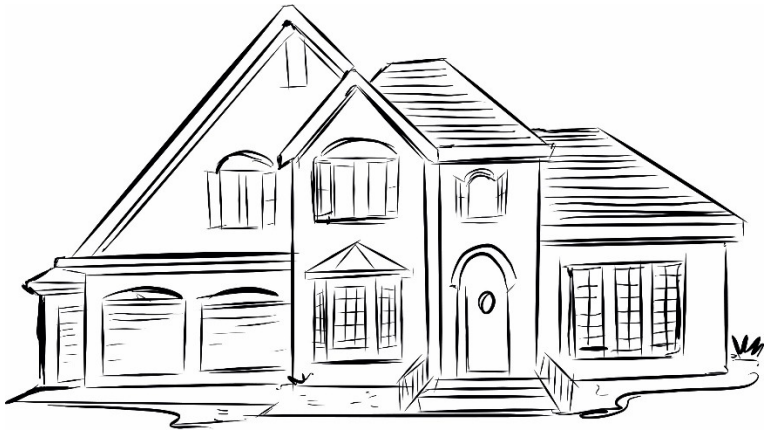
# PROPERTY PROFILE

## 261 Pine Valley Loop
## Columbia Falls, MT 59912

**Assessor Number: 06-0980641**
**Geocode: 07418606323070000**

## What's Included:

| | |
|---|---|
| **Property Characteristics:** | **X** |
| **Tax Bill/Assessor Information:** | **X** |
| **Vesting Deed:** | **X** |
| **Open Deeds of Trust:** | **None** |
| **Property Maps:** | **X** |
| **CCR's:** | **X** |



**The information contained herein is deemed reliable but not guaranteed**

211 S. Main Street
Kalispell, MT 59901
**406.752.7000**

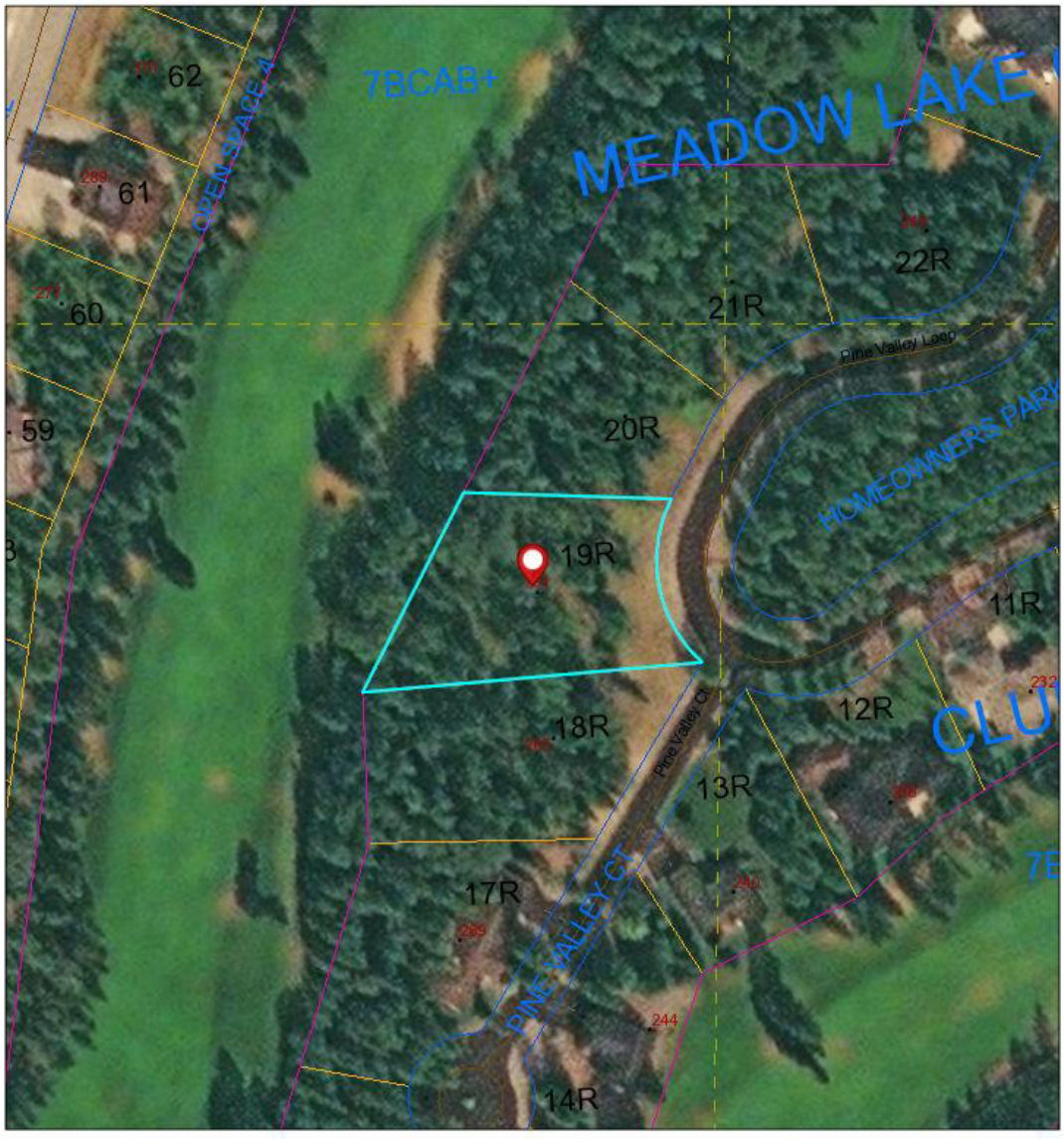
307 Spokane Avenue, Suite 101
Whitefish, MT 59937
**406.862.7000**

