



LISTING PACKAGE

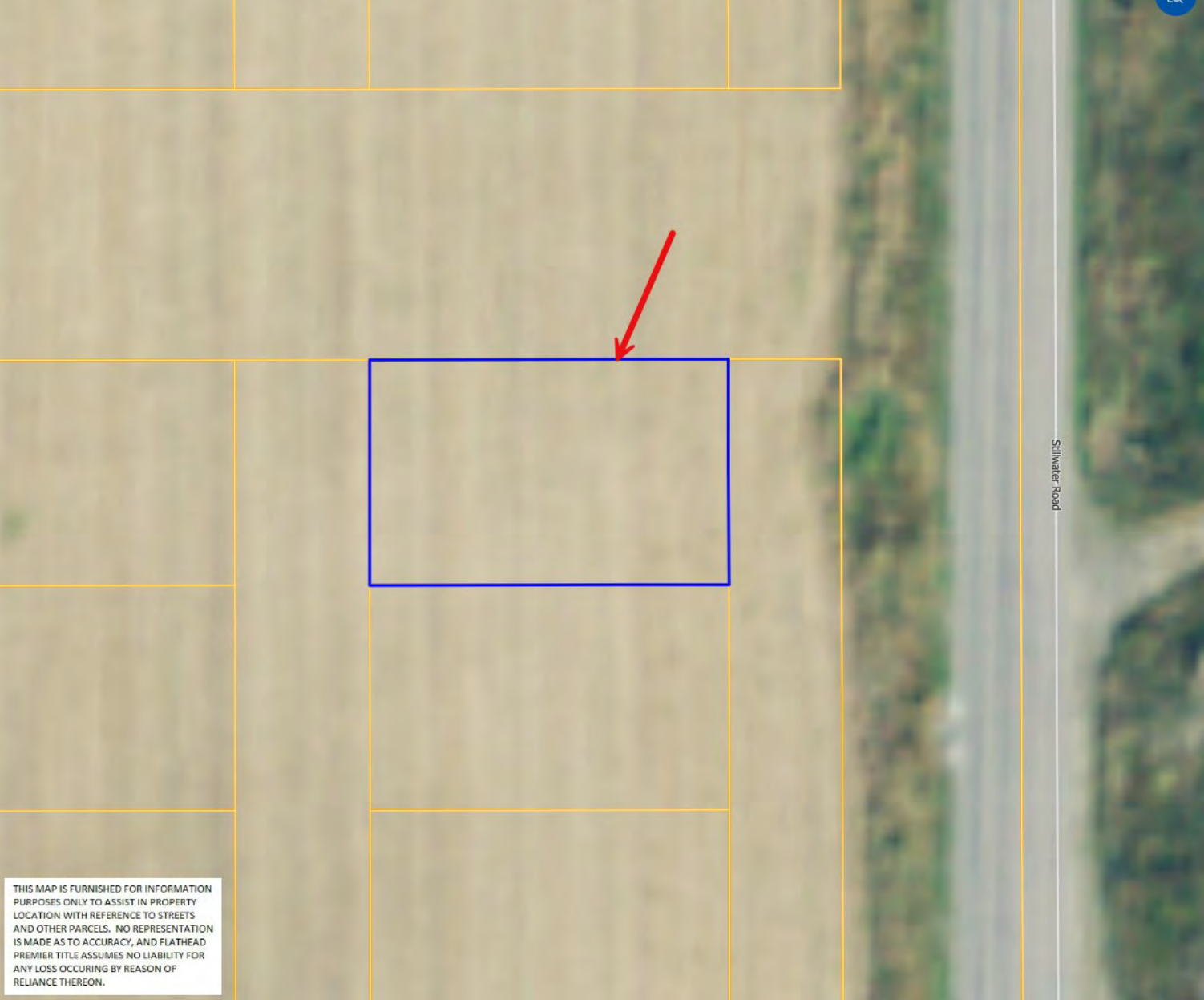
590 Stillwater Road
Kalispell, MT 59901

Assessor Number: 0509608
Geocode: 07407735402790000

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





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.

Tax Year: 2024

Scale: 1:321.19 Basemap: Montana NAIP 2021



Summary

Primary Information

Property Category: RP

Subcategory: Residential Property

Geocode: 07-4077-35-4-02-79-0000

Assessment Code: 0000509608

Primary Owner:

STARLING DEVELOPMENT LLC
ATTN: CHAD PELLEY
MOUNT VERNON, IA 52314-0099
Note: See Owners section for all owners

Property Address:

590 STILLWATER RD
KALISPELL, MT 59901

Certificate of Survey:

Legal Description: STARLING PH 1-3, S35, T29 N, R22 W, Lot 40

Last Modified: 9/13/2024 19:46:8 PM

Tax Year: 2024

General Property Information

Neighborhood: 207.130.2	Property Type: Vacant Land
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	0.092	110425

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/12/2024			7/12/2024	202400011606	Warranty Deed

Owners

Party #1

Default Information:	STARLING DEVELOPMENT LLC ATTN: CHAD PELLEY MOUNT VERNON, IA 52314-0099
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	5/3/2022 15:6:47 PM

Tax Year: 2024

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	110425	0	110425	COST
2023	110425	0	110425	COST

Market Land

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 4008	Acres: n/a
Class Code: 2201	Value: 110425

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

Tax Year: 2024

No ag/forest land exists for this parcel

Easements

No easements exist for this parcel

Disclaimer

The Montana State Library (MSL) provides this product/service for informational purposes only. MSL did not produce it for, nor is it suitable for legal, engineering, or surveying purposes. Data from disparate sources may not be in vertical alignment. Consumers of this information should review or consult the primary data and information sources to ascertain the viability of the information for their purposes. The MSL provides these data in good faith and in no event, shall be liable for any incorrect results or analysis, any lost profits and special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data or the services provided. The MSL makes these data and services available as a convenience to the public, and for no other purpose. The MSL reserves the right to change or revise published data and/or services at any time.

Options

Inquiry

Overview

Email:

Email Overview Rpt

Active Header Year: 24 Assessor: 0509608 SD: 01 BCC: 00 Old Assessor: 0016620

Names :

1M STARLING HOMES LLC

Addresses:

Mailing Address

2880 TECHNOLOGY BLVD W STE 270
BOZEMAN MT 59718

Physical Address

590 STILLWATER RD
KALISPELL MT 59901

Legal Descriptions

Record #01 Sec:35 Twp:29 Rng:22 Lot:40 Subdiv Cd:SGB

Description:STARLING PH 1-3

Acres: 0.09

Old Assessor # : 0016620

Value record(s) for year 2023 - Year 2024 not found

Catcd	Description	Acres	Value	TaxableVal	Geocode
1	KIUV 22010 RESIDENTL CI	0.09	110425	1491.00	07407735402790000



Flathead County Treasurer
Adele Krantz, Treasurer
 290 A North Main
 Kalispell, MT 59901
 (406) 758-5680
https://flathead.mt.gov/property_tax

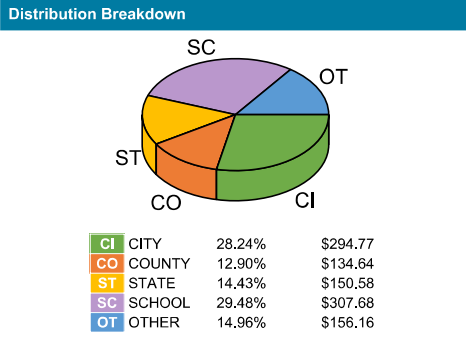
County Tax Bill

Tax Year 2024

52097***G51**9.716**69/78*****SNGLP
 STARLING DEVELOPMENT LLC
 ATTN: CHAD PELLEY
 PO BOX 99
 MOUNT VERNON IA 52314-0099

Assessor #:	0509608
Tax District	0B84-C01 / Annexed into Kalispe
Geo Code	07407735402790000
Mill Levy:	595.350
Market Value:	110,425
Real Estate:	1,491
Building & Improvements:	0
Personal Property:	0
Exemption:	0.00
Taxable Value:	1,491

Key Taxing Authority	Levy	Total Due	Key Taxing Authority	Levy	Total Due	Legal Description
CO 911 GENER OBLIG BON	0.910	\$1.36	SC SD 01 BUS DEPRECIATI	0.300	\$0.44	SCT: 35 TWN: 29 N RNG: 22 W
CO AIRPORT	2.000	\$2.98	SC SD 01 DEBT SERVICE	23.040	\$34.36	STARLING PH 1-3, S35, T29 N, R22 W, Lot 40
CO AREA AGENCY ON AGIN	0.470	\$0.70	SC SD 01 GENERAL	56.960	\$84.92	Physical Address: 590 STILLWATER RD
CO BOARD OF HEALTH	4.000	\$5.96	SC SD 01 TECHNOLOGY	3.780	\$5.64	
CO BRIDGE	1.590	\$2.38	SC SD 01 TRANSPORTATIO	14.430	\$21.52	
CO CO PERM MED LEVY	7.960	\$11.86	SC SD 01 TUITION	10.280	\$15.32	
SC COMMUNITY COL. RET.	2.750	\$4.10	CO SEARCH & RESCUE	1.000	\$1.50	
CO COMP INSURANCE	4.360	\$6.50	CO SHERIFF	27.370	\$40.80	
CO COUNTY LIBRARY	4.210	\$6.28	CO SPECIAL EMS PROGRA	2.000	\$2.98	
CO COUNTY PARKS	1.060	\$1.58	SC TRANSPORTATION	1.390	\$2.08	
CO COUNTY POOR FUND	0.180	\$0.26	ST UNIVERSITY MILLAGE	6.000	\$8.94	
CO COUNTY RETIREMENT	7.820	\$11.66	TOTAL LEVY	595.350	\$887.67	
CO COUNTYWIDE MOSQUIT	0.500	\$0.74	OT FECC SPECIAL DIST		\$10.90	
CO DISTRICT COURT	0.810	\$1.20	OT KAL GARBAGE		\$6.51	
ST ELEM GENERAL MAINT	33.000	\$49.20	OT KAL LIGHTING 50		\$13.22	
SC ELEM RETIREMENT	14.020	\$20.90	OT KAL STORM SEWER		\$23.11	
CO EMS	1.000	\$1.50	OT KAL STREET MAINT		\$81.91	
ST EQUALIZATION MILLAG	40.000	\$59.64	OT KAL URBAN FOREST DST		\$18.84	
CO EXTENSION	0.330	\$0.50	OT SOIL & WATER CONSERV		\$1.67	
CO FAIR	0.560	\$0.84	TOTAL TAX		\$1,043.83	
SC FHS BUILDING RESERV	0.920	\$1.38				
SC FHS BUS RESERVE	0.840	\$1.26				
SC FHS DEBT SERVICE	11.590	\$17.28				
SC FHS DEBT SRV NEW BO	5.690	\$8.48				
SC FHS FLEX	1.560	\$2.32				
SC FHS GENERAL	24.340	\$36.30				
SC FHS TRANSPORTATION	9.410	\$14.04				
SC FHS TUITION	2.500	\$3.72				
SC FVCC ADULT EDUCATIO	0.990	\$1.48				
SC FVCC DEBT SERVICE	1.920	\$2.86				
SC FVCC GENERAL	6.810	\$10.16				
SC FVCC PERMIS MED LEV	3.310	\$4.94				
CO GENERAL	18.810	\$28.04				
CO GROUP INSURANCE	0.130	\$0.20				
ST HIGH SCH GEN MAINT	22.000	\$32.80				
SC HIGH SCH RETIREMENT	7.030	\$10.48				
CO JUVENILE DETENTION	0.340	\$0.50				
CI KAL PERM MED LEVY	19.000	\$28.34				
CI KALISPELL CITY	120.260	\$179.31				
CI KALISPELL Emergency R	58.430	\$87.12				
CO NOXIOUS WEEDS	0.970	\$1.44				
CO PERM SRS LEVY	0.300	\$0.44				
CO PORT AUTHORITY	1.090	\$1.62				
CO PUBLIC TRANSIT	0.550	\$0.82				
SC SD 01 ADULT ED	0.240	\$0.36				
SC SD 01 BLDG RESERVE	2.240	\$3.34				



2nd Half:	\$521.89
2nd Half Due:	05/31/2025

Assessor No: **0509608**

NO SECOND HALF NOTICE WILL BE SENT. YOUR CHECK IS YOUR RECEIPT. STUBS MUST ACCOMPANY PAYMENT. FOR A COPY OF YOUR TAX RECEIPT INCLUDE A SELF ADDRESSED STAMPED ENVELOPE.

