



**44 4th Street West/P.O. Box 188, Kalispell, MT 59901
Phone (406)755-5028, Fax (406)755-3299**

**Prepared Exclusively for:
Heidi Santone
Clearwater Montana Properties
3134 Highway 83
Seeley Lake, MT 59868**

Date: **February 24, 2025**
Property Profile No.: **1175314-FT**
Last Grantee of Record: **Kalispell Properties, LLC**
Property Address (if of record): **Multiple Physical Addresses, Coram, MT 59913**
Brief Legal Description: **S29, T31 N, R19 W, TR 2BR & 2BYKF IN SESE**

Attachments:

- X Last Conveyance Deed
- X Tax Information
Deed(s) of Trust or Mortgage(s)
- x Section Map
Subdivision Plat Map
Certificate of Survey
CC&R's
- x Property Record Card

Insured Titles appreciates your business. If we can be of further assistance please contact, **Keri Keefe** at **(406)755-5028**.

This information is furnished in conformance with the rules established by the Montana Commissioner of Securities and Insurance. A detailed examination of title may disclose additional liens and encumbrances not noted herein. Accordingly, it is not intended that this property profile be relied upon as a title report. Insured Titles is not responsible for any errors or omissions in the information provided.



Debbie Pierson, Flathead County MT by NC

202000044294

Page: 1 of 5

Fees: \$35.00

12/31/2020 3:12 PM

AND WHEN RECORDED MAIL TO:

Kalispell Properties, LLC

PO Box 776

Spokane Valley, WA 99016

Filed for Record at Request of:

First American Title Company

Space Above This Line for Recorder's Use Only

Order No.: 934614-CT

WARRANTY DEED

FOR VALUE RECEIVED,

Destination North, LLC, a Montana Limited Liability Company as to an undivided 55.7% interest and Kinsella, LLC, an Illinois Limited Liability Company, as to an undivided 44.3% interest, as to Parcels 1, 2 and 3 and Destinations North, LLC, as to Parcels 4, 5 and 6

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

Kalispell Properties, LLC, a Montana limited liability company

whose address is: **PO Box 776, Spokane Valley, WA 99016**

Hereinafter called the Grantee, the following described premises situated in **Flathead County, Montana**, to-wit:

PARCEL ONE:

A tract of land in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 29, Township 31 North, Range 19 West, P.M.M., Flathead County, Montana, and more particularly described as follows:

Commencing at the Southeast corner of Section 29, Township 31 North, Range 19 West of the Montana Meridian, then running Westerly, along the Southerly line of said Section, 1053.5 feet, more or less, to an intersection with the Northeasterly boundary line of the Public Highway paralleling the right of way of the Great Northern Railway Company, running thence 265 feet in a Northwesternly direction to a Point of Beginning; thence running in an Easterly direction, 120 feet; thence in a Northwesternly direction, 50 feet; thence in a Westerly direction, 120 feet; thence in a Southeasterly direction 50 feet to the Point of Beginning.

Intending hereby to convey a tract of land fronting on said Highway 50 feet in frontage the Easterly and Westerly boundary lines of which are at right angles to the boundary line of said highway.

PARCEL TWO:



A tract of land in the Southeast Quarter Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 29, Township 31 North, Range 19 West, P.M.M., Flathead County, Montana, described as follows:

Commencing at the Southeast corner of said Section 29; thence along the Southerly line thereof, West, a distance of 1053.5 feet, more or less, to an intersection with the Easterly boundary of a public right of way paralleling the Great Northern Railway right of way; thence Northwesterly, along said highway right of way, a distance of 315 feet to the Point of Beginning of the tract of land to be herein described; thence at right angles, Easterly a distance of 120 feet to a point; thence at right angles, Northerly, and parallel with the Westerly right of way of said highway, a distance of 50 feet to a point; thence at right angles, Westerly, a distance of 120 feet to the Westerly right of way of said highway; thence along said highway right of way, Southeasterly, a distance of 50 feet to the Point of Beginning.

PARCEL THREE:

A tract of land in the Southeast Quarter Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 29, Township 31 North, Range 19 West, P.M.M., Flathead County, Montana, described as follows:

Commencing at the Southeast corner of said Section 29; thence North 89°43'01" West, a distance of 1056.83 feet to the Easterly boundary of a 60 foot County Road; thence along said Easterly boundary, North 20°19'25" West, a distance of 107.92 feet to a point; thence continuing along said Easterly boundary, North 20°30'16" West, a distance of 3.95 feet to a point; thence North 69°37'55" East, a distance of 120.09 feet to the Point of Beginning of the tract of land to be herein described; thence North 20°30'16" West, a distance of 246.96 feet to a point; thence North 69°37'55" East, a distance of 274.31 feet to a point; thence South 68°15'25" East, a distance of 111.15 feet to the Westerly right of way line of U.S. Highway No. 2; thence along said right of way line. South 21°44'35" West, a distance of 248.06 feet to a point; thence South 71°56'21" West, a distance of 67.00 feet to a point; thence South 18°03'39" East, a distance of 12.00 feet to a point; thence South 71°56'21" West, a distance of 60.00 feet to a point; thence North 18°03'39" West, a distance of 15.95 feet to a point; thence South 71°56'21" West, a distance of 63.15 feet to the Point of Beginning.

