



LISTING PACKAGE

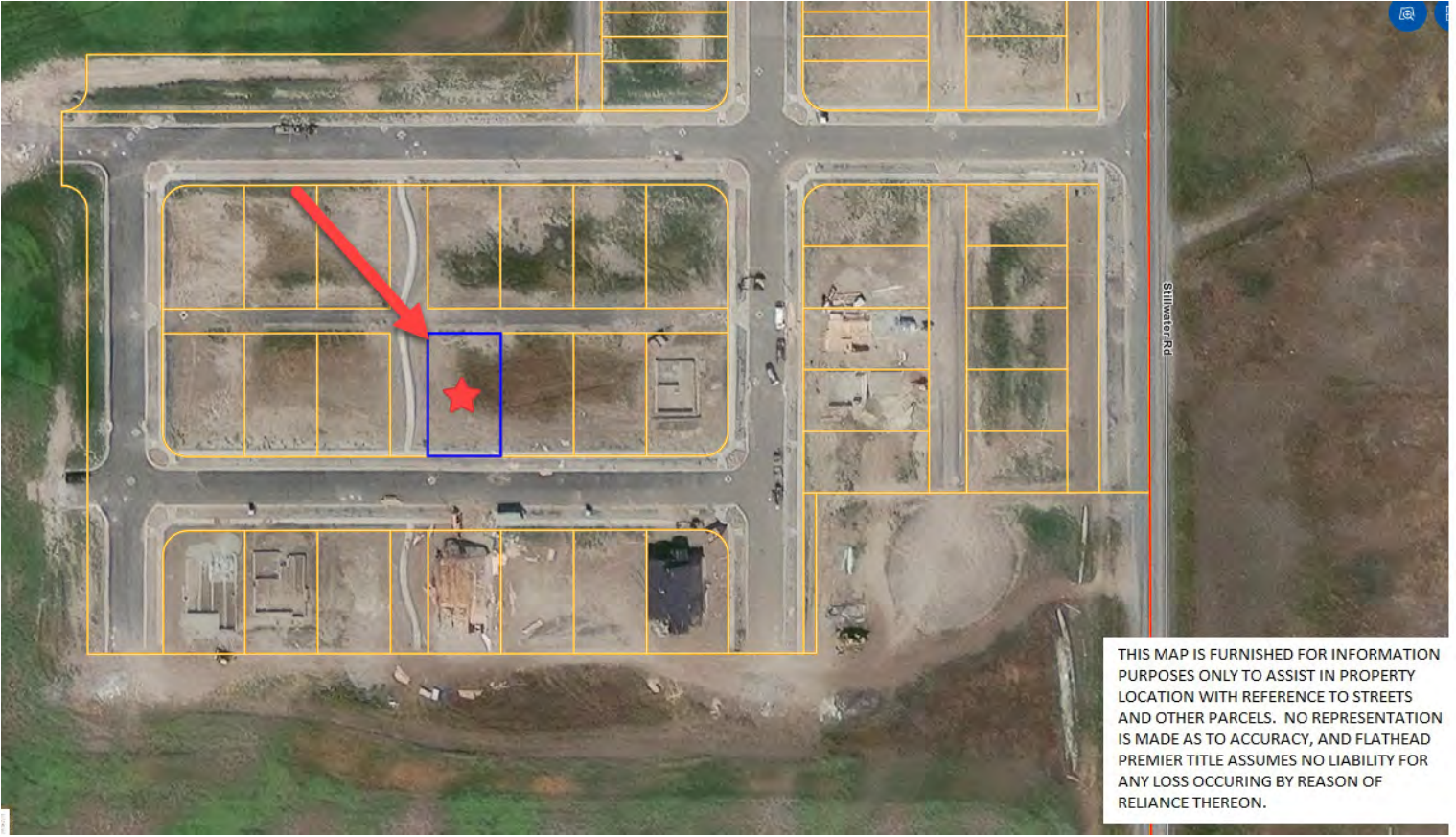
709 Xavier Road
Kalispell, MT 59901

Assessor Number: 0509592
Geocode: 07407735402470000

What's Included:

Property Report Card	X
Tax Bill/Assessor Information	X
Vesting Deed	X
Open Deeds of Trust	X
Tract Map	X
Survey/Subdivision Map	X
CCR's	X





Scale: 1:866.83 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP	Subcategory: Residential Property
Geocode: 07-4077-35-4-02-47-0000	Assessment Code: 0000509592
Primary Owner: TANNINEN HOMES INC PO BOX 899 RICHLAND, WA 99352-0899 Note: See Owners section for all owners	Property Address: 709 XAVIER RD KALISPELL, MT 59901
Certificate of Survey:	Legal Description: STARLING PH 1-3, S35, T29 N, R22 W, Lot 24
Last Modified: 4/20/2024 10:52:40 AM	

General Property Information

Neighborhood: 207.130.2	Property Type: VAC_U - Vacant Land - Urban
Living Units: 0	Levy District: 07-0B8436-01 - KIUV
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

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	0.133	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/25/2023			7/27/2023	202300011376	Warranty Deed

Owners

Party #1

Default Information:	TANNINEN HOMES INC PO BOX 899 RICHLAND, WA 99352-0899
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	6/8/2023 10:6:0 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2023	115958	0	115958	COST

Market Land

Market Land Item #1

Method: Sqft

Type: Primary Site

Width: n/a

Depth: n/a

Square Feet: 5793

Acres: n/a

Class Code: 2201

Value: n/a

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

No ag/forest land exists for this parcel

Disclaimer

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Flathead County Treasurer
 Adele Krantz
 290 A North Main
 Kalispell, MT 59901

**2023 REAL ESTATE
 STATEMENT OF TAXES PAYABLE
 TOTAL 2023 TAXES DUE: \$1,004.10**

ASSESSOR#: 0509592 STATEMENT#: 202337910

Legal Description: (1) 07-4077-35-4-02-47-0000
 Sec:35 Twn:29 Rng:22
 SUBDIV:STARLING PH 1-3 LOT:24
 STARLING PH 1-3

TANNINEN HOMES INC
 PO BOX 899
 RICHLAND WA 99352

Valuation Type	Market Value	Taxable Value
Real Estate	115,958	1,565
Improvements	0	0
Personal Property	0	0
TOTAL	115,958	1,565

Billing date: 09/29/2023

CONSOLIDATED TAX DETAIL

Levy Description	Amount	Levy Description	Amount	Levy Description	Amount
CITY		SHERIFF	37.56	EQUALIZATION MILLAGE	51.48
KAL PERM MED LEVY	25.28	SPECIAL EMS PROGRAM	3.14	HIGH SCH GEN MAINT	28.16
KALISPELL CITY	188.74	Total COUNTY	135.80	UNIVERSITY MILLAGE	9.40
Total CITY	214.02	SCHOOL		Total STATE	131.30
COUNTY		COMMUNITY COL. RET.	4.28	Total General Taxes	808.18
911 GENER OBLIG BOND	1.42	ELEM RETIREMENT	29.70		
AIRPORT	3.14	FHS ADULT EDUCATION	2.26		
AREA AGENCY ON AGING	0.70	FHS BUILDING RESERVE	1.34		
BOARD OF HEALTH	5.64	FHS BUS RESERVE	1.32		
BRIDGE	3.68	FHS DEBT SERVICE	31.58		
CO PERM MED LEVY	12.26	FHS FLEX	0.28		
COMP INSURANCE	5.94	FHS GENERAL	40.64		
COUNTY LIBRARY	6.56	FHS TRANSPORTATION	13.06		
COUNTY PARKS	1.80	FHS TUITION	2.78		
COUNTY POOR FUND	0.20	FVCC ADULT EDUCATION	1.56		
COUNTY RETIREMENT	12.20	FVCC DEBT SERVICE	2.98		
COUNTYWIDE MOSQUITO	0.62	FVCC GENERAL	10.46		
DISTRICT COURT	1.40	FVCC PERMIS MED LEVY	4.96		
EMS	1.04	HIGH SCH RETIREMENT	13.78		
EXTENSION	0.42	SD 01 - GENERAL	69.28		
FAIR	0.90	SD 01 BLDG RESERVE	3.30		
GENERAL	30.12	SD 01 BUS DEPRECIATI	0.44		
GROUP INSURANCE	0.16	SD 01 DEBT SERVICE	36.78		
JUVENILE DETENTION	0.24	SD 01 TRANSPORTATION	41.48		
NOXIOUS WEEDS	1.56	SD 01 TUITION	12.24		
PERM SRS LEVY	0.72	TRANSPORTATION	2.56		
PORT AUTHORITY	1.74	Total SCHOOL	327.06		
PUBLIC TRANSIT	1.08	STATE			
SEARCH & RESCUE	1.56	ELEM GENERAL MAINT	42.26		