STARLING DEVELOPMENT LLC
 ATTN: CHAD PELLEY
 PO BOX 99
 MOUNT VERNON IA 52314-0099

MAKE CHECK PAYABLE TO:
Adele Krantz
Flathead County Treasurer
 290A N MAIN ST
 KALISPELL, MT 59901-3946

1st Half:	\$521.94
1st Half Due:	11/30/2024
Full Year Total:	\$1,043.83
Total Due Date:	11/30/2024

Assessor No: **0509608**

NO SECOND HALF NOTICE WILL BE SENT. YOUR CHECK IS YOUR RECEIPT. STUBS MUST ACCOMPANY PAYMENT. FOR A COPY OF YOUR TAX RECEIPT INCLUDE A SELF ADDRESSED STAMPED ENVELOPE.

STARLING DEVELOPMENT LLC
 ATTN: CHAD PELLEY
 PO BOX 99
 MOUNT VERNON IA 52314-0099

MAKE CHECK PAYABLE TO:
Adele Krantz
Flathead County Treasurer
 290A N MAIN ST
 KALISPELL, MT 59901-3946





WHEN RECORDED RETURN TO:
Starling Homes LLC
2880 Technology Blvd W Ste 270
Bozeman MT 59718
5819AFPT

WARRANTY DEED

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

Starling Homes LLC

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

Lot 40 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.

Approved 7/12/24 nf 0509608



Starling Development, LLC

By Chad Pelley, Manager

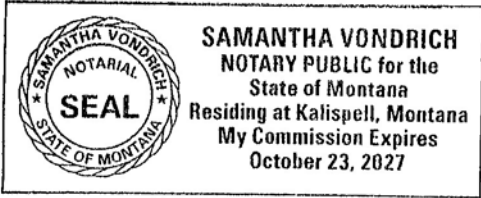
STATE OF: **Montana**

COUNTY OF: **Flathead**

This instrument was acknowledged before me on this 12th day of July, 2024, by **Chad Pelley, Manager**.

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

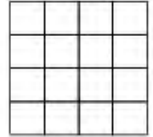
Notary Public for the State of _____
Notary Resides: _____
My commission expires: _____



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 PREFORM TITLE ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

35 29 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.

INFORMATION

SUBDIVISION ACRES
SECTION 6.833

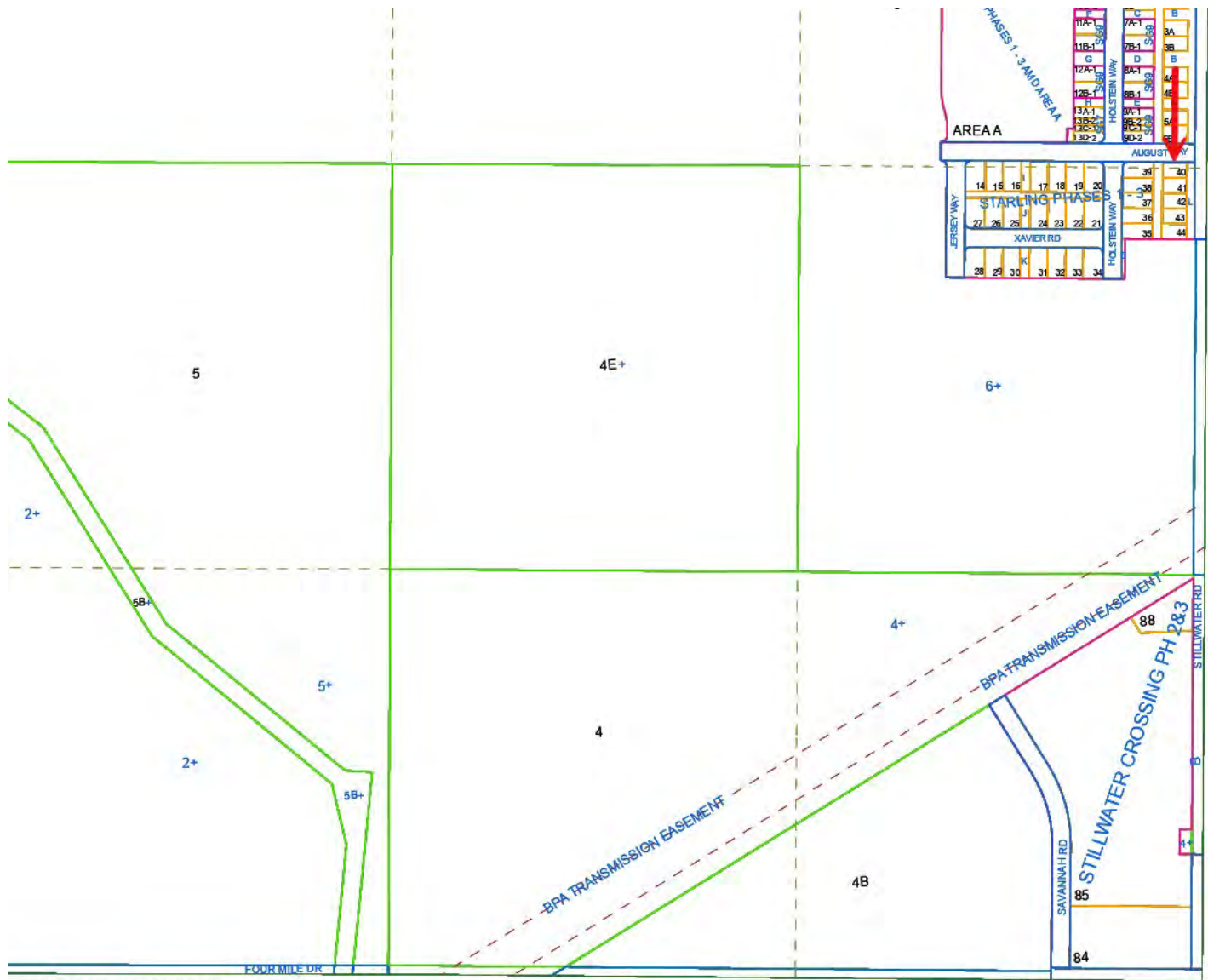
SECTION
2
N. 34.745 N. 40.00'

SUBJECT OF RECORD

- C.B.
- 1924- BA, T, 4, PTMT
- 1978- S, STELLAWORKER TRUST
- 1981- C, DEW POINT
- 1986- S, S, B, L
- 2000- C, DEW POINT OR BENT
- 2008- T, 4, B, L
- 2009- BA, SA, S, S, S, S, B, L
- 2009- SA, SA, S, S, S, S, B, L
- 2009- S, S, B, L



1/27/25



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. 35-29-22

By: SANDS SURVEYING, Inc.
2 Village Loop
Kalispell, MT 59901
(406) 750-6481

JOB NO: 359697
DRAWING DATE: MARCH 9, 2012
COMPLETED DATE: 03/07/2012
FOR: GRASSWOLD DAIRY
OWNER: STARLING DEVELOPMENT, LLC

Plot of STARLING, PHASES 1-3

A Subdivision Located In
SE1/4NE1/4 & NE1/4SE1/4 SEC. 35, T.29N., R.22W., P.M.M.,
CITY OF KALISPELL, FLATHEAD COUNTY, MONTANA



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.

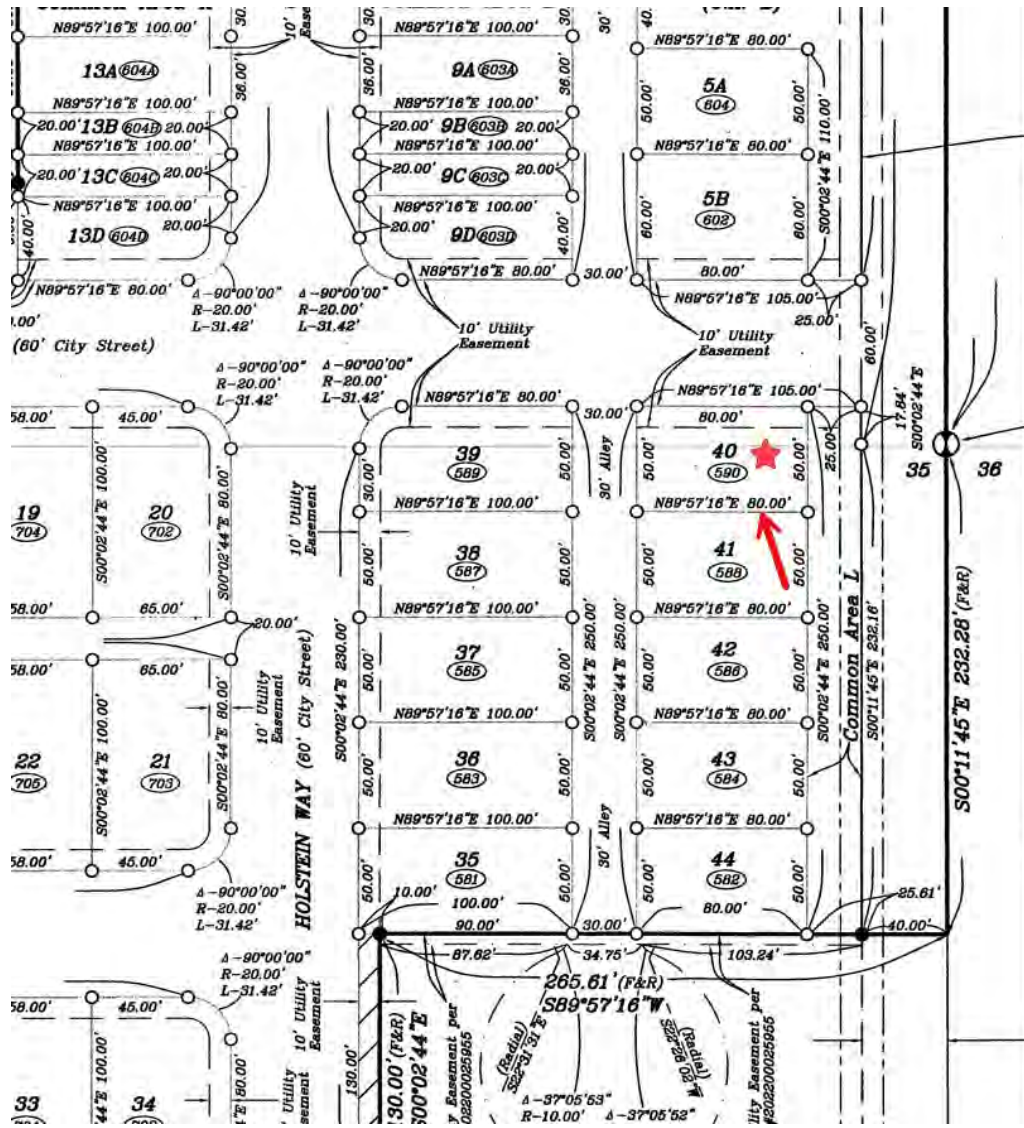
SECTION (SEE 371)

- Center Line (See 371)
- 1/2" Center Line & Cap (20082)
- Front 1/2" Sealer & Cap (20892)
- Front 3/4" Sealer Cap (20892)
- Standard Substation per 2012 SDPS
- Other Address

SECTION (SEE 371)

Plot # 202/2101, ADVISORY P1/A
PROJECTED FROM 2012 BY SDPS
COURTESY: SANDS SURVEYING, INC.
KALISPELL, MONTANA

SHEET # OF 2 SHEETS
FILE NO: 20110715



STILLWATER ROAD
 (Existing 60' Declared County Road)
 (Existing 40' Road & Utility Easement west
 Section line to City of Kalispell per
 Doc.#201900007623)
 (Parcel 1 of COS 18465 - 40' for R/W)