Certificate of Survey No. 2717.

EXCEPTING THEREFROM that portion condemned by the State of Montana for highway purposes as contained in Judgment and Final Order of Condemnation, recorded May 17, 1982 in Book 739, Page 713, as Doc. No. 7042 and Judgment and Final Order of Condemnation filed December 30, 1981, under Case No. DV 80-211, records of Flathead County, Montana.

PARCEL FOUR:

A tract of land in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 29, Township 31 North, Range 19 West, P.M.M., Flathead County, Montana, described as follows:

Commencing at the Southeast corner of said Section 29; thence North 89°43'01" West a distance of 875.16 feet to the True Point of Beginning of the tract of land herein described, said point being on the West R/W of Highway No. 2; thence along a 6° curve to the right, with a radius of 995 feet and a radial bearing of South 72°58'24" East a distance of 68.32 feet to the P.T. of said curve; thence North 20°46'23" East along the R/W of U.S. Highway No. 2 a distance of 144.47 feet; thence South 72°06' West a distance of 190.00 feet; thence South 69°31' West a distance of 120.00 feet to the



East R/W of a 60.00 foot county road; thence along said R/W South 20°29' East a distance of 105.00 feet; thence South 89°43'01" East a distance of 183.00 to the True Point of Beginning.

EXCEPTING THEREFROM any portion lying within the boundaries of Certificate of Survey No. 2717.

ALSO EXCEPTING THEREFROM the following described tract of land:

A tract of land in the SE¼SE¼ of Section 29, Township 31 North, Range 19 West, P.M.M., Flathead County, Montana, as deeded to the State of Montana by Bargain and Sale Deed recorded January 12, 1979, in Book 659, Page 670, as Doc. No. 580, records of Flathead County, Montana.

PARCEL FIVE:

A tract of land in the Southeast Quarter Southeast Quarter (SE¼SE¼) of Section 29, Township 31 North, Range 19 West, P.M.M., Flathead County, Montana, described as follows:

Beginning at a point 1085.4 feet West and 98 feet North of the Southeast corner of said Section 29, said point being on the Easterly boundary line of a public highway; thence at right angles North 69°37'55" East a distance of 120 feet to a point; thence at right angles and parallel with the Easterly boundary of said highway North 20°30'16" West a distance of 160 feet to a point; thence at right angles South 69°37'55" West a distance of 120 feet to the Easterly boundary of said highway right of way; thence along said right of way South 20°30'16" East a distance of 160 feet to the Point of Beginning.

EXCEPTING THEREFROM the following described tract:

Beginning at a point 1124.8 feet West and 200.7 feet North of the Southeast corner of said Section 29; thence along said highway right of way North 20°30'16" West a distance of 50 feet to a point; thence at right angles North 69°37'55" East a distance of 120 feet to a point; thence South 20°30'16" East and a parallel with said road right of way a distance of 50 feet to a point; thence South 69°37'35" West a distance of 120 feet to the Point of Beginning.

PARCEL SIX:

A tract of land in the SE¼SE¼ of Section 29, Township 31 North, Range 19 West P.M.M., Flathead County, Montana, described as follows:

Commencing at a point on the South boundary of said SE¼SE¼, 1053.5 feet West of the Southeast corner of said Section 29; thence North 20°29' West 365.0 feet to a point which is the place of beginning; thence North 20°29' West 155.6 feet to a point; thence North 69°31' East 140 feet; thence North 20°29' West 98 feet; thence South 69°31' West 20 feet; thence North 20°29' West 170.7 feet; thence North 70°06' East and along the South boundary of the tract owned by School District #6, 312.2 feet; thence South 22°40' East 300 feet; thence North 74°09' East 200.8 feet more or less to the West boundary of U.S. Highway No. 2; thence South 21°36' West along the West boundary of the U.S. Highway No. 2, a distance of 504.8 feet; thence South 71°37' West 184.4 feet; thence North 20°29' West 263.1 feet; thence South 69°31' West 120 feet to the place of beginning.

