



LISTING PACKAGE

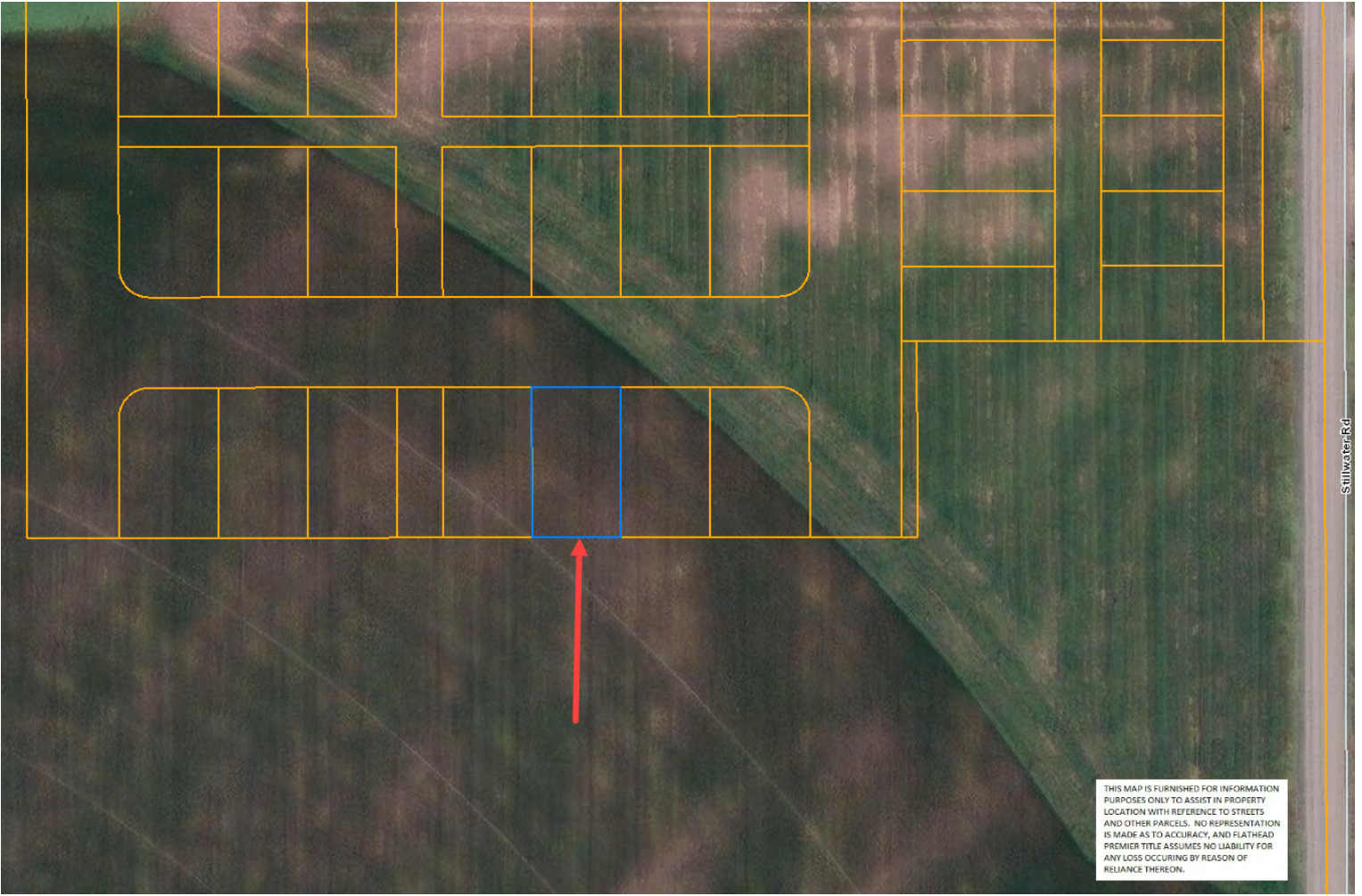
706 Xavier Road
Kalispell, MT 59901

Assessor Number: 0509640
Geocode: 07407735402630000

What's Included:

Property Report Card	X
Tax Bill/Assessor Information	X
Vesting Deed	X
Open Deeds of Trust	X
(Includes other Property)	
Tract Map	X
Survey/Subdivision Map	X
CCR's	X





Stillwater Rd

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Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Residential Property
Geocode: 07-4077-35-4-02-63-0000 **Assessment Code:** 0000509640
Primary Owner: TANNINEN HOMES INC **PropertyAddress:** 706 XAVIER RD
 PO BOX 899 KALISPELL, MT 59901
 RICHLAND, WA 99352-0899 **COS Parcel:**
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: STARLING PH 1-3

Legal Description:

STARLING PH 1-3, S35, T29 N, R22 W, Lot 32

Last Modified: 10/10/2023 7:47:45 PM

General Property Information

Neighborhood: 207.130.2 **Property Type:** VAC_U - Vacant Land - Urban
Living Units: 0 **Levy District:** 07-0B8436-01 - KIUV
Zoning: **Ownership %:** 100
Linked Property:

Linked Property	Link Type	
07-4077-35-4-02-91-0000	9 - Other	View

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	0.133	115,958.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
1/23/2023			4/24/2023	202300005960	Warranty Deed

Owners

Party #1

Default Information: TANNINEN HOMES INC
 PO BOX 899
Ownership %: 100
Primary Owner: "Yes"
Interest Type: Fee Simple
Last Modified: 6/8/2023 10:06:00 AM

Other Names		Other Addresses
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Name	Type
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Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2023	115958	0	115958	COST

Market Land

Market Land Item #1

Method: Sqft **Type:** Primary Site
Width: **Depth:**
Square Feet: 5,793 **Acres:**

Valuation

Class Code: 2201 **Value:** 115958

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

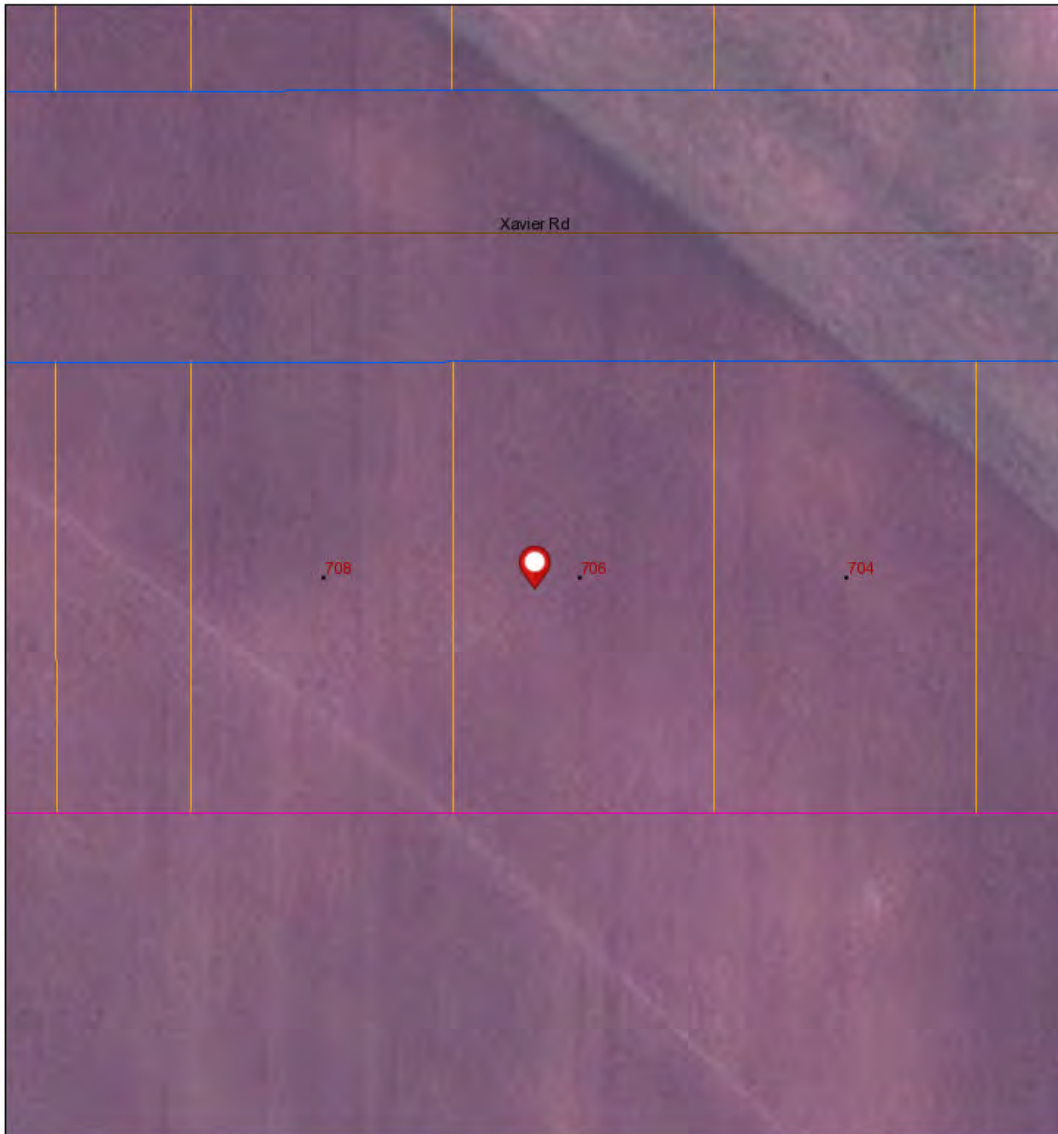
No ag/forest land exists for this parcel



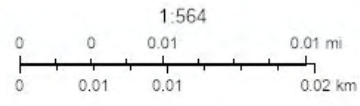
Parcel Information Report

Area of Interest (AOI) Information

Oct 30 2023 14:39:09 Mountain Daylight Time



- | | | |
|------------------------|------------------|-----------------------|
| Conservation Easements | Bbook_Lines | ROW_No_Assmo |
| Parcels | CondoBdy | HIGHWAY |
| Misc | Subdivbdy | ALLEY; ROAD |
| Tract Land | Roads_With_Assmo | RAILROAD |
| Condo | HIGHWAY | Hydro Fill |
| Lot | ALLEY; ROAD | Hydro Outline |
| Imp | RAILROAD | BPA Transmission Line |



Maxar, Microsoft, Flathead County

Summary

Name	Count	Area(ft ²)	Length(ft)
Property Identifiers	1	N/A	N/A
Incorporated City Limit	1	N/A	N/A
School District	1	N/A	N/A
Kalispell Elementary School District	0	N/A	N/A
Legislative Districts	1	N/A	N/A
Commissioner District	1	N/A	N/A
Kalispell Ward	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	1	N/A	N/A

Property Identifiers

#	Assessor Number	Geocode	Tract ID	Area(ft ²)
1	0509640	07407735402630000	2922X35-SGB-32	N/A

Incorporated City Limit

#	City	Area(ft ²)
1	KALISPELL	N/A

School District

#	School District	School District Number	High School	Area(ft ²)
1	WEST VALLEY	1	GLACIER	N/A

Legislative Districts

#	House District	Senate District	Area(ft ²)
1	6	3	N/A

Commissioner District

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

Kalispell Ward

#	Ward Number	Area(ft ²)
1	1	N/A

Neighborhood Plan

#	Plan Name	Area(ft ²)
1	West Valley Neighborhood Plan	N/A

Options

Inquiry

Overview

Email:

Email Overview Rpt

Active Header Year: 23 Assessor: 0509640 SD: 01 BCC: 00

Names :

IM TANNINEN HOMES INC

Addresses:

Mailing Address

PO BOX 899
RICHLAND WA 99352

Physical Address

706 XAVIER RD
KALISPELL MT 59901

Legal Descriptions

Record #01 Sec:35 Twp:29 Rng:22 Lot:32 Subdiv Cd:SGB

Description:STARLING PH 1-3

Acres: 0.13

Old Assessor # : 0016620

Value record(s) for year 2023

	Catcd	Description	Acres	Value	TaxableVal	Geocode
1	KIUV	22010 RESIDENTL CI	0.13	115958	1565.00	07407735402630000



Flathead County Treasurer
 Adele Krantz
 290 A North Main
 Kalispell, MT 59901

**2023 REAL ESTATE
 STATEMENT OF TAXES PAYABLE**

TOTAL 2023 TAXES DUE: \$821.35

ASSESSOR#: 0509640 STATEMENT#: 202337943

Legal Description: (1) 07-4077-35-4-02-63-0000
 SUBDIV:STARLING PH 1-3 LOT:32

TANNINEN HOMES INC
 PO BOX 899
 RICHLAND WA 99352

Valuation Type	Market Value	Taxable Value
Real Estate	115,958	1,565
Improvements	0	0
Personal Property	0	0
TOTAL	115,958	1,565

Billing date: 09/29/2023

CONSOLIDATED TAX DETAIL

Levy Description	Amount	Levy Description	Amount	Levy Description	Amount
CITY		SHERIFF	37.56	EQUALIZATION MILLAGE	51.48
KAL PERM MED LEVY	25.28	SPECIAL EMS PROGRAM	3.14	HIGH SCH GEN MAINT	28.16
KALISPELL CITY	188.74	Total COUNTY	135.80	UNIVERSITY MILLAGE	9.40
Total CITY	214.02	SCHOOL		Total STATE	131.30
COUNTY		COMMUNITY COL. RET.	4.28	Total General Taxes	808.18
911 GENER OBLIG BOND	1.42	ELEM RETIREMENT	29.70		
AIRPORT	3.14	FHS ADULT EDUCATION	2.26		
AREA AGENCY ON AGING	0.70	FHS BUILDING RESERVE	1.34		
BOARD OF HEALTH	5.64	FHS BUS RESERVE	1.32		
BRIDGE	3.68	FHS DEBT SERVICE	31.58		
CO PERM MED LEVY	12.26	FHS FLEX	0.28		
COMP INSURANCE	5.94	FHS GENERAL	40.64		
COUNTY LIBRARY	6.56	FHS TRANSPORTATION	13.06		
COUNTY PARKS	1.80	FHS TUITION	2.78		
COUNTY POOR FUND	0.20	FVCC ADULT EDUCATION	1.56		
COUNTY RETIREMENT	12.20	FVCC DEBT SERVICE	2.98		
COUNTYWIDE MOSQUITO	0.62	FVCC GENERAL	10.46		
DISTRICT COURT	1.40	FVCC PERMIS MED LEVY	4.96		
EMS	1.04	HIGH SCH RETIREMENT	13.78		
EXTENSION	0.42	SD 01 - GENERAL	69.28		
FAIR	0.90	SD 01 BLDG RESERVE	3.30		
GENERAL	30.12	SD 01 BUS DEPRECIATI	0.44		
GROUP INSURANCE	0.16	SD 01 DEBT SERVICE	36.78		
JUVENILE DETENTION	0.24	SD 01 TRANSPORTATION	41.48		
NOXIOUS WEEDS	1.56	SD 01 TUITION	12.24		
PERM SRS LEVY	0.72	TRANSPORTATION	2.56		
PORT AUTHORITY	1.74	Total SCHOOL	327.06		
PUBLIC TRANSIT	1.08	STATE			
SEARCH & RESCUE	1.56	ELEM GENERAL MAINT	42.26		

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
SOIL & WATER CONSERV	085	0.84	0.83
FECC SPECIAL DIST	C34	5.75	5.75
TOTAL SPECIAL ASSESSMENTS		6.59	6.58

This property may qualify for: Montana Disabled Veteran Property Tax Relief, Property Tax Assistance Program, Land Value Assistance Program and/or Elderly Homeowner's Tax Credit. Contact the Department of Revenue at (406)758-5700 for further information.

General Taxes	District	Mill Levy	1st Half	2nd Half
01 / Annexed into Kalispell City	0B84-C	516.4100	404.09	404.09
TOTAL TAXES DUE CURRENT YEAR:			\$821.35	

2ND HALF PAYMENT

2023 Flathead County Real Estate Tax Statement
 RETURN THIS STUB WITH YOUR PAYMENT

2ND HALF PAYMENT

ASSESSOR#: 0509640 STATEMENT#: 202337943



DUE BY 5:00 P.M. ON OR BEFORE: 05/31/2024

SECOND HALF AMOUNT DUE: \$410.67

TANNINEN HOMES INC
 PO BOX 899
 RICHLAND WA 99352

1ST HALF/FULL YEAR PAYMENT

2023 Flathead County Real Estate Tax Statement
 RETURN THIS STUB WITH YOUR PAYMENT

1ST HALF/FULL YEAR PAYMENT

ASSESSOR#: 0509640 STATEMENT#: 202337943



DUE BY 5:00 P.M. ON OR BEFORE: 11/30/2023

TOTAL TAXES DUE FOR YEAR: \$821.35

FIRST HALF AMOUNT DUE: \$410.68

TANNINEN HOMES INC
 PO BOX 899
 RICHLAND WA 99352



0509596 thru 0509640, 0509601, 0509602

Approved 4/24/2023 tg

WHEN RECORDED RETURN TO:
Tanninen Homes, Inc., a Montana corporation
PO Box 899
Richland WA 99352
5258FPT

WARRANTY DEED

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

Tanninen Homes, Inc., a Montana corporation

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

Lots 28, 29, 30, 31, 32, 33 and 34 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.



Starling Development, LLC

By Chad Pelley, manager

STATE OF: **Montana**

COUNTY OF: **Flathead**

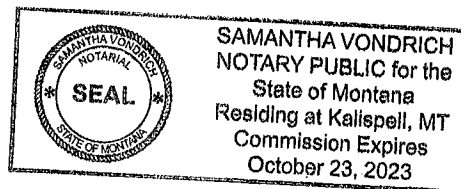
This instrument was acknowledged before me on this 23rd day of January, 2023, by **Chad Pelley, manager**.

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: _____

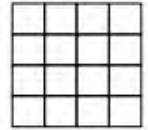
My commission expires: _____



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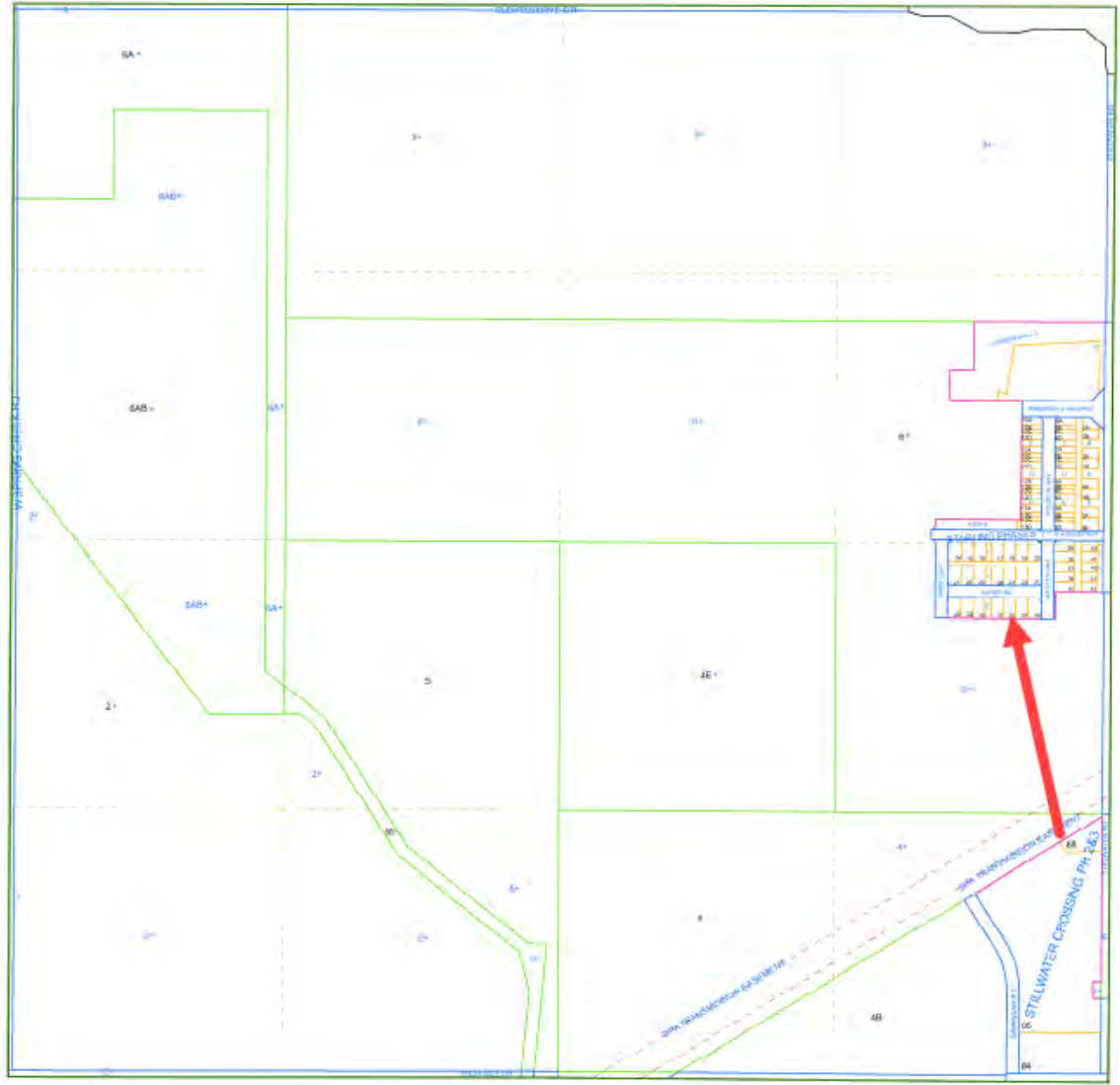
35 29 22

SCALE 1" = 400'



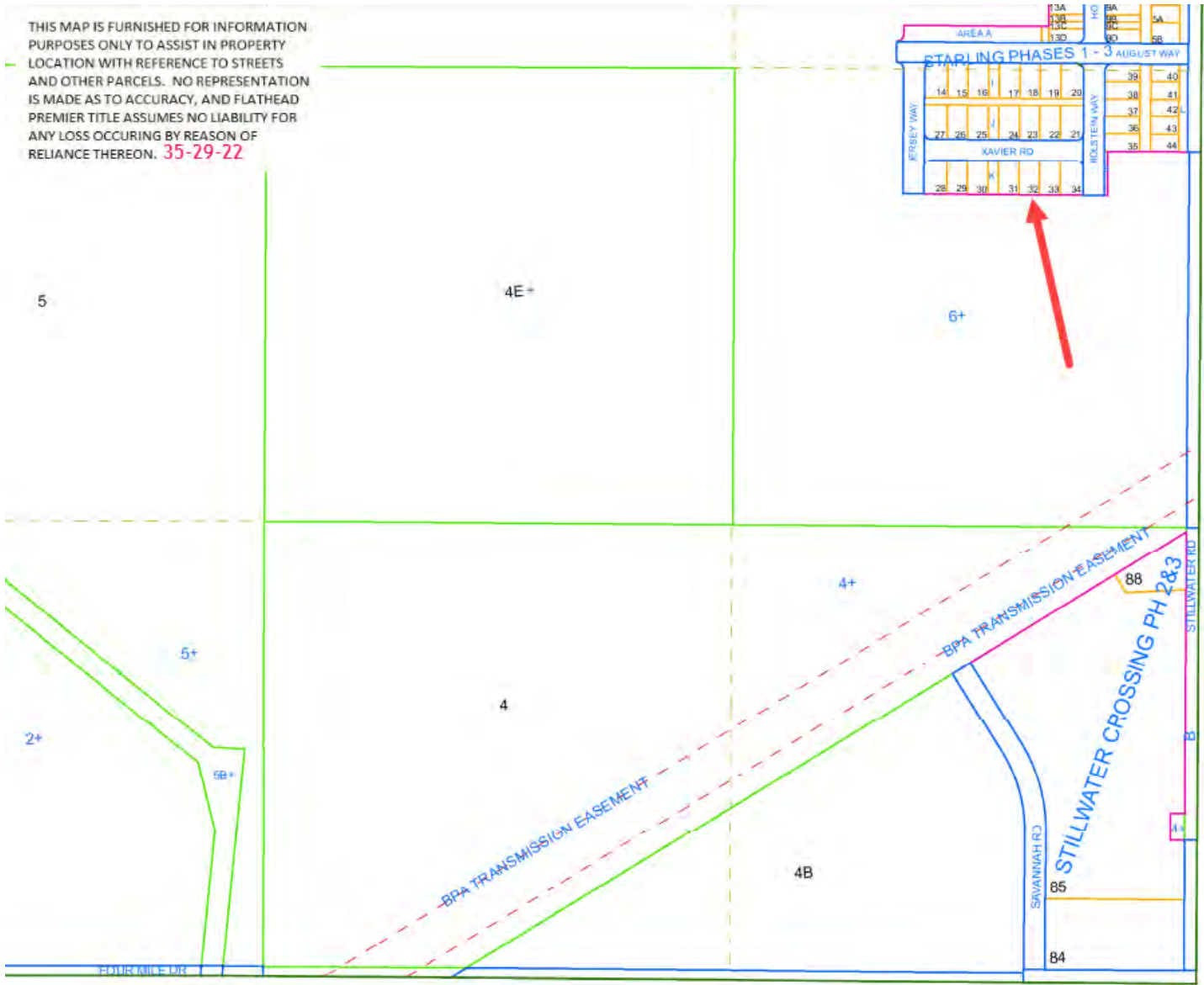
THIS MAP IS PREPARED ONLY FOR THE ADMINISTRATIVE USE OF FLATHEAD COUNTY AND IS NOT NECESSARILY AN ACCURATE REPRESENTATION OF THE LOCATION OR EXISTENCE OF TRACTS OF RECORD, THEIR BOUNDARIES OR EASEMENTS AND ROADWAYS.

INFORMATION
SUBMISSION: ADMIN
SECTION: 35-29-22
OUTLOT:
TO: 35-29-22-000
JURISDICTION OF RECORD:
C.R.
1520N: SA 3 & 2 (RST)
1770N: SA 3 & 2 (RST)
1820N: SA 3 & 2 (RST)
1870N: SA 3 & 2 (RST)
1920N: SA 3 & 2 (RST)
2070N: SA 3 & 2 (RST)
2120N: SA 3 & 2 (RST)
2170N: SA 3 & 2 (RST)
2220N: SA 3 & 2 (RST)



02/10/23

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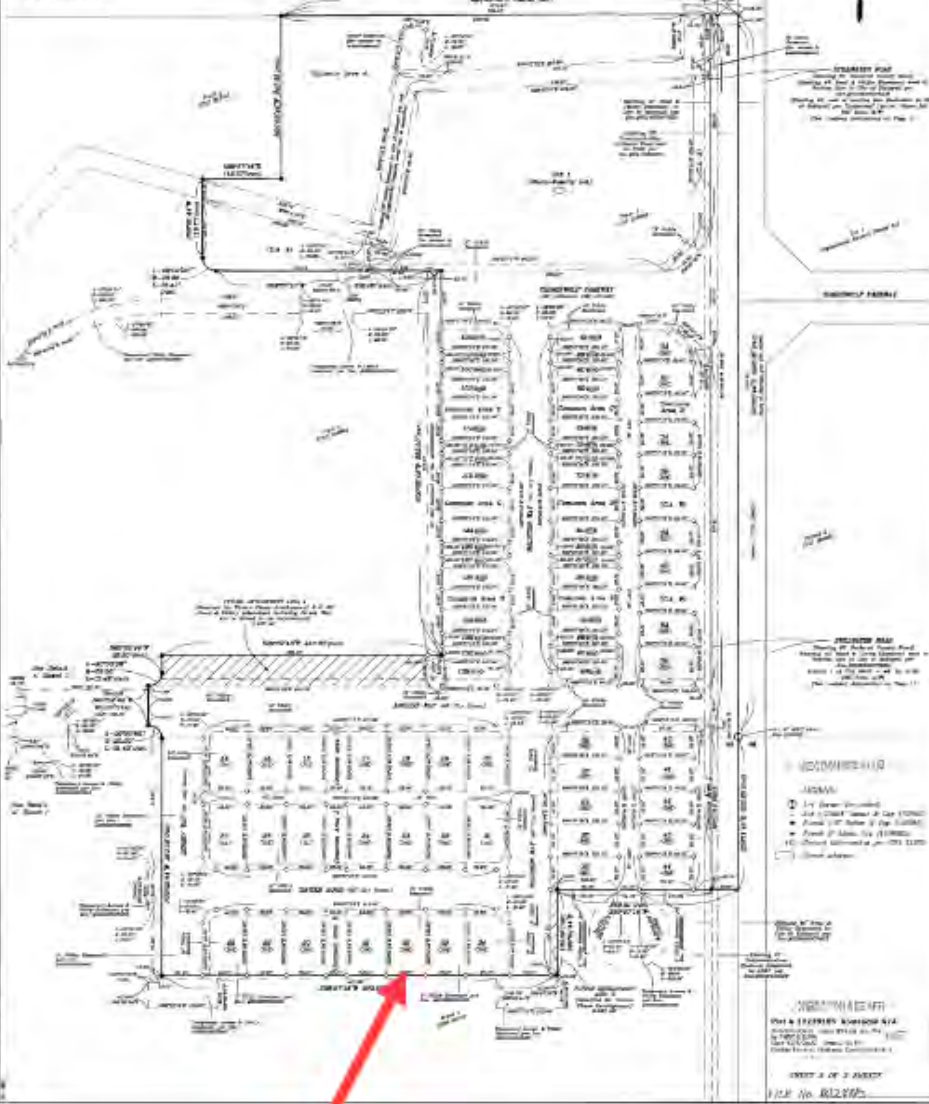
OF SANDS DEVELOPMENT, Inc.
 2000 1st Avenue
 Billings, MT 59101
 (406) 709-8100
 JOB NO. 256007
 STARTING DATE: MARCH 6, 2000
 COMPLETED DATE: 12 / 2 / 2002
 FILE: CROSSWALK DRAFT
 CHANGE: STAGING DEVELOPMENT 111

Plat of STARLING, PHASES 1-3

A Subdivision Located In
 SE1/4NE1/4 & NE1/4SE1/4 SEC. 35, T29N, R22W, P.M.M.,
 CITY OF KALISPELL, FLATHEAD COUNTY, MONTANA



THIS PLAN IS UNRECORDED AND NOT SUBJECT TO
 FIRST PRIORITY RIGHTS IN 1999 99A-17
 LOCATION WITH REFERENCE TO STREETS
 AND OTHER FACILITIES, NO REPRESENTATION
 IS MADE AS TO ACCURACY AND PLATING
 HAS BEEN MADE BY THE ENGINEER FOR
 CONFORMANCE WITH THE REQUIREMENTS OF
 MONTANA STATUTES.



STREETWAY PLAN
 This plan shows the proposed street layout for the subdivision. The street names and widths are as shown. The street layout is subject to the approval of the City of Kalispell.

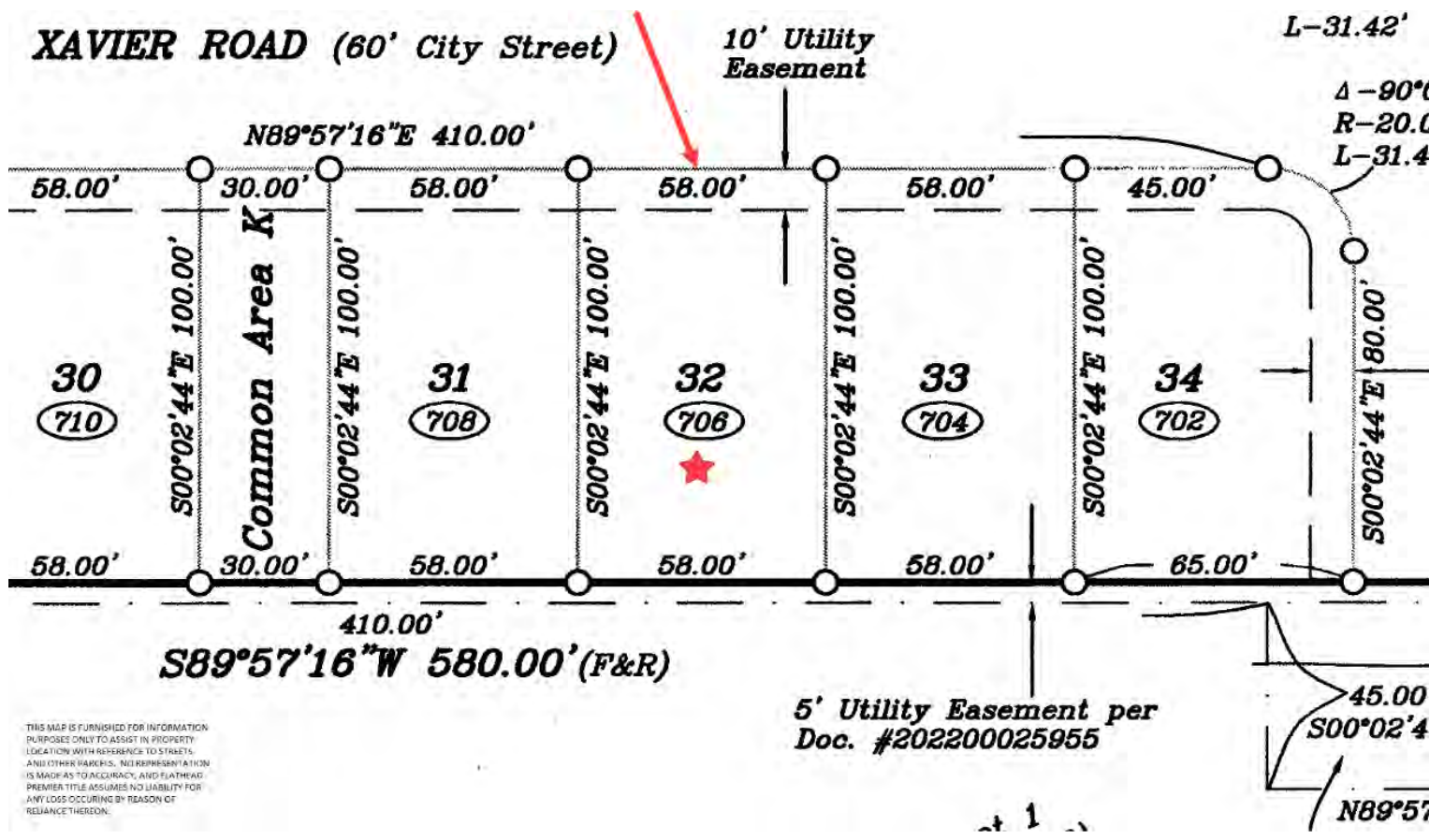
UTILITY PLAN
 This plan shows the proposed utility layout for the subdivision. The utility lines and easements are as shown. The utility layout is subject to the approval of the City of Kalispell.

- RECOMMENDATIONS**
- 1. See Notes on Plat.
 - 2. See City of Kalispell Ordinance No. 111111.
 - 3. See City of Kalispell Ordinance No. 111112.
 - 4. See City of Kalispell Ordinance No. 111113.
 - 5. See City of Kalispell Ordinance No. 111114.
 - 6. See City of Kalispell Ordinance No. 111115.
 - 7. See City of Kalispell Ordinance No. 111116.
 - 8. See City of Kalispell Ordinance No. 111117.
 - 9. See City of Kalispell Ordinance No. 111118.
 - 10. See City of Kalispell Ordinance No. 111119.
 - 11. See City of Kalispell Ordinance No. 111120.

ENGINEER'S CERTIFICATE
 I, the undersigned, being a duly licensed Professional Engineer in the State of Montana, do hereby certify that this is a true and correct copy of the original plan as filed in my office.

DATE: 12 / 2 / 2002
 FILE NO. 812105

XAVIER ROAD (60' City Street)



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5' Utility Easement per Doc. #202200025955

45.00
S00°02'44"
N89°57'16"