 (80' Total R/W)
 (See roadway dedications on Page 1)

3 1/4" MDOT Alum.
 Cap (4740S)

CORRECTION SEE AFFIDAVIT

LEGEND:

- 1/4 Corner (as noted)
- Set 1/2"x24" Rebar & Cap (7975S)
- Found 1/2" Rebar & Cap (19236S)
- Found 2" Alum. Cap (14388ES)
- (R) Record Information per COS 2197
- Street Address

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.

Existing 40' Road &
 Utility Easement to
 City of Kalispell per
 Doc.#201900007623

Please return to the Plat Room



AFFIDAVIT

Flathead County Clerk and Recorder:

I hereby certify that on the plat of Starling, Phases 1-3, recorded on December 8, 2022 as Document Number 202200030095, there is an error in the legend. The "Set 1/2"x24" Rebar & Cap shows surveyor number 7975S", this should read "Set 1/2"x24" Rebar & Cap 19236S." This plat is located in Section 35, Township 29 North, Range 22 West, P.M.M., Flathead County, Montana.

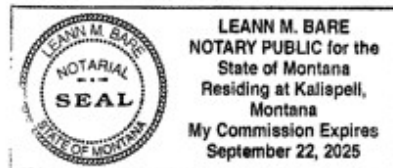
Dated this 4th day of August, 2023.

Joshua Nelson
Joshua Nelson

State of Montana)
 :ss.
County of Flathead)

On this 4th day of August, 2023, before me a Notary Public for the State of Montana, personally appeared Joshua Nelson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same.

Leann M. Bare
Notary Public for the State of Montana
Printed Name _____
Residing at _____
My commission expires _____



0016620 MW
**