



# LISTING PACKAGE

707 Xavier Road  
Kalispell, MT 59901

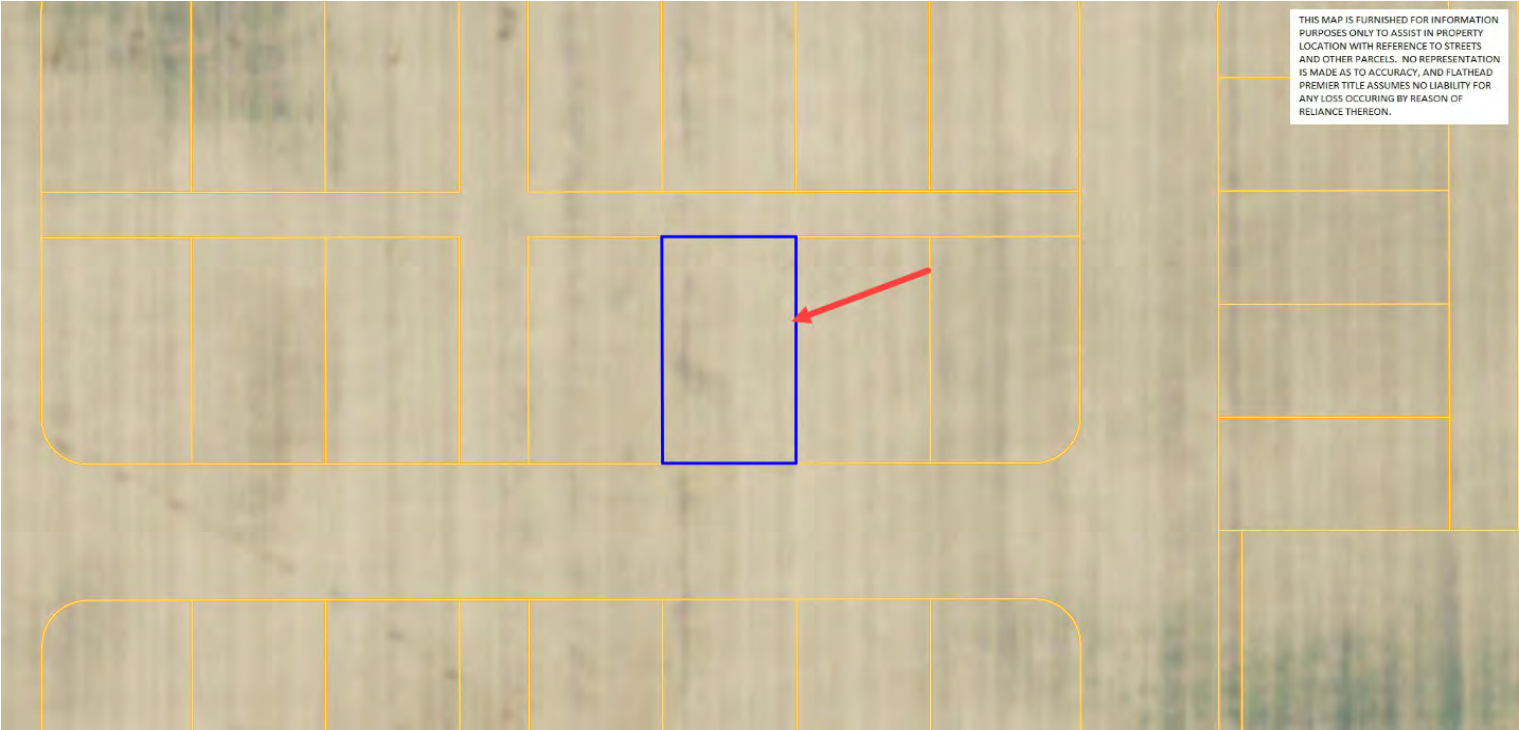
**Assessor Number: 0509591**  
**Geocode: 07407735402450000**

## 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: 1:866.82 Basemap: Imagery Hybrid



## Summary

### Primary Information

Property Category: RP	Subcategory: Residential Property
Geocode: 07-4077-35-4-02-45-0000	Assessment Code: 0000509591
<b>Primary Owner:</b> TANNINEN HOMES INC PO BOX 899 RICHLAND, WA 99352-0899 Note: See Owners section for all owners	<b>Property Address:</b> 707 XAVIER RD KALISPELL, MT 59901
Certificate of Survey:	Legal Description: STARLING PH 1-3, S35, T29 N, R22 W, Lot 23
Last Modified: 5/10/2024 21:48:0 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
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

Tax Year: 2024

## Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farm-site	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0.133	0

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/25/2023			7/27/2023	202300011376	Warranty Deed

## Owners

### Party #1

Default Information:	TANNINEN HOMES INC PO BOX 899 RICHLAND, WA 99352-0899
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	6/8/2023 10:6:0 AM

## Appraisals

### Appraisal History

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

## Market Land

Tax Year: 2024

## Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 5793	Acres: n/a
Class Code: 2201	Value: n/a

## 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

No ag/forest land exists for this parcel

## Easements

No easements exist for this parcel

## Disclaimer

Tax Year: 2024

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: 23 Assessor: 0509591 SD: 01 BCC: 00 Old Assessor: 0016620

Names :

IM TANNINEN HOMES INC

Addresses:

Mailing Address

PO BOX 899  
RICHLAND WA 99352

Physical Address

707 XAVIER RD  
KALISPELL MT 59901

Legal Descriptions

Record #01 Sec:35 Twp:29 Rng:22 Lot:23 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	07407735402450000



**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#: 0509591 STATEMENT#: 202337909**

Legal Description: ( 1 ) 07-4077-35-4-02-45-0000  
 Sec:35 Twn:29 Rng:22  
 SUBDIV:STARLING PH 1-3 LOT:23  
 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
<b>TOTAL</b>	<b>115,958</b>	<b>1,565</b>

Billing date: 09/29/2023

**CONSOLIDATED TAX DETAIL**

Levy Description	Amount	Levy Description	Amount	Levy Description	Amount
<b>CITY</b>		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	<b>Total COUNTY</b>	<b>135.80</b>	UNIVERSITY MILLAGE	9.40
<b>Total CITY</b>	<b>214.02</b>	<b>SCHOOL</b>		<b>Total STATE</b>	<b>131.30</b>
<b>COUNTY</b>		COMMUNITY COL. RET.	4.28	<b>Total General Taxes</b>	<b>808.18</b>
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	<b>Total SCHOOL</b>	<b>327.06</b>		
PUBLIC TRANSIT	1.08	<b>STATE</b>			
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
<b>TOTAL SPECIAL ASSESSMENTS</b>		<b>97.97</b>	<b>97.95</b>

General Taxes	District	Mill Levy	1st Half	2nd Half
01 / Annexed into Kalispell City	0B84-C	516.4100	404.09	404.09
<b>TOTAL TAXES DUE CURRENT YEAR:</b>			<b>\$1,004.10</b>	

**2ND HALF PAYMENT**

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

**2ND HALF PAYMENT**

**ASSESSOR#: 0509591 STATEMENT#: 202337909**  
 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#: 0509591 STATEMENT#: 202337909**  
 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





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

**2023 REAL ESTATE  
 STATEMENT OF TAXES PAYABLE**

**TOTAL 2023 TAXES DUE: \$26.76**

**ASSESSOR#: 0509591 STATEMENT#: 202423451**

Property Location: 707 XAVIER RD  
 Legal Description: ( 1 ) 07-4077-35-4-02-45-0000  
 Sec:35 Twn:29 Rng:22  
 SUBDIV:STARLING PH 1-3 LOT:23  
 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
<b>TOTAL</b>	<b>115,958</b>	<b>1,565</b>

Billing date: 02/28/2024

**CONSOLIDATED TAX DETAIL**

( No General Taxes found for this Assessor# )