EXCEPTING THEREFROM:

A tract of land in the Southeast Quarter Southeast Quarter (SE¼SE¼) of Section 29, Township 31



North, Range 19 West, P.M.M., Flathead County, Montana, described as follows:

Commencing at the Southeast corner of said Section 29; thence North 89°43'01" West, a distance of 1056.83 feet to the Easterly boundary of a 60 foot County Road; thence along said Easterly boundary, North 20°19'25" West, a distance of 107.92 feet to a point; thence continuing along said Easterly boundary, North 20°30'16" West, a distance of 3.95 feet to a point; thence North 69°37'55" East, a distance of 120.09 feet to the Point of Beginning of the tract of land to be herein described; thence North 20°30'16" West, a distance of 246.96 feet to a point; thence North 69°37'55" East, a distance of 274.31 feet to a point; thence South 68°15'25" East, a distance of 111.15 feet to the Westerly right of way line of U.S. Highway No. 2; thence along said right of way line. South 21°44'35" West, a distance of 248.06 feet to a point; thence South 71°56'21" West, a distance of 67.00 feet to a point; thence South 18°03'39" East, a distance of 12.00 feet to a point; thence South 17°56'21" West, a distance of 60.00 feet to a point; thence North 18°03'39" West, a distance of 15.95 feet to a point; thence South 71°56'21" West, a distance of 63.15 feet to the Point of Beginning.

Certificate of Survey No. 2717.

ALSO EXCEPTING THEREFROM that portion condemned by the State of Montana for highway purposes as contained in Judgment and Final Order of Condemnation, recorded May 17, 1982, in Book 739, Page 713, as Doc. No. 7042 and Judgment and Final Order of Condemnation filed December 30, 1981, under Case No. DV 80-211, records of Flathead County, Montana.

ALSO EXCEPTING THEREFROM:

That portion of the Southeast ¼ of the Southeast ¼, Section 29, Township 31 North, Range 19 West, Flathead County, Montana, described as follows:

Beginning at the Southwest corner of Parcel A as shown on Certificate of Survey No. 7150; thence North 69°49'15" East 140.01 feet; thence North 20°17'01" West 135.58 feet; thence South 69°44'38" West 139.97 feet the Easterly line of the county road; thence along the Easterly line of the road; North 20°15'59" West 37.50 feet; thence North 69°43'38" East 119.52 feet; thence North 19°57'42" West 89.50 feet; thence North 69°34'42" East 325.75 feet; thence South 21°55'11" East 294.00 feet; thence North 75°50'48" East 122.78 feet to the Westerly line of U.S. Highway No. 2; thence along the Westerly line of the highway South 21°09'53" West 12.24 feet, South 9°51'17" West 101.89 and South 21°09'53" West 97.77 feet; thence North 68°26'34" West 80.24 feet; thence South 69°37'55" West 273.54 feet; thence South 69°28'54" West 120.53 feet to the Easterly line of the county road; thence along the Easterly line North 19°44'51" West 161.79 feet to the Point of Beginning.

Parcel A of Certificate of Survey No. 10249

SUBJECT TO covenants, conditions, restrictions, provisions, easements and encumbrances apparent or of record.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations,



restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: December 31, 2020

Destination North, LLC, a Montana limited liability company

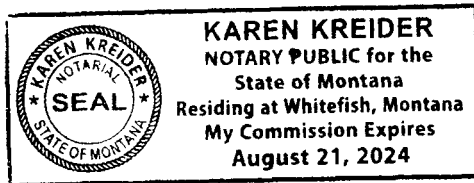
Kinsella, LLC, an Illinois limited liability company

By: [Signature]
Name: Matthew Kinsella
Title: Member

By: [Signature]
Name: Matthew Kinsella
Title: Authorized Signer

STATE OF Montana)
COUNTY OF Flathead)
SS.

This instrument was acknowledged before me on December 31, 2020, by **Matthew Kinsella who is the Member of Destination North, LLC, a Montana Limited Liability Company and the authorized signer of Kinsella, LLC, an Illinois Limited Liability Company.**



[Signature]
Notary Public for the State of Montana
Residing at: Whitefish MT
My Commission Expires: 8/21/2024



FLATHEAD COUNTY

Montana

Shopping Cart: 0 items [\$0.00]

New Search

History

Payoff

Pay Taxes

Help

Assessor#: 0885915

Status: Paid

Receipt: 82241

2024 Owner(s):
KALISPELL PROPERTIES LLC

Mailing Address:

PO BOX 776
SPOKANE VALLEY, WA 990160776

Legal Description:

S29, T31 N, R19 W, TR 2BR & 2BYKF INSESE

Tax Comparison

2024 Value:

Market: \$872,700
Taxable: \$16,494

Detail

2024 Taxes:

View Pie Charts

First Half:	\$4,683.51	Due: 11/30/2024
Second Half:	\$4,683.47	Due: 5/31/2025
Total:	\$9,366.98	

Show Current Tax Bill

Detail

2024 Payments:

First Half:	\$4,683.51
Second Half:	\$4,683.47
Total:	\$9,366.98

(May include penalty & interest)

2024 Legal Records:

Geo Code: 07-4295-29-4-13-01-0000 **Instru#:** 202000044294 **Date:** 2020-12-31

Property address: MULTIPLE PHYSICAL ADDRESSES, CORAM MT 59913

TRS: T31 N, R19 W, Sec. 29

Legal: S29, T31 N, R19 W, TR 2BR & 2BYKF INSESE

Short: TR 2BR & 2BYKF I

Acres: 1.43

Note: The accuracy of this data is not guaranteed. Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria can result in an incomplete search.

Property Tax data was last updated 02/24/2025 12:05 AM.

Send Payment To:

Flathead County Treasurer
290 A North Main
Kalispell, MT 59901
(406) 758-5680



FLATHEAD COUNTY

Montana

Shopping Cart: 0 items [\$0.00]



New Search



Detail



Payoff



Help

Assessor#: 0885915

Status: Paid

Type: RE

Owner: KALISPELL PROPERTIES LLC

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2024	82241	10/07/2024	\$9,366.98	11/27/2024 11/27/2024	\$4,683.51 \$4,683.47	
2023	202347852	09/29/2023	\$8,724.59	11/25/2023 11/25/2023	\$4,362.32 \$4,362.27	
2023	202395594	02/28/2024	\$282.04	5/30/2024	\$0.00 \$282.04	
2022	202215145	11/01/2022	\$7,686.28	11/29/2022 11/29/2022	\$3,843.16 \$3,843.12	
2021	202114924	11/01/2021	\$7,777.03	11/19/2021 5/11/2022	\$3,888.53 \$3,888.50	
2020	202014609	11/01/2020	\$7,985.51	12/1/2020 1/5/2021	\$4,106.52 \$3,992.75	
2019	201914425	11/01/2019	\$7,613.26	11/29/2019 6/1/2020	\$3,806.64 \$3,806.62	
2018	201814215	11/01/2018	\$7,475.34	5/31/2019 7/23/2019	\$3,998.80 \$3,874.87	
2017	201714035	11/01/2017	\$7,294.61	11/30/2017 5/31/2018	\$3,647.32 \$3,647.29	
2016	201613897	11/01/2016	\$7,261.15	11/29/2016 6/1/2017	\$3,630.60 \$3,733.00	
2015	201513801	11/01/2015	\$7,218.34	12/18/2015 6/9/2016	\$3,609.19 \$3,609.15	
2014	201413757	11/01/2014	\$5,285.44	5/13/2015 6/1/2015	\$2,827.36 \$2,642.70	
2013	201313730	11/01/2013	\$5,777.81	5/30/2014 7/15/2014	\$3,090.74 \$2,994.94	

**** Paid Amount may include penalty & interest**

Note: The accuracy of this data is not guaranteed. Only one search criterion is required (e.g. Parcel # or Owner Name). Entering

additional criteria can result in an incomplete search.

Property Tax data was last updated 02/24/2025 12:05 AM.

Send Payment To:

Flathead County Treasurer
290 A North Main
Kalispell, MT 59901
(406) 758-5680



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Flathead County Treasurer
Adele Krantz, Treasurer
290 A North Main
Kalispell, MT 59901
(406) 758-5680
https://flathead.mt.gov/property_tax

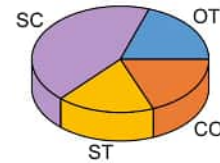
County Tax Bill

Tax Year 2024

33390*90**G50**1.316**7/8*****AUTOALL FOR AADC 990
KALISPELL PROPERTIES LLC
PO BOX 776
SPOKANE VALLEY WA 99016-0776

Assessor #:	0885915
Tax District	1312-C06/Coram-West Glacier F
Geo Code	07429529413010000
Mill Levy:	470.650
Market Value:	872,700
Real Estate:	4,347
Building & Improvements:	12,147
Personal Property:	0
Exemption:	0.00
Taxable Value:	16,494

