

# Property Record Card

## Summary

### Primary Information

Property Category: [RP](#)

Subcategory: [Residential Property](#)

Geocode: [56-4822-15-1-05-08-0000](#)

Assessment Code: [0000005556](#)

Primary Owner:

PropertyAddress: [277 RIDGE LOOP RD](#)

[LECKIE CATRIONA JANE & LAIRD ALEXANDER &  
187 BEARSPAW HILLS RD](#)

[REXFORD, MT 59930](#)

COS Parcel:

*[NOTE: See the Owner tab for all owner information](#)*

Certificate of Survey:

Subdivision: [PINE BAY NO 2](#)

Legal Description:

[PINE BAY NO 2, S15, T36 N, R28 W, Lot 8, ACRES 0.562, RTRC COS 3836](#)

Last Modified: [4/22/2023 3:03:51 AM](#)

### General Property Information

Neighborhood: [256.300.2](#)

Property Type: [IMP\\_R - Improved Property - Rural](#)

Living Units: [1](#)

Levy District: [56-1527-13](#)

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	<a href="#">0.000</a>	<a href="#">00.00</a>
Fallow	<a href="#">0.000</a>	<a href="#">00.00</a>
Irrigated	<a href="#">0.000</a>	<a href="#">00.00</a>
Continuous Crop	<a href="#">0.000</a>	<a href="#">00.00</a>
Wild Hay	<a href="#">0.000</a>	<a href="#">00.00</a>
Farmsite	<a href="#">0.000</a>	<a href="#">00.00</a>
ROW	<a href="#">0.000</a>	<a href="#">00.00</a>
NonQual Land	<a href="#">0.000</a>	<a href="#">00.00</a>
Total Ag Land	<a href="#">0.000</a>	<a href="#">00.00</a>
Total Forest Land	<a href="#">0.000</a>	<a href="#">00.00</a>
Total Market Land	<a href="#">0.562</a>	<a href="#">00.00</a>

### Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
<a href="#">9/18/2007</a>	<a href="#">0314</a>	<a href="#">00804</a>	<a href="#">9/18/2007</a>	<a href="#">206100</a>	<a href="#">Warranty Deed</a>
<a href="#">8/22/2007</a>	<a href="#">314</a>	<a href="#">804</a>			
<a href="#">10/16/2006</a>	<a href="#">0307</a>	<a href="#">00731</a>			

12/29/2003	0286	00028			
1/24/2002	0272	00007			

Owners

Party #1

Default Information:

LECKIE CATRIONA JANE & LAIRD ALEXANDER &  
187 BEARSPAW HILLS RD

Ownership %:

100

Primary Owner:

"Yes"

Interest Type:

Conversion

Last Modified:

3/31/2010 2:02:08 PM

Other Names

Other Addresses

Name

Type

WINSLOW RORY & TERRI

L Additional Legal Owners

No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2022	89432	411268	500700	MKT
2021	89432	411268	500700	MKT
2020	44901	352099	397000	MKT

Market Land

Market Land Item #1

Method: Acre

Type: Primary Site

Width:

Depth:

Square Feet: 00

Acres: 0.562

Valuation

Class Code: 2101

Value:

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
SFR	08 - Conventional	2008

Dwelling Information

Residential Type: SFR

Style: 08 - Conventional

Year Built: 2008

Roof Material: 5 - Metal

Effective Year: 0

Roof Type: 3 - Gable

Story Height: 1.5

Attic Type: 0

Grade: 6

Exterior Walls: 1 - Frame

Class Code: 3301

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: 2 - Concrete

Finished Area: 1768

Daylight: Y

Basement Type: 3 - Full

Quality: 3 - Typical

Heating/Cooling Information

Type: **Non-Central**  
Fuel Type: **4 - Electricity**

System Type: **7 - Electric Baseboard/Electric Radiant**  
Heated Area: **4043**

Living Accomodations

Bedrooms: **4**

Full Baths: **4**

Addl Fixtures: **6**

Family Rooms: **0**

Half Baths: **0**

Additional Information

Fireplaces:

Stacks: **0**

Stories:

Openings: **0**

Prefab/Stove: **0**

Garage Capacity: **0**

Cost & Design: **0**

Flat Add: **0**

% Complete: **0**

Description:

Description:

Dwelling Amenities

View:

Access:

Area Used In Cost

Basement: **1768**

Additional Floors: **0**

Attic: **0**

First Floor: **1768**

Half Story: **507**

Unfinished Area: **0**

Second Floor: **0**

SFLA: **2275**

Depreciation Information

CDU:

Physical Condition: **Average (7)**

Utility: **Average (7)**

Desirability:

Property: **Average (7)**

Location: **Average (7)**

Depreciation Calculation

Age: **14**

Pct Good: **0.83**

RCNLD: **0**

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	33 - Deck, Wood			36	0	0
	11 - Porch, Frame, Open			35	0	0
	33 - Deck, Wood			32	0	0
	33 - Deck, Wood			664	0	0
	11 - Porch, Frame, Open			60	0	0
	14 - Porch, Frame, Enclosed			120	0	0
	33 - Deck, Wood			21	0	0
	11 - Porch, Frame, Open			170	0	0

There are no other features for this dwelling

## Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: **Residential**

Description: **RRG3 - Garage, frame, detached, unfinished**

Quantity: **1**

Year Built: **2017**

Grade: **5**

Condition:

Functional:

Class Code: **3301**

Dimensions

Width/Diameter: **25**

Length: **30**

Size/Area: **750**

Height:

Bushels:

Circumference:

## Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

## Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel