

Property Record Card

Summary

Primary Information	
Property Category: RP	Subcategory: Agricultural and Timber Properties
Geocode: 35-2861-21-4-01-01-0000	Assessment Code: 0000014331
Primary Owner:	PropertyAddress: 93 MCLAUGHLIN CREEK RD
BRIDGERS PARADISE LLC	PARADISE, MT 59856
PO BOX 861	COS Parcel:
PLAINS, MT 59859-0861	
NOTE: See the Owner tab for all owner information	
Certificate of Survey:	
Subdivision:	
Legal Description:	
S21, T19 N, R25 W, PLAT E IN SE 31.9 AC	
Last Modified: 10/16/2023 6:30:04 PM	

General Property Information	
Neighborhood: 235.140.2	Property Type: FARM_R - Farmstead - Rural
Living Units: 1	Levy District: 35-2802-1-8
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		
Land Type	Acres	Value
Grazing	25.322	305.00
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	25.322	305.00
Total Forest Land	1.798	1,160.00
Total Market Land	1.000	32,600.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/3/2007	WD	58877			

Owners

Party #1

Default Information: BRIDGERS PARADISE LLC

PO BOX 861

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
2023	34065	33960	68025	COST
2022	31253	26370	57623	COST
2021	31253	26370	57623	COST

Market Land

Market Land Item #1

Method: Acre **Type:** 1 Ac. beneath Improvements (for dwlg on Forest Land)

Width: **Depth:**

Square Feet: 00 **Acres:** 1

Valuation

Class
Code: 2003 **Value:** 32600

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
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SFR	03 - Ranch	2006
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Dwelling Information

Residential Type: SFR **Style:** 03 - Ranch
Year Built: 2006 **Roof Material:** 5 - Metal
Effective Year: 0 **Roof Type:** 5 - Shed
Story Height: 1.0 **Attic Type:** 0
Grade: 3 **Exterior Walls:** 1 - Frame
Class Code: 3301 **Exterior Wall Finish:** 6 - Wood Siding or Sheathing
Year Remodeled: 0 **Degree Remodeled:**

Mobile Home Details

Manufacturer: **Serial #:** **Width:** 0
Model: **Length:** 0

Basement Information

Foundation: 1 - Wooden or Masonry Piers/Posts **Finished Area:** 0 **Daylight:**
Basement Type: 0 - None **Quality:**

Heating/Cooling Information

Type: Non-Central **System Type:** 1 - Floor/Wall/Space
Fuel Type: 6 - Wood **Heated Area:** 0

Living Accomodations

Bedrooms: 0 **Full Baths:** 0 **Addl Fixtures:** 2
Family Rooms: 0 **Half Baths:** 0

Additional Information

Fireplaces: **Stacks:** 0 **Stories:**
Garage Capacity: 0 **Openings:** 0 **Prefab/Stove:** 0
% Complete: 0 **Cost & Design:** 75 **Flat Add:** 0
Description: IF **Description:**

Dwelling Amenities

View: **Access:**

Area Used In Cost

Basement: 0 **Additional Floors:** 0 **Attic:** 0
First Floor: 288 **Half Story:** 0 **Unfinished Area:** 0
Second Floor: 0 **SFLA:** 288

Depreciation Information

CDU: **Physical Condition:** Fair (6) **Utility:** Poor (5)
Desirability: **Property:** Poor (5)
Location: Fair (6)

Depreciation Calculation

Age: 16 **Pct Good:** 0.73 **RCNLD:** 33400

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	11 - Porch, Frame, Open			96	0	5235
	82 - Canopy, Frame, Unfinished			72	0	1221

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential **Description:** RRS1 - Shed, Frame

Quantity: 1	Year Built: 2006	Grade: L
Condition:	Functional:	Class Code: 3301

Dimensions

Width/Diameter:	Length:	Size/Area: 48
Height:	Bushels:	Circumference:

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: Forest	Irrigation Type:
Class Code: 1901	Timber Zone: 1

Productivity

Quantity: 225.54	Commodity: Timber
Units: Board Feet/Acre	

Valuation

Acres: 1.798	Per Acre Value: 645
Value: 1160	

Ag/Forest Land Item #2

Acre Type: G - Grazing	Irrigation Type:
Class Code: 1601	Timber Zone:

Productivity

Quantity: 0.043	Commodity: Grazing Fee
Units: AUM/Acre	

Valuation

Acres: 23.83	Per Acre Value: 11.88
Value: 283	

Ag/Forest Land Item #3

Acre Type: G - Grazing	Irrigation Type:
Class Code: 1601	Timber Zone:

Productivity

Quantity: 0.053	Commodity: Grazing Fee
Units: AUM/Acre	

Valuation

Acres: 1.492	Per Acre Value: 14.69
Value: 22	