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
SOIL & WATER CONSERV	085	0.84	0.83
KAL LIGHTING 50	204	9.56	9.56
KAL STORM SEWER	205	16.71	16.70
KAL URBAN FOREST DST	248	13.62	13.62
KAL STREET MAINT	249	51.49	51.49
FECC SPECIAL DIST	C34	5.75	5.75
TOTAL SPECIAL ASSESSMENTS		97.97	97.95

This property may qualify for: Montana Disabled Veteran Property Tax Relief, Property Tax Assistance Program, Land Value Assistance Program and/or Elderly Homeowner's Tax Credit. Contact the Department of Revenue at (406)758-5700 for further information.

General Taxes	District	Mill Levy	1st Half	2nd Half
01 / Annexed into Kalispell City	0B84-C	516.4100	404.09	404.09
TOTAL TAXES DUE CURRENT YEAR:			\$1,004.10	

2ND HALF PAYMENT

2023 Flathead County Real Estate Tax Statement
 RETURN THIS STUB WITH YOUR PAYMENT

2ND HALF PAYMENT

ASSESSOR#: 0509592 STATEMENT#: 202337910



DUE BY 5:00 P.M. ON OR BEFORE: 05/31/2024

SECOND HALF AMOUNT DUE: \$502.04

TANNINEN HOMES INC
 PO BOX 899
 RICHLAND WA 99352

1ST HALF/FULL YEAR PAYMENT

2023 Flathead County Real Estate Tax Statement
 RETURN THIS STUB WITH YOUR PAYMENT

1ST HALF/FULL YEAR PAYMENT

ASSESSOR#: 0509592 STATEMENT#: 202337910



DUE BY 5:00 P.M. ON OR BEFORE: 11/30/2023

TOTAL TAXES DUE FOR YEAR: \$1,004.10

FIRST HALF AMOUNT DUE: \$502.06

TANNINEN HOMES INC
 PO BOX 899
 RICHLAND WA 99352



Flathead County Treasurer
 Adele Krantz
 290 A North Main
 Kalispell, MT 59901

**2023 REAL ESTATE
 STATEMENT OF TAXES PAYABLE**

TOTAL 2023 TAXES DUE: \$26.76

ASSESSOR#: 0509592 STATEMENT#: 202423452

Property Location: 709 XAVIER RD
 Legal Description: (1) 07-4077-35-4-02-47-0000
 Sec:35 Twn:29 Rng:22
 SUBDIV:STARLING PH 1-3 LOT:24
 STARLING PH 1-3

TANNINEN HOMES INC
 PO BOX 899
 RICHLAND WA 99352

Valuation Type	Market Value	Taxable Value
Real Estate	115,958	1,565
Improvements	0	0
Personal Property	0	0
TOTAL	115,958	1,565

Billing date: 02/28/2024

CONSOLIDATED TAX DETAIL

(No General Taxes found for this Assessor#)

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
EL ADDL MILL 2023 CRCTN	EGMC	0.00	9.39
EQ ADDL MILL 2023 CRCTN	EQMC	0.00	11.11
HS ADDL MILL 2023 CRCTN	HGMC	0.00	6.26
TOTAL SPECIAL ASSESSMENTS		0.00	26.76

This property may qualify for: Montana Disabled Veteran Property Tax Relief, Property Tax Assistance Program, Land Value Assistance Program and/or Elderly Homeowner's Tax Credit. Contact the Department of Revenue at (406)758-5700 for further information.

