



LISTING PACKAGE

199 Cottage Drive
Kalispell, MT 59901

Assessor Number: 0508033
Geocode: 07396502417280000

What's Included:

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





Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Residential Property
Geocode: 07-3965-02-4-17-28-0000 **Assessment Code:** 0000508033
Primary Owner: **PropertyAddress:** 199 COTTAGE DR
 WIEDERSPIEL III EDWARD KALISPELL, MT 59901
 PO BOX 172 **COS Parcel:**
 SHOKAN, NY 12481-0172
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: COTTAGE GARDENS SUB

Legal Description:

COTTAGE GARDENS SUB, S02, T28 N, R22 W, Lot 28

Last Modified: 7/14/2022 4:23:18 AM

General Property Information

Neighborhood: 207.101.0 **Property Type:** VAC_U - Vacant Land - Urban
Living Units: 0 **Levy District:** 07-0B8436-01 - KIUV
Zoning: **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

Land Type	Acres	Value
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	0.138	65,907.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/26/2022			7/27/2022	202200018517	Warranty Deed
1/13/2021			1/13/2021	202100001585	Warranty Deed
9/21/2020			9/21/2020	202000031279	Warranty Deed

Owners

Party #1

Default Information: [WIEDERSPIEL III EDWARD](#)
[PO BOX 172](#)

Ownership %: [100](#)

Primary Owner: ["Yes"](#)

Interest Type: [Conversion](#)

Last Modified: [8/5/2021 5:09:06 PM](#)

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2022	65907	0	65907	COST
2021	65907	0	65907	COST

Market Land

Market Land Item #1

Method: [Sqft](#)

Type: [Primary Site](#)

Width:

Depth:

Square Feet: [6,011](#)

Acres: [0.138](#)

Valuation

Class Code: [2201](#)

Value: [65907](#)

Dwellings

Existing Dwellings

[No dwellings exist for this parcel](#)

Other Buildings/Improvements

Outbuilding/Yard Improvements

[No other buildings or yard improvements exist for this parcel](#)

Commercial

Existing Commercial Buildings

[No commercial buildings exist for this parcel](#)

Ag/Forest Land

Ag/Forest Land

[No ag/forest land exists for this parcel](#)



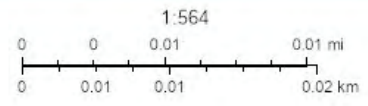
Parcel Information Report

Area of Interest (AOI) Information

Nov 16 2022 16:15:48 Mountain Standard Time



- | | | |
|-------------|------------------|-----------------------|
| Parcels | CondoBdy | ROW_No_Assmo |
| Misc | Subdivbdy | HIGHWAY |
| Tract Land | Roads_With_Assmo | ALLEY; ROAD |
| Condo | HIGHWAY | RAILROAD |
| Lot | ALLEY; ROAD | Hydro_Outline_Assmo |
| Imp | RAILROAD | Hydro_Outline_NoAssmo |
| Bbook_Lines | | BPA Transmission Line |



Maxar, Microsoft, Flathead County

Summary

Name	Count	Area(ft ²)	Length(ft)
Property Identifiers	1	N/A	N/A
Property Address	0	N/A	N/A
Legislative Districts	1	N/A	N/A
Commissioner District	1	N/A	N/A
100 Year Flood Plain	0	N/A	N/A
500 Year Flood Plain	0	N/A	N/A
County Zoning	0	N/A	N/A
Neighborhood Plan	1	N/A	N/A

Property Identifiers

#	Tract ID	Assessor Number	Geocode	Area(ft ²)
1	2822X02-CTT-28	0508033	07396502417280000	N/A

Legislative Districts

#	Precinct	House District	Senate District	Area(ft ²)
1	31	8	4	N/A

Commissioner District

#	District Number	District Representative	Area(ft ²)
1	3	Randy Brodehl	N/A

Neighborhood Plan

#	Plan Name	Area(ft ²)
1	West Valley Neighborhood Plan	N/A

Options	Inquiry	Overview	Unpaid Taxes	Pay Taxes	Tax History	Tax Bill	Disclaimer
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Email:

[Email Overview Rpt](#)

