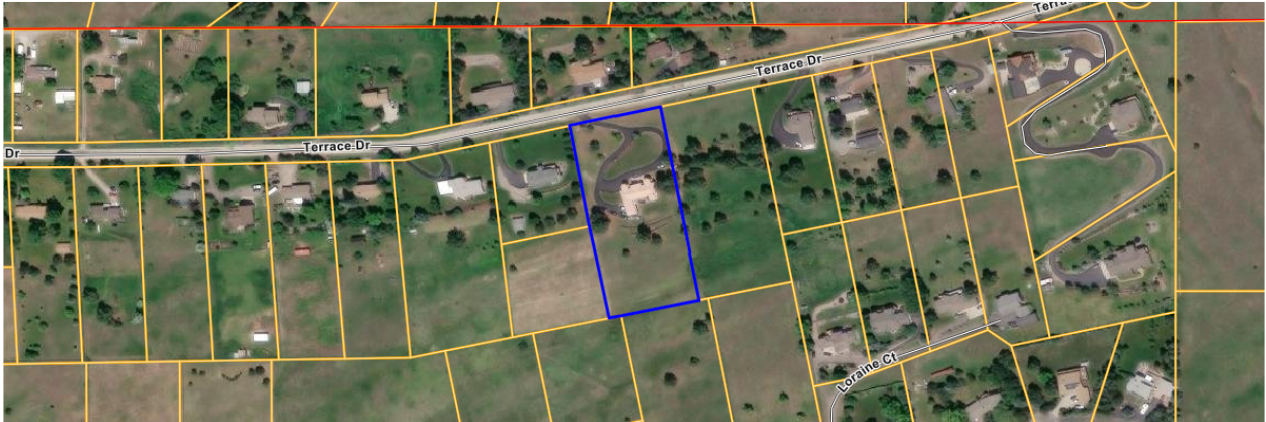


Tax Year: 2024

Scale: 1:4339.75 Basemap: Imagery Hybrid



## Summary

### Primary Information

Property Category: RP	Subcategory: Residential Property
Geocode: 04-2093-18-2-03-02-0000	Assessment Code: 0002424808
<b>Primary Owner:</b> HEWARD BRADLEY 2965 TERRACE DR MISSOULA, MT 59803-9604 Note: See Owners section for all owners	<b>Property Address:</b> 2965 TERRACE DR MISSOULA, MT 59803
Certificate of Survey: 6377	Legal Description: S18, T12 N, R19 W, C.O.S. 6377, ACRES 2.54, TRACT 1
Last Modified: 5/20/2024 23:35:41 PM	

### General Property Information

Neighborhood: 204.016.3	Property Type: IMP_R - Improved Property - Rural
Living Units: 1	Levy District: 04-2583-1-3
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: 0
General: 0	

### Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Tax Year: 2024

## Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	2.54	161552

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
3/27/2019	1010	436	3/29/2019		Warranty Deed
4/21/2017	978	122	5/1/2017		Warranty Deed
6/17/2016	967	533	9/7/2016		Special Warranty Deed
2/9/2015	940	1053	2/23/2015		Trustee's Deed (and Deed of Trust)
8/6/2009	845	312	8/6/2009		Grant
10/21/2005	0762	01272	10/21/2005		
4/2/1996	0467	01990	N/A		

## Owners

### Party #1

Default Information:	HEWARD BRADLEY 2965 TERRACE DR MISSOULA, MT 59803-9604
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	4/22/2019 15:3:57 PM

### Party #2

Default Information:	HEWARD AMY 2965 TERRACE DR MISSOULA, MT 59803-9604
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	4/22/2019 15:3:57 PM

## Appraisals

# Cadastral Property Report

Tax Year: 2024

## Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	161552	733848	895400	MKT
2023	161552	733848	895400	MKT
2022	131318	605282	736600	MKT

## Market Land

No market land exists for this parcel

## Dwellings

### Dwelling #1

#### Dwelling Information

Dwelling Type SFR	Style 08 - Conventional	Year Built 1998
Residential Type: SFR		Style: 08 - Conventional
Year Built: 1998		Roof Material: 3 - Tile
Effective Year: n/a		Roof Type: 2 - Hip
Story Height: 1.0		Attic Type: 0 - None
Grade: 7		Exterior Walls: 1 - Frame
Class Code: 3301		Exterior Wall Finish: 1 - Stucco
Year Remodeled: n/a		Degree Remodeled: n/a

#### Mobile Home Details

Manufacturer: n/a	Serial #: n/a
Width: n/a	Length: n/a
Model: n/a	

#### Basement Information

Foundation: 2 - Concrete	Finished Area: 2700
Daylight: Y	Basement Type: 3 - Full
Quality: 2 - Fair	

#### Heating/Cooling Information

Type: Central	System Type: 2 - Hot Water/Water Radiant
Fuel Type: 3 - Gas	Heated Area: n/a

#### Living Accomodations

Bedrooms: 6	Family Rooms: n/a
Full Baths: 4	Half Baths: 1

Addl Fixtures: 6

#### Additional Information

# Cadastral Property Report

Tax Year: 2024

Fire Places  
Stories: n/a  
Openings: n/a

Stacks: n/a  
Prefab/Stove: 2

Garage Capacity: n/a

Cost & Design: n/a

Flat Add: n/a

% Complete: n/a

Description: n/a

## Dwelling Ammenities

View: n/a

Access: n/a

## Area Used in Cost

Basement: 2836

Addl Floors: n/a

First Floor: 2836

Second Floor: n/a

Half Story: n/a

Unfinished Area: n/a

Attic: n/a

SFLA: 2836

## Depreciation Information

CDU: n/a

Physical Condition: Average (7)

Desirability  
Property: Average (7)

Location: Average (7)

## Depreciation Calculation

Age: 24

Pct Good: 0.75

RCNLD: 764950

## Additions / Other Features

Lower Addtns	First	Second	Third	Area	Year	Cost
	11 - Porch, Frame, Open			266	0	14505
	35 - Deck, Stone or Tile			480	0	9269
	35 - Deck, Stone or Tile			642	0	12397
	19 - Garage, Frame, Finished			735	0	40534
	34 - Deck, Concrete			1782	0	10532

No additional features exist for this property

## Other Buildings

Tax Year: 2024

## Outbuilding/Yard Improvement #1

Type: Residential

Description: RPA1 - Asphalt

Quantity: 1

Year Built: 2003

Grade: A

Condition: Res Average

Functional: n/a

Class Code: 3301

### Dimensions

Width/Diameter: n/a

Length: n/a

Size/Area: 2500

Height: n/a

Bushels: n/a

Circumference: n/a

## Commercial

No commercial buildings exist for this parcel

## Ag/Forest Land

No ag/forest land exists for this parcel

## Easements

No easements exist for this parcel

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