Key Taxing Authority	Levy	Total Due	Key Taxing Authority	Levy	Total Due	Legal Description
CO 911 GENER OBLIG BON	0.910	\$15.02	SC SD 06 TECHNOLOGY	16.000	\$263.90	SCT: 29 TWN: 31 N RNG: 19 W
CO AIRPORT	2.000	\$32.98	SC SD 06 TRANSPORTATIO	8.000	\$131.96	TR 2BR & 2BYKF INSESE
CO AREA AGENCY ON AGIN	0.470	\$7.76	SC SD 06 TUITION	13.850	\$228.44	Physical Address: 665 CORAM STAGE RD
CO BOARD OF HEALTH	4.000	\$65.98	CO SEARCH & RESCUE	1.000	\$16.50	
CO BRIDGE	1.590	\$26.22	CO SHERIFF	27.370	\$451.44	
SC CFHS BLDG RESERVE	0.860	\$14.18	CO SPECIAL EMS PROGRA	2.000	\$32.98	
SC CFHS BLDG RESERVE V	20.450	\$337.30	SC TRANSPORTATION	1.390	\$22.92	
SC CFHS BUS RESERVE	2.520	\$41.56	ST UNIVERSITY MILLAGE	6.000	\$98.96	
SC CFHS GENERAL	31.620	\$521.54	TOTAL LEVY	470.650	\$7,762.91	
SC CFHS TRANSPORTATIO	5.290	\$87.26	OT FCSW Fee - Commercial		\$1,448.30	
SC CFHS TUITION	1.640	\$27.06	OT FECC SPECIAL DIST		\$120.63	
CO CO PERM MED LEVY	7.960	\$131.30	OT SOIL & WATER CONSERV		\$18.47	
SC COMMUNITY COL RET.	2.750	\$45.36	OT STATE FORESTER		\$16.67	
CO COMP INSURANCE	4.360	\$71.92	TOTAL TAX		\$9,366.98	
OT CORAM-W GLACIER FIR	14.810	\$244.28				
CO COUNTY LIBRARY	4.210	\$69.44				
CO COUNTY PARKS	1.060	\$17.48				
CO COUNTY PLANNING	1.030	\$16.98				
CO COUNTY POOR FUND	0.180	\$2.97				
CO COUNTY RETIREMENT	7.820	\$128.98				
CO COUNTYWIDE MOSQUIT	0.500	\$8.24				
CO DISTRICT COURT	0.810	\$13.36				
ST ELEM GENERAL MAINT	33.000	\$544.30				
SC ELEM RETIREMENT	14.020	\$231.24				
CO EMS	1.000	\$16.50				
ST EQUALIZATION MILLAG	40.000	\$659.76				
CO EXTENSION	0.330	\$5.44				
CO FAIR	0.560	\$9.24				
SC FVCC ADULT EDUCATIO	0.990	\$16.34				
SC FVCC DEBT SERVICE	1.920	\$31.66				
SC FVCC GENERAL	6.810	\$112.32				
SC FVCC PERMIS MED LEV	3.310	\$54.60				
CO GENERAL	18.810	\$310.26				
CO GROUP INSURANCE	0.130	\$2.14				
ST HIGH SCH GEN MAINT	22.000	\$362.86				
SC HIGH SCH RETIREMENT	7.030	\$115.96				
CO JUVENILE DETENTION	0.340	\$5.60				
CO NOXIOUS WEEDS	0.970	\$16.00				
CO PERM SRS LEVY	0.300	\$4.94				
CO PORT AUTHORITY	1.090	\$17.98				
CO PUBLIC TRANSIT	0.550	\$9.08				
CO ROAD	16.280	\$268.52				
SC SD 06 BLDG RESERVE	1.900	\$31.34				
SC SD 06 BUS RESERVE	5.170	\$85.28				
SC SD 06 DEBT SERVICE	43.140	\$711.56				
SC SD 06 GENERAL	58.550	\$965.72				



CO	COUNTY	18.95%	\$1,775.25
ST	STATE	17.78%	\$1,665.88
SC	SCHOOL	43.53%	\$4,077.50
OT	OTHER	19.73%	\$1,848.35

2nd Half: \$4,683.47

2nd Half Due: 05/31/2025

Assessor No: 0885915

NO SECOND HALF NOTICE WILL BE SENT.
YOUR CHECK IS YOUR RECEIPT.
STUBS MUST ACCOMPANY PAYMENT. FOR A COPY OF YOUR TAX
RECEIPT INCLUDE A SELF ADDRESSED STAMPED ENVELOPE.

KALISPELL PROPERTIES LLC
PO BOX 776
SPOKANE VALLEY WA 99016-0776

MAKE CHECK PAYABLE TO:
Adele Krantz
Flathead County Treasurer
290A N MAIN ST
KALISPELL, MT 59901-3946

1st Half: \$4,683.51

1st Half Due: 11/30/2024

Full Year Total: \$9,366.98

Total Due Date: 11/30/2024

Assessor No: 0885915

NO SECOND HALF NOTICE WILL BE SENT.
YOUR CHECK IS YOUR RECEIPT.
STUBS MUST ACCOMPANY PAYMENT. FOR A COPY OF YOUR TAX
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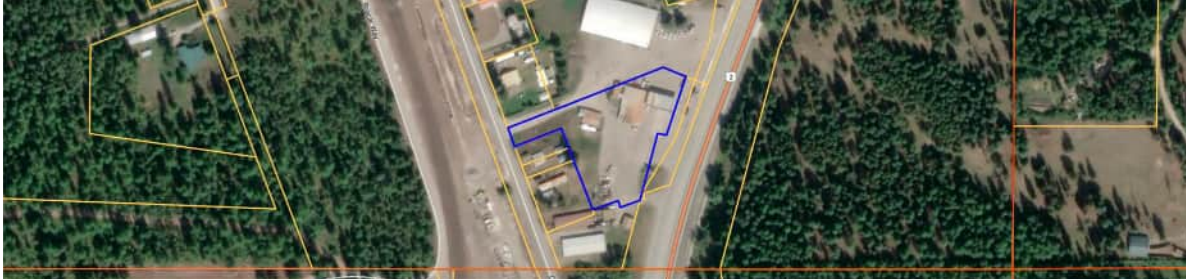
KALISPELL PROPERTIES LLC
PO BOX 776
SPOKANE VALLEY WA 99016-0776

