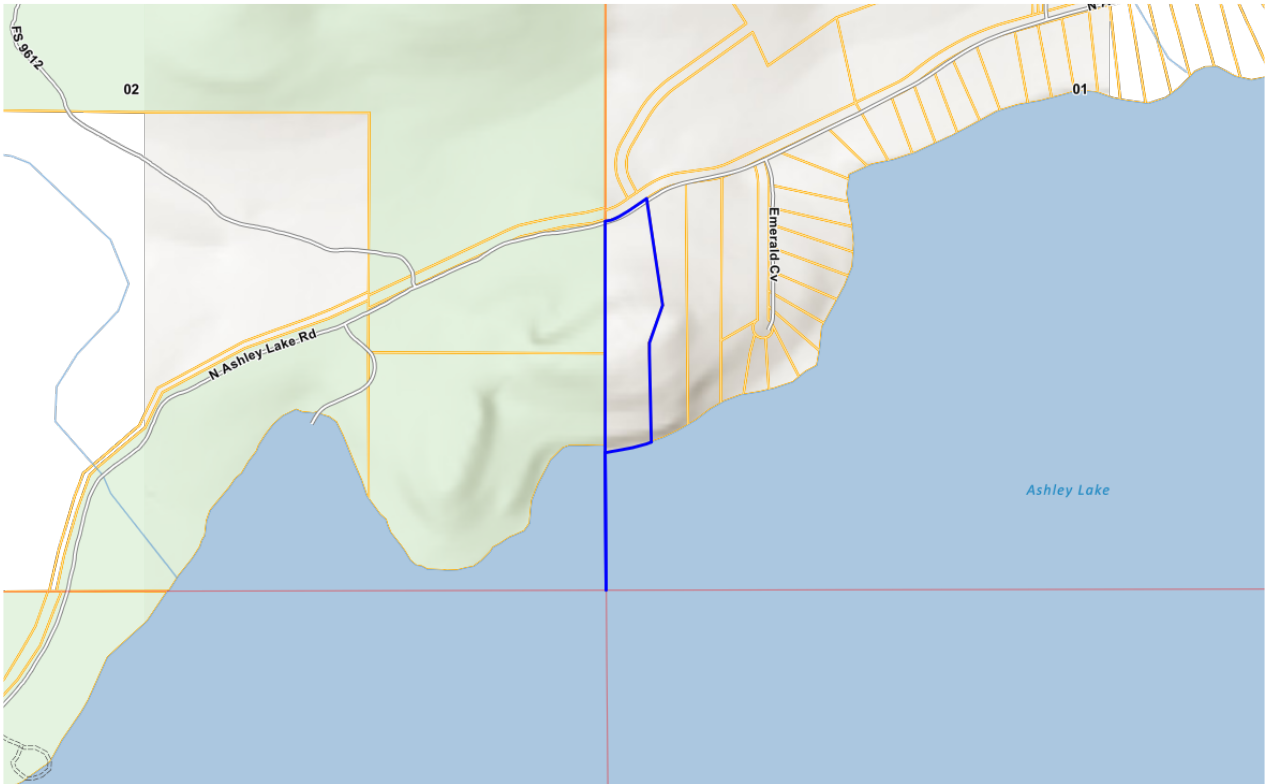


Tax Year: 2024

Scale: 1:10274.70 Basemap: Cadastral Application Base Map



## Summary

### Primary Information

Property Category: RP

Subcategory: Residential Property

Geocode: 07-3963-01-3-04-30-0000

Assessment Code: 0000004845

#### Primary Owner:

RADDATZ LIVING TRUST LAURA A  
4054 N ASHLEY LAKE RD  
KALISPELL, MT 59901-8786  
Note: See Owners section for all owners

#### Property Address:

4054 N ASHLEY LAKE RD  
KALISPELL, MT 59901

Certificate of Survey:

Legal Description: EMERALD POINT ON ASHLEY LAKE NO 3, S01, T28 N, R24 W, Lot 46

Last Modified: 7/13/2024 17:15:48 PM

Tax Year: 2024

## General Property Information

Neighborhood: 207.750.A	Property Type: IMP_R - Improved Property - Rural
Living Units: 1	Levy District: 07-0341-54 - 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	0	0
Total Market Land	8.367	554840

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
2/26/2020			3/2/2020	202000005566	Grant
11/21/2019			11/22/2019	201900030756	Warranty Deed
4/22/2015			5/1/2015	201500008347	Warranty Deed
7/31/2009			7/31/2009	200900022281	Quit Claim Deed

## Owners

Tax Year: 2024

## Party #1

Default Information:	RADDATZ LIVING TRUST LAURA A 4054 N ASHLEY LAKE RD KALISPELL, MT 59901-8786
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	5/6/2020 10:50:56 AM

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	554840	905560	1460400	MKT
2023	554840	905560	1460400	MKT
2022	373649	664851	1038500	MKT

## Market Land

No market land exists for this parcel

## Dwellings

### Dwelling #1

#### Dwelling Information

Dwelling Type SFR	Style 08 - Conventional	Year Built 2007
Residential Type: SFR Year Built: 2007 Effective Year: n/a Story Height: 1.5 Grade: 7 Class Code: 3301 Year Remodeled: n/a	Style: 08 - Conventional Roof Material: 10 - Asphalt Shingle Roof Type: 3 - Gable Attic Type: 0 - None Exterior Walls: 1 - Frame Exterior Wall Finish: 6 - Wood Siding or Sheathing Degree Remodeled: n/a	

#### Mobile Home Details

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

#### Basement Information

Tax Year: 2024

Foundation: 2 - Concrete  
 Daylight: Y  
 Quality: 3 - Typical

Finished Area: 1352  
 Basement Type: 3 - Full

### Heating/Cooling Information

Type: Central/AC

System Type: 9 - Hot/Cool Air

Fuel Type: 3 - Gas

Heated Area: 4031

### Living Accomodations

Bedrooms: 5

Family Rooms: n/a

Full Baths: 4

Half Baths: n/a

Addl Fixtures: 7

### Additional Information

Fire Places  
 Stories: 2.0  
 Openings: 2

Stacks: 1  
 Prefab/Stove: n/a

Garage Capacity: n/a

Cost & Design: n/a

Flat Add: n/a

% Complete: n/a

Description: n/a

### Dwelling Ammenities

View: LAKE

Access: WATER

### Area Used in Cost

Basement: 1352

Addl Floors: n/a

First Floor: 1665

Second Floor: n/a

Half Story: 1014

Unfinished Area: n/a

Attic: n/a

SFLA: 2679

### Depreciation Information

CDU: n/a

Physical Condition: Good (8)

Desirability  
 Property: Very Good (9)

Location: Very Good (9)

### Depreciation Calculation

Age: 15

Pct Good: 0.92

RCNLD: 931900

### Additions / Other Features

Lower Addtns	First	Second	Third	Area	Year	Cost
	11 - Porch, Frame, Open			167	0	9107
	11 - Porch, Frame, Open			214	0	11669
	11 - Porch, Frame, Open			104	0	5671
	33 - Deck, Wood			624	0	10152
		11 - Porch, Frame, Open		56	0	3141

No additional features exist for this property

Tax Year: 2024

## Other Buildings

### Outbuilding/Yard Improvement #1

Type: Residential

Description: RRG1 - Garage, frame, detached, finished

Quantity: 1

Year Built: 2009

Grade: 6

Condition: Res Good

Functional: n/a

Class Code: 3301

#### Dimensions

Width/Diameter: 24

Length: 26

Size/Area: 624

Height: n/a

Bushels: n/a

Circumference: n/a

### Outbuilding/Yard Improvement #2

Type: Residential

Description: RRS1 - Shed, Frame

Quantity: 1

Year Built: 2015

Grade: A

Condition: Res Average

Functional: n/a

Class Code: 3301

#### Dimensions

Width/Diameter: 12

Length: 30

Size/Area: 360

Height: n/a

Bushels: n/a

Circumference: n/a

## Commercial

No commercial buildings exist for this parcel

## Ag/Forest Land

No ag/forest land exists for this parcel

## Easements

Tax Year: 2024

No easements exist for this parcel

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