

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** [Agricultural and Timber Properties](#)
Geocode: 18-0089-34-2-02-01-0000 **Assessment Code:** 0000401752
Primary Owner: [DEADWOOD PARTNERS LLC](#) **PropertyAddress:**
[1515 FISHTRAP RD](#) **COS Parcel:**
[WISE RIVER, MT 59762](#)
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:

Legal Description:

[S34, T11 S, R14 W, ACRES 160, W2W2](#)

Last Modified: 10/5/2023 4:17:40 PM

General Property Information

Neighborhood: [218.001.S](#) **Property Type:** [VAC_R - Vacant Land - Rural](#)
Living Units: 0 **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	158.722	5,488.00
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	158.722	5,488.00

Total Forest Land 1.278 479.00
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	5967	0	5967	COST
2022	5735	0	5735	COST
2021	5735	0	5735	COST

Market Land

Market Land Info

No market land info exists for this parcel

Dwellings

Existing Dwellings

No dwellings exist for this parcel

Other Buildings/Improvements

Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

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

Units: Board Feet/Acre

Commodity: Timber

Valuation

Acres: 1.278

Value: 479

Per Acre Value: 374.75

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.225

Units: AUM/Acre

Commodity: Grazing Fee

Valuation

Acres: 43.25

Value: 2683

Per Acre Value: 62.03

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.274

Units: AUM/Acre

Commodity: Grazing Fee

Valuation

Acres: 14.054

Value: 1061

Per Acre Value: 75.47

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.534

Units: AUM/Acre

Commodity: Grazing Fee

Valuation

Acres: 3.552

Per Acre Value: 147.03

Value: 522

Ag/Forest Land Item #5

Acre Type: G - Grazing
Class Code: 1601

Irrigation Type:
Timber Zone:

Productivity

Quantity: 0.043
Units: AUM/Acre

Commodity: Grazing Fee

Valuation

Acres: 96.514
Value: 1146

Per Acre Value: 11.88

Ag/Forest Land Item #6

Acre Type: G - Grazing
Class Code: 1601

Irrigation Type:
Timber Zone:

Productivity

Quantity: 0.203
Units: AUM/Acre

Commodity: Grazing Fee

Valuation

Acres: 1.352
Value: 76

Per Acre Value: 55.94