

# Lake County | Detail

Date: 07/01/22  
Time: 01:48:29 pm

LAKE COUNTY TREASURER  
106 4TH AVE EAST  
POLSON MT 59860

Tax ID: 12644  
Type: Real

Name and Address  
CLOSER TO HOME LLC  
61262 WATSON RD  
ST IGNATIUS MT 59865-9124

Taxes Due Query TW Range SC Description  
18N/19W /18 TR 1 COS 5510 (20.74 AC) Geo: 2754-18-1-01-06-0000

District	Tax Date	Int Date	PD?	Tax Amt	Penalty	Interest
28MF ST IGNATIUS RURAL	11/30/21	07/01/22	Y	3249.14	0.00	0.00
EMIP E MISSION IRRIGATION PIPELINE	11/30/21	07/01/22	Y	103.70	0.00	0.00
MADM MISSION IRRIGATION ADM	11/30/21	07/01/22	Y	41.48	0.00	0.00
MO&M MISSION IRRIGATION O & M	11/30/21	07/01/22	Y	347.40	0.00	0.00
SAN SOLID WASTE MANAGEMENT DISTRICT	11/30/21	07/01/22	Y	720.00	0.00	0.00
SOIL SOIL CONSERVATION	11/30/21	07/01/22	Y	6.28	0.00	0.00
28MF ST IGNATIUS RURAL	05/31/22	07/01/22	Y	3249.10	0.00	0.00
EMIP E MISSION IRRIGATION PIPELINE	05/31/22	07/01/22	Y	103.70	0.00	0.00
MADM MISSION IRRIGATION ADM	05/31/22	07/01/22	Y	41.48	0.00	0.00
MO&M MISSION IRRIGATION O & M	05/31/22	07/01/22	Y	347.39	0.00	0.00
SAN SOLID WASTE MANAGEMENT DISTRICT	05/31/22	07/01/22	Y	720.00	0.00	0.00
SOIL SOIL CONSERVATION	05/31/22	07/01/22	Y	6.27	0.00	0.00
Totals for 21 Total Tax, Penalty and Interest				8,935.94 8,935.94	0.00	0.00

# Lake County | Detail

Date: 07/01/22  
Time: 01:49:40 pm

LAKE COUNTY TREASURER  
106 4TH AVE EAST  
POLSON MT 59860

Tax ID: 12644  
Type: Real

Name and Address  
CLOSER TO HOME LLC  
61262 WATSON RD  
ST IGNATIUS MT 59865-9124

Property Print TW Range SC Description  
18N 19W 18 TR 1 COS 5510 (20.74 AC) Geocode: 2754-18-1-01-06-0000

<b>Class Taxable/\$</b>	<b>Dist</b>	<b>Quantity</b>	<b>Market</b>
31701 Non-Qualified Ag Land 20-160 A 157.00	28MF	18.74	1,037.00
42002 1 Acre Bldg. Site On Non-Quali 404.00	28MF	1.00	29,900.00
42107 Commercial Tract Land 565.00	28MF	1.00	29,900.00
43301 Improvements on Rural Land 3,419.00	28MF	0.00	253,270.00
43507 Improvements on Commercial Cit 5,496.00	28MF	0.00	290,770.00
989001 SOLID WASTE MANAGEMENT DIST 0.00	SAN	0.00	0.00
989004 SOIL CONSERVATION 10,041.00	SOIL	0	0.00
999016 MISSION IRRIGATION O & M 0.00	MO&M	0.00	0.00
999017 MISSION IRRIGATION ADM 0.00	MADM	0.00	0.00
999021 EAST MISSION IRRIG PIPELINE 0.00	EMIP	0.00	0.00

# 2021 REAL Property Tax Statement

LAKE COUNTY TREASURER

106 4TH AVE EAST

POLSON MT 59860

10/14/21

FORWARDING SERVICE REQUESTED

Tax Payer	Property Description
CLOSER TO HOME LLC	Twn/Rng/Sect 18N/19W /18
61262 WATSON RD	TR 1 COS 5510 (20.74 AC)
ST IGNATIUS MT 59865-9124	Acres: 20.74

Tax Payer 12644  
 School District 28MF ST IGNATIUS  
 Taxable Value 10,041  
 Geo Code 2754-18-1-01-06-0000  
 Street: 61262 WATSON RD

