

Property Record Card

Summary

Primary Information

Property Category: RP

Subcategory: Residential Property

Geocode: 35-3091-08-1-32-30-0000

Assessment Code: 0000003281

Primary Owner:

PropertyAddress: 214 CHURCH ST

SAINT LLC

THOMPSON FALLS, MT 59873

8 RACCOON LN

COS Parcel:

THOMPSON FLS, MT 59873-9544

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: THOMPSON FALLS ORIG TOWNSITE

Legal Description:

THOMPSON FALLS ORIG TOWNSITE, S08, T21 N, R29 W, BLOCK 090, Lot 026, THF BK 90
LOTS 26-31

Last Modified: 2/8/2023 7:35:05 PM

General Property Information

Neighborhood: 235.020.1

Property Type: IMP_U - Improved Property - Urban

Living Units: 1

Levy District: 35-0804-2C

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

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
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	0.579	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
8/14/2006	WD	55259			

Owners

Party #1

Default Information: SAINT LLC
8 RACCOON LN`

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/4/2007 12:36:25 AM

Other Names		Other Addresses	
Name	Type		

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2022	37940	243240	281180	COST
2021	37940	243240	281180	COST
2020	32100	220990	253090	COST

Market Land

Market Land Item #1

Method: Sqft **Type:** Primary Site

Width: **Depth:**

Square Feet: 25,200 **Acres:**

Valuation

Class Code: 2201 **Value:**

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
SFR	08 - Conventional	1914

Dwelling Information

Residential Type: SFR **Style:** 08 - Conventional

Year Built: 1914 **Roof Material:** 5 - Metal

Effective Year: 1985 **Roof Type:** 3 - Gable

Story Height: 1.5 **Attic Type:** 0

Grade: 5 **Exterior Walls:** 1 - Frame

Class Code: 3501 **Exterior Wall Finish:** 5 - Maintenance Free Aluminum/Vinyl/Steel

Year Remodeled: 2006 **Degree Remodeled:**

Mobile Home Details

Manufacturer: **Serial #:** **Width:** 0

Model: **Length:** 0

Basement Information

Foundation: 2 - Concrete **Finished Area:** 0 **Daylight:** N

Basement Type: 2 - Part **Quality:**

Heating/Cooling Information

Type: Non-Central **System Type:** 7 - Electric Baseboard/Electric Radiant

Fuel Type: 4 - Electricity **Heated Area:** 0

Living Accomodations

Bedrooms: 5 **Full Baths:** 3 **Addl Fixtures:** 4

Family Rooms: 0

H. Baths: 0

Additional Information

Fireplaces:

Stacks: 1

Stories: 1.5

Openings: 1

Prefab/Stove: 0

Garage Capacity: 0

Cost & Design: 0

Flat Add: 0

% Complete: 0

Description:

Description:

Dwelling Amenities

View:

Access:

Area Used In Cost

Basement: 288

Additional Floors: 0

Attic: 0

First Floor: 2483

Half Story: 462

Unfinished Area: 0

Second Floor: 0

SFLA: 2945

Depreciation Information

CDU:

Physical Condition: Average (7)

Utility: Average (7)

Desirability:

Property: Average (7)

Location: Average (7)

Depreciation Calculation

Age: 37

Pct Good: 0.67

RCNLD: 0

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	11 - Porch, Frame, Open			132	0	0
	11 - Porch, Frame, Open			320	0	0
	34 - Deck, Concrete			562	0	0

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential

Description: RRG1 - Garage, frame, detached, finished

Quantity: 1

Year Built: 1979

Grade: 4

Condition:

Functional:

Class Code: 3501

Dimensions

Width/Diameter: 32

Length: 40

Size/Area: 1280

Height:

Bushels:

Circumference:

Outbuilding/Yard Improvement #2

Type: Residential

Description: RRZ1 - Gazebo

Quantity: 1

Year Built: 2006

Grade: A

Condition:

Functional:

Class Code: 3501

Dimensions

Width/Diameter:

Length:

Size/Area: 88

Height:

Bushels:

Circumference:

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

2021 REAL Property Tax Statement

Sanders County Treasurer

Nichol Scribner

Po Box 519

Thompson Falls, MT 59873

10/13/22

Tax Payer	Property Description
SAINT LLC	Sub/Blk/Lot THOMPSON FALLS / 90/
8 RACCOON LN	Twn/Rng/Sect 21 /29 /8
THOMPSON FALLS MT 59873-9544	T FALLS 2ND, BLK 90,
	LOTS 26-31

Tax Payer 3281
 School District 2C THOMPSON FALLS
 Taxable Value 3,796
 Geo Code 3091-08-1-32-30-0000

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
LAND	180.26	180.25	360.51	STATE SCHOOL LEVY	10.71 %	\$360.62	95.000
BLDS & IMPROVEMENTS	1,156.18	1,156.18	2,312.36	School District Distribution			
SOLID WASTE	320.00	320.00	640.00	ELEMENTARY GENERAL	6.22 %	\$209.77	55.260
WESTERN SANDERS COUNTY T	15.00	15.00	30.00	ELEMENTARY TRANSP	3.06 %	\$103.21	27.190
THOMPSON FALLS LIBRARY	13.29	13.28	26.57	ELEMENTARY TUITION	1.35 %	\$45.40	11.960
				ELEMENTARY TECHNOL	0.33 %	\$11.27	2.970
				ELEMENTARY BUILDIN	0.27 %	\$9.00	2.370
1st Half Due (11/30/22)	1,684.73			H. S. GENERAL	4.32 %	\$145.50	38.330
2nd Half Due (05/31/23)		1,684.71		H. S. TRANSPORTATI	1.94 %	\$65.44	17.240
Total Bill			3,369.44	H. S. TUITION	0.71 %	\$23.95	6.310
				H. S. ADULT EDUCAT	0.04 %	\$1.18	0.310
				H. S. TECHNOLOGY	0.33 %	\$11.12	2.930
				H. S. BUILDING RES	0.13 %	\$4.26	1.120
				TOTAL SCHOOL DISTRICT	18.70 %	\$630.10	165.990
				STATE LEVY - UNIVER	0.68 %	\$22.78	6.000
				COUNTYWIDE EDUCATIO	3.76 %	\$126.87	33.420
				Total School	33.85 %	\$1,140.37	300.410
				County			
				GENERAL FUND	3.64 %	\$122.74	32.340
				BRIDGE FUND	0.20 %	\$6.83	1.800
				WEED CONTROL	0.56 %	\$18.98	5.000
				COUNTY FAIR	0.34 %	\$11.39	3.000
				AIRPORT FUND	0.00 %	\$0.00	
				* LIBRARY FUND	0.17 %	\$5.69	1.500
				* COUNTY AMBULANCE	0.68 %	\$22.78	6.000
				* SENIOR CITIZENS - L	0.74 %	\$24.83	6.540
				PUBLIC SAFETY (LAW	6.42 %	\$216.37	57.000
				SRS PERMISSIVE LEVY	0.07 %	\$2.43	0.640
				PERMISSIVE MEDICAL	1.32 %	\$44.34	11.680
				* SEARCH & RESCUE	0.06 %	\$1.90	0.500
				OFFICE OF EMERGENCY	0.07 %	\$2.28	0.600
				Total County	14.27 %	\$480.56	126.600
				City			
				TOWN OF THOMPSON FA	31.22 %	\$1,051.94	277.120
				Total City	31.22 %	\$1,051.94	277.120
				Other			
				LIBRARY FUND-THOMPS	0.79 %	\$26.57	7.000
				Total Other	0.79 %	\$26.57	7.000
				Fees			
				SOLID WASTE	18.99 %	\$640.00	
				WESTERN SANDERS CO	0.89 %	\$30.00	
				Total Fees	19.88 %	\$670.00	0.000
				Total Bill	100.00 %	\$3,369.44	711.130

PAY ONLINE <http://co.sanders.mt.us/>

There is a 3% CONVENIENCE FEE to pay by credit card.

Questions on your bill: TREASURER'S PHONE 406-827-6924
* in front of the levy means this levy was voted in.

THIS PROPERTY MAY QUALIFY FOR A PROPERTY TAX ASSISTANCE PROGRAM. Please see the back of this statement for more information.