**www.FlatheadPremierTitle.com**

# Parcel Information Report

## Area of Interest (AOI) Information

Oct 1 2019 8:12:6 Mountain Daylight Time



## Summary

| Name | Count | Area(ft²) | Length(ft) |
|---|---|---|---|
| Ownership | 1 | N/A | N/A |
| Property Identifiers | 1 | N/A | N/A |
| Property Address | 0 | N/A | N/A |
| Incorporated City Limits | 0 | N/A | N/A |
| School Districts | 1 | N/A | N/A |
| Kalispell Elementary School Districts | 0 | N/A | N/A |
| Fire Districts | 1 | N/A | N/A |
| Water and Sewer Districts | 1 | 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 | 0 | N/A | N/A |

## Ownership

| # | Owner Type | Owner | Mailing Address | Area(ft²) |
|---|---|---|---|---|
| 1 | Owner | SIMS, DANIEL JOHN | 2130 9TH ST 174 COLUMBIA FALLS MT 59912 | N/A |

## Property Identifiers

| # | Tract ID | Assessor Number | Geocode | Area(ft²) |
|---|---|---|---|---|
| 1 | 3020X06-MLS-19R | 0980641 | 07418606323070000 | N/A |

## School Districts

| # | District Number | District Name | High School | Area(ft²) |
|---|---|---|---|---|
| 1 | 6 | COLUMBIA FALLS | COLUMBIA FALLS | N/A |

## Fire Districts

| # | District Name | Area(ft²) |
|---|---|---|
| 1 | COLUMBIA FALLS RURAL | N/A |

## Water and Sewer Districts

| # | District Name | Area(ft²) |
|---|---|---|
| 1 | MEADOW LAKE WATER SEWER | N/A |

## Legislative Districts

| # | Precinct | House District | Senate District | Area(ft²) |
|---|---|---|---|---|
| 1 | 18 | 3 | 2 | N/A |

## Commissioner District

| # | District Number | District Representative | Area(ft²) |
|---|---|---|---|
| 1 | 1 | Philip Mitchell | N/A |

# Property Record Card

## Summary

### Primary Information

**Property Category:** RP
**Subcategory:** Residential Property
**Geocode:** 07-4186-06-3-23-07-0000
**Assessment Code:** 0000980641
**Primary Owner:**
SIMS DANIEL JOHN
2130 9TH ST # 174
COLUMBIA FALLS, MT 59912-4416
**PropertyAddress:** 261 PINE VALLEY LOOP
COLUMBIA FALLS, MT 59912
**COS Parcel:**
*NOTE: See the Owner tab for all owner information*
**Certificate of Survey:**
**Subdivision:** MEADOW LAKE COUNTRY CLUB EST PH 5
**Legal Description:**
MEADOW LAKE COUNTRY CLUB EST PH 5, S06, T30 N, R20 W, Lot 19R, ASSR# 0000980641
**Last Modified:** 7/11/2019 1:28:25 PM

