

Property Record Card

Summary

Primary Information

Property Category: RP	Subcategory: Agricultural and Timber Properties
Geocode: 18-0089-33-1-01-01-0000	Assessment Code: 0000501752
Primary Owner: DEADWOOD PARTNERS LLC 1515 FISHTRAP RD WISE RIVER, MT 59762	PropertyAddress: 31420 HIGHWAY 324 DILLON, MT 59725
COS Parcel:	

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:

Legal Description:

[S33, T11 S, R14 W, ACRES 238.63, E2E2, NW4NE4, LOT 1](#)

Last Modified: [10/5/2023 4:17:40 PM](#)

General Property Information

Neighborhood: 218.001.S	Property Type: FARM_R - Farmstead - Rural
Living Units: 1	Levy District: 18-D003-7R2
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	115.864	6,819.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	1.000	2,003.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	116.864	8,822.00

Total Forest Land 121.766 45,632.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/14/2023	401	156-57	7/18/2023	306422	Warranty Deed
7/14/2023	401	158-59	7/18/2023	306423	Warranty Deed
7/13/2023	401	140-41	7/17/2023	306414	Warranty Deed
6/22/2023	400	4726-27	6/22/2023	306278	Warranty Deed
11/10/2022	399	3676-3681	11/17/2022	303867	Warranty Deed
9/28/2022	399	2667-68	10/11/2022	303640	Warranty Deed
5/15/2000	300	713-4			
11/3/1992	267	1067			

Owners

Party #1

Default Information: DEADWOOD PARTNERS LLC
 1515 FISHTRAP RD
Ownership %: 100
Primary Owner: "Yes"
Interest Type: Fee Simple
Last Modified: 8/17/2023 8:11:19 AM

Other Names **Other Addresses**

Name **Type**

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2023	54454	427290	481744	COST
2022	54025	281150	335175	COST
2021	54025	281150	335175	COST

Market Land

Market Land Info

No market land info exists for this parcel

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
SFR	14 - Other	1993

Dwelling Information

Residential Type: SFR **Style:** 14 - Other
Year Built: 1993 **Roof Material:** 10 - Asphalt Shingle
Effective Year: 0 **Roof Type:** 3 - Gable
Story Height: 1.0 **Attic Type:** 0

Grade: 3 Exterior Walls: 1 - Frame
 Class Code: 3110 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: 3 - Slab Finished Area: 0 Daylight:
 Basement Type: 0 - None Quality:

Heating/Cooling Information

Type: Non-Central System Type: 1 - Floor/Wall/Space
 Fuel Type: 3 - Gas Heated Area: 0

Living Accomodations

Bedrooms: 6 Full Baths: 3 Addl Fixtures: 6
 Family Rooms: 0 Half Baths: 0

Additional Information

Fireplaces: Stacks: 0 Stories:
 Openings: 0 Prefab/Stove: 3
 Garage Capacity: 0 Cost & Design: 0 Flat Add: 0
 % Complete: 0 Description: Description:

Dwelling Amenities

View: Access:

Area Used In Cost

Basement: 0 Additional Floors: 0 Attic: 0
 First Floor: 3968 Half Story: 0 Unfinished Area: 0
 Second Floor: 0 SFLA: 3968

Depreciation Information

CDU: Physical Condition: Average (7) Utility: Average (7)
 Desirability: Property: Average (7)
 Location: Average (7)

Depreciation Calculation

Age: 29 Pct Good: 0.72 RCNLD: 355400

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	33 - Deck, Wood			256	0	4165
	33 - Deck, Wood			256	0	4165
	33 - Deck, Wood			256	0	4165
	19 - Garage, Frame, Finished			512	0	29933

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Ag Description: AAP2 - Pole Frame Bldg, 4 sides closed, wood
 Quantity: 1 Year Built: 1994 Grade: A
 Condition: Functional: Class Code: 3110

Dimensions

Width/Diameter: 41	Length: 64	Size/Area:
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #2

Type: Ag	Description: AAP2 - Pole Frame Bldg, 4 sides closed, wood	
Quantity: 1	Year Built: 2000	Grade: A
Condition:	Functional:	Class Code: 3110

Dimensions

Width/Diameter: 40	Length: 70	Size/Area:
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #3

Type: Ag	Description: AAP2 - Pole Frame Bldg, 4 sides closed, wood	
Quantity: 1	Year Built: 2000	Grade: A
Condition:	Functional:	Class Code: 3110

Dimensions

Width/Diameter: 17	Length: 57	Size/Area:
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #4

Type: Ag	Description: AAP2 - Pole Frame Bldg, 4 sides closed, wood	
Quantity: 1	Year Built: 2000	Grade: A
Condition:	Functional:	Class Code: 3110

Dimensions

Width/Diameter: 40	Length: 120	Size/Area:
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #5

Type: Ag	Description: AASF - Shed, agricultural, frame	
Quantity: 1	Year Built: 1995	Grade: A
Condition:	Functional:	Class Code: 3110

Dimensions

Width/Diameter: 12	Length: 16	Size/Area:
Height:	Bushels:	Circumference:

Outbuilding/Yard Improvement #6

Type: Ag	Description: AASF - Shed, agricultural, frame	
Quantity: 1	Year Built: 1994	Grade: A
Condition:	Functional:	Class Code: 3110

Dimensions

Width/Diameter: 8	Length: 8	Size/Area:
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

Class Code: 1901

Irrigation Type:

Timber Zone: 3

Productivity

Quantity: 130.72

Commodity: Timber

Units: Board Feet/Acre

Valuation

Acres: 121.766

Per Acre Value: 374.75

Value: 45632

Ag/Forest Land Item #2

Acre Type: FSA - Farmsite on agricultural land

Class Code: 2001

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0

Commodity: N/A

Units:

Valuation

Acres: 1

Per Acre Value: 2003

Value: 2003

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.043

Commodity: Grazing Fee

Units: AUM/Acre

Valuation

Acres: 21.475

Per Acre Value: 11.88

Value: 255

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.165

Commodity: Grazing Fee

Units: AUM/Acre

Valuation

Acres: 7.611

Per Acre Value: 45.47

Value: 346

Ag/Forest Land Item #5	
Acre Type: G - Grazing	Irrigation Type:
Class Code: 1601	Timber Zone:
Productivity	
Quantity: 0.203	Commodity: Grazing Fee
Units: AUM/Acre	
Valuation	
Acres: 10.716	Per Acre Value: 55.94
Value: 599	

Ag/Forest Land Item #6	
Acre Type: G - Grazing	Irrigation Type:
Class Code: 1601	Timber Zone:
Productivity	
Quantity: 0.225	Commodity: Grazing Fee
Units: AUM/Acre	
Valuation	
Acres: 65.464	Per Acre Value: 62.03
Value: 4061	

Ag/Forest Land Item #7	
Acre Type: G - Grazing	Irrigation Type:
Class Code: 1601	Timber Zone:
Productivity	
Quantity: 0.534	Commodity: Grazing Fee
Units: AUM/Acre	
Valuation	
Acres: 10.598	Per Acre Value: 147.03
Value: 1558	