



# LISTING PACKAGE

1046 Pheasant Ridge Drive  
Kalispell, MT 59901

**Assessor Number: 0508677**  
**Geocode: 07396516404230000**

## 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



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:** Residential Property  
**Geocode:** 07-3965-16-4-04-23-0000 **Assessment Code:** 0000508677  
**Primary Owner:** **PropertyAddress:** 1046 PHEASANT RIDGE DR  
 PHEASANT RIDGE DEVELOPMENT CORPORATION LLC KALISPELL, MT 59901  
 690 N MERIDIAN RD STE 103 **COS Parcel:**  
 KALISPELL, MT 59901-3508  
*NOTE: See the Owner tab for all owner information*  
**Certificate of Survey:**  
**Subdivision:** PHEASANT RIDGE  
**Legal Description:**  
 PHEASANT RIDGE, S16, T28 N, R22 W, Lot 4  
**Last Modified:** 7/14/2023 9:05:46 AM

### General Property Information

**Neighborhood:** 207.150.0 **Property Type:** VAC\_R - Vacant Land - Rural  
**Living Units:** 0 **Levy District:** 07-032403-89 - AZ  
**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	2.363	131,640.00

### Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
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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	131640	0	131640	COST
2022	68888	0	68888	COST

### Market Land

#### Market Land Item #1

**Method:** Acre **Type:** Primary Site

**Width:** **Depth:**

**Square Feet:** 00 **Acres:** 2.363

#### Valuation

**Class Code:** 2101 **Value:** 131640

### 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

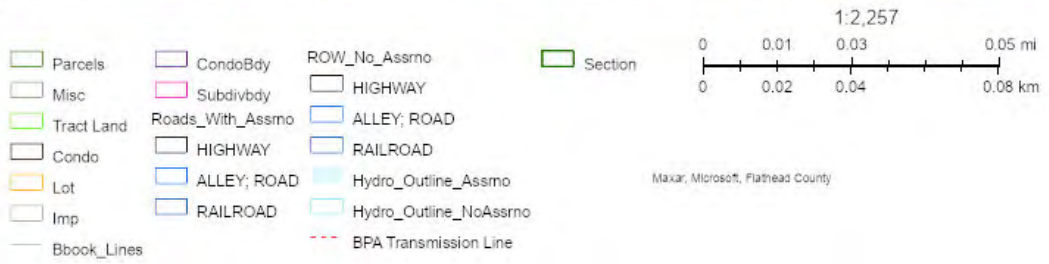
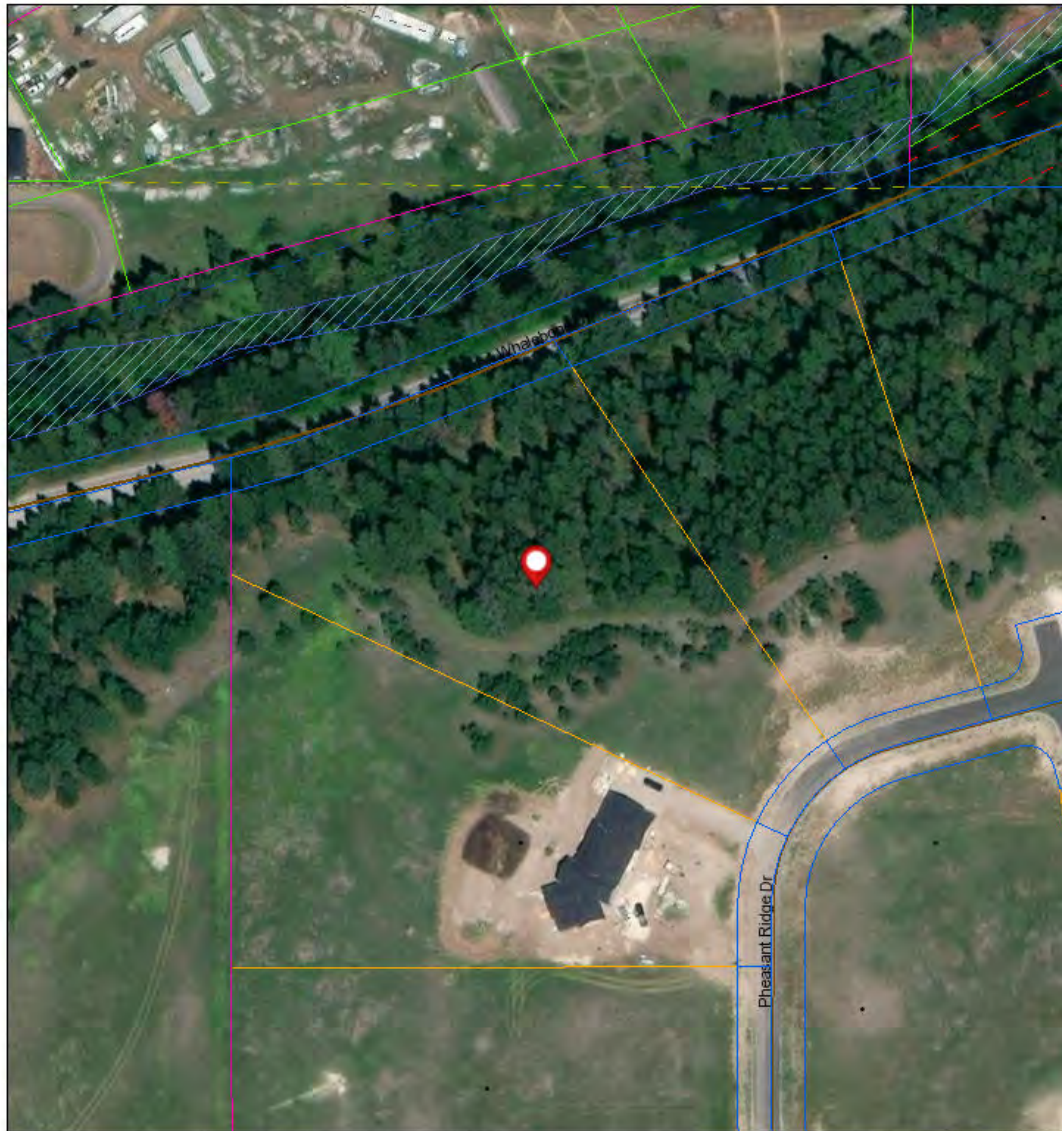




# Parcel Information Report

## Area of Interest (AOI) Information

Aug 24 2023 16:37:46 Mountain Daylight Time



## Summary

Name	Count	Area(ft <sup>2</sup> )	Length(ft)
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

## Property Identifiers

#	Tract ID	Assessor Number	Geocode	Area(ft <sup>2</sup> )
1	2822X16-PRG-4	0508677	07396516404230000	N/A

## Commissioner District

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

## County Zoning

#	Zoning District	Zoning Designation	Designated Land Use (Growth Policy Map)	Resolution Number	Resolution Date	Area(ft <sup>2</sup> )
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: 0508677 SD: 89 BCC: 00 Old Assessor: 0012635

Names :

1M PHEASANT RIDGE DEVELOPMENT CORPORATION INC

Addresses:

Mailing Address

690 N MERIDIAN STE 103  
KALISPELL MT 59901

Physical Address

1046 PHEASANT RIDGE DR  
KALISPELL MT 59901

Legal Descriptions

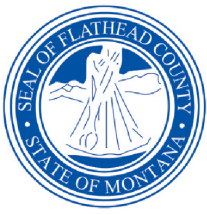
Record #01 Sec:16 Twp:28 Rng:22 Lot:4 Subdiv Cd:PRG

Description:PHEASANT RIDGE

Acres: 2.64

Value record(s) for year 2023

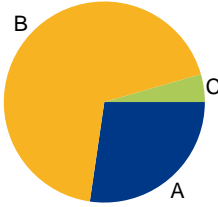
	Catcd	Description	Acres	Value	TaxableVal	Geocode
1	AZ	21010 TRACT LAND	2.36	131640	1777.00	07396516404230000



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](https://flathead.mt.gov/property_tax)

**ASSESSOR NUMBER:** 0508677  
**TAX BILL NUMBER:** 202261864  
**SCHOOL DISTRICT:** 89  
**GEocode** 07396516404230000  
**Property Location:**  
 1046 PHEASANT RIDGE DR  
 KALISPELL MT 59901  
**Property Description:**  
 Sn Tn Rn Property Description Lot Block  
 16 28 22 PHEASANT RIDGE 4  
**Parties with ownership interests as of 1/1/22:**  
 Owner of Record.....PHEASANT RIDGE DEVELOPMENT CORPORATION INC

15018\*37\*\*G50\*\*1.064\*\*3/6\*\*\*\*\*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	68,888	930.00
No Buildings Assessed		
<b>Totals</b>	<b>68,888</b>	<b>930.00</b>

Description	Percentage	Amount
A County	27.31%	144.39
B Education	68.24%	360.82
C Other	4.46%	23.58

COUNTY	.056400	52.46
SHERIFF	.037700	35.06
NOXIOUS WEEDS	.001570	1.46
911 GENER OBLIG BOND	.001350	1.26
ROAD	.022030	20.49
BOARD OF HEALTH	.003990	3.71
STATE - UNIVERSITY	.006000	5.58
STATE - SCHOOL AID	.040000	37.20
FLATHEAD HIGH SCHOOL	.087120	81.02
FVCC PERMIS MED LEVY	.004760	4.43
SOIL & WATER CONSERV	.001540	1.43
SMITH VLY FIRE BOND	.009290	8.64
<b>Total Mills Levied</b>	<b>0.568600</b>	

**SUMMARY OF TAXES, LEVIES & FEES**

COUNTY LIBRARY	.005790	5.38
CO PERM MED LEVY	.012230	11.37
COUNTYWIDE MOSQUITO	.000910	0.85
PERM SRS LEVY	.000670	0.62
COUNTY PLANNING	.001220	1.13
FECC SPECIAL DIST	.011400	10.60
<b>SUB-TOTAL - Taxes For County Functions...</b>	<b>.155260</b>	<b>144.39</b>
GENERAL SCHOOLS	.100940	93.87
FLAT VAL COM COLLEGE	.013050	12.14
SMITH VALLEY ELEM 89	.136110	126.58
<b>SUB-TOTAL - Taxes For Education.....</b>	<b>.387980</b>	<b>360.82</b>
SMITH VALLEY FIRE	.014530	13.51
<b>SUB-TOTAL - Other Taxes And Fees.....</b>	<b>.025360</b>	<b>23.58</b>

**TOTAL TAXES AND FEES . . . 528.79**  
 1st Installment due 11/30/22 = 264.41  
 2nd Installment due 05/31/23 = 264.38

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](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](https://flathead.mt.gov/property_tax)

**ASSESSOR NUMBER: 0508677**  
**TAXBILL NUMBER: 202261864**  
**SCHOOL DISTRICT: 89**

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

**TAX 264.38**

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](https://flathead.mt.gov/property_tax)

**ASSESSOR NUMBER: 0508677**  
**TAXBILL NUMBER: 202261864**  
**SCHOOL DISTRICT: 89**

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

**TAX 264.41**

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**





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

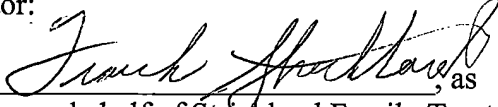


**Signatures**

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

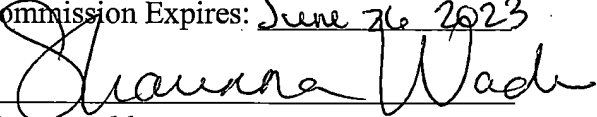
Print Name: Frank Strickland

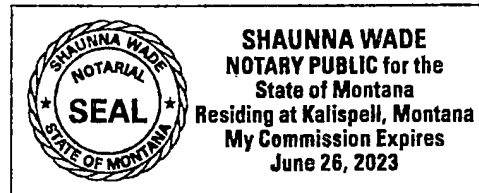
**NOTARY**

State of MONTANA  
COUNTY OF FLATHEAD

On June 21<sup>st</sup> 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**

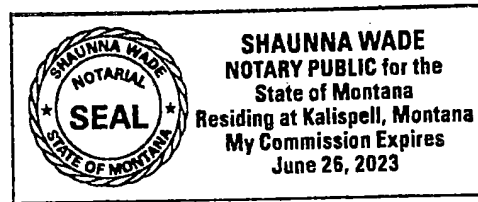
MONTANA  
COUNTY OF FLATHEAD

On June 21<sup>st</sup> 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

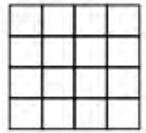
Shaunna Wade  
Notary Public, Montana



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# 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.

**NUMBERS OF RECORDS**

- 200000- 200001
- 200002- 200003
- 200004- 200005
- 200006- 200007
- 200008- 200009
- 200010- 200011
- 200012- 200013
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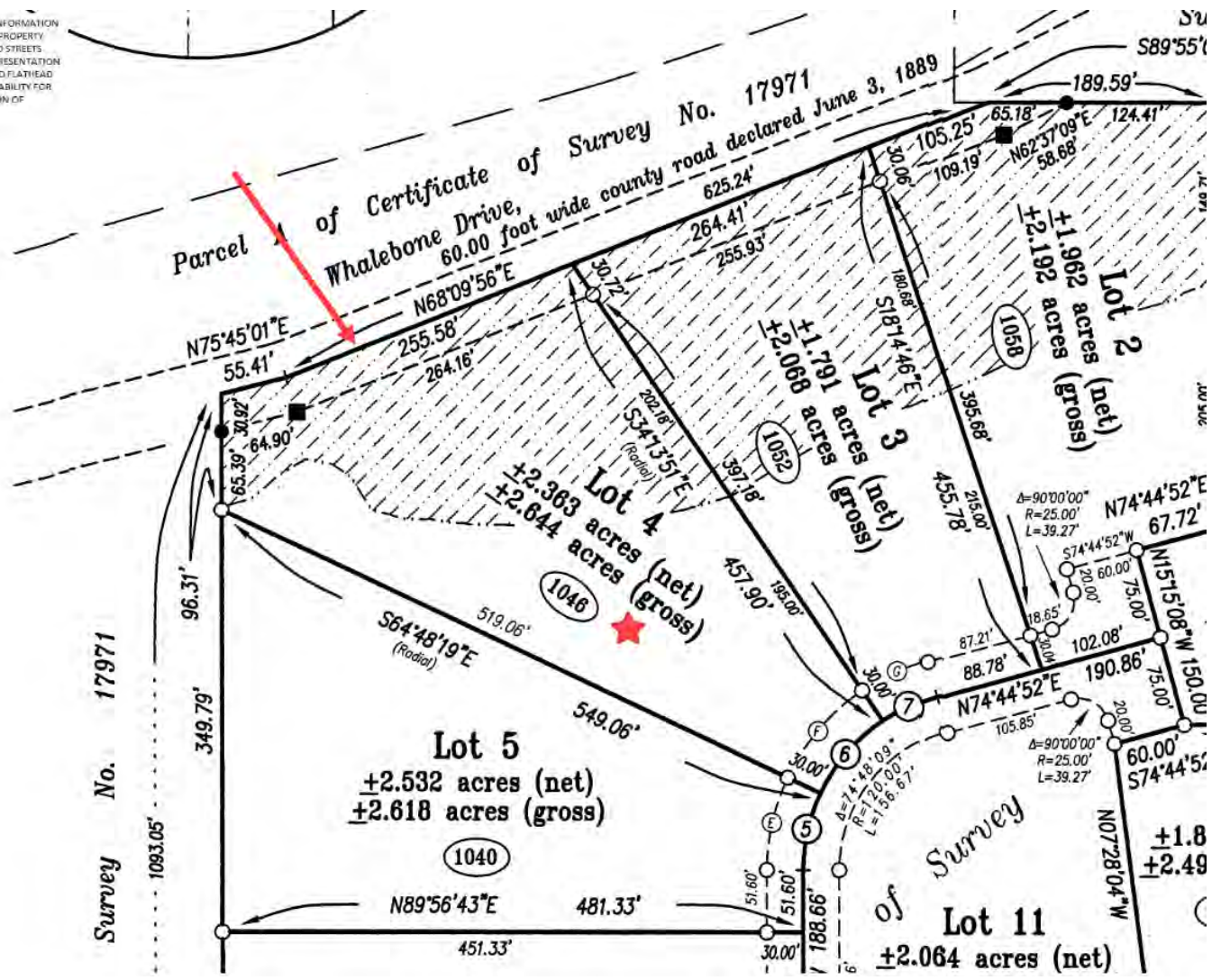






THIS MAP IS FURNISHED FOR INFORMATION PURPOSES ONLY TO ASSIST IN PROPERTY LOCATION WITH REFERENCE TO STREETS AND OTHER PARCELS. NO REPRESENTATION IS MADE AS TO ACCURACY, AND FLATHEAD PREMIER TITLE ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

Parcel of Certificate of Survey No. 17971  
 Whalebone Drive,  
 60.00 foot wide county road declared June 3, 1889



pipe with  $\frac{3}{4}$ "  
 ter  
 'ATES"

Survey No. 17971

**Lot 5**  
 +2.532 acres (net)  
 +2.618 acres (gross)  
 (1040)

**Lot 4**  
 +2.363 acres (net)  
 +2.644 acres (gross)  
 (1046) ★

**Lot 3**  
 +1.791 acres (net)  
 +2.068 acres (gross)  
 (1052)

**Lot 2**  
 +1.962 acres (net)  
 +2.192 acres (gross)  
 (1058)

**Lot 11**  
 +2.064 acres (net)

$\Delta=90^{\circ}00'00''$   
 $R=25.00'$   
 $L=39.27'$

$\Delta=90^{\circ}00'00''$   
 $R=25.00'$   
 $L=39.27'$

$\Delta=71^{\circ}48'09''$   
 $R=120.00'$   
 $L=156.87'$