Active Header Year: 22 Assessor: 0508033 SD: 01 BCC: 00
Old Assessor: 0033140,0625101

Names :
IM NORTHRIDGE HOMES LLC

Addresses:
Mailing Address
271 LANDING LN
KALISPELL MT 59901

Physical Address
199 COTTAGE DR
KALISPELL MT 59901

Legal Descriptions
Record #01 Sec:02 Twp:28 Rng:22 Lot:28 Subdiv Cd:CTT
Description:COTTAGE GARDENS SUB
Acres: 0.25
Old Assessor # : 0625101

Value record(s) for year 2022

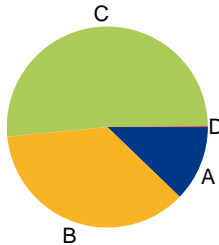
Catcd	Description	Acres	Value	TaxableVal	Geocode
1	KIUV 22010 RESIDENTL CI	0.14	65907	890.00	07396502417280000



FLATHEAD COUNTY
2022 REAL ESTATE TAX BILL
Adele Krantz, Treasurer
290 A North Main Kalispell MT 59901
(406) 758-5680
https://flathead.mt.gov/property_tax

ASSESSOR NUMBER: 0508033
TAX BILL NUMBER: 202201982
SCHOOL DISTRICT: 01
GEOCODE: 07396502417280000
Property Location:
199 COTTAGE DR
KALISPELL MT 59901
Property Description:
S_n T_n R_n Property Description
02 28 22 COTTAGE GARDENS SUB Lot 28 Block
Parties with ownership interests as of 1/1/22:
Owner of Record.....NORTHRIDGE HOMES LLC

14540*35**G50**0.584**1/2*****AUTO5-DIGIT 59901
NORTHRIDGE HOMES LLC
271 LANDING LN
KALISPELL MT 59901-6989



Property Type	Taxable Market Value	Taxable Value
Real Estate	65,907	890.00
No Buildings Assessed		
Totals	65,907	890.00

Description	Percentage	Amount
A County	12.21%	117.48
B Education	36.26%	348.96
C City	51.39%	494.52
D Other	0.14%	1.37

SUMMARY OF TAXES, LEVIES & FEES

COUNTY	.056400	50.19	COUNTY LIBRARY	.005790	5.15
SHERIFF	.037700	33.55	CO PERM MED LEVY	.012230	10.88
NOXIOUS WEEDS	.001570	1.40	COUNTYWIDE MOSQUITO	.000910	0.81
911 GENER OBLIG BOND	.001350	1.20	PERM SRS LEVY	.000670	0.60
ROAD	.022030	19.61	COUNTY PLANNING	.001220	1.09
BOARD OF HEALTH	.003990	3.55	FECC SPECIAL DIST	.011400	10.15
ROAD EXEMPT	-.022030	-19.61	COUNTY PLAN EXEMPT	-.001220	-1.09
STATE - UNIVERSITY	.006000	5.34	SUB-TOTAL - Taxes For County Functions...	.132010	117.48
STATE - SCHOOL AID	.040000	35.60	GENERAL SCHOOLS	.100940	89.84
FLATHEAD HIGH SCHOOL	.087120	77.54	FLAT VAL COM COLLEGE	.013050	11.61
FVCC PERMIS MED LEVY	.004760	4.24	WEST VALLEY ELEM 01	.140210	124.79
KALISPELL CITY	.145430	129.43	SUB-TOTAL - Taxes For Education.....	.392080	348.96
KAL LIGHTING 50		36.32	KAL PERM MED LEVY	.020150	17.93
KAL URBAN FOREST DST		51.75	KAL STORM SEWER		63.47
SOIL & WATER CONSERV	.001540	1.37	KAL STREET MAINT		195.62
Total Mills Levied	0.691210		SUB-TOTAL - Taxes For City Functions.....	.165580	494.52
			SUB-TOTAL - Other Taxes And Fees.....	.001540	1.37

TOTAL TAXES AND FEES . . . 962.33

1st Installment due 11/30/22 = 481.19
2nd Installment due 05/31/23 = 481.14

Tax paid receipts will be mailed only if a self-addressed stamped envelope is enclosed.

To pay or view taxes online, go to https://flathead.mt.gov/property_tax.