Tax Description	1st Half	2nd Half	Total Tax	Voted *	% of Tax	Tax Amount	Mill Levy
LAND	364.37	364.35	728.72	STATE SCHOOL LEVY	10.67 %	\$953.89	95.000
BLDS & IMPROVEMENTS	2,884.77	2,884.75	5,769.52	DISTRICT SCHOOL LEV	32.58 %	\$2,910.89	289.900
SOLID WASTE MANAGEMENT D	720.00	720.00	1,440.00	STATE LEVY - UNIVER	0.67 %	\$60.25	6.000
SOIL CONSERVATION	6.28	6.27	12.55	COUNTYWIDE EDUCATIO	5.12 %	\$456.87	45.500
MISSION IRRIGATION O & M	347.40	347.39	694.79	Total School	49.04 %	\$4,381.90	436.400
MISSION IRRIGATION ADM	41.48	41.48	82.96	County			
E MISSION IRRIGATION PIP	103.70	103.70	207.40	GENERAL FUND	2.55 %	\$227.44	22.650
1st Half Due (11/30/21)	4,468.00			ROAD	3.05 %	\$272.41	27.130
2nd Half Due (05/31/22)		4,467.94		POOR	0.16 %	\$14.56	1.450
Total Bill			8,935.94	BRIDGE	0.29 %	\$25.81	2.570
				WEED	0.22 %	\$20.08	2.000
				FAIR	0.07 %	\$6.13	0.610
				AIRPORT	0.26 %	\$23.09	2.300
				DISTRICT COURT	0.19 %	\$16.87	1.680
				YOUTH COURT	0.11 %	\$10.04	1.000
				LIABILITY INSURANCE	0.76 %	\$67.68	6.740
				LIBRARIES	0.02 %	\$1.91	0.190
				AMBULANCE	0.04 %	\$3.51	0.350
				COUNTY PLANNING	0.29 %	\$26.21	2.610
				PUBLIC HEALTH	0.24 %	\$21.49	2.140
				MENTAL HEALTH	0.02 %	\$1.91	0.190
				SANITATION	0.09 %	\$7.73	0.770
				* SENIOR CITIZENS	0.22 %	\$20.08	2.000
				CO EXTENSION AGENT	0.21 %	\$18.48	1.840
				PUBLIC SAFETY	2.23 %	\$198.91	19.810
				PUBLIC SAFETY SPECI	1.05 %	\$94.18	9.380
				* PUBLIC SAFETY MILL	1.93 %	\$172.60	17.190
				P E R S	1.29 %	\$115.27	11.480
				HEALTH INSURANCE	0.99 %	\$88.76	8.840
				PERMISSIVE HEALTH I	1.98 %	\$177.12	17.640
				EMERGENCY LEVY	0.00 %	\$0.00	
				* SEARCH AND RESCUE-L	0.11 %	\$10.04	1.000
				* SEARCH & RESCUE-SWA	0.11 %	\$10.04	1.000
				DISPATCH	0.83 %	\$74.30	7.400
				JUDGMENT LEVY	0.46 %	\$40.97	4.080
				Total County	19.77 %	\$1,767.62	176.040
				Other			
				ST IGNATIUS FIRE	2.85 %	\$254.44	25.340
				* St Ignatius Fire Vo	0.70 %	\$62.15	6.190
				LAKE COUNTY CEMETER	0.36 %	\$32.13	3.200
				Soil Conservatoin P	0.01 %	\$0.70	0.070
				SOIL CONSERVATION	0.13 %	\$11.85	1.180
				Total Other	4.05 %	\$361.27	35.980
				Fees			
				SOLID WASTE	16.11 %	\$1,440.00	
				MISSION/JOCKO ADMIN	0.93 %	\$82.96	
				MISSION O & M	7.78 %	\$694.79	
				EAST MISSION IRRIGA	2.32 %	\$207.40	
				Total Fees	27.14 %	\$2,425.15	0.000
				Total Bill	100.00 %	\$8,935.94	648.420

Please make checks payable to: Lake County Treasurer  
 Include payment stub and write your Tax Payer number  
 on your check.

\*\*\*PAYONLINE at HTTP://WWW.LAKEMT.GOV\*\*\*  
 There is a 3% convenience fee to pay by credit/debit card.  
 Payments made online must be received by 5:00 pm MST of the  
 due date.

Payments can be made by phone with a credit/debit card with  
 a 3% convenience fee by calling 406-883-7224 or  
 406-883-7225.

An \* in front of a levy means that it was voted on at some  
 point in time.

DOR property valuation staff may be visiting your property  
 to conduct an on-site review for property tax purposes. You  
 or your agent may want to be present. If you wish to make an  
 appointment for the next tