



LISTING PACKAGE

1064 Pheasant Ridge Drive
Kalispell, MT 59901

Assessor Number: 0012635
Geocode: 07396516404200000

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





6/30/2008		7/1/2008	200800018456	Warranty Deed
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Owners

Party #1

Default Information: PHEASANT RIDGE DEVELOPMENT CORPORATION LLC
 690 N MERIDIAN RD STE 103

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Fee Simple

Last Modified: 1/4/2022 3:21:28 PM

Other Names		Other Addresses
Name	Type	

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2023	127665	0	127665	COST
2022	66641	0	66641	COST
2021	1661	0	1661	COST

Market Land

Market Land Item #1

Method: Acre **Type:** Primary Site

Width: **Depth:**

Square Feet: 00 **Acres:** 1.931

Valuation

Class Code: 2101 **Value:** 127665

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

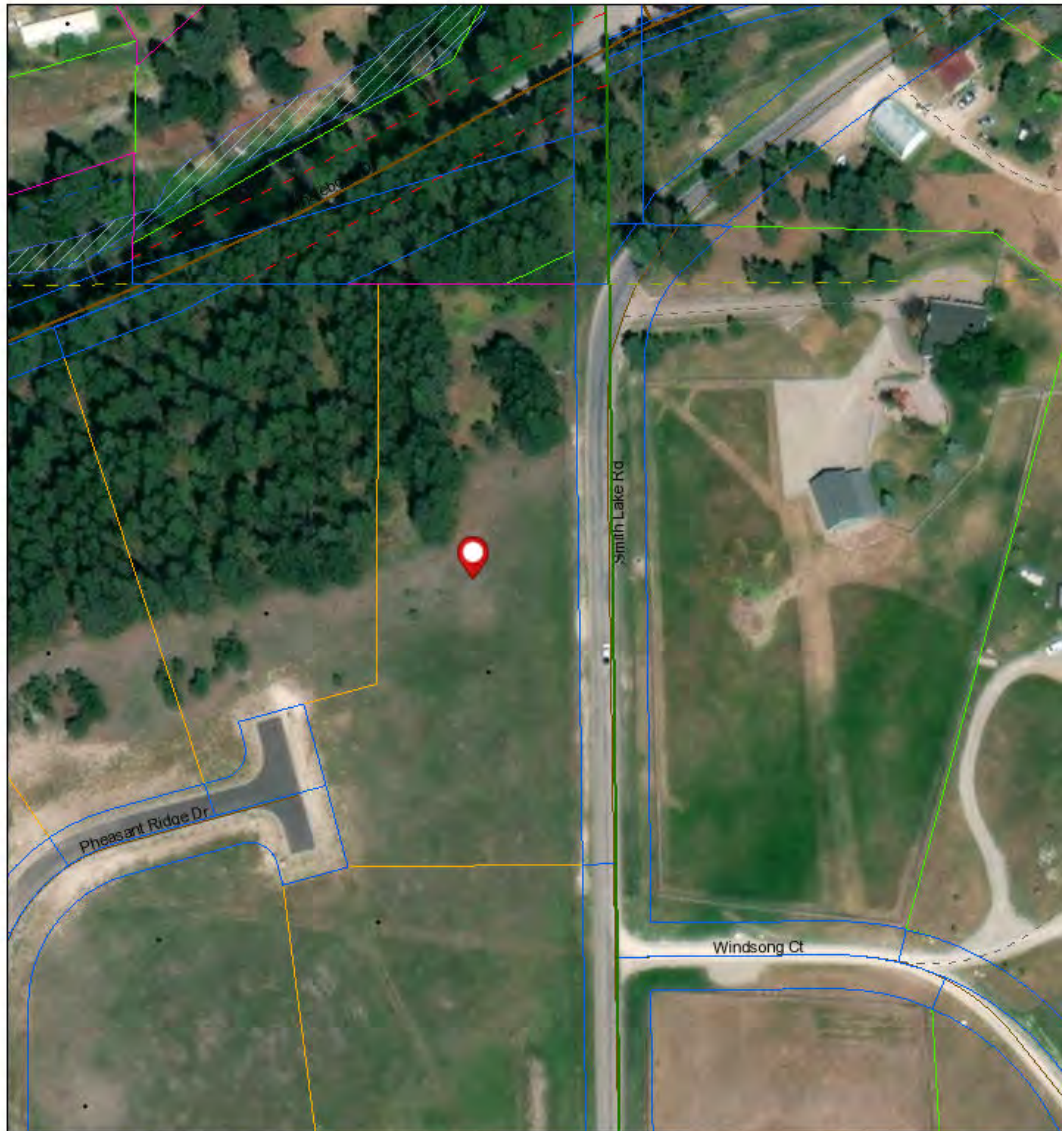
No ag/forest land exists for this parcel



Parcel Information Report

Area of Interest (AOI) Information

Aug 25 2023 8:31:07 Mountain Daylight Time



Summary

Name	Count	Area(ft ²)	Length(ft)
Ownership	1	N/A	N/A
Property Identifiers	1	N/A	N/A
Property Address	0	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	1	N/A	N/A
Neighborhood Plan	0	N/A	N/A

Ownership

#	Owner Type	Owner	Mailing Address	Area(ft ²)
1	Owner	PHEASANT RIDGE DEVELOPMENT CORPORATION INC	690 N MERIDIAN STE 103 KALISPELL MT 59901	N/A

Property Identifiers

#	Tract ID	Assessor Number	Geocode	Area(ft ²)
1	2822X16-PRG-1	0012635	07396516404200000	N/A

Commissioner District

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

County Zoning

#	Zoning District	Zoning Designation	Designated Land Use (Growth Policy Map)	Resolution Number	Resolution Date	Area(ft ²)
1	SCENIC CORRIDOR	SCENIC CORRIDOR	Scenic Corridor	1057A	2/9/1995	N/A

Options

Inquiry

Overview

Email:

Email Overview Rpt

Active Header Year: 23 Assessor: 0012635 SD: 89 BCC: 00

Names :

1M PHEASANT RIDGE DEVELOPMENT CORPORATION INC

Addresses:

Mailing Address

690 N MERIDIAN STE 103
KALISPELL MT 59901

Physical Address

1064 PHEASANT RIDGE DR
KALISPELL MT 59901

Legal Descriptions

Record #01 Sec:16 Twp:28 Rng:22 Lot:1 Subdiv Cd:PRG

Description:PHEASANT RIDGE

Acres: 2.64

Value record(s) for year 2023

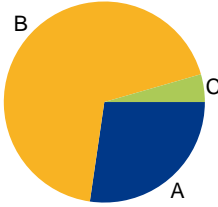
	Catcd	Description	Acres	Value	TaxableVal	Geocode
1	AZ	21010 TRACT LAND	1.93	127665	1723.00	07396516404200000



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: 0012635
TAX BILL NUMBER: 202261465
SCHOOL DISTRICT: 89
GEocode: 07396516404200000
Property Location:
 1064 PHEASANT RIDGE DR
 KALISPELL MT 59901
Property Description:
 Sn Tn Rn Property Description Lot Block
 16 28 22 PHEASANT RIDGE 1 1
Parties with ownership interests as of 1/1/22:
 Owner of Record.....PHEASANT RIDGE DEVELOPMENT CORPORATION INC

15018*37**G50**1.064**1/6*****AUTO5-DIGIT 59901
 PHEASANT RIDGE DEVELOPMENT CORPORATION INC
 690 N MERIDIAN RD STE 103
 KALISPELL MT 59901-3508



Property Type	Taxable Market Value	Taxable Value
Real Estate	66,641	900.00
No Buildings Assessed		
Totals	66,641	900.00

Description	Percentage	Amount
A County	27.30%	139.73
B Education	68.23%	349.19
C Other	4.46%	22.83

COUNTY	.056400	50.75
SHERIFF	.037700	33.93
NOXIOUS WEEDS	.001570	1.41
911 GENER OBLIG BOND	.001350	1.22
ROAD	.022030	19.83
BOARD OF HEALTH	.003990	3.59
STATE - UNIVERSITY	.006000	5.40
STATE - SCHOOL AID	.040000	36.00
FLATHEAD HIGH SCHOOL	.087120	78.41
FVCC PERMIS MED LEVY	.004760	4.28
SOIL & WATER CONSERV	.001540	1.39
SMITH VLY FIRE BOND	.009290	8.36
Total Mills Levied	0.568600	

SUMMARY OF TAXES, LEVIES & FEES

COUNTY LIBRARY	.005790	5.21
CO PERM MED LEVY	.012230	11.01
COUNTYWIDE MOSQUITO	.000910	0.82
PERM SRS LEVY	.000670	0.60
COUNTY PLANNING	.001220	1.10
FECC SPECIAL DIST	.011400	10.26
SUB-TOTAL - Taxes For County Functions...	.155260	139.73
GENERAL SCHOOLS	.100940	90.85
FLAT VAL COM COLLEGE	.013050	11.75
SMITH VALLEY ELEM 89	.136110	122.50
SUB-TOTAL - Taxes For Education.....	.387980	349.19
SMITH VALLEY FIRE	.014530	13.08
SUB-TOTAL - Other Taxes And Fees.....	.025360	22.83

TOTAL TAXES AND FEES . . . 511.75
 1st Installment due 11/30/22 = 255.88
 2nd Installment due 05/31/23 = 255.87

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: 0012635
TAXBILL NUMBER: 202261465
SCHOOL DISTRICT: 89

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

TAX 255.87

If your address has changed, please make corrections below:

PHEASANT RIDGE DEVELOPMENT CORPORATION INC
 690 N MERIDIAN STE 103
 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: 0012635
TAXBILL NUMBER: 202261465
SCHOOL DISTRICT: 89

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

TAX 255.88

If your address has changed, please make corrections below:

PHEASANT RIDGE DEVELOPMENT CORPORATION INC
 690 N MERIDIAN STE 103
 KALISPELL MT 59901

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

1st 2022 REAL ESTATE



15018 1/3



Return to:
Michael W. Fraser
690 North Meridian, Suite 103
Kalispell, MT. 59901

QUIT CLAIM DEED

STATE OF MONTANA
COUNTY OF FLATHEAD

THIS DEED is made this day of JUNE 21, 2021 by and between the
"Grantors,"

Michael W. Fraser, ~~Trustee of the Michael W. Fraser Living Trust~~, 385 East View Drive
Kalispell, Montana 59901

Frank Strickland, as Trustee of the Strickland Family Trust, residing at 272 Stillwater
Road, Kalispell, Montana 59901.

AND the "Grantee,"

Pheasant Ridge Development Corporation, Inc. 690 North Meridian, Suite 103, Kalispell,
Montana, 59901 and represented by its, President, Michael W. Fraser.

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and
sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantee and Grantee's
heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following
described real estate (the "**Property**"), together with all hereditaments and appurtenances
belonging thereto, located in Flathead County, Montana, subject to any restrictions herein:

Legal Description:


That portion of the Southeast ¼ of the Southeast ¼ of Section 16, Township 28 North, Range 22
West, P.M.M., Flathead County, Montana, also known as Parcel B of Certificate of Survey 17971.

Approved 6/23/2021 CWJ 0012635

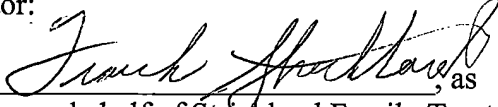


Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantee on June 21, 2021

Grantor:


Print Name: Michael W. Fraser

Grantor:
, as
Trustee on behalf of Strickland Family Trust

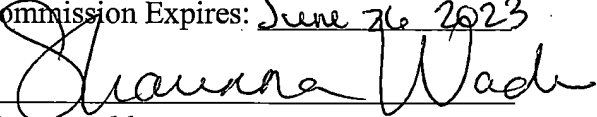
Print Name: Frank Strickland

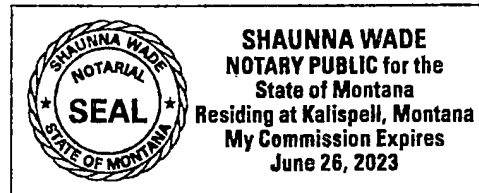
NOTARY

State of MONTANA
COUNTY OF FLATHEAD

On June 21st 2021 before me, Shaunna Wade, personally appeared **Michael W. Fraser**, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: June 26 2023

Notary Public, Montana





NOTARY ACKNOWLEDGMENT

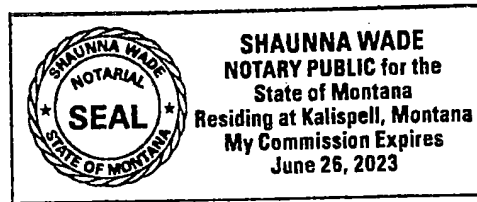
MONTANA
COUNTY OF FLATHEAD

On June 21st 2021 before me, Shaunna Wade, personally appeared **Frank Strickland as Trustee on behalf of Strickland Family Trust**, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: June 26 2023

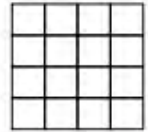
Shaunna Wade
Notary Public, Montana



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.

16 28 22

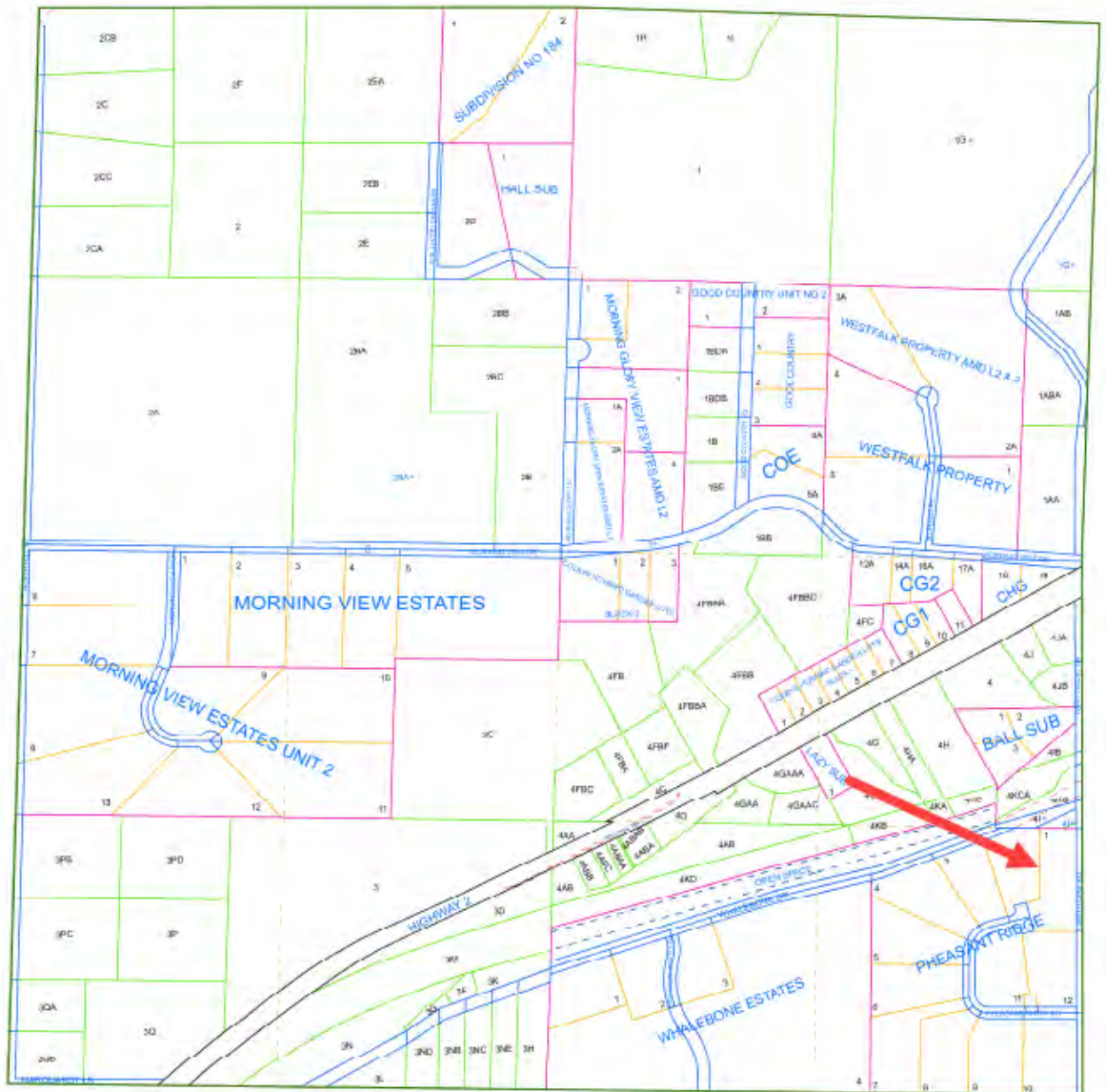
SCALE 1" = 400'



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.

NUMBER OF RECORDS

- 100000- 4400
- 100000- 4700
- 100000- 4800
- 100000- 4900
- 100000- 5000
- 100000- 5100
- 100000- 5200
- 100000- 5300
- 100000- 5400
- 100000- 5500
- 100000- 5600
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- 100000- 5800
- 100000- 5900
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- 100000- 6100
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- 100000- 7000
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- 100000- 7600
- 100000- 7700
- 100000- 7800
- 100000- 7900
- 100000- 8000
- 100000- 8100
- 100000- 8200
- 100000- 8300
- 100000- 8400
- 100000- 8500
- 100000- 8600
- 100000- 8700
- 100000- 8800
- 100000- 8900
- 100000- 9000
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- 100000- 9200
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- 100000- 9500
- 100000- 9600
- 100000- 9700
- 100000- 9800
- 100000- 9900
- 100000- 10000



8/17/22

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. 16-28-22

TES

