

LOTS 25 & 26 UNIT 5 THREE RIVERS
346-249, 351-631, 899-1212, WD 1

HUNTER MARY M
48 RIVA RIDGE LANE
PHILIPSBURG, MT 59858

2026

00-00-00-00625-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 60
Exterior Wall	03 BELOW AVG. 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	02 WALL BD/WD 100
Interior Floor	06 VINYL ASB 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	2. 2. 100
Architectural Units	05 CONV 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

Quality	01 01
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	100000.05 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	17,456
USP	160	35		56	2,036
UST	160	45		72	2,618
UST	480	45		216	7,855

TOTALS	1,280			824	29,967
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0297	SHED CONCR	0	0	8	10			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0132	C	SFR RIVER	0		A-1	0.00	0.00	75.70
2	0100	C	SFR	0		00	0.00	0.00	75.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	824	49.9514	55.95	46,103	1959	1959	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 480 HX Base Yr											
UST UST UST UST											

992 SW SANTA FE DR, FORT WHITE	BLD DATE	LGL DATE	05/13/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0297	SHED CONCR	0	0	8	10			3.00	100	1993	1993	3	100	240	

TOTAL OB/XF										240						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0132	C	SFR RIVER	0		A-1	0.00	0.00	75.70	FF		1.00	1.00	1.30	750.00	975.00
2	0100	C	SFR	0		00	0.00	0.00	75.00	FF		1.00	1.00	0.42	750.00	312.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		29,967	
TOTAL MARKET OB/XF VALUE		240	
TOTAL LAND VALUE - MARKET		97,208	
TOTAL MARKET VALUE		127,415	
SOH/AGL Deduction		14,719	
ASSESSED VALUE		112,696	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		112,696	
TOTAL JUST VALUE		127,415	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		127,415	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1033/1519	11/30/2004	WD	U	I	08	30,000	
GRANTOR: CHARLES W & MARGUERIT							
GRANTEE: MARY M HUNTER							
BUILDING NOTES							

BUILDING NOTES									

BUILDING DIMENSIONS									
UST=[ORIG=0,0] W20 S24 E20 N24 \$									
BAS=[ORIG=40,0] E20 N24 W20 S24 \$									
UST=[ORIG=0,0] N8 W20 S8 E20 \$									
USP=[ORIG=60,-24] N8 W20 S8 E20 \$									