*** Tax Information sent to mortgage company. ***

Receipt Validation for 1st Half: 1,684.73

Penalty:

Interest:

Total:

Receipt Validation for 2nd Half: 1,684.71

Penalty:

Interest:

Total:

Total if both halves paid: 3,369.44



Name SAINT LLC
 8 RACCOON LN
 3281

Due 1,684.73 11/30/22

Return this stub with payment to:

Sanders County Treasurer

Nichol Scribner

Po Box 519

Thompson Falls, MT 59873

Total if both halves paid: 3,369.44



Name SAINT LLC
 8 RACCOON LN
 3281

Due 1,684.71 05/31/23

Return this stub with payment to:

Sanders County Treasurer

Nichol Scribner

Po Box 519

Thompson Falls, MT 59873

Return to:

57382

St. Peter, Warren & Dyrud, P.C.
P.O. Box 17255
Missoula, Montana 59808

QUITCLAIM DEED

FOR VALUE RECEIVED, **Steven G. Saint and Barbara L. Saint**, of 214 Church Street, Thompson Falls, Montana 59873, does hereby convey, release, remise and forever quitclaim unto **Saint, LLC**, of 214 Church Street, Thompson Falls, Montana 59873, the following-described premises in Sanders County, Montana, to-wit:


Lots 26, 27, 28, 29, 30 and 31 of Block 90 of the Second Survey of the Townsite of Thompson Falls, Sanders County, Montana.

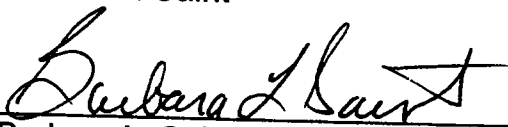
SUBJECT TO:

- a) Terms, conditions and provisions of the map or plat of the Townsite of Thompson Falls (Second Survey), on file or of record in the office of the Sanders County Clerk and Recorder.
- b) Terms, conditions, provisions, easements, survey notes and reservations of Certificates of Survey No. 2071, filed November 30, 1999 in the office of the Sanders County Clerk and Recorder.
- c) All reservations, rights-of-way, easements, licenses, restrictions and covenants of record or visible on the premises.

together with their appurtenances.

DATED this 4 day of January, 2007.


Steven G. Saint


Barbara L. Saint

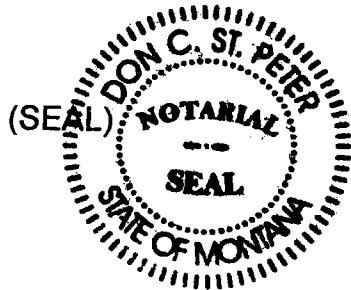

QUITCLAIM DEED

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STATE OF MONTANA)
 : ss.
County of Missoula)

This instrument was acknowledged before me this 4th day of January, 2007, by Steven G. Saint and Barbara L. Saint.



Don C. St. Peter (Print Name)
Notary Public for the State of Montana
Residing at Missoula, MT
My commission expires: 05-22-2010

269532 BOOK: 1 RECORDINGS PAGE: 57382 Pages: 2
STATE OF MONTANA SANDERS COUNTY
RECORDED: 02/26/2007 12:58 KOI: QC DEED
JENNINE ROBBINS CLERK AND RECORDER
FEE: \$14.00 BY:
TO: ST PETER, WARREN & DYRUD, P.C. PO BOX 17255, MISSOULA, MT

QUITCLAIM DEED

Page 2

EMBRACED IN THE NW 1/4 OF NW 1/4 SEC. 8. AND NE 1/4 SEC. 8. T. 21 N. R. 29 W. 41 M.
Magnetic Declination $21^{\circ} 30' E.$

EMBRACED IN THE NW 1/4 OF NW 1/4 SEC. 8. AND NE 1/4 SEC. 8. T. 21 N. R. 29 W. 41 M.
Magnetic Declination $21^{\circ} 30' E.$



NOTARIAL
SEAL

Subscribed and sworn to before me
This 14 day of Sept. 1900
D. H. Hargrett
Notary Public in and for Sanders County, Montana
My Commission expires March 1903

[illegible]

FIELD NOTES CONTINUED

All streets are 60 feet wide, and all alleys are 30 feet wide, except the alley between Washington Street and Spruce Street, which is 1820 feet wide.

The dimensions of all the lots are marked in feet and decimal parts thereof upon the plans of José Segundo Somoza in Thompson's Salt Township. The respective locations of the lots with reference to adjacent landmarks is also shown upon the several plans.

Eugenio J. Somoza
By J. J. Somoza, Jr.,
Civil Engineer

Mapas de Desamortizacion, 1890-1900.

Magnetic Declination $21^{\circ}30'E$.

Subscribed and sworn to, before me
this 18th day of September 1906 J. V. Thompson
Notary Public in and for Sanders County.

My Commission expires March 1968