MAKE CHECK PAYABLE TO:
Adele Krantz
Flathead County Treasurer
290A N MAIN ST
KALISPELL, MT 59901-3946



Tax Year: 2025

Scale: 1:2858.78 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP	Subcategory: Commercial Property
Geocode: 07-4295-29-4-13-01-0000	Assessment Code: 0000885915
Primary Owner: KALISPELL PROPERTIES LLC PO BOX 776 SPOKANE VALLEY, WA 99016-0776 Note: See Owners section for all owners	Property Address: 665 CORAM STAGE RD CORAM, MT 59913
Certificate of Survey:	Legal Description: S29, T31 N, R19 W, TR 2BR & 2BYKF INSESE
Last Modified: 1/18/2025 12:52:6 PM	

General Property Information

Neighborhood: 207.370.C	Property Type: Improved Property
Living Units: 0	Levy District: 07-131204-06 - C
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: 0
General: 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

Cadastral Property Report

Tax Year: 2025

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	1.43	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
12/31/2020			12/31/2020	202000044294	Warranty Deed

Owners

Party #1

Default Information:	KALISPELL PROPERTIES LLC PO BOX 776 SPOKANE VALLEY, WA 99016-0776
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	11/22/2021 14:4:59 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	229979	642721	872700	INCOME
2023	229979	642721	872700	INCOME
2022	175118	396282	571400	INCOME

Market Land

Tax Year: 2025

Market Land Item #1

Method: Acre	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 1.43
Class Code: 2107	Value: n/a

Dwellings

No dwellings exist for this parcel

Other Buildings

Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA1 - Paving, asphalt
Quantity: 1	Year Built: 1985
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3307

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 16160	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #2

Type: Commercial	Description: CAU6 - Fuel Storage Tank, underground, fiberglass
Quantity: 1	Year Built: 1996
Grade: A	Condition: Com 2 Fair
Functional: 2-Fair	Class Code: 3307

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 12000	Height: n/a
Bushels: n/a	Circumference: n/a

Tax Year: 2025

Outbuilding/Yard Improvement #3

Type: Commercial	Description: CAU6 - Fuel Storage Tank, underground, fiberglass
Quantity: 1	Year Built: 1996
Grade: A	Condition: Com 2 Fair
Functional: 2-Fair	Class Code: 3307

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 12000	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
2		373 - Multi-purpose, Retail, single occupancy	1	1980
1		348 - Convenience Store	1	1966

Tax Year: 2025

Existing Building #1

General Building Information

Building Number: 2	Building Name: n/a
Structure Type: 373 - Multi-purpose, Retail, single occupancy	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 1980	Year Remodeled: n/a
Class Code: 3307	Effective Year: 2000
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 030 - Laundromat/Dry Cleaners	
<div>Dimensions</div> <div>Area: 1040</div> <div>Use SK Area: n/a</div>	
<div>Perimeter: 132</div> <div>Wall Height: 8</div>	
<div>Features</div> <div>Exterior Wall Desc: 02 - Frame</div> <div>Economic Life: n/a</div> <div>Partitions: 2-Normal</div> <div>AC Type: 0-None</div> <div>Physical Condition: 3-Normal</div>	
<div>Construction: 1-Wood Frame/Joist/Beam</div> <div>% Interior Finished: 100</div> <div>Heat Type: 3-Unit or Space Heaters</div> <div>Plumbing: 2-Normal</div> <div>Functional Utility: 3-Normal</div>	

Other Features	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
Description							

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Tax Year: 2025

Existing Building #2

General Building Information

Building Number: 1	Building Name: n/a
Structure Type: 348 - Convenience Store	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 1966	Year Remodeled: n/a
Class Code: 3307	Effective Year: 2000
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 031 - Restaurant	
Dimensions Area: 1440 Use SK Area: n/a	
Perimeter: 132 Wall Height: 10	
Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 0-None Physical Condition: 3-Normal	
Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 3-Unit or Space Heaters Plumbing: 2-Normal Functional Utility: 3-Normal	

Other Features	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
Description							

Interior/Exterior Data #2

Level From: 01	Level To: 01
Use Type: 038 - Convenience Store	
Dimensions Area: 2544 Use SK Area: n/a	
Perimeter: 180 Wall Height: 10	
Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 0-None Physical Condition: 3-Normal	
Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 3-Unit or Space Heaters Plumbing: 2-Normal Functional Utility: 3-Normal	

Other Features	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
Description							
PP1 - Porch, open	1	4	48	0	0	0	0
CP6 - Canopy Roof, Average	1	1	2112	0	0	0	0

Interior/Exterior Data #3

Level From: 01	Level To: 01
Use Type: 086 - Support Area	
Dimensions Area: 508 Use SK Area: n/a	
Perimeter: 106 Wall Height: 9	
Features Exterior Wall Desc: 07 - Metal, light Economic Life: n/a Partitions: 0-None AC Type: 0-None Physical Condition: 3-Normal	
Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 3-Unit or Space Heaters Plumbing: 0-None Functional Utility: 3-Normal	

Other Features	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
Description							

Cadastral Property Report

Tax Year: 2025

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Ag/Forest Land

No ag/forest land exists for this parcel

Easements

No easements exist for this parcel

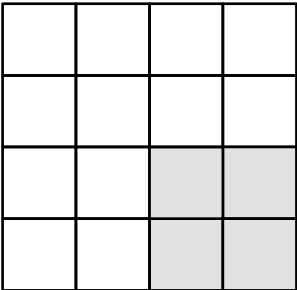
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29 31 19

SCALE 1" = 400'



THIS MAP IS PREPARED ONLY FOR THE ADMINISTRATIVE USE OF FLATHEAD COUNTY AND IS NOT NECESSARILY AN ACCURATE REPRESENTATION OF THE LOCATION OR EXISTENCE OF TRACTS OF RECORD, THEIR BOUNDARIES OR EASEMENTS AND ROADWAYS.

INFORMATION

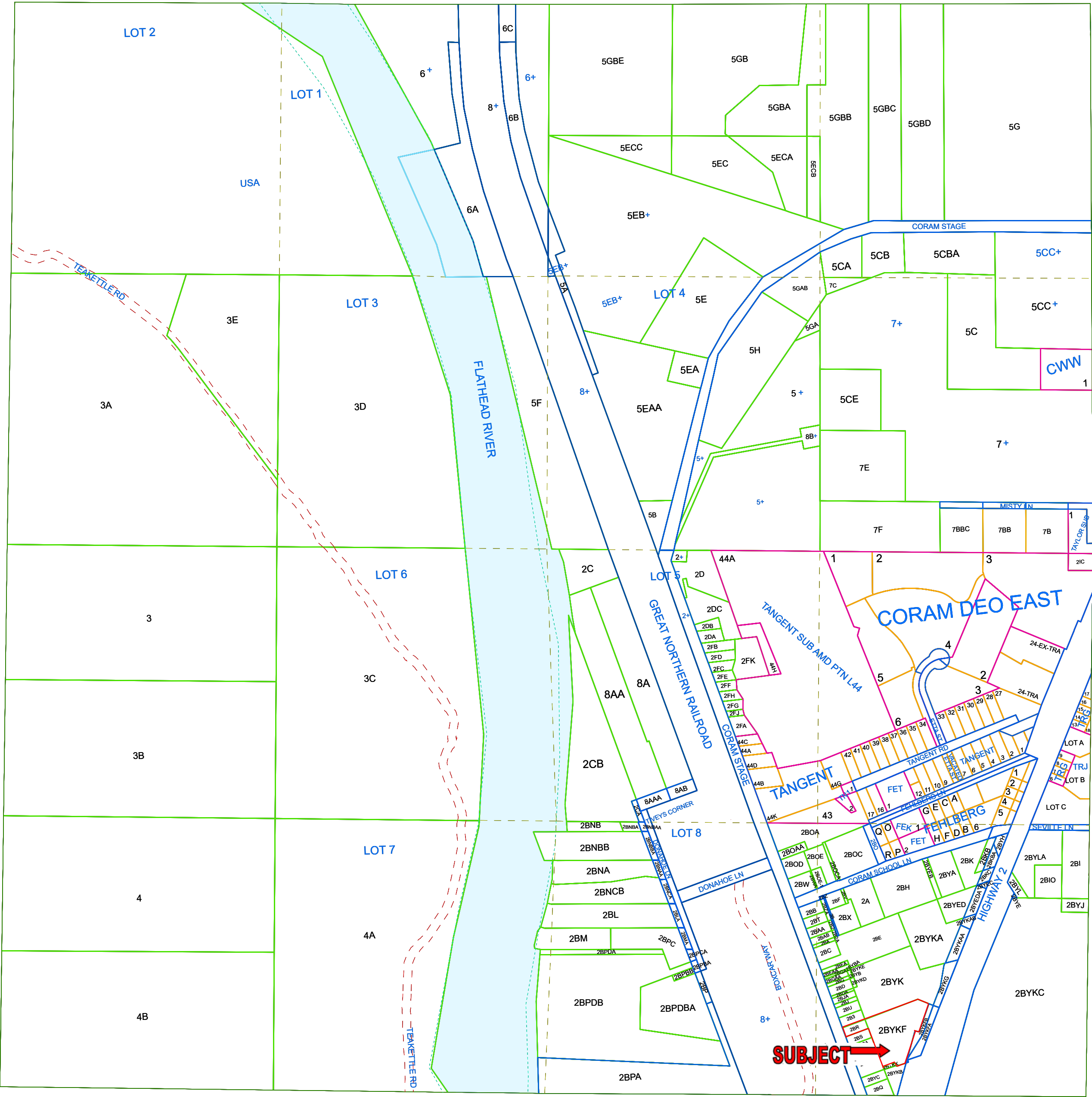
SUBDIVISION	ACRES
SECTION 592.51	
GVT LOT	
1	18.66
2	49.44
3	24.85
4	44.80
5	38.61
6	29.86
7	25.88
8	40.41
ALL 1/4 1/4	40.00

SURVEYS OF RECORD

D.E.	S.R.I.
20= TANGENT L43	SI 1224= 5ECA
396= DONAHUE LANE	
405= 2BK, 2BYK	
481= 2BNB, 2BNA, 2BNBB, 2BNC, 2NBBA	
113529= 2BH	
498269= TANGENT RD ROW	
501879= TANGENT L20 THRU 23 RTMT	
507355= 8A, 8AA	
507728= 5CA, 7C, 5CB, 5CBA	
510292= 2BMB	
510342= 2BWA	
510550= 2BNCB, 2BL, 2BMB	
510809= 2BOD, 2BOE, 2BW, 2BWA	
515345= 2FA	
53588= 5B	
538801= 2D, 2DB	
538804= 2DB	
550361= 2FG	
739717= 2BYKG	
74183 = 2BYKFB	

C.S.

1188= 5CA, 7C, 5CB, 5CBA RTMT
1231= 5EB RTMT
1279= 2BOC, 2BOCA RTMT
1446= 5EA RTMT
1718= 2FJ RTMT
1719= TANGENT L44 RTMT
1970= 2BQ, 2BYC, 2BYKB, 2BYKBA RTMT
2168= FEHLBERG TRACTS 1-6, A-D RTMT
2224= BRITELLS POINT OF PINES L25, 26, 27 OCC SALE
2229= TANGENT L12 BLA
2413= TANGENT L1, FEH L1-5 ROW
2605= 7BB OCC SALE
2717= 2BYKF OCC SALE
2750= 2BYD BLA
2807= 2CB BLA
3073= FEHLBERG TR 1, 2, 3, 4, 6A MTG
3128= 2BM, 2BPC RTMT
3270= 2BPDA, 2BPDB, 2BPB, 2BPDBA OCC SALE
3285= 5G, 5GB, 5EC, 5E RTMT
3338= 2FB, 2FD, 2FC, 2FE RTMT
3441= 8 EASE
3645= 2BPB, 2BPDBA FT
3788= FEHLBERG TR C, E, G RTMT
3789= 2FK BLA
4408= 2BYKB, 2BYC, 2BQ ROW
4439= 2BYKB, 2BYC, 2BQ ROW
4716= 2BYKC ROW
4913= TANGENT RD ROW
5719= 2N RTMT
6241= TANGENT L44 OCC SALE
6760= 5GB, 5EC OVER 2D
6763= 2BNA RTMT
6844= 5GBD OCC SALE
6838= TANGENT L44 EASE
6850= 5GBA, 5ECA, 5GBB, 5ECB, 5GBC FT
7150= 2BBA, 2BBA BLA
7198= 5, 5GA, 5H, 5GAB BLA
7240= 5CC BLA
7458= GOV LOTS 2, 3, 6 RTMT
7706= 2BYL, 2BYLA, 2BIO RTMT
9469= 2BF RTMT
10249= 2BYK, 2BU, 2BJA, 2B3, 2BJ, 2BDA, 2BE RTMT
11020= 7F, 7E FT
11313= 7BB BLA
11875= 2BE, 2BYK BLA
15012= 2BPA, 2BPDB
16092= 2BI, 2BYJ RTMT
16376= 7BB, 7BA, 7B BLA
17030= 2A, 2BH RTMT
17399= 5E RTMT
18472= 2BNBB RTMT
18671= 2A RTMT
18802= 2F, TANGENT L44 RTMT
18834= 5GB, 5GBE, 5EC, 5ECC FT
18862= 3A, 3E BLA
19526= 3B RTMT
19688= 2D, 2DC FT
20410= 2BNC, 2BNCB, 2BL, 2MB, 2BNAAG, BLA
21010= 7, 7A BLA, RTMT
21292= 2BM, 2BPC RTMT
21305= 2FF, 2FH RTMT
21734= TANGENT L38-42, 44 TR G RTMT
21844= 8A, 8AA, 2C RTMT
21865= 2A, 2BH BLA
21887= 2BW, 2BWA, 2BOE-1 RTMT
21897= 2BYA, 2BYEB, 2BK, 2KB, 2BYED, 2BYKA RTMT
22234= 5F RTMT
22327= TANGENT L44 B, D RTMT
22829= 7, 7A, 5C, 5CE BLA



10/31/24