### General Property Information

**Neighborhood:** 207.309.0
**Property Type:** VAC_R - Vacant Land - Rural
**Living Units:** 0
**Levy District:** 07-131209-06 - GXL
**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:** 1
**Fronting:** 0 - None
**Utilities:** 0
**Parking Type:**
**Access:** 0
**Parking Quantity:**
**Location:** 0 - Rural Land
**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 | 0.992 | 99,384.00 |

### Deed Information:

| Deed Date | Book | Page | Recorded Date | Document Number | Document Type |
|---|---|---|---|---|---|

## Owners

Party #1

**Default Information:** SIMS DANIEL JOHN
2130 9TH ST # 174
**Ownership %:** 100
**Primary Owner:** "Yes"
**Interest Type:** Conversion
**Last Modified:** 5/4/2015 4:58:44 PM

Other Names

| Name | Type |
|---|---|

Other Addresses

## Appraisals

Appraisal History

| Tax Year | Land Value | Building Value | Total Value | Method |
|---|---|---|---|---|
| 2019 | 99384 | 0 | 99384 | COST |
| 2018 | 153146 | 0 | 153146 | COST |
| 2017 | 153146 | 0 | 153146 | COST |

## Market Land

Market Land Item #1

**Method:** Sqft
**Type:** Primary Site
**Width:**
**Depth:**
**Square Feet:** 43,204
**Acres:**

Valuation

**Class Code:** 2101
**Value:** 99384

## 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

Options | Inquiry | Overview | Unpaid Taxes | Pay Taxes | Tax History | Tax Bill | Disclaimer

Email: Email Report

Active Header Year: 19 Assessor: 0980641 SD: 06

Names :
1M SIMS, DANIEL JOHN

Addresses:
Mailing Address
2130 9TH ST 174
COLUMBIA FALLS MT 59912

Physical Address
261 PINE VALLEY LOOP
COLUMBIA FALLS MT 59912

Legal Descriptions
Record #01 Sec:06 Twp:30 Rng:20 Lot:19R Subdiv Cd:MLS
Description:MEADOW LAKE COUNTRY CLUB EST PH 5
Acres: 0.99

Value record(s) for year 2019

| | Catcd | Description | Acres | Value | TaxableVal | Geocode |
|---|---|---|---|---|---|---|
| 1 GXL | 21010 | TRACT LAND | 0.99 | 99384 | 1342.00 | 07418606323070000 |

# FLATHEAD COUNTY
# 2018 REAL ESTATE TAX BILL

Adele Krantz, Treasurer
935 1st Ave W Ste T  Kalispell MT  59901
(406) 758-5680
http://flathead.mt.gov/property_tax

**ASSESSOR NUMBER:** 0980641
**TAX BILL NUMBER:** 201815658
**SCHOOL DISTRICT:** 06
**GEO CODE:** 07418606323070000

DANIEL JOHN SIMS
2130 9TH ST  174
COLUMBIA FALLS MT 59912

**Property Location:**
261 PINE VALLEY LOOP
COLUMBIA FALLS MT 59912

**Property Description**
06 30 20 MEADOW LAKE COUNTRY CLUB EST PH 5 LOT 19R

**Parties with ownership interest as of January 1, 2018**
Owner of Record.....SIMS, DANIEL JOHN

| Type of Property | Market Value | Taxable Value |
|---|---|---|
| Real Estate | 153,146 | 2,067.00 |
| No Buildings Assessed | 0 | 0 |
| Totals | 153,146 | 2,067.00 |

| Description | Percentage | Amount |
|---|---|---|
| County Functions | 26.54% | 344.20 |
| Education | 69.90% | 906.31 |
| Other | 3.54% | 45.92 |