**SPECIAL ASSESSMENTS**

Description	Code	1st Half	2nd Half
EL ADDL MILL 2023 CRCTN	EGMC	0.00	9.39
EQ ADDL MILL 2023 CRCTN	EQMC	0.00	11.11
HS ADDL MILL 2023 CRCTN	HGMC	0.00	6.26
<b>TOTAL SPECIAL ASSESSMENTS</b>		<b>0.00</b>	<b>26.76</b>

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	0.00	0.00
<b>TOTAL TAXES DUE CURRENT YEAR:</b>			<b>\$26.76</b>	

**2ND HALF PAYMENT**

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

**2ND HALF PAYMENT**

**ASSESSOR#: 0509591 STATEMENT#: 202423451**  
**DUE BY 5:00 P.M. ON OR BEFORE: 05/31/2024**



**SECOND HALF CURRENT AMOUNT DUE: \$26.76**

Under statutory limitations that adjusts mills down when taxable values increase, mills were reduced from 95 to 77.9 mills for 2023. The Department of Revenue is directing the County to levy the extra mills and the Supreme Court has ordered counties to comply.

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#: 0509591 STATEMENT#: 202423451**



**CURRENT TAXES DUE FOR YEAR: \$26.76**  
**FIRST HALF CURRENT AMOUNT DUE: \$0.00**

Under statutory limitations that adjusts mills down when taxable values increase, mills were reduced from 95 to 77.9 mills for 2023. The Department of Revenue is directing the County to levy the extra mills and the Supreme Court has ordered counties to comply.

TANNINEN HOMES INC  
 PO BOX 899  
 RICHLAND WA 99352



0509591, 0509592, 0509594

WHEN RECORDED RETURN TO:  
Tanninen Homes Inc., a Montana corporation  
PO Box 899  
Richland WA 99352  
5261FPT

Approved 7/27/2023 tg

**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 23, 24 AND 26 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: Iowa

COUNTY OF: Linn

This instrument was acknowledged before me on this 25th day of July, 2023, by **Chad Pelley, Manager**.

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

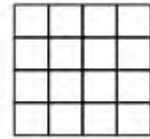
Notary Public for the State of Iowa  
Notary Resides: Linn County  
My commission expires: January 11, 2026



THIS MAP IS FURNISHED FOR INFORMATION PURPOSES ONLY TO ASSIST IN PROPERTY LOCATION WITH REFERENCE TO SECTIONS 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.

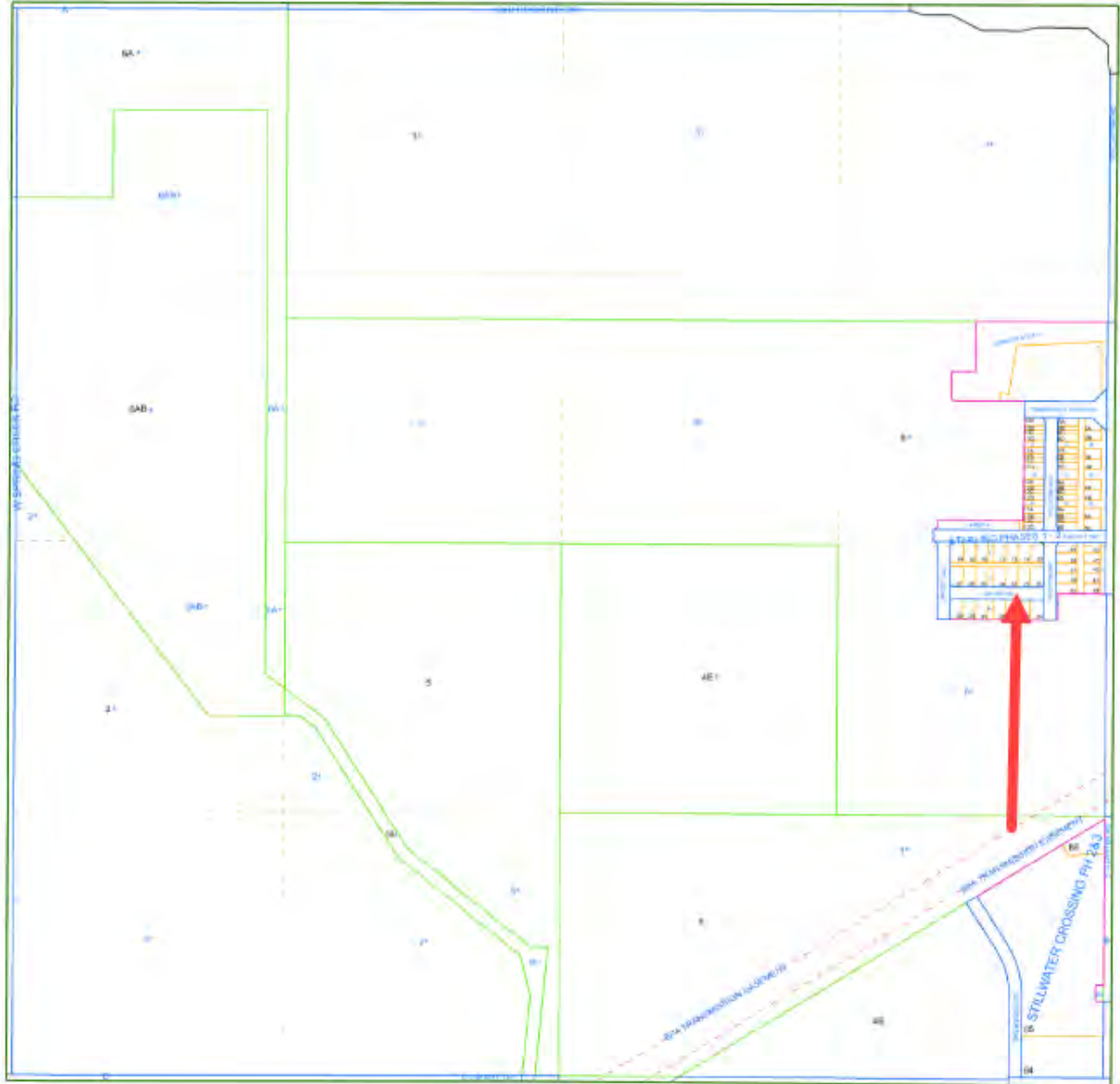
# 35 29 22

SCALE 1" = 400'



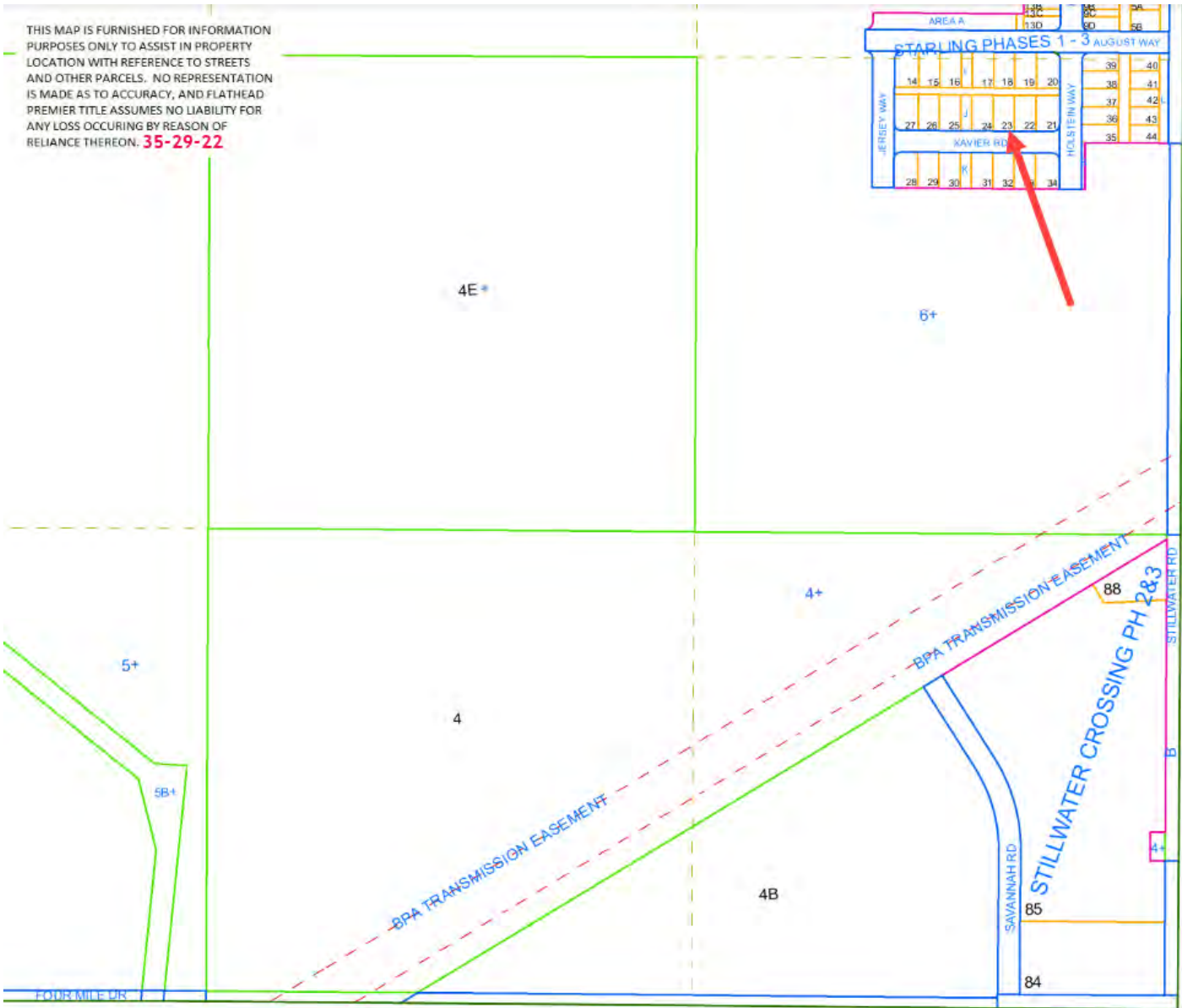
THIS MAP IS PREPARED ONLY FOR THE ADMINISTRATIVE USE OF FLATHEAD COUNTY AND IS NOT NECESSARILY AN ACCURATE REPRESENTATION OF THE LOCATION OR EXISTENCE OF TRACTS OF RECORD, THEIR BOUNDARIES OR EASEMENTS AND ROADWAYS.

SECTION  
ADDRESS: ADAMS  
SECTION: 3400  
CITY: TULSA, OK  
COUNTY: MUSKOGEE, OK  
STATE: OKLAHOMA  
DATE: 02/10/23  
DRAWN BY: J. J. JENSEN  
CHECKED BY: J. J. JENSEN



02/10/23

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: GARDNER SURVEYING, INC.  
 217 West 24th  
 Kalispell, MT 59901  
 (406) 750-8187  
 JOB NO. 200007  
 DRAWING DATE: MARCH 8, 2022  
 COMPUTER DATE: 12/7/2022  
 PLOT: GARDNER SURVEY  
 DRAWN: JOHANNY ANGLADELINO, L.S.

Plat 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

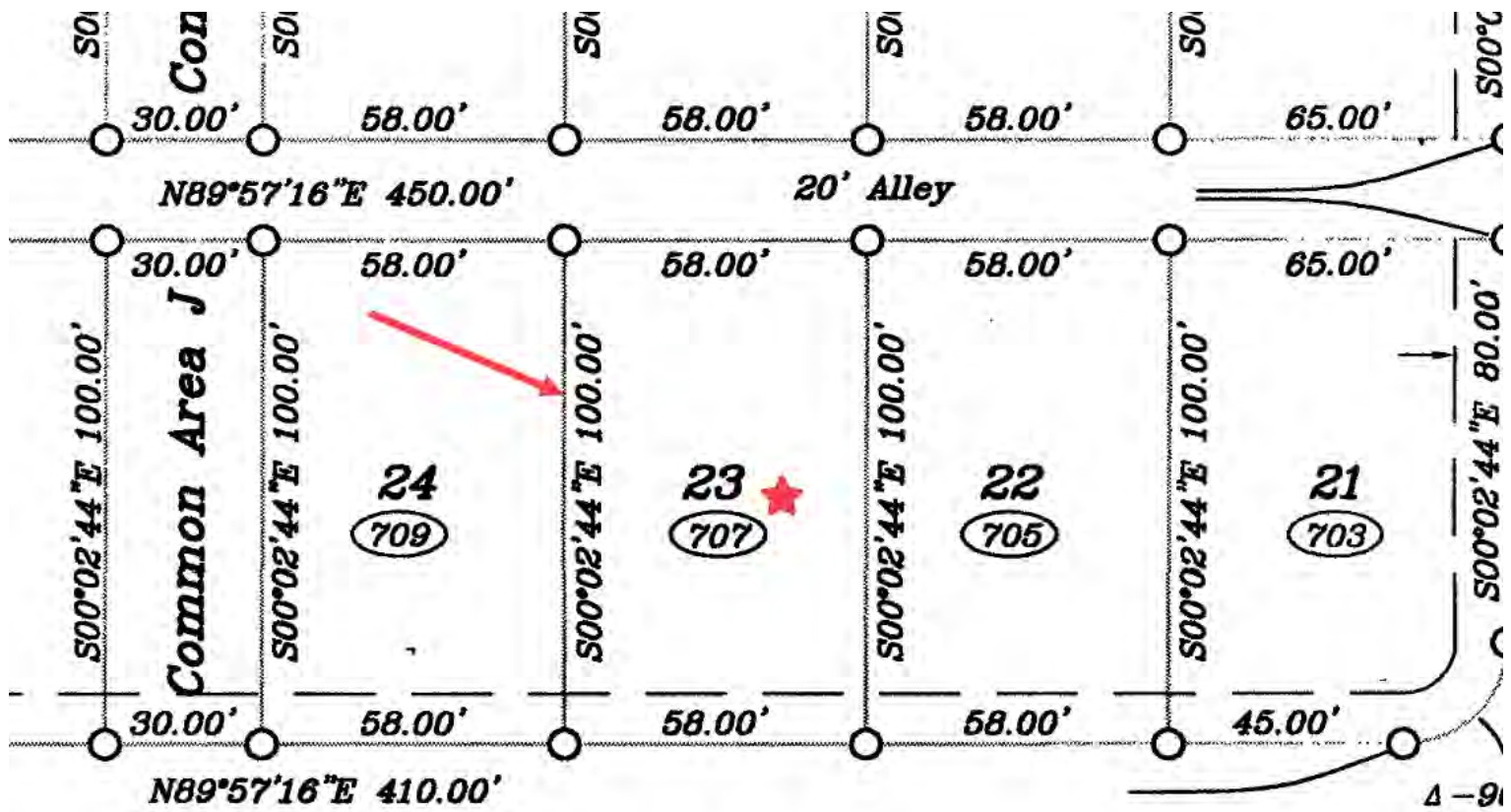


THIS MAP IS FURNISHED FOR INFORMATION  
 PURPOSES ONLY TO ASSIST IN PROPERTY  
 LOCATION WITH REFERENCE TO STREETS  
 AND OTHER PUBLIC E. NO REPRESENTATION  
 IS MADE AS TO ACCURACY AND FLATHEAD  
 COUNTY WILL ASSUME NO LIABILITY FOR  
 ANY LOSSES OCCURRING BY REASON OF  
 PRINTING THEREON.



10554105





**ER ROAD (60' City Street)**

**10' Utility Easement**

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.

Δ-9  
R-21  
L-31  
Δ  
E