

COMM SW COR OF E1/2 OF SW1/4
 OF SE1/4, N 1912.70 FT, E
 288.48 FT FOR POB, S 209.15 FT

PEACOCK QUINTON/PEACOCK AMANDA
 113 E PARK AVE
 ANACONDA, MT 59711

2026

01-5S-16-03401-004


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 19,980 TOTAL MARKET VALUE 19,980 SOH/AGL Deduction 12,293 ASSESSED VALUE 7,687 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,687 TOTAL JUST VALUE 19,980 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 16,650									
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 01																															
NEIGHBORHOOD/LOC 1516.0200 1.00/																				SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						BLD DATE						LGL DATE														
											XF DATE						LAND DATE	04/16/2026 MLU													
											INC DATE						AG DATE														
TOTALS																				BUILDING NOTES											
EXTRA FEATURES																				BUILDING DIMENSIONS											
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															
LAND DESCRIPTION										TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0			0.00	0.00	1.11	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,980														
REVIEW DATE 04/16/2026 BY MLU Total Acres: 1.11 Total Land Value: 19,980 Market: 0 Agricultural: 0 Common: 19,980 PRINTED 06/09/2026 BY SYS																															