## SUMMARY OF TAXES, LEVIES & FEES

| | | | | | |
|---|---|---|---|---|---|
| COUNTY | .067880 | 140.31 | COUNTY LIBRARY | .006810 | 14.08 |
| SHERIFF | .042600 | 88.05 | CO PERM MED LEVY | .012530 | 25.90 |
| NOXIOUS WEEDS | .002130 | 4.40 | COUNTYWIDE MOSQUITO | .000950 | 1.96 |
| 911 GENER OBLIG BOND | .001880 | 3.89 | PERM SRS LEVY | .000700 | 1.45 |
| ROAD | .024480 | 50.60 | COUNTY PLANNING | .001660 | 3.43 |
| BOARD OF HEALTH | .004900 | 10.13 | | | |
| | SUBTOTAL - | TAXES FOR COUNTY FUNCTIONS... | | .166520 | 344.20 |
| STATE - UNIVERSITY | .006000 | 12.40 | GENERAL SCHOOLS | .106400 | 219.93 |
| STATE - SCHOOL AID | .040000 | 82.68 | FLAT VAL COM COLLEGE | .016170 | 33.42 |
| COLUMBIA FALLS H.S. | .068390 | 141.36 | CF RURAL ELEM 06 | .197350 | 407.92 |
| FVCC PERMIS MED LEVY | .004160 | 8.60 | | | |
| | SUBTOTAL - | TAXES FOR EDUCATION..... | | .438470 | 906.31 |
| COL FALLS CEMETERY | .002640 | 5.46 | SOIL & WATER CONSERV | .001690 | 3.49 |
| COL FALLS FIRE | .017530 | 36.23 | STATE FORESTER | | 0.74 |
| | SUBTOTAL - | OTHER TAXES AND FEES..... | | .021860 | 45.92 |
| Total Mills Levied | 0.626850 | | | | |

**Total Taxes and Fees . . . 1296.43**

34156

**1st Installment due 11/30/2018 = 648.23**
**2nd Installment due 05/31/2019 = 648.20**

Tax paid receipts will be mailed only if a self-addressed stamped envelope is enclosed.
To pay or view taxes online, go to **http://flathead.mt.gov/property_tax.**
A 3% fee will be charged on all credit/debit card payments. There is no fee to pay by e-check.
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

Keep upper portion for your records.

Return stub with payment. Payment must be hand delivered, paid online, or postmarked by 5:00 pm on: **MAY 31, 2019**
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 http://flathead.mt.gov/property_tax

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

**ASSESSOR NUMBER:** 0980641
**TAX BILL NUMBER:** 201815658
**SCHOOL DISTRICT:** 06

**If your address has changed, please make corrections below.**
DANIEL JOHN SIMS
2130 9TH ST  174
COLUMBIA FALLS MT 59912

**No additional notice will be sent for this installment.**

**Tax Amount Due:** **648.20**

**2ND 2018 REAL ESTATE**

Return stub with payment. Payment must be hand delivered, paid online, or postmarked by 5:00 pm on: **NOVEMBER 30, 2018**
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 http://flathead.mt.gov/property_tax

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

**ASSESSOR NUMBER:** 0980641
**TAX BILL NUMBER:** 201815658
**SCHOOL DISTRICT:** 06

**If your address has changed, please make corrections below.**
DANIEL JOHN SIMS
2130 9TH ST  174
COLUMBIA FALLS MT 59912

**Tax Amount Due:** **648.23**

1296.43

**1ST 2018 REAL ESTATE**

Order No. 20905 95081 15210

# WARRANTY DEED

For Value Received PETER E. TRACY, also known as PETER TRACY

the grantor do es hereby grant, bargain, sell and convey unto DANIEL JOHN SIMS,

the grantee, the following described premises, in Flathead County, Montana,

to-wit:

Lot 19R of MEADOW LAKE COUNTRY CLUB ESTATES PHASE V, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

APPROVED 3-22-95 CD

0950641

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, and to his heirs and assigns forever. And the said Grantor do es hereby covenant to and with the said Grantee, that he is the owner in fee simple of said premises, that they are free from all incumbrances except reservations, easements, agreements, conditions, covenants and restrictions of record

and that he will warrant and defend the same from all lawful claims whatsoever.