A 3% fee will be charged on all credit/debit card payments. Currently, there is no fee to pay by e-check (subject to change).

Payments made after 5:00 pm or postmarked after the due date must include 2% penalty & monthly interest of 5/6 of 1% (0.008333).

Flathead County no longer accepts checks drawn on Canadian Banks

Return this stub with payment. Payment must be hand delivered, paid online, or postmarked by 5:00 pm on:

05/31/23

Make checks payable to **FLATHEAD COUNTY TREASURER**
Please include your tax bill number on your check
Pay by e-check, credit/debit card online at https://flathead.mt.gov/property_tax

ASSESSOR NUMBER: 0508033
TAXBILL NUMBER: 202201982
SCHOOL DISTRICT: 01

DO NOT PAY THIS IF IT IS INCLUDED IN YOUR MORTGAGE PAYMENT

TAX 481.14

If your address has changed, please make corrections below:

NORTHRIDGE HOMES LLC
271 LANDING LN
KALISPELL MT 59901

FLATHEAD COUNTY TREASURER
Adele Krantz
290 A North Main
Kalispell, MT 59901

No additional notice will be sent for this installment.

2nd 2022 REAL ESTATE



Return this stub with payment. Payment must be hand delivered, paid online, or postmarked by 5:00 pm on:

11/30/22

Make checks payable to **FLATHEAD COUNTY TREASURER**
Please include your tax bill number on your check
Pay by e-check, credit/debit card online at https://flathead.mt.gov/property_tax

ASSESSOR NUMBER: 0508033
TAXBILL NUMBER: 202201982
SCHOOL DISTRICT: 01

DO NOT PAY THIS IF IT IS INCLUDED IN YOUR MORTGAGE PAYMENT

TAX 481.19

If your address has changed, please make corrections below:

NORTHRIDGE HOMES LLC
271 LANDING LN
KALISPELL MT 59901

FLATHEAD COUNTY TREASURER
Adele Krantz
290 A North Main
Kalispell, MT 59901

1st 2022 REAL ESTATE



14540 1/1





When Recorded Mail To:
Northridge Homes, LLC
271 Landing LN
Kalispell, MT 59901

Compliments of: First Title of Montana, 138 E. Center Street, Ste B Kalispell, MT 59901 (406)-755-5411
Order No.: FTM-2207006
Parcel No: 01-0508033

**WARRANTY DEED
(Joint Tenancy)**

FOR VALUE RECEIVED,

Edward Wiederspiel III

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

Northridge Homes, LLC

Whose address is: 271 Landing LN Kalispell, MT 59901

hereinafter called Grantees, as joint tenants (and not as tenants in common) and to the survivor of said named joint tenants, and to the heirs and assigns of such survivor, the following described premises, in Flathead County, Montana, to-wit:

LOT 28 OF COTTAGE GARDENS SUBDIVISION, 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 their appurtenances unto the said Grantees, as joint tenants with the right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named tenants forever. And the said Grantor does hereby covenant to and with Grantees, as the owner in fee simple of said premises; that they are free from all encumbrances except for taxes and assessments for current and subsequent years and will warrant and defend same from all lawful claims whatsoever.

WITNESS the hand of said grantor, 26th day of July, 2022

Approved 7/27/2022 kd 0508033

THIS MAP IS FURNISHED FOR INFORMATION PURPOSES ONLY TO ASSIST IN PROPERTY LOCATION WITH REFERENCE TO STREETS AND OTHER PARCELS. NO REPRESENTATION IS MADE AS TO ACCURACY, AND FLATHEAD PREMIER TITLE ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF BELIEF THEREON.

