



LISTING PACKAGE

714 August Way
Kalispell, MT 59901

Assessor Number: 0509582

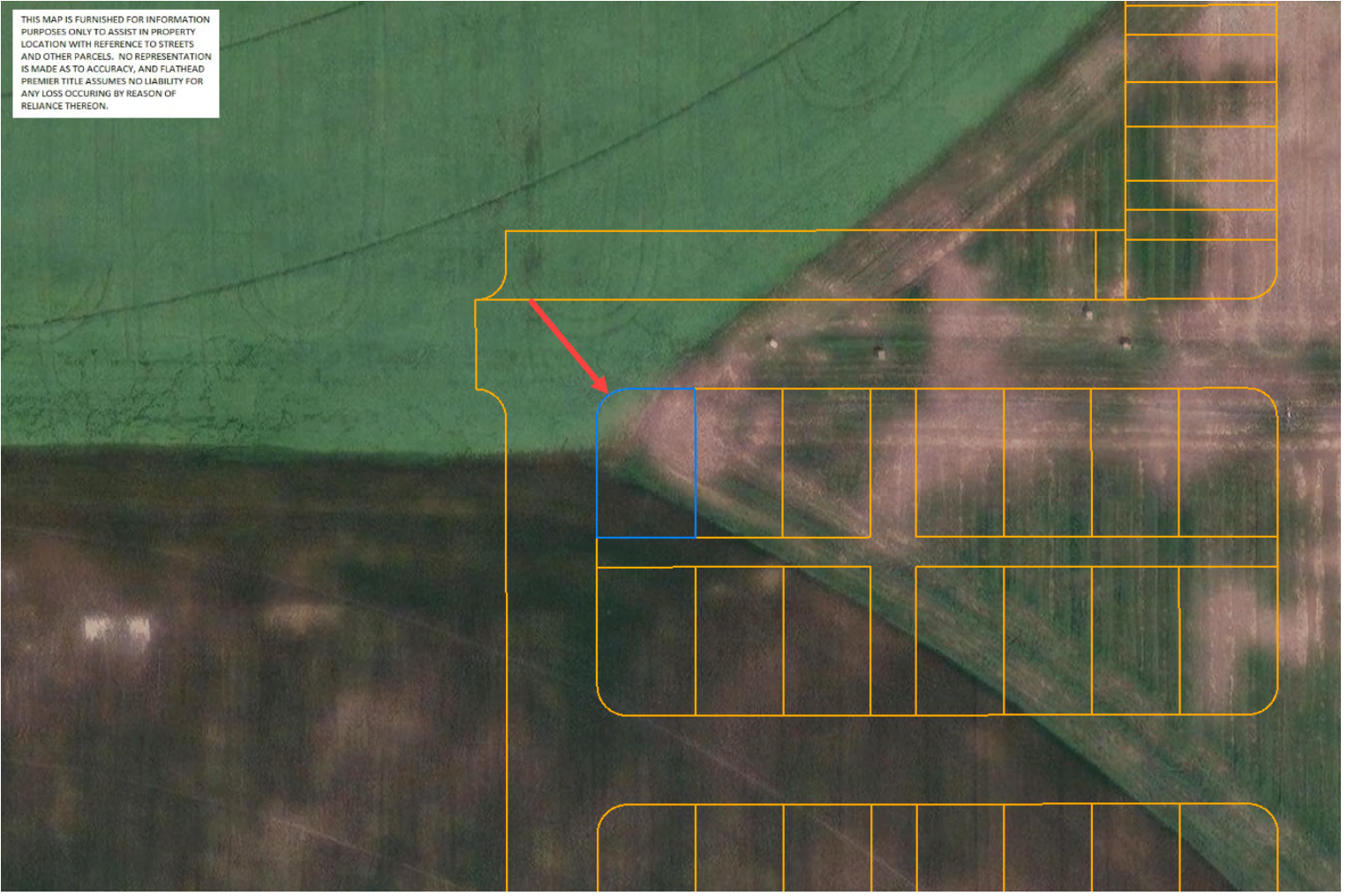
Geocode: 07407735402270000

What's Included:

Property Report Card	X
Tax Bill/Assessor Information	X
Vesting Deed (includes Other Prop)	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: 1:504.74 Basemap: Montana NAIP 2021



Summary

Primary Information

Property Category: RP

Subcategory: Residential Property

Geocode: 07-4077-35-4-02-27-0000

Assessment Code: 0000509582

Primary Owner:

STARLING DEVELOPMENT LLC
ATTN: CHAD PELLEY
MOUNT VERNON, IA 52314-0099
Note: See Owners section for all owners

Property Address:

714 AUGUST WAY
KALISPELL, MT 59901

Certificate of Survey:

Legal Description: STARLING PH 1-3, S35, T29 N, R22 W, Lot 14

Last Modified: 5/20/2024 23:35:41 PM

Tax Year: 2024

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:	
General: 0	Limited: 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

Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0.147	117849

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type

Owners

Party #1

Default Information:	STARLING DEVELOPMENT LLC ATTN: CHAD PELLEY MOUNT VERNON, IA 52314-0099
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	5/3/2022 15:6:47 PM

Tax Year: 2024

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	117849	0	117849	COST
2023	117849	0	117849	COST

Market Land

No market land exists for this parcel

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

Tax Year: 2024

No easements exist for this parcel

Disclaimer

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Options

Inquiry

Overview

Email:

Email Overview Rpt

Active Header Year: 23 Assessor: 0509582 SD: 01 BCC: 00 Old Assessor: 0016620

Names :

1M STARLING DEVELOPMENT LLC

Addresses:

Mailing Address

Attn:CHAD PELLEY

PO BOX 99

MOUNT VERNON IA 52314

Physical Address

714 AUGUST WAY

KALISPELL MT 59901

Legal Descriptions

Record #01 Sec:35 Twp:29 Rng:22 Lot:14 Subdiv Cd:SGB

Description:STARLING PH 1-3

Acres: 0.15

Old Assessor # : 0016620

Value record(s) for year 2023

Catcd	Description	Acres	Value	TaxableVal	Geocode
1	KIUV 22010 RESIDENTL CI	0.15	117849	1591.00	07407735402270000



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

**2023 REAL ESTATE
STATEMENT OF TAXES PAYABLE
TOTAL 2023 TAXES DUE: \$1,036.99**

ASSESSOR#: 0509582 STATEMENT#: 202337900

Legal Description: (1) 07-4077-35-4-02-27-0000
Sec:35 Twn:29 Rng:22
SUBDIV:STARLING PH 1-3 LOT:14
STARLING PH 1-3

STARLING DEVELOPMENT LLC
CHAD PELLEY
PO BOX 99
MOUNT VERNON IA 52314

Valuation Type	Market Value	Taxable Value
Real Estate	117,849	1,591
Improvements	0	0
Personal Property	0	0
TOTAL	117,849	1,591

Billing date: 09/29/2023

CONSOLIDATED TAX DETAIL

Levy Description	Amount	Levy Description	Amount	Levy Description	Amount
CITY		SHERIFF	38.18	EQUALIZATION MILLAGE	52.34
KAL PERM MED LEVY	25.70	SPECIAL EMS PROGRAM	3.18	HIGH SCH GEN MAINT	28.64
KALISPELL CITY	191.88	Total COUNTY	138.05	UNIVERSITY MILLAGE	9.54
Total CITY	217.58	SCHOOL		Total STATE	133.48
COUNTY		COMMUNITY COL. RET.	4.36	Total General Taxes	821.61
911 GENER OBLIG BOND	1.44	ELEM RETIREMENT	30.20		
AIRPORT	3.18	FHS ADULT EDUCATION	2.30		
AREA AGENCY ON AGING	0.72	FHS BUILDING RESERVE	1.36		
BOARD OF HEALTH	5.72	FHS BUS RESERVE	1.34		
BRIDGE	3.74	FHS DEBT SERVICE	32.10		
CO PERM MED LEVY	12.46	FHS FLEX	0.28		
COMP INSURANCE	6.04	FHS GENERAL	41.32		
COUNTY LIBRARY	6.66	FHS TRANSPORTATION	13.26		
COUNTY PARKS	1.83	FHS TUITION	2.82		
COUNTY POOR FUND	0.20	FVCC ADULT EDUCATION	1.60		
COUNTY RETIREMENT	12.42	FVCC DEBT SERVICE	3.04		
COUNTYWIDE MOSQUITO	0.64	FVCC GENERAL	10.64		
DISTRICT COURT	1.44	FVCC PERMIS MED LEVY	5.04		
EMS	1.06	HIGH SCH RETIREMENT	14.00		
EXTENSION	0.42	SD 01 - GENERAL	70.44		
FAIR	0.90	SD 01 BLDG RESERVE	3.36		
GENERAL	30.62	SD 01 BUS DEPRECIATI	0.44		
GROUP INSURANCE	0.16	SD 01 DEBT SERVICE	37.38		
JUVENILE DETENTION	0.24	SD 01 TRANSPORTATION	42.18		
NOXIOUS WEEDS	1.60	SD 01 TUITION	12.44		
PERM SRS LEVY	0.74	TRANSPORTATION	2.60		
PORT AUTHORITY	1.76	Total SCHOOL	332.50		
PUBLIC TRANSIT	1.10	STATE			
SEARCH & RESCUE	1.60	ELEM GENERAL MAINT	42.96		

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
SOIL & WATER CONSERV	085	0.85	0.85
KAL LIGHTING 50	204	10.57	10.56
KAL STORM SEWER	205	18.47	18.46
KAL URBAN FOREST DST	248	15.06	15.05
KAL STREET MAINT	249	56.91	56.91
FECC SPECIAL DIST	C34	5.85	5.84
TOTAL SPECIAL ASSESSMENTS		107.71	107.67

General Taxes	District	Mill Levy	1st Half	2nd Half
01 / Annexed into Kalispell City	0B84-C	516.4100	410.81	410.80
TOTAL TAXES DUE CURRENT YEAR:			\$1,036.99	

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.

2ND HALF PAYMENT

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

2ND HALF PAYMENT

ASSESSOR#: 0509582 STATEMENT#: 202337900

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

SECOND HALF AMOUNT DUE: **\$518.47**

STARLING DEVELOPMENT LLC
 CHAD PELLEY
 PO BOX 99
 MOUNT VERNON IA 52314

1ST HALF/FULL YEAR PAYMENT

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

1ST HALF/FULL YEAR PAYMENT

ASSESSOR#: 0509582 STATEMENT#: 202337900

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

TOTAL TAXES DUE FOR YEAR: **\$1,036.99**

FIRST HALF AMOUNT DUE: **\$518.52**

STARLING DEVELOPMENT LLC
 CHAD PELLEY
 PO BOX 99
 MOUNT VERNON IA 52314



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

**2023 REAL ESTATE
 STATEMENT OF TAXES PAYABLE**

TOTAL 2023 TAXES DUE: \$27.21

ASSESSOR#: 0509582 STATEMENT#: 202420120

Property Location: 714 AUGUST WAY
 Legal Description: (1) 07-4077-35-4-02-27-0000
 Sec:35 Twn:29 Rng:22
 SUBDIV:STARLING PH 1-3 LOT:14
 STARLING PH 1-3

STARLING DEVELOPMENT LLC
 CHAD PELLEY
 PO BOX 99
 MOUNT VERNON IA 52314

Valuation Type	Market Value	Taxable Value
Real Estate	117,849	1,591
Improvements	0	0
Personal Property	0	0
TOTAL	117,849	1,591

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	9.55
EQ ADDL MILL 2023 CRCTN	EQMC	0.00	11.30
HS ADDL MILL 2023 CRCTN	HGMC	0.00	6.36
TOTAL SPECIAL ASSESSMENTS		0.00	27.21

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

TOTAL TAXES DUE CURRENT YEAR: \$27.21

2ND HALF PAYMENT

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

2ND HALF PAYMENT

ASSESSOR#: 0509582 STATEMENT#: 202420120
DUE BY 5:00 P.M. ON OR BEFORE: 05/31/2024



SECOND HALF CURRENT AMOUNT DUE: \$27.21

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.

STARLING DEVELOPMENT LLC
 CHAD PELLEY
 PO BOX 99
 MOUNT VERNON IA 52314

1ST HALF/FULL YEAR PAYMENT

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

1ST HALF/FULL YEAR PAYMENT

ASSESSOR#: 0509582 STATEMENT#: 202420120



CURRENT TAXES DUE FOR YEAR: \$27.21
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.

STARLING DEVELOPMENT LLC
 CHAD PELLEY
 PO BOX 99
 MOUNT VERNON IA 52314



WHEN RECORDED RETURN TO:
Tanninen Homes, Inc., a Montana corporation
PO Box 899
Richland WA 99352
6855FPT

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 14 and 20 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.

Approved 06/04/2024 jim 0509582, 0509588



Starling Development, LLC

By Chad Pelley, Manager

STATE OF: Iowa

COUNTY OF: Linn

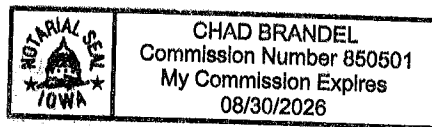
This instrument was acknowledged before me on this 30 day of May, 2024, by **Chad Pelley, Manager.**

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

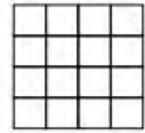
My commission expires: 6/30/2026



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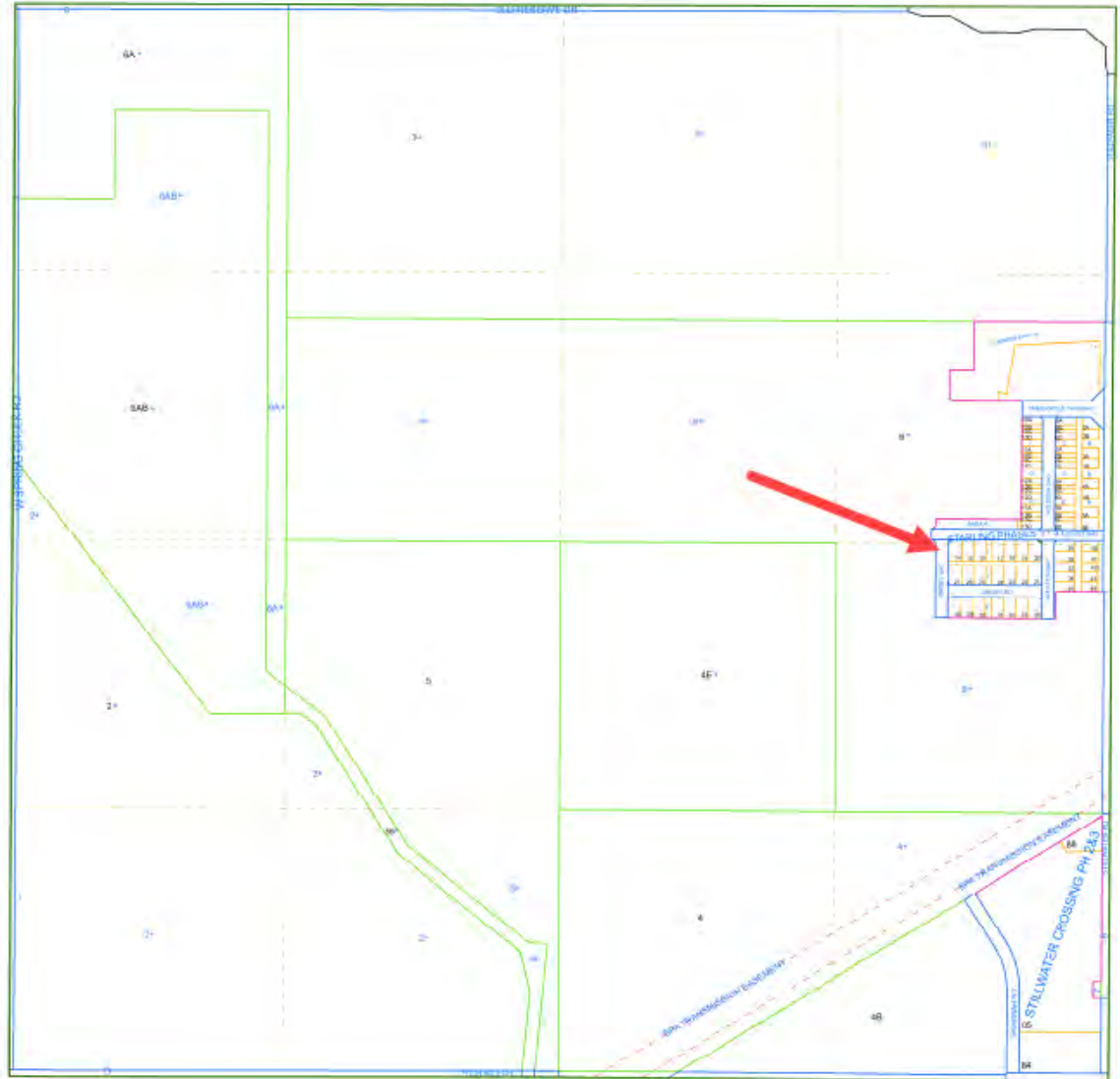
35 29 22

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:
ASSUMPTIONS: NONE
SECTION: 22
TOWNSHIP: 29 N
RANGE: 35 W
DATE: 02/10/23
SCALE: 1" = 400'
DRAWN BY: J. J. B. / J. J. B.
CHECKED BY: J. J. B. / J. J. B.
DATE: 02/10/23
DRAWN BY: J. J. B. / J. J. B.
CHECKED BY: J. J. B. / J. J. B.
DATE: 02/10/23



02/10/23

By: **DAVID SURVING, Inc.**
 2100 N. JACO
 GARDEN, MT 59001
 (406) 752-2442

JOB NO: 200007
 DRAWING DATE: JANUARY 4, 2000
 COMPLETE DATE: 01/24/2000
 PROJECT: STARLING DEVELOPMENT, LLC

Plan of
STARLING, PHASES 1-3
 A Subdivision Located In
 SE1/4NE1/4 & NE1/4SE1/4 SEC. 05, T29N, R23W, P.M.M.,
 CITY OF HAINSBELL, FLATHEAD COUNTY, MONTANA



THIS MAP IS FURNISHED FOR INFORMATION
 PURPOSES ONLY TO ASSIST IN PROPERTY
 LOCATIONS WITH REFERENCE TO STREETS
 AND OTHER FEATURES. NO REPRESENTATION
 IS MADE AS TO ACCURACY, AND LANDFOLD
 PROVISIONS. IT IS ASSUMED NO LIABILITY FOR
 ANY LOSS OCCURRING BY REASON OF
 RELIANCE THEREON.



RELAYING ROAD
 This road is shown as a proposed road. It is shown as a dashed line. It is shown as a dashed line. It is shown as a dashed line.

RELAYING ROAD
 This road is shown as a proposed road. It is shown as a dashed line. It is shown as a dashed line. It is shown as a dashed line.

- LEGEND**
- 1. 1/2" Corner (See Note)
 - 2. 1/4" Corner (See Note)
 - 3. Road (100' Right of Way)
 - 4. Road (50' Right of Way)
 - 5. Road (25' Right of Way)
 - 6. Road (10' Right of Way)
 - 7. Road (5' Right of Way)
 - 8. Road (2' Right of Way)
 - 9. Road (1' Right of Way)
 - 10. Road (0' Right of Way)

PLAN & SPECIFICATIONS
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

42' (F&R)

(Radial)
0°02'44"W
7.00' (F&R)
ST 108.32'

Δ - 90°00'00"
R - 20.00'
L - 31.42' (F&R)

& Utility

Utility Easement
or Doc.
02200025955

214.64'

20' (F&R)

RSEY WAY (60' City Street)

Δ - 90°00'00"
R - 20.00'
L - 31.42'

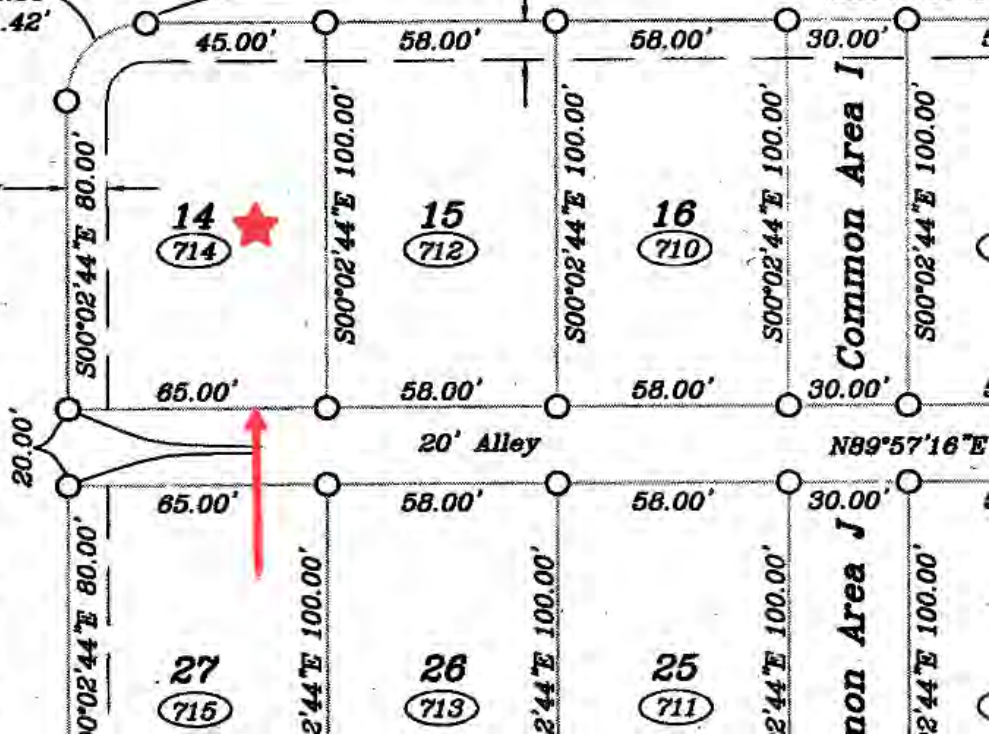
10' Utility Easement

10' Utility Easement

10' Utility Easement

S89°57'16"W 410.00'

N89°57'16"E



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