Dated: March 18, 1995

Peter E. Tracy

Peter E. Tracy

STATE OF MONTANA, COUNTY OF Flathead

On this 22nd day of March, 1995, before me, a notary public in and for said State, personally appeared Peter E. Tracy

NOTARIAL SEAL

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same

Mary M. Lamons

Notary Public, State of Montana

Residing at COLUMBIA FALLS

Comm Expires 5/15/95

STATE OF MONTANA, COUNTY OF Flathead

I hereby certify that this instrument was filed for record at the request of CGTC

at 21 minutes past 3:00 o'clock p m., this 22nd day of March 1995, in my office, and duly recorded in Book ~~of Deeds on page~~ 95081 15210

Susan W Haverfield

Ex-Officio Recorder

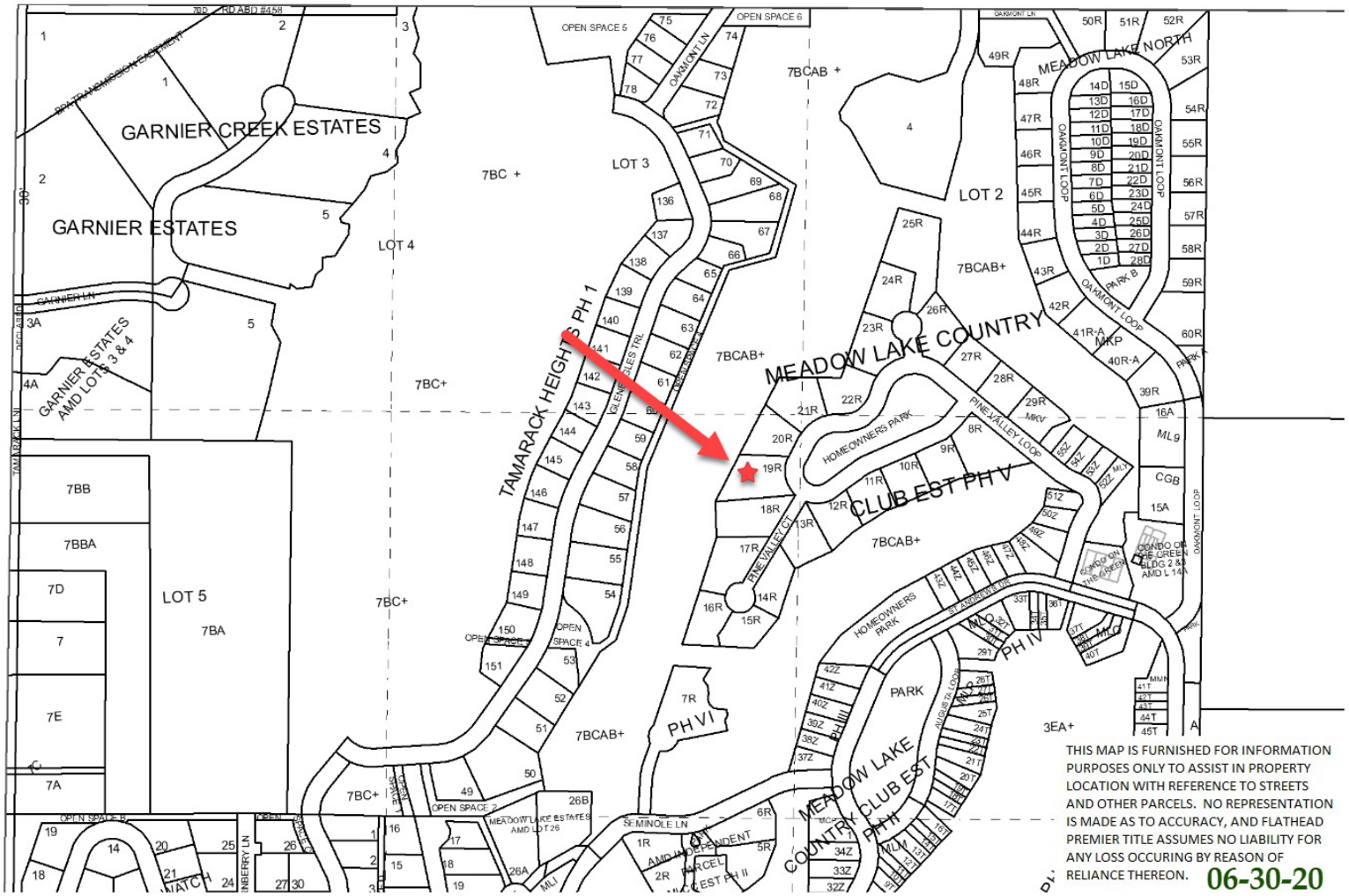
By S Knoepfle

Deputy

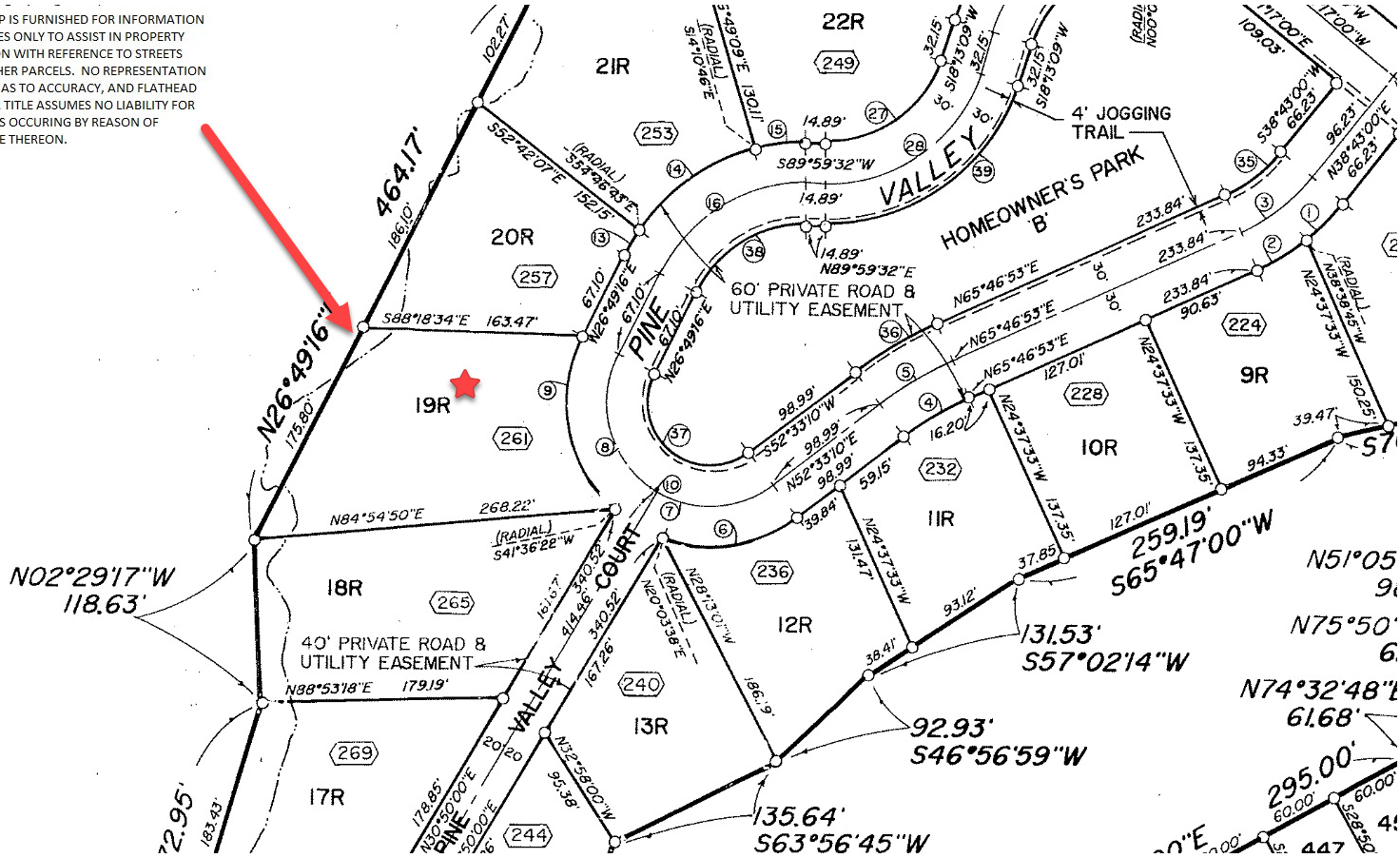
Fees $ 6

Mail to: Daniel John Sims 13693 E. Iliff Ave #250 Aurora CO 80014

INSTRUMENT No.




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 OCCURING BY REASON OF RELIANCE THEREON.

**06-30-20**

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