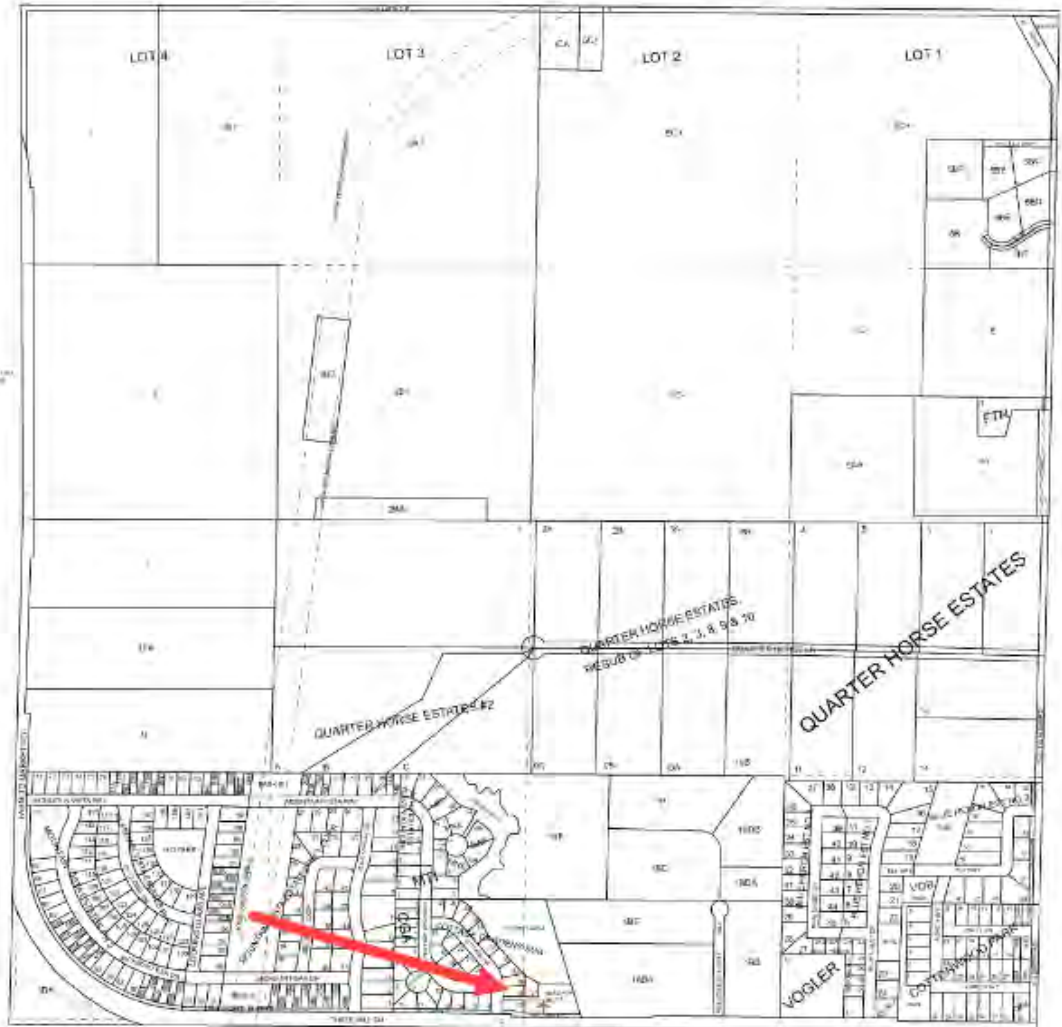
2 28 22

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.

- LEGEND**
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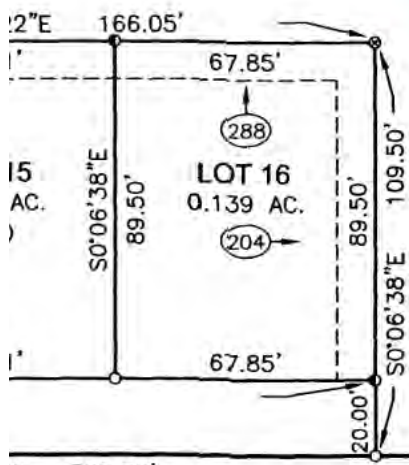
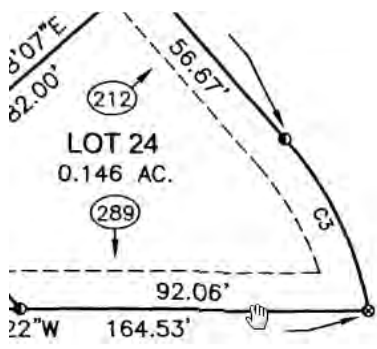
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04/20/21

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W 396.23'
S9"E 396.36')

