



LISTING PACKAGE

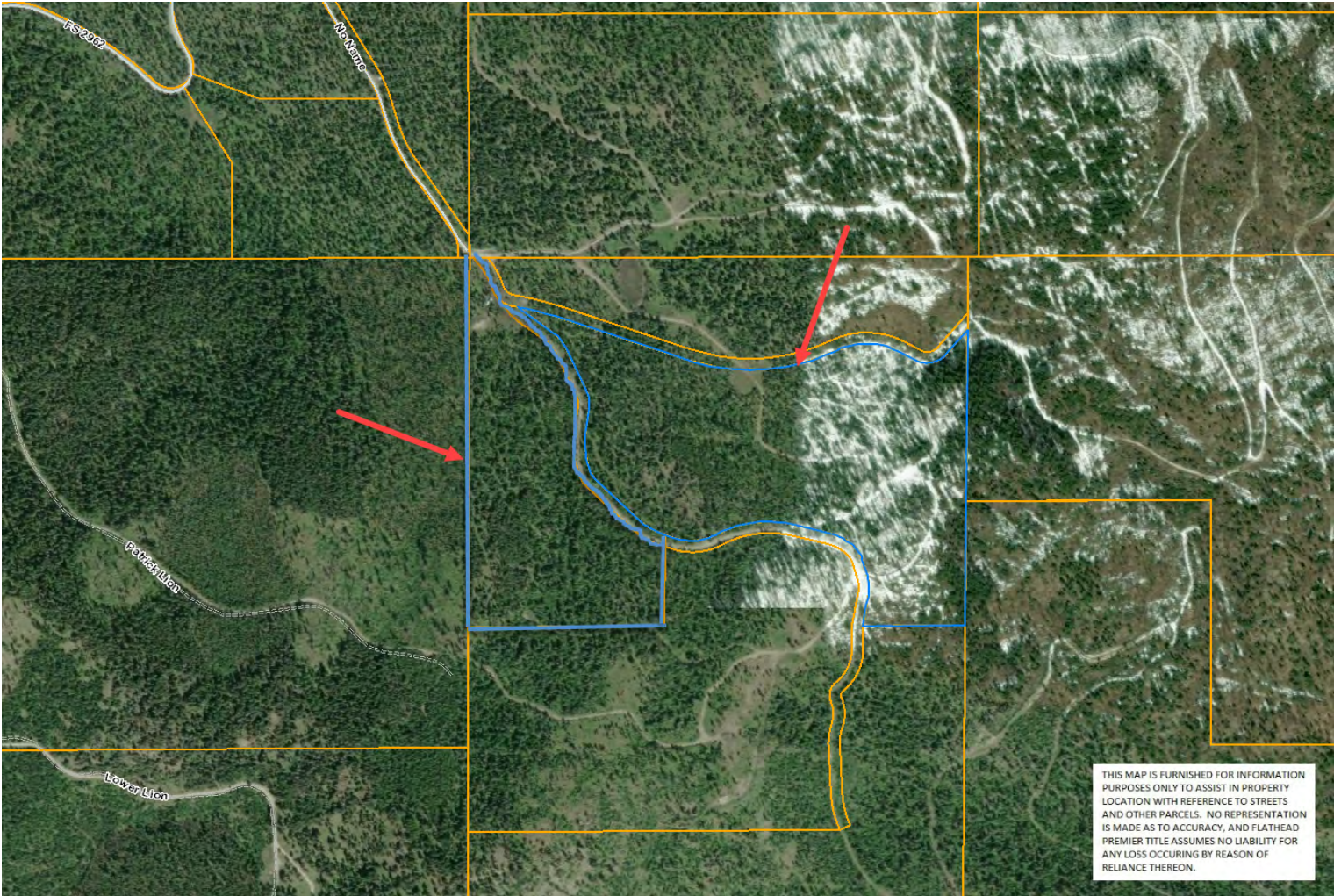
NHN Patrick Creek
Kalispell, MT 59901

Assessor Number: 0016264
Geocode: 07383429101200000

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	N/A





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 RELIANCE THEREON.

Property Record Card

Summary

Primary Information

Property Category: [RP](#) **Subcategory:** [Agricultural and Timber Properties](#)
Geocode: [07-3834-29-1-01-20-0000](#) **Assessment Code:** [0000016264](#)
Primary Owner: **PropertyAddress:**
[ELLEGE BRENT](#)
[179 MANAGHAN LN](#) **COS Parcel:**
[KALISPELL, MT 59901-7227](#)
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:

Legal Description:

[S29, T27 N, R21 W, ACRES 78.24, CS 21774-3, TR 1AB IN NW4](#)

Last Modified: [4/22/2023 5:09:24 AM](#)

General Property Information

Neighborhood: [207.750.7](#) **Property Type:** [VAC_R - Vacant Land - Rural](#)
Living Units: [0](#) **Levy District:** [07-1310-05 - MAIN](#)
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	78.239	00.00
Total Market Land	0.000	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
4/13/2021			4/16/2021	202100013376	Quit Claim Deed
4/13/2021			4/16/2021	202100013377	Quit Claim Deed
4/13/2021			4/16/2021	202100013378	Quit Claim Deed

4/13/2021		4/30/2021	202100015141	Warranty Deed
9/22/2020		10/9/2020	202000033832	Quit Claim Deed

Owners

Party #1

Default Information: [ELLEGE BRENT](#)
[179 MANAGHAN LN](#)
Ownership %: 100
Primary Owner: "Yes"
Interest Type: [Conversion](#)
Last Modified: [9/23/2021 4:14:04 PM](#)

Other Names

Other Addresses

Name **Type**

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2022	43221	0	43221	COST
2021	22049	0	22049	COST

Market Land

Market Land Info

[No market land info exists for this parcel](#)

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 Item #1

Acre Type: [Forest](#)

Irrigation Type:

Class Code: [1901](#)

Timber Zone: [1](#)

Productivity

Quantity: [163.63](#)

Commodity: [Timber](#)

Units: [Board Feet/Acre](#)

Valuation

Acres: [2.703](#)

Per Acre Value: [0](#)

Value: 0

Ag/Forest Land Item #2

Acre Type: Forest

Class Code: 1901

Productivity

Quantity: 166.23

Units: Board Feet/Acre

Valuation

Acres: 16.708

Value: 0

Irrigation Type:

Timber Zone: 1

Commodity: Timber

Per Acre Value: 0

Ag/Forest Land Item #3

Acre Type: Forest

Class Code: 1901

Productivity

Quantity: 211.33

Units: Board Feet/Acre

Valuation

Acres: 58.828

Value: 0

Irrigation Type:

Timber Zone: 1

Commodity: Timber

Per Acre Value: 0

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: 0016264 SD: 05 BCC: 00 Old Assessor: 0088635

Names :
1M ELLEDGE, BRENT

Addresses:
Mailing Address
179 MANAGHAN LN
KALISPELL MT 59901

Legal Descriptions
Record #01 Sec:29 Twp:27 Rng:21
Description:TR 1AB IN NW4
Acres: 78.24
COS - 21774-3 BDY ADJ

Old Assessor # : 0088635

Value record(s) for year 2022

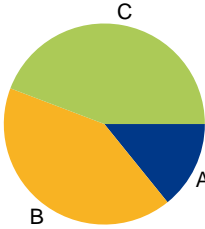
	Catcd	Description	Acres	Value	TaxableVal	Geocode
1	19010	FORESTLAND	78.24	35746	111.00	07383429101200000



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: 0016264
TAX BILL NUMBER: 202206201
SCHOOL DISTRICT: 05
GEocode 07383429101200000
Property Description:
 S# T# R# Property Description Lot Block
 29 27 21 TR 1AB IN NW4
Parties with ownership interests as of 1/1/22:
 Owner of Record.....ELLEDDGE, BRENT

3335*5**G50**1.064**1/6*****AUTO5-DIGIT 59901
 BRENT ELLEDGE
 179 MANAGHAN LN
 KALISPELL MT 59901-7227



Property Type	Taxable Market Value	Taxable Value
Real Estate	35,746	111.00
No Buildings Assessed		
Totals	35,746	111.00

Description	Percentage	Amount
A County	14.18%	17.23
B Education	41.60%	50.55
C Other	44.22%	53.74

COUNTY	.056400	6.26
SHERIFF	.037700	4.18
NOXIOUS WEEDS	.001570	0.17
911 GENER OBLIG BOND	.001350	0.15
ROAD	.022030	2.45
BOARD OF HEALTH	.003990	0.44
STATE - UNIVERSITY	.006000	0.67
STATE - SCHOOL AID	.040000	4.44
FLATHEAD HIGH SCHOOL	.087120	9.67
FVCC PERMIS MED LEVY	.004760	0.53
SOIL & WATER CONSERV	.001540	0.17
Total Mills Levied	0.612150	

SUMMARY OF TAXES, LEVIES & FEES

COUNTY LIBRARY	.005790	0.64
CO PERM MED LEVY	.012230	1.36
COUNTYWIDE MOSQUITO	.000910	0.10
PERM SRS LEVY	.000670	0.07
COUNTY PLANNING	.001220	0.14
FECC SPECIAL DIST	.011400	1.27
SUB-TOTAL - Taxes For County Functions...	.155260	17.23
GENERAL SCHOOLS	.100940	11.20
FLAT VAL COM COLLEGE	.013050	1.45
KAL RURAL ELEM 05	.203480	22.59
SUB-TOTAL - Taxes For Education.....	.455350	50.55
STATE FORESTER		53.57
SUB-TOTAL - Other Taxes And Fees.....	.001540	53.74

TOTAL TAXES AND FEES . . . 121.52
 1st Installment due 11/30/22 = 60.78
 2nd Installment due 05/31/23 = 60.74

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: 0016264
TAXBILL NUMBER: 202206201
SCHOOL DISTRICT: 05

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

TAX 60.74

If your address has changed, please make corrections below:

BRENT ELLEDGE
 179 MANAGHAN 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: 0016264
TAXBILL NUMBER: 202206201
SCHOOL DISTRICT: 05

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

TAX 60.78

If your address has changed, please make corrections below:

BRENT ELLEDGE
 179 MANAGHAN LN
 KALISPELL MT 59901

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

1st 2022 REAL ESTATE



**When Recorded Return to:
and Send Tax Notices to:**

Brent Elledge
4428 67th Avenue NE, ~~Marysville, Washington 98270~~ **179 MANAGHAN LN
KALISPELL MT 59901**



Debbie Pierson, Flathead County MT by AW

202100015141
Page: 1 of 3
Fees: \$21.00
4/30/2021 2:50 PM

WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, the undersigned,

NEAL BOUMA, of PO Box 775, Choteau, Montana 59422, as Grantor,

hereby grants to

BRENT ELLEDGE, of 4428 67th Avenue NE, Marysville, Washington 98270, as Grantee,

real property in Flathead County, Montana, described as follows ("Property"):

Tract 1 of Certificate of Survey No. 21774, a tract of land, situated, lying and being in the Northwest Quarter (NW¼) of Section 29, Township 27 North, Range 21 West, P.M.M., Flathead County, Montana.

Tract 3 of Certificate of Survey No. 21774, a tract of land, situated, lying and being in the Northwest Quarter (NW¼) of Section 29, Township 27 North, Range 21 West, P.M.M., Flathead County, Montana.

TOGETHER WITH all improvements thereon and hereditaments, tenements and appurtenances thereto.

- (a) A non-exclusive 60 foot private road and utility easement across Tract 3 of Certificate of Survey No. 20745, a tract of land, situated, lying and being in the Southeast Quarter (SE¼) of Section 19, Township 27 North, Range 21 West, P.M.M., Flathead County, Montana;
- (b) A non-exclusive 60 foot private road and utility easement as per that certain Amended Easement Agreement recorded as Document #201800010121 in the office of the Clerk & Recorder of Flathead County, Montana.
- (c) A non-exclusive 60 foot private road and utility easement across Tract 2 of Certificate of Survey No. 21774, a tract of land, situated, lying and being in the

Approved 04/30/2021 sa ptn of 0016264, 0016266 & 0088635



Northwest Quarter (NW¼) of Section 29, Township 27 North, Range 21 West, P.M.M., Flathead County, Montana.

- (d) A non-exclusive 60 foot private road and utility easement across Tract 4 of Certificate of Survey No. 21774, a tract of land, situated, lying and being in the Northwest Quarter (NW¼) of Section 29, Township 27 North, Range 21 West, P.M.M., Flathead County, Montana.

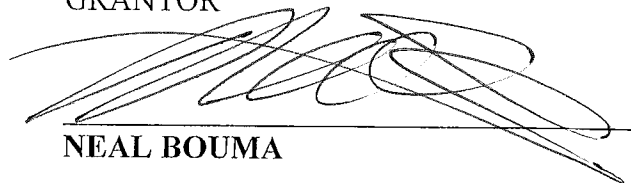
TO HAVE AND TO HOLD unto the Grantee, and his heirs and assigns, forever, SUBJECT TO THE FOLLOWING:

- (a) All matters, reservations, exceptions, waivers, covenants, plats, surveys, conditions and restrictions of record and in patents from the United States and the State of Montana.
- (b) Existing easements, rights-of-way and other non-monetary encumbrances of record or apparent.
- (c) Mineral and royalty reservations and conveyances of record.
- (d) Building, use, zoning, sanitary and environmental restrictions.
- (e) Taxes and assessments for 2021 and subsequent years.
- (f) That certain Private Road Maintenance Agreement recorded April 30, 2021 2021 as Document # 202100015082 in the office of the Clerk & Recorder of Flathead County, Montana.
- (g) That certain Private Road Maintenance Agreement recorded April 30th, 2021 as Document # 202100015083 in the office of the Clerk & Recorder of Flathead County, Montana.

EXCEPT with reference to the items referred to in paragraphs (a) to (g) inclusive, this deed is given with the usual covenants expressed in Montana Code Ann. § 30-11-110.

DATED 4-27-21, 2021.

GRANTOR

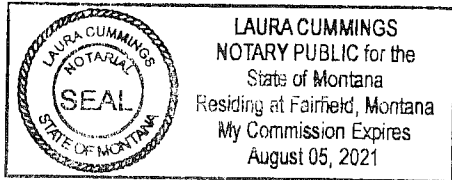


NEAL BOUMA



STATE OF MONTANA)
 : ss.
County of ~~Flathead~~ ^HTeton)

This instrument was acknowledged before me on 4/27/2021, 2021, by **NEAL BOUMA.**

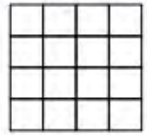


Laura Cummings
Notary Public for the State of Montana

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29 27 21

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.

INFORMATION:
 JURISDICTION: ACRES
 SECTION: 21
 T42N R14E S21E
 NUMBER OF PARCELS:
 24
 2000' X 1000' 100 FT
 2000' X 1000' 100 FT
 2000' X 1000' 100 FT



8/11/22

THIS MAP IS PREPARED ONLY FOR THE ADMINISTRATIVE USE OF FLATHEAD COUNTY AS A REPRESENTATION OF THE LOCATION OR EXISTENCE OF TRACTS OF RECORD, THEIR BOUNDARIES, AND OTHER PARCELS. NO REPRESENTATION IS MADE AS TO ACCURACY, AND FLATHEAD COUNTY PREMIER TITLE ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON. 29-27-21

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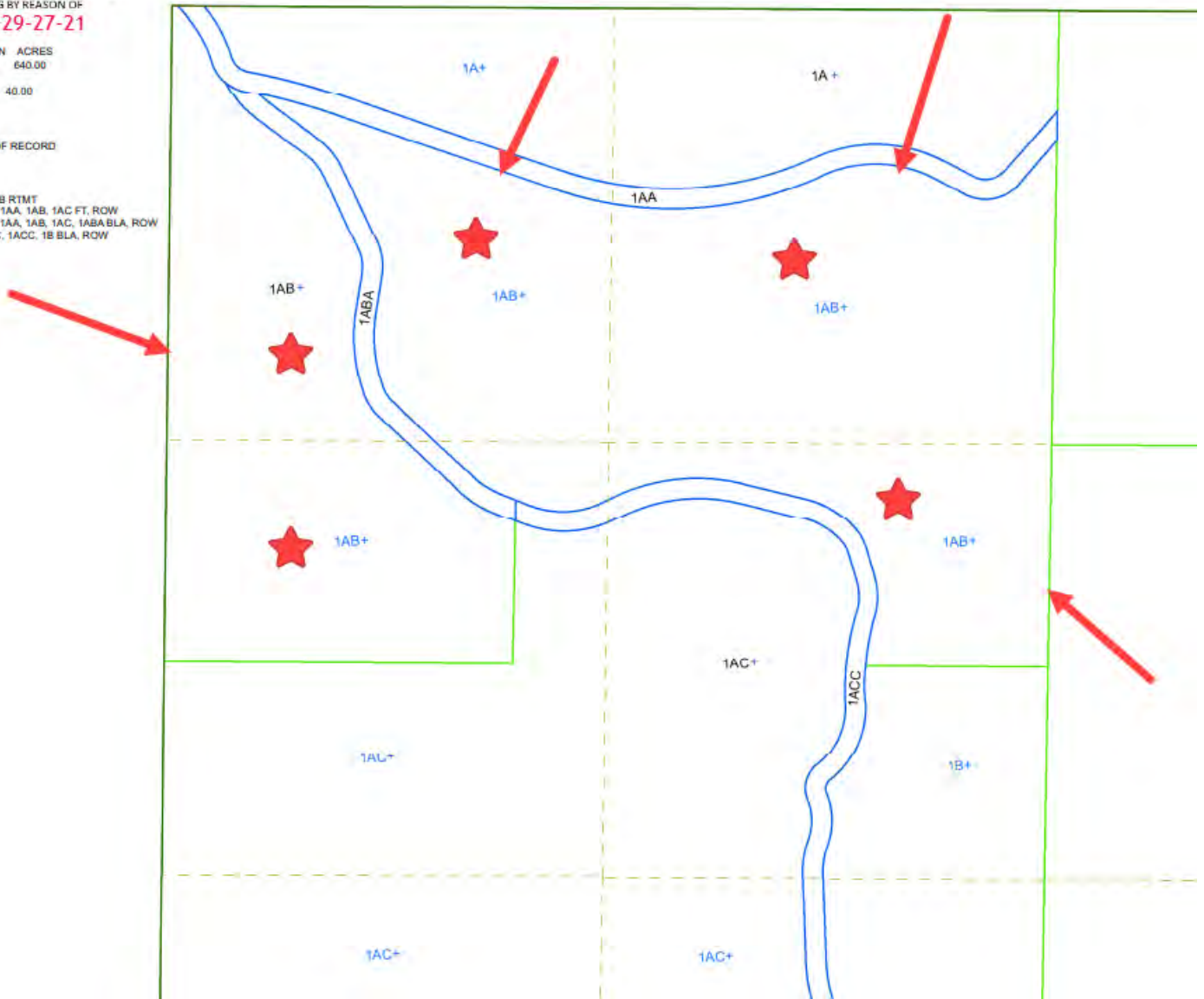
SUBDIVISION ACRES
SECTION 640.00

ALL 1/4 1/4 40.00

SURVEYS OF RECORD

C.S.

20946= 1, 1B RTMT
21588= 1A, 1AA, 1AB, 1AC FT, ROW
21774= 1A, 1AA, 1AB, 1AC, 1ABA, BLA, ROW
21984= 1AC, 1ACC, 1B BLA, ROW



By: SANDS SURVEYING, Inc.
2 Village Loop
Kalispell, MT 59901
(406) 755-8481

JOB NO: 469103
DATE: January 26, 2021
COMPLETED DATE: 4/16/2021
FOR/OWNERS: Neal Bouma
Ralph Bouma
Cornelia Bouma

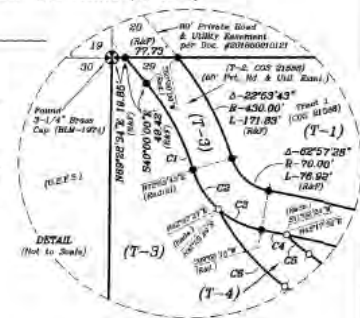
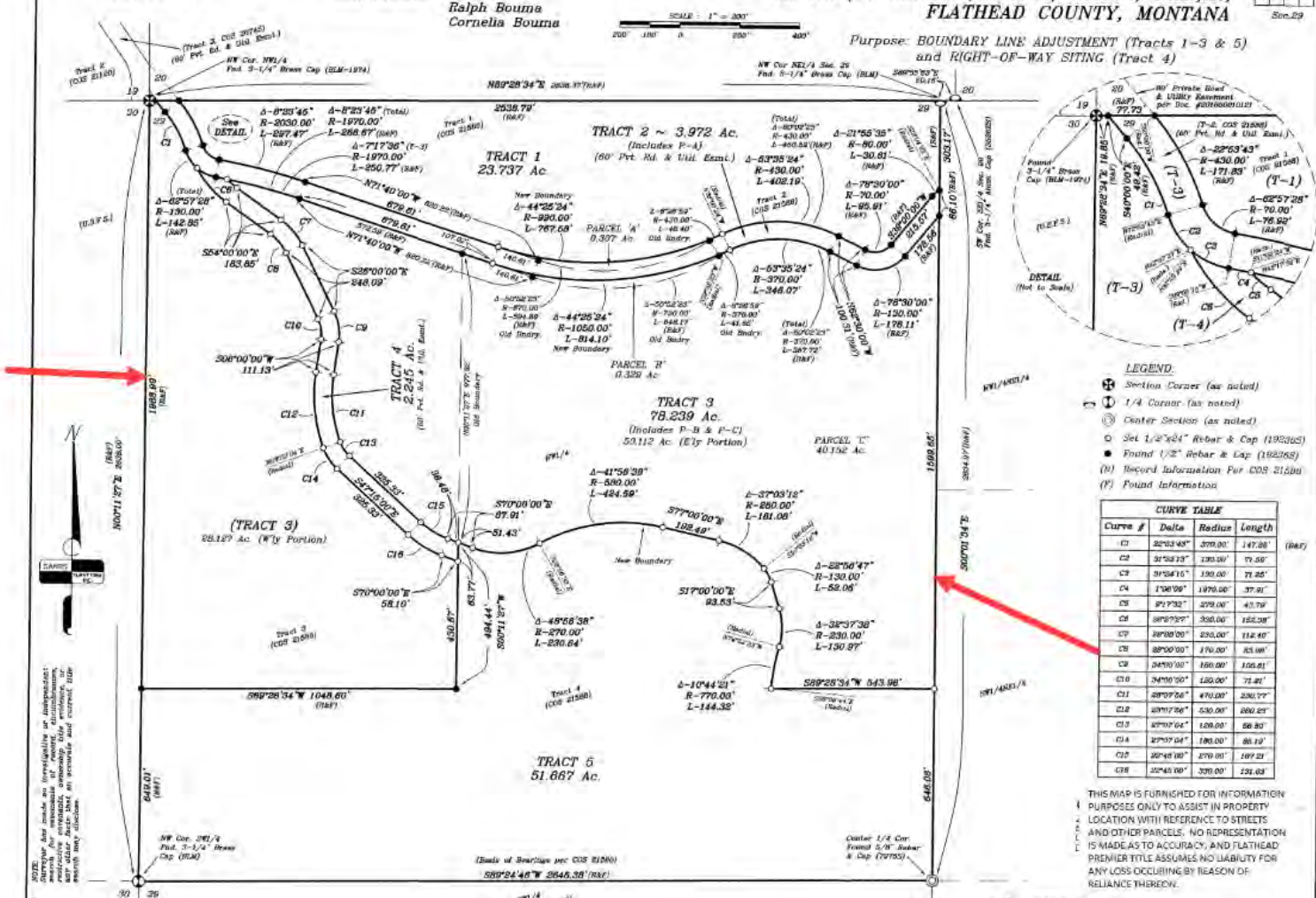
CERTIFICATE OF SURVEY

In NW1/4 SEC. 29, T.27N., R.21W., P.M.M.,
FLATHEAD COUNTY, MONTANA



SCALE: 1" = 200'
200' 100' 0' 100' 200'

Purpose: BOUNDARY LINE ADJUSTMENT (Tracts 1-3 & 5)
and RIGHT-OF-WAY SITING (Tract 4)



- LEGEND:**
- ⊕ Station Corner (as noted)
 - ⊙ 1/4 Corner (as noted)
 - ⊙ Center Station (as noted)
 - ⊙ Set 1/2"x3/4" Rebar & Cap (199205)
 - ⊙ Found 1/2" Rebar & Cap (199205)
 - (R) Record Information For COS 21200
 - (F) Found Information

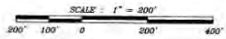
Curve #	Delta	Radius	Length
C1	22°53'43"	370.00'	147.88'
C2	31°58'13"	130.00'	71.50'
C3	31°58'13"	130.00'	71.50'
C4	1°08'09"	1970.00'	37.21'
C5	31°58'13"	130.00'	71.50'
C6	31°58'13"	130.00'	71.50'
C7	31°58'13"	130.00'	71.50'
C8	31°58'13"	130.00'	71.50'
C9	31°58'13"	130.00'	71.50'
C10	31°58'13"	130.00'	71.50'
C11	31°58'13"	130.00'	71.50'
C12	31°58'13"	130.00'	71.50'
C13	31°58'13"	130.00'	71.50'
C14	31°58'13"	130.00'	71.50'
C15	31°58'13"	130.00'	71.50'
C16	31°58'13"	130.00'	71.50'

