



LISTING PACKAGE

704 Xavier Road
Kalispell, MT 59901

Assessor Number: 0509601
Geocode: 07407735402650000

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



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.



Sullwater Rd

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Residential Property
Geocode: 07-4077-35-4-02-65-0000 **Assessment Code:** 0000509601
Primary Owner: TANNINEN HOMES INC **PropertyAddress:** 704 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 33
Last Modified: 10/31/2023 7:25:08 AM

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
------	------

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

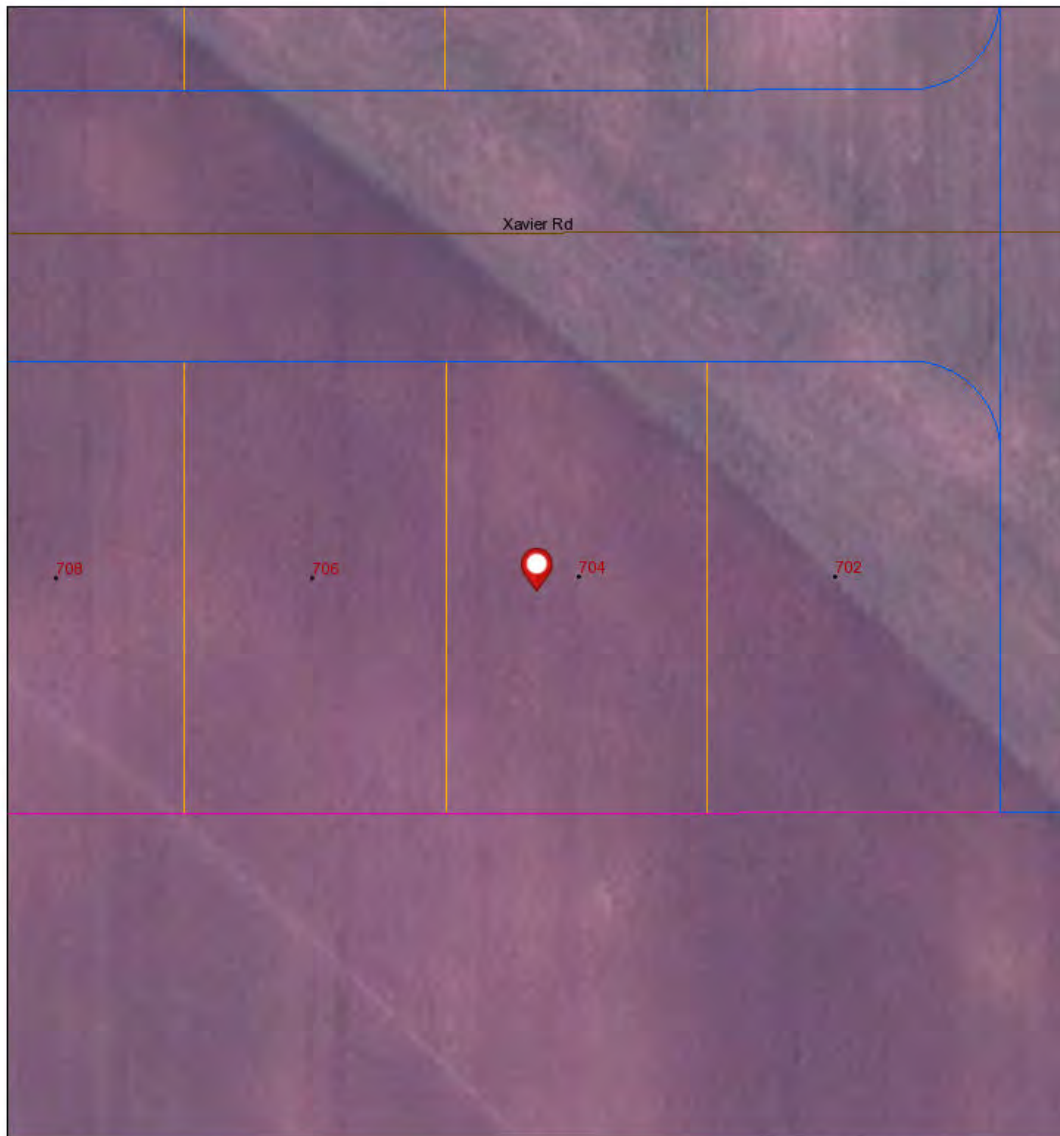
No ag/forest land exists for this parcel



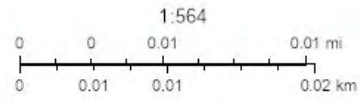
Parcel Information Report

Area of Interest (AOI) Information

Nov 17 2023 8:26:36 Mountain Standard 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)
Ownership	1	N/A	N/A
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

Ownership

#	Owner Type	Property Owner	Area(ft ²)
1	Owner	TANNINEN HOMES INC	N/A

Property Identifiers

#	Assessor Number	Geocode	Tract ID	Area(ft ²)
1	0509601	07407735402650000	2922X35-SGB-33	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: 0509601 SD: 01 BCC: 00 Old Assessor: 0016620

Names :

IM TANNINEN HOMES INC

Addresses:

Mailing Address

PO BOX 899
RICHLAND WA 99352

Physical Address

704 XAVIER RD
KALISPELL MT 59901

Legal Descriptions

Record #01 Sec:35 Twp:29 Rng:22 Lot:33 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	07407735402650000



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

**2023 REAL ESTATE
 STATEMENT OF TAXES PAYABLE
 TOTAL 2023 TAXES DUE: \$1,004.10**

ASSESSOR#: 0509601 STATEMENT#: 202337919

Legal Description: (1) 07-4077-35-4-02-65-0000
 Sec:35 Twn:29 Rng:22
 SUBDIV:STARLING PH 1-3 LOT:33
 STARLING PH 1-3

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
KAL LIGHTING 50	204	9.56	9.56
KAL STORM SEWER	205	16.71	16.70
KAL URBAN FOREST DST	248	13.62	13.62
KAL STREET MAINT	249	51.49	51.49
FECC SPECIAL DIST	C34	5.75	5.75
TOTAL SPECIAL ASSESSMENTS		97.97	97.95

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:			\$1,004.10	

2ND HALF PAYMENT

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

2ND HALF PAYMENT

ASSESSOR#: 0509601 STATEMENT#: 202337919
DUE BY 5:00 P.M. ON OR BEFORE: 05/31/2024



SECOND HALF AMOUNT DUE: **\$502.04**

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#: 0509601 STATEMENT#: 202337919
DUE BY 5:00 P.M. ON OR BEFORE: 11/30/2023
TOTAL TAXES DUE FOR YEAR: \$1,004.10
FIRST HALF AMOUNT DUE: \$502.06



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

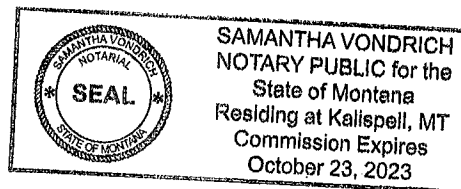
STATE OF: **Montana**

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: _____





After Recording Return To:

Bruce Tanninen
Tanninen Homes, Inc.
PO Box 10201
Kalispell, MT 59904

Order No.: FT1585-231901-WJ

Recorded by
Fidelity National Title
FNT: 1585-231901

0509601 SC



MONTANA TRUST INDENTURE

THIS TRUST INDENTURE, Made this August 7th, 2023 between Tanninen Homes, Inc., a Montana Corporation whose address is PO Box 10201, Kalispell, MT 59904 and Fidelity National Title Insurance Company, a Florida Corporation, qualified to do business in the STATE of Montana, whose address is P.O. Box 45023, Jacksonville, FL 32232-5023, as TRUSTEE, and Petkra Investments ISAOA whose address is 1127 7th Court, Fox Island, WA 98333, as Beneficiary,

WITNESSETH: That Grantor hereby irrevocably GRANTS, BARGAINS, SELLS, CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, nevertheless,

WITH POWER OF SALE that certain real property, which does not exceed fifteen (15) acres in area, situated in County of Flathead, State of Montana, particularly described as follows, to-wit:

Lot 33 of Starling, Phases 1-3, according to the map or plat thereof on file and of record in the office of the Clerk & Recorder of Flathead County, Montana.

THE UNDERSIGNED ACKNOWLEDGES THAT THE REAL PROPERTY DESCRIBED HEREIN IS NOT EXEMPT FROM EXECUTION AS A HOMESTEAD SINCE UNDER THE PROVISIONS OF §70-32-202, MONTANA CODE ANNOTATED, IT IS SUBJECT TO EXECUTION OR FORCED SALE TO SATISFY THIS TRUST INDENTURE.

TOGETHER WITH: (1) All buildings, fixtures and improvements thereon and all water rights, rights-of-way, tenements, hereditaments, privileges and appurtenances thereunto belonging, now owned or hereafter acquired, however evidenced, used, or enjoyed with said premises or belonging to the same; (2) All right, title and interest hereafter acquired in or to any of said premises, hereby also releasing, relinquishing and waiving all exemptions, rights of dower and homestead, in or to said premises, vested or inchoate; (3) All heating, air conditioning, plumbing and lighting facilities, equipment and fixtures now or hereafter installed upon or within said premises, used or proper or necessary to constitute the said premises a habitable, usable or operating unit-all of said property being designated and deemed for the purposes of this instrument a part of the realty; and (4) All of the rents, issues and profits of said premises, SUBJECT, HOWEVER, to the right, power and authority hereinafter conferred upon Beneficiary to collect and apply such rents, issues and profits;

FOR THE PURPOSE OF SECURING: (1) Payment of the principal sum of Four Hundred Forty-Five Thousand One Hundred Eighteen And No/100 Dollars (\$445,118.00) with interest thereon according to the terms of a promissory note, dated August 7th 2023 (and any extensions and/or renewals or modifications thereof), made by Grantor payable to the order of Beneficiary in installments, the last of which, unless sooner paid, will be due and payable on May 1, 2024; (2) Payment of all sums expended or advanced by Beneficiary under or pursuant to the terms hereof, together with interest thereon as herein provided; (3) Performance of each agreement of Grantor herein and now in contemplation of the parties, if the Beneficiary at its sole option elects to make any advances whatsoever.

To protect the security of this Trust Indenture and for other purposes, Grantor agrees:

By the execution of this Trust Indenture and the Note hereby secured that provisions 1 through 22 of the Trust Indenture recorded February 27, 1976 in Book 593 of Mortgages, at Page 685, as Instrument No. 1833 records of Flathead County, Montana, and recorded February 19, 1976 in Reel 103 as Document No. 619, records of Cascade County, Montana, shall be and they are hereby incorporated and made an integral part hereof for all purposes as though set forth herein at length.

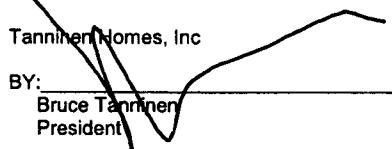
(Use for Real Estate in Cascade and Flathead Counties, Montana, only)



MONTANA TRUST INDENTURE
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

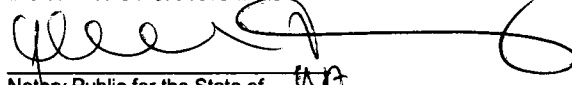
Tanninen Homes, Inc

BY: 
Bruce Tanninen
President

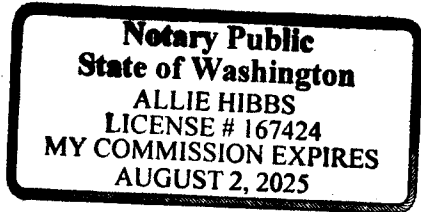
State of WA
County of Benton

On this 7th day of August, 2023, before me the undersigned Notary Public for the State of WA, personally appeared Bruce Tanninen, known to me to be the President of Tanninen Homes, Inc., the Corporation that executed the foregoing instrument and acknowledged to me that said Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this certificate first above written.


Notary Public for the State of WA
Residing at Kennewick
My Commission Expires: 8/2/25

(SEAL)

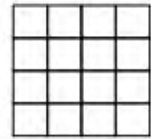


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35 29 22

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:

AUDITORIAL: ADAMS

SECTION: 22

CITY: TWP

TO: 22

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C.A.

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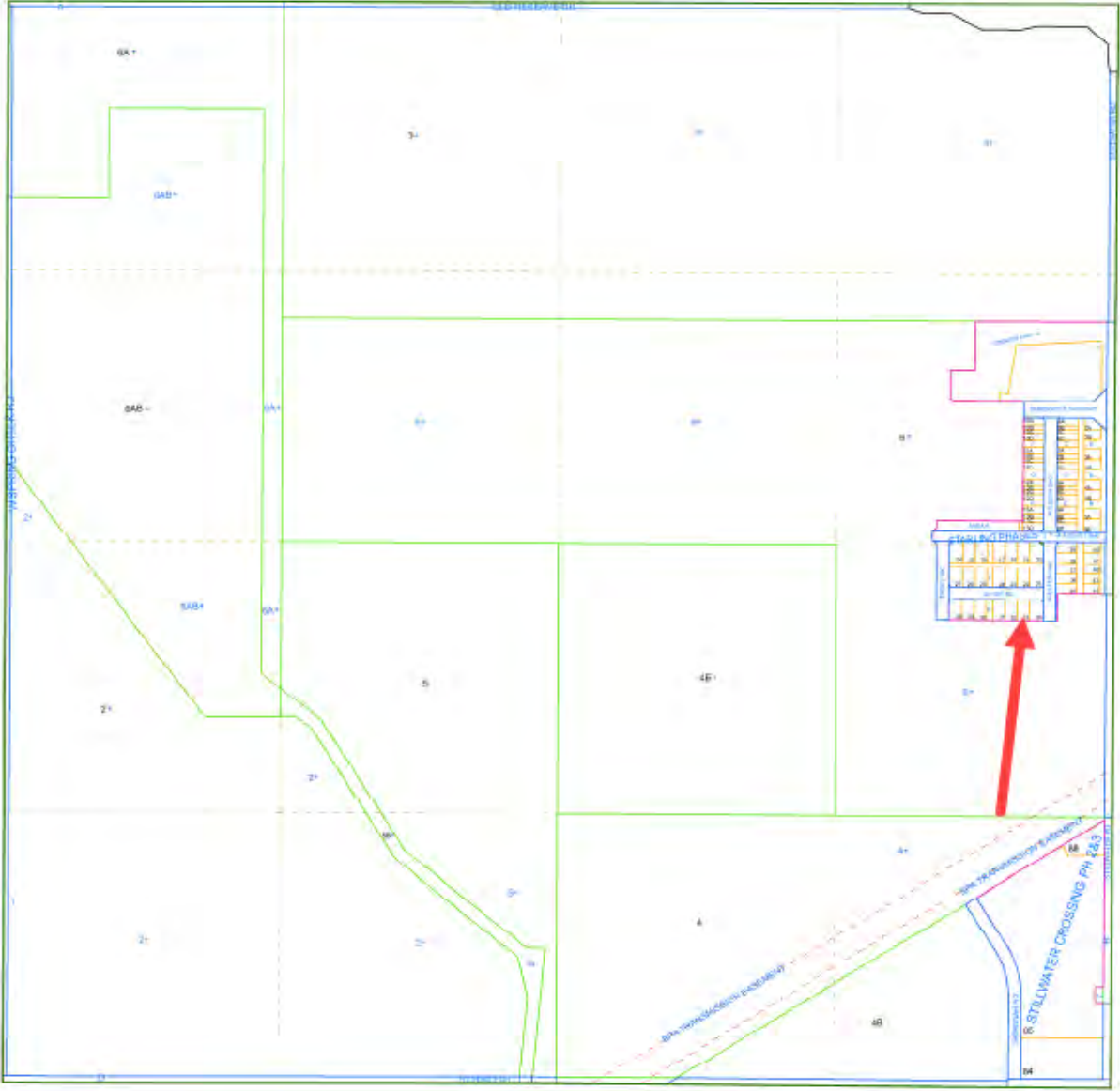
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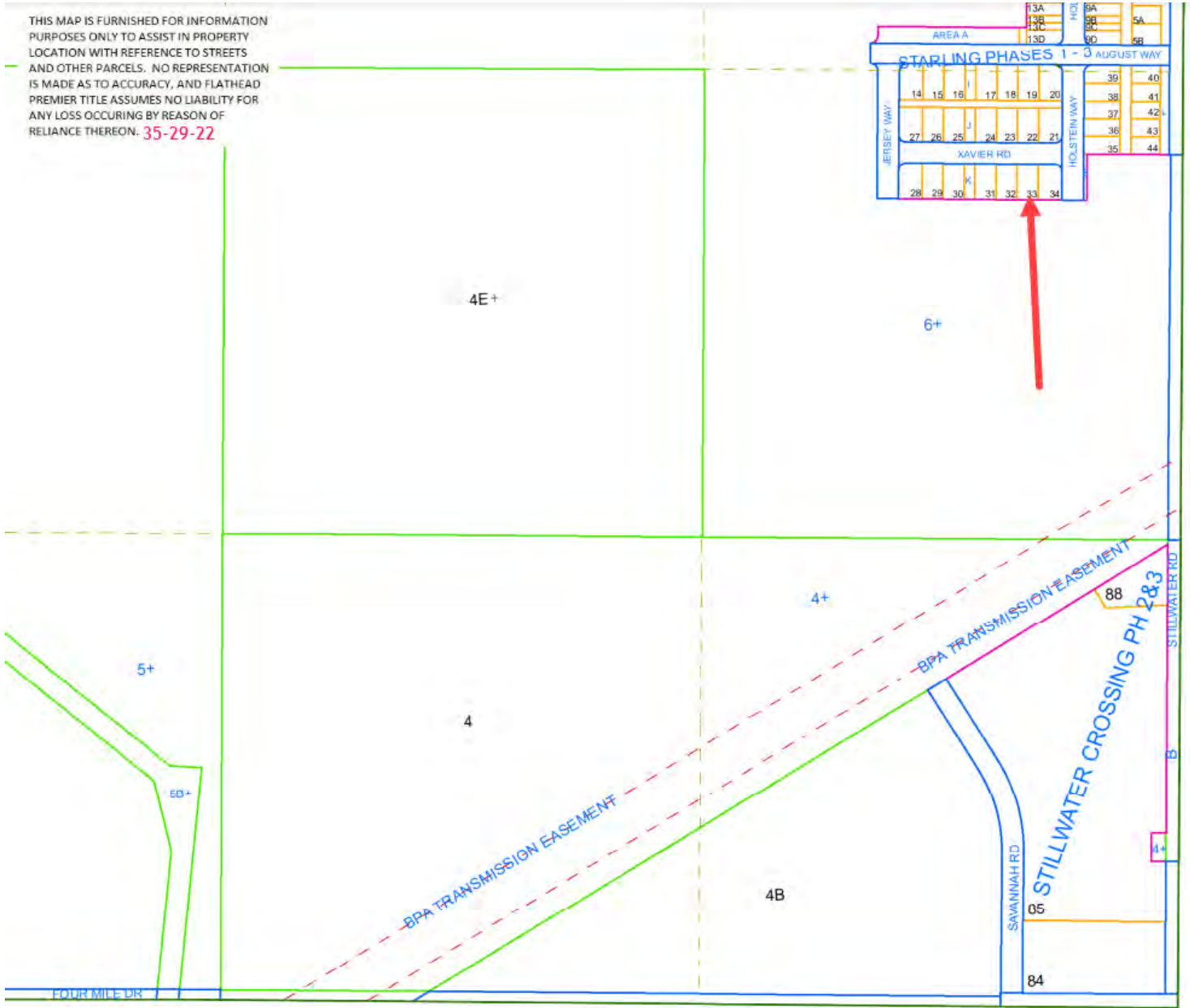
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02/10/23

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By: SANDS ENGINEERING, Inc.
2130 1st Ave. S.
Kalispell, MT 59901
(406) 755-0487
JOB NO. 258007
CONTRACT DATE: AUGUST 8, 2005
COMPLETED DATE: 12, 2, 2005
JOB: 2005080807 24817
DRAWN: 2005/08/29 15:54:20/24817 1/24

Plat of
STARLING, PHASES 1-3
A Subdivision Located In
SE1/4NE1/4 & NE1/4SE1/4 SEC. 35, T.22N., R.22W., P.M.M.,
CITY OF KALISPELL, FLATHEAD COUNTY, MONTANA



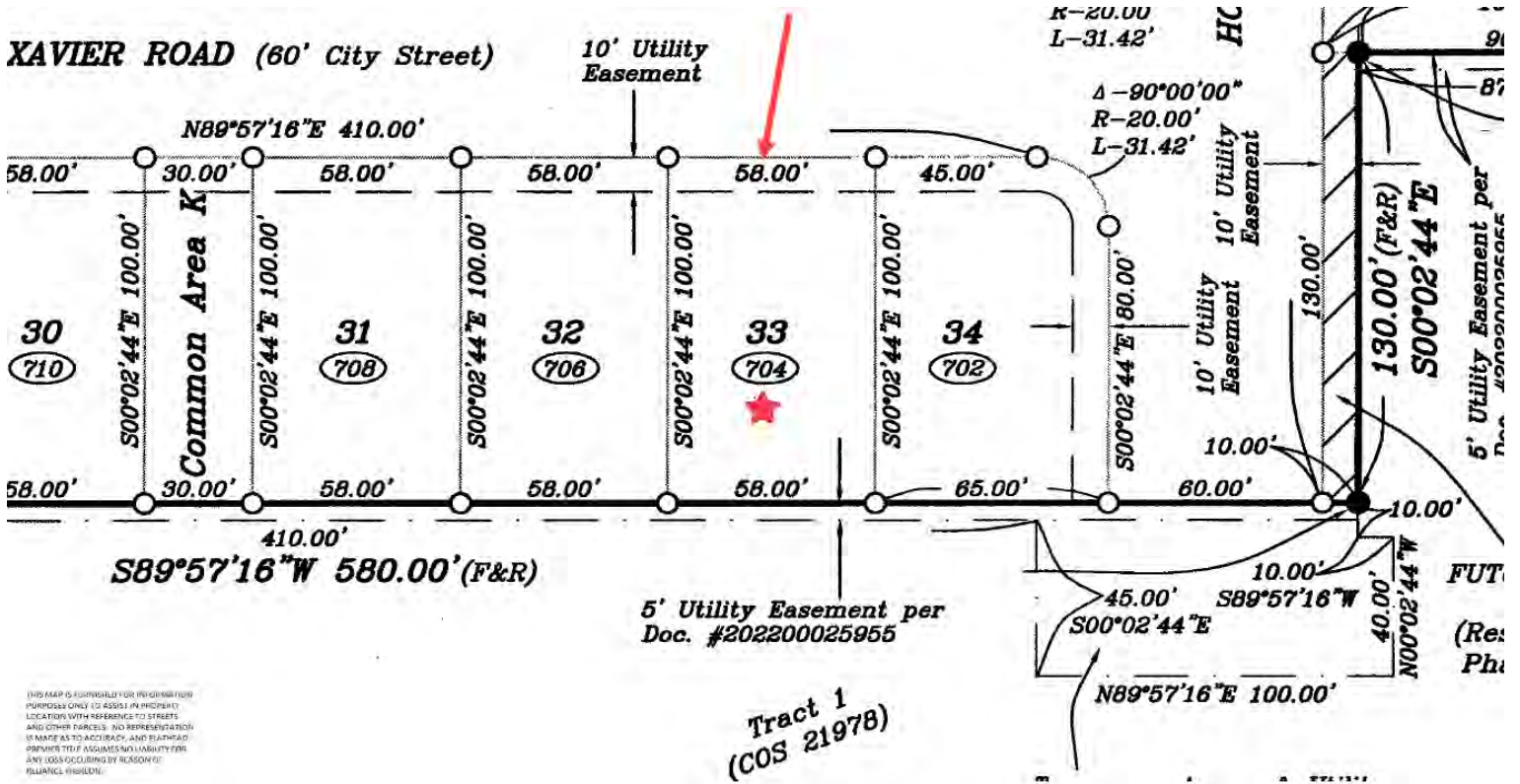
THESE PLANS AND SPECIFICATIONS FOR CONSTRUCTION
SHOULD BE READ IN CONNECTION WITH THE
LOCAL ORDINANCES AND REGULATIONS
AND THE CITY ENGINEER'S OFFICE RECORDS
AS TO THE ZONING AND PLANNING
REQUIREMENTS AND REGULATIONS
AND ALL LOCAL ORDINANCES
AND REGULATIONS.

SCALE: 1" = 40'



LEGEND:
- 5' Setback (see notes)
- 10' Setback (see notes)
- 15' Setback (see notes)
- 20' Setback (see notes)
- 25' Setback (see notes)
- 30' Setback (see notes)
- 35' Setback (see notes)
- 40' Setback (see notes)
- 45' Setback (see notes)
- 50' Setback (see notes)
- 55' Setback (see notes)
- 60' Setback (see notes)
- 65' Setback (see notes)
- 70' Setback (see notes)
- 75' Setback (see notes)
- 80' Setback (see notes)
- 85' Setback (see notes)
- 90' Setback (see notes)
- 95' Setback (see notes)
- 100' Setback (see notes)

XAVIER ROAD (60' City Street)



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5' Utility Easement per Doc. #202200025955

Tract 1 (COS 21978)

K-20.00
L-31.42'

$\Delta - 90^{\circ}00'00''$
R-20.00'
L-31.42'

HC

10' Utility Easement

10' Utility Easement

10' Utility Easement

10' Utility Easement

130.00' (F&R)
S00°02'44"E

5' Utility Easement per Doc. #202200025955

FUTURE PHASE

N89°57'16"E 100.00'

45.00'

S89°57'16"W

S00°02'44"E

10.00'

40.00'

N00°02'44"W

10.00'

60.00'

65.00'

58.00'

58.00'

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