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

2027

00-00-00-00625-000

BUILDING CHARACTERISTICS

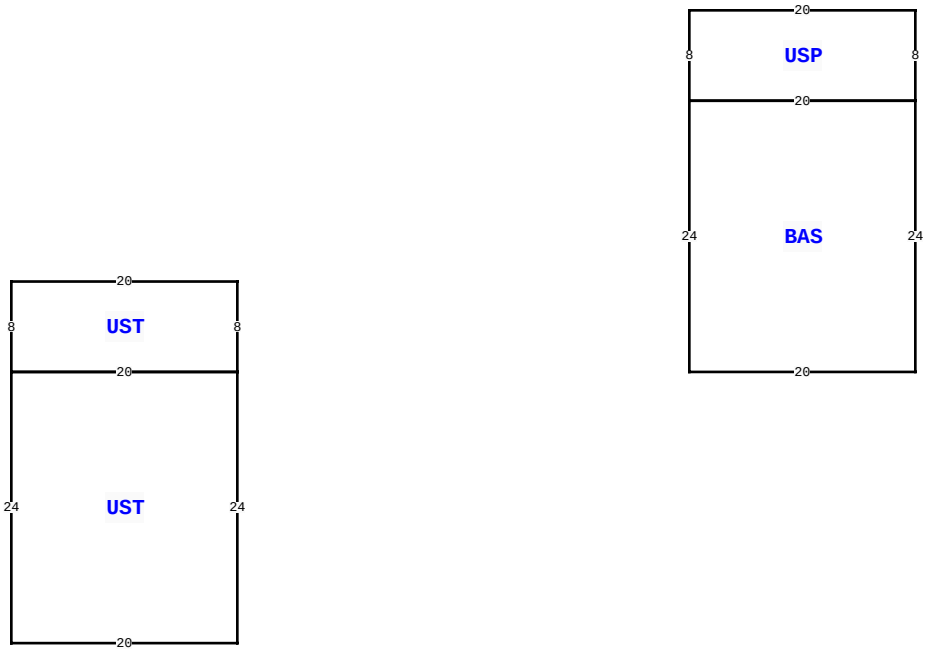
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 60
Exterior Wall	03	BELOW AVG. 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
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	17,144
USP	160	35		56	2,000
UST	160	45		72	2,571
UST	480	45		216	7,715
TOTALS	1,280			824	29,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	824	49.9514	54.95	45,279	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 480 HX Base Yr



992 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	80.00	UT	3.00	3.00	100	1993	1993	3	100	240	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	29,431
TOTAL MARKET OB/XF VALUE	240
TOTAL LAND VALUE - MARKET	97,208
TOTAL MARKET VALUE	126,879
SOH/AGL Deduction	2,913
ASSESSED VALUE	123,966
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,966
TOTAL JUST VALUE	126,879
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 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 $
.

LAND DESCRIPTION

TOTAL OB/XF 240

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	73,808							
2	0100	C	SFR	0		00	0.00	0.00	75.00	FF		1.00	1.00	0.42	750.00	312.00	23,400							

REVIEW DATE 02/23/2016 BY DF Total Acres: 0.00 Total Land Value: 97,208 Market: 0 Agricultural: 0 Common: 97,208 PRINTED 11/17/2026 BY SYS