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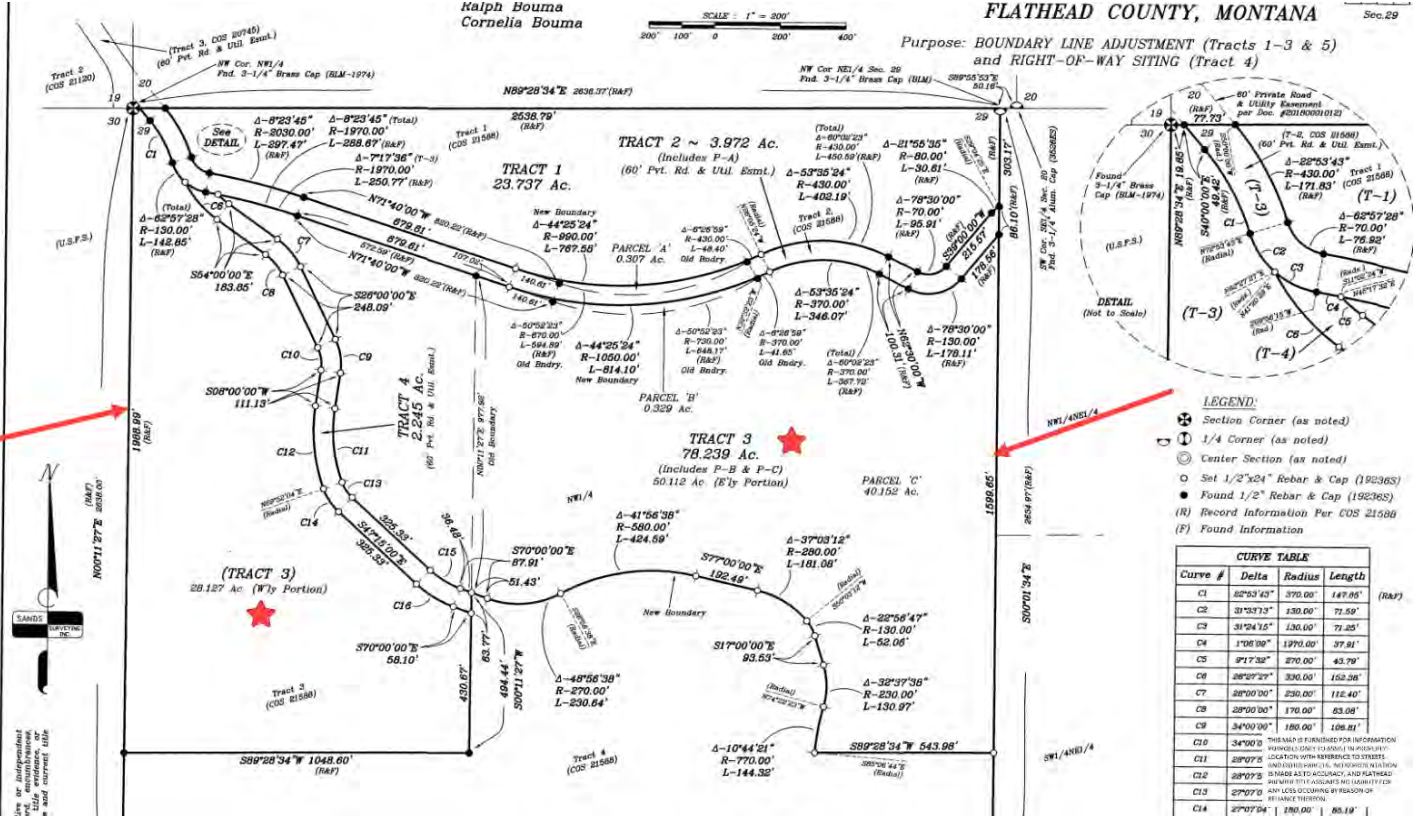
Ralph Bouma
Cornelia Bouma

FLATHEAD COUNTY, MONTANA

Sec. 29



Purpose: BOUNDARY LINE ADJUSTMENT (Tracts 1-3 & 5)
and RIGHT-OF-WAY SITING (Tract 4)



- LEGEND:**
- ⊕ Section Corner (as noted)
 - ⊙ 1/4 Corner (as noted)
 - ⊙ Center Section (as noted)
 - Set 1/2" x 24" Rebar & Cap (19236S)
 - Found 1/2" Rebar & Cap (19236S)
 - (R) Record Information Per COS 21588
 - (F) Found Information

CURVE TABLE			
Curve #	Delta	Radius	Length
C1	22°53'43"	375.00'	147.65'
C2	31°53'12"	130.00'	71.59'
C3	31°54'15"	130.00'	71.25'
C4	17°08'00"	1770.00'	37.81'
C5	27°17'32"	270.00'	43.79'
C6	28°27'27"	330.00'	152.38'
C7	28°00'00"	170.00'	112.40'
C8	28°00'00"	170.00'	83.08'
C9	34°00'00"	180.00'	108.81'
C10	34°00'00"	180.00'	108.81'
C11	28°07'28"	180.00'	108.81'
C12	28°07'28"	180.00'	108.81'
C13	27°07'54"	180.00'	85.18'
C14	27°07'54"	180.00'	85.18'

U.S.F.S.
N
SANDS
SECTION 29

or discrepancies
and as shown
this reference
to said survey
is not intended

THIS MAP IS PREPARED FOR INFORMATION
PURPOSES ONLY. IT IS NOT A WARRANTY
LOCATION WITH REFERENCE TO TRACTS
AND OTHER RECORDS. NO EXPRESS WARRANTY
IS MADE AS TO ACCURACY, AND NEITHER
PRACTICE WILL BE HELD LIABLE FOR
ANY LOSS OCCURRING BY REASON OF
RELIANCE THEREON.