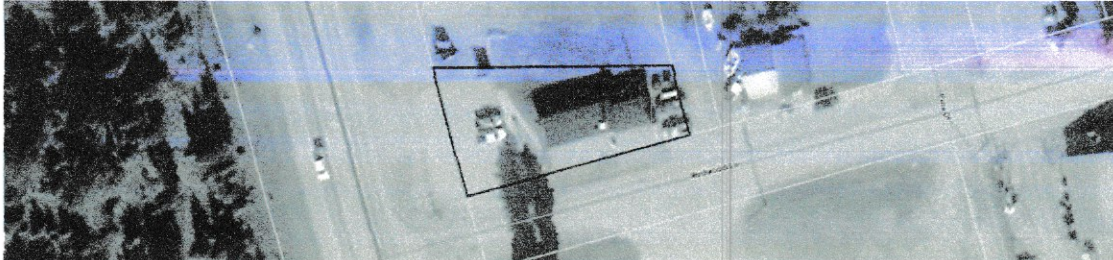


Tax Year: 2024

Scale: 1:725.55 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP	Subcategory: Commercial Property
Geocode: 04-2540-03-4-13-13-0000	Assessment Code: 0001323407
Primary Owner: CLARK TIMOTHY C PO BOX 948 SEELEY LAKE, MT 59868-0948 Note: See Owners section for all owners	Property Address: 116 REDWOOD LN SEELEY LAKE, MT 59868
Certificate of Survey:	Legal Description: SEELEY LAKE HOMESITES # 10A, S03, T16 N, R15 W, BLOCK 1, Lot 10
Last Modified: 7/13/2024 17:15:48 PM	

General Property Information

Neighborhood: 204.824	Property Type: IMP_R - Improved Property - Rural
Living Units: 0	Levy District: 04-3597-34-7
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

WARRANTY DEED
(Joint Tenancy)

BOOK 545 PAGE 0830

66A

THIS INDENTURE, Made this 4th day of November 19 91
between DANIEL R. RICHARDS and ANITA M. RICHARDS, husband and wife,
of Missoula, Montana, the parties of the first part, and
TIMOTHY C. CLARK and CONNIE M. CLARK, husband and wife,

of 307 Lincoln Ave., Snohomish, WA, the parties of the second part: WITNESSETH: That the said parties of the
first part, for and in consideration of the sum of Ten Dollars (\$ 10.00)
to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do hereby
grant, bargain, sell and convey unto the said parties of the second part as joint tenants and not as tenants in common or their assigns,
and to the survivor of said parties and the heirs and assigns of the survivor, forever, all that tract or parcel of land lying and being

In County of Missoula, State of Montana, to-wit:
Lot 10 in Block 1 of Seeley Lake Homesites Addition No. 10-A, a platted
subdivision in Missoula County, Montana, according to the official
recorded plat thereof.
Less and excepting therefrom any right, title or interest in any
minerals, mineral rights or related matters, including but not limited
to oil, gas, coal and other hydrocarbons.
Subject to easements and rights of way.
Subject to any service, installation or connection charge for sewer,
water or electricity.
Subject to restrictive covenants contained in an instrument recorded
in Book 'U' of Miscellaneous Records page 288, records of Missoula
County, Montana.

'98 JUN 19 AM 10:26

TOGETHER with all and singular the hereinbefore described premises together with all tenements, hereditaments, and appurtenances, thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, right of dower and right of homestead, possession, claim, and demand whatsoever, as well in law as in equity, of the said parties of the FIRST PART, of, in or to the said premises, and every part and parcel thereof, with the appurtenances thereto belonging. TO HAVE AND TO HOLD, all and singular the above mentioned and described premises unto the said parties of the SECOND PART, or their assigns, and to the survivor of said parties and the heirs and assigns of the survivor, forever, the said parties of the second part taking as joint tenants and not as tenants in common.
And the said parties of the FIRST PART, and their heirs, do hereby covenant that they will forever WARRANT and DEFEND all right, title and interest in and to the said premises and the quiet and peaceable possession thereof, unto the said parties of the SECOND PART and their assigns, and the survivor of said parties and the heirs and assigns of the survivor, against all acts and deeds of the said parties of the FIRST PART, and all and every person and persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said parties of the FIRST PART have hereunto set their hands the day and year first hereinabove written.

Daniel R. Richards (SEAL)
Anita M. Richards (SEAL)

STATE OF MONTANA,
County of Missoula } ss.

On this 4th day of November in the year 1991, before me the undersigned
a Notary Public for the State of Montana, personally appeared Daniel R. Richards and Anita M. Richards
known to me personally (or proved to me on oath of _____) to be the persons whose
name s are subscribed to the within instrument and acknowledged to me that the y executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

9815637
Notary Public for the State of Montana
Residing at Missoula
My Commission expires 12-22, 1991

I received and read this instrument for record on the 19 day of June 1998 at 1036 Block A, M. Personment (Nos WB) Missoula County, State of Montana.
Witness my hand:
VICKIE M. ZEIER, County Recorder
By Stacy Dicker, Deputy
For 5.600 TCA Paid (JD)

Book 545
Page 830
Return to:
Grantie
Box 410
Seeley Lake Mt 59888

SUB-STANDARD QUALITY WHEN FILMED

Tax Year: 2024

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	0.234	72320

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
6/19/1998	0545	00830	N/A		

Owners

Party #1

Default Information:	CLARK TIMOTHY C PO BOX 948 SEELEY LAKE, MT 59868-0948
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	7/20/2023 14:14:42 PM

Party #2

Default Information:	CLARK CONNIE M PO BOX 948 SEELEY LAKE, MT 59868-0948
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	7/20/2023 14:14:42 PM

Appraisals

Tax Year: 2024

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	72320	321860	394180	COST
2023	72320	321860	394180	COST
2022	41130	252900	294030	COST

Market Land

Market Land Item #1

Method: Sqft	Type: Category 5
Width: n/a	Depth: n/a
Square Feet: 10200	Acres: n/a
Class Code: 2107	Value: 72320

Dwellings

No dwellings exist for this parcel

Other Buildings

No other buildings exist for this parcel

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1		321 - Restaurant, use w/031 Restaurant1 Use Type ONLY		1999



Cadastral Property Report

Tax Year: 2024

Existing Building #1

General Building Information

Building Number: 1	Building Name: n/a
Structure Type: 321 - Restaurant, use w/031 Restaurant Use Type ONLY	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 1999	Year Remodeled: n/a
Class Code: 3307	Effective Year: 2005
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: B1 Use Type: 086 - Support Area	Level To: B1
Dimensions Area: 540 Use SK Area: 1	Perimeter: 96 Wall Height: 8

Features

Exterior Wall Desc: 00 - None	Construction: 2-Fire Resistant
Economic Life: n/a	% Interior Finished: 100
Partitions: 0-None	Heat Type: 0-None
AC Type: 0-None	Plumbing: 2-Normal
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
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Interior/Exterior Data #2

Level From: 01 Use Type: 031 - Restaurant	Level To: 01
Dimensions Area: 2068 Use SK Area: 1	Perimeter: 208 Wall Height: 8

Features

Exterior Wall Desc: 02 - Frame	Construction: 1-Wood Frame/Joist/Beam
Economic Life: n/a	% Interior Finished: 100
Partitions: 2-Normal	Heat Type: 5-Heat Pump
AC Type: 1-Central	Plumbing: 2-Normal
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	2	72	1	0	0	3926.16	7852
PP1 - Porch, open	1	120	1	0	0	6543.6	6544

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

Tax Year: 2024

Easements

No easements exist for this parcel

Disclaimer

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