General Taxes	District	Mill Levy	1st Half	2nd Half
01 / Annexed into Kalispell City	0B84-C	516.4100	0.00	0.00
TOTAL TAXES DUE CURRENT YEAR:			\$26.76	

2ND HALF PAYMENT

2023 Flathead County Real Estate Tax Statement
 RETURN THIS STUB WITH YOUR PAYMENT

2ND HALF PAYMENT

ASSESSOR#: 0509592 STATEMENT#: 202423452
DUE BY 5:00 P.M. ON OR BEFORE: 05/31/2024



SECOND HALF CURRENT AMOUNT DUE: \$26.76

Under statutory limitations that adjusts mills down when taxable values increase, mills were reduced from 95 to 77.9 mills for 2023. The Department of Revenue is directing the County to levy the extra mills and the Supreme Court has ordered counties to comply.

TANNINEN HOMES INC
 PO BOX 899
 RICHLAND WA 99352

1ST HALF/FULL YEAR PAYMENT

2023 Flathead County Real Estate Tax Statement
 RETURN THIS STUB WITH YOUR PAYMENT

1ST HALF/FULL YEAR PAYMENT

ASSESSOR#: 0509592 STATEMENT#: 202423452



CURRENT TAXES DUE FOR YEAR: \$26.76
FIRST HALF CURRENT AMOUNT DUE: \$0.00

Under statutory limitations that adjusts mills down when taxable values increase, mills were reduced from 95 to 77.9 mills for 2023. The Department of Revenue is directing the County to levy the extra mills and the Supreme Court has ordered counties to comply.

TANNINEN HOMES INC
 PO BOX 899
 RICHLAND WA 99352



0509591, 0509592, 0509594

WHEN RECORDED RETURN TO:
Tanninen Homes Inc., a Montana corporation
PO Box 899
Richland WA 99352
5261FPT

Approved 7/27/2023 tg

WARRANTY DEED

FOR VALUE RECEIVED, **Starling Development, LLC**, GRANTOR(S), do hereby grant, bargain, sell and convey unto:

Tanninen Homes Inc., a Montana corporation

GRANTEE(S), its heirs and assigns, the following described premises:

Lots 23, 24 AND 26 of Starling, Phases 1-3, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

TO HAVE AND TO HOLD the said premises, with its appurtenances and easements apparent or of record, unto the said GRANTEE(S), its heirs and assigns forever.

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Easements and encumbrances apparent or of record.

GRANTOR(S) covenants with GRANTEE(S) that GRANTOR(S) is now seized in fee simple absolute of said premises; that GRANTOR(S) has full power to convey same; that the same is free from all encumbrances excepting those set forth above; that GRANTEE(S) shall enjoy the same without any lawful disturbance; that GRANTOR(S) will, on demand, execute and deliver to GRANTEE(S), at the expense of GRANTOR(S), any further assurance of the same that may be reasonably required; and, with the exceptions set forth above, that GRANTOR(S) warrants to GRANTEE(S) and will defend for their all the said premises against every person lawfully claiming all or any interest in same.



Starling Development, LLC

By Chad Pelley, Manager

STATE OF: Iowa

COUNTY OF: Linn

This instrument was acknowledged before me on this 25th day of July, 2023, by **Chad Pelley, Manager.**

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

Notary Public for the State of Iowa
Notary Resides: Linn County
My commission expires: January 11, 2026

