

Tax Year: 2025

Scale: 1:804.26 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 18-0326-19-2-32-02-0000

Assessment Code: 0000400970

Primary Owner:

REEDER AND RUTGERS LLC

509 LAKNAR LN

DILLON, MT 59725-8897

Note: See Owners section for all owners

Property Address:

221 E REEDER ST

DILLON, MT 59725

Certificate of Survey: 1768

Legal Description: S19, T07 S, R08 W, C.O.S. 1768, PARCEL TRACT A, ACRES 0.14

Last Modified: 10/11/2025 17:7:10 PM

Cadastral Property Report

Tax Year: 2025

General Property Information

Neighborhood: 218.129	Property Type: Improved Property
Living Units: 0	Levy District: 18-0005-10C
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
Farm site	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0.137	67866

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
9/1/2010	363	1118-1123	9/1/2010	272915	Quit Claim Deed
9/1/2010	363	1124-1129	9/1/2010	272916	Warranty Deed
1/7/2005	327	1489-	N/A		
4/26/2004	323W	354-5	N/A		
10/1/1993	W272	00042	N/A		

Owners

Cadastral Property Report

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Party #1

Default Information:	REEDER AND RUTGERS LLC 509 LAKNAR LN DILLON, MT 59725-8897
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	9/21/2010 16:51:35 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	67866	245434	313300	INCOME
2024	68177	204023	272200	INCOME
2023	68177	204023	272200	INCOME

Market Land

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 5950	Acres: n/a
Class Code: 2107	Value: 67866

Dwellings

No dwellings exist for this parcel

Other Buildings

Cadastral Property Report

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Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA2 - Paving, concrete, 4"
Quantity: 1	Year Built: 2004
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3307

Dimensions

Width/Diameter: 6	Length: 20
Size/Area: n/a	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #2

Type: Commercial	Description: CPA1 - Paving, asphalt
Quantity: 1	Year Built: 2004
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3307

Dimensions

Width/Diameter: 34	Length: 47
Size/Area: n/a	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	FARM BUREAU INSUR	353 - Office Building, Low Rise (1 to 4 stories)	1	2004

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Existing Building #1

General Building Information

Building Number: 1	Building Name: FARM BUREAU INSUR
Structure Type: 353 - Office Building, Low Rise (1 to 4 stories)	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 2004	Year Remodeled: n/a
Class Code: 3307	Effective Year: n/a

Percent Complete: n/a

Interior/Exterior Data #1

Level From: 01 Use Type: 053 - Office	Level To: 01
Dimensions Area: 2016 Use SK Area: n/a	Perimeter: 192 Wall Height: 8
Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 1-Central Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
EE1 - Enclosed Entry	1	4	6	0	0	1783.2	1783

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

Conservation Easements

No conservation easements exist for this parcel

Disclaimer



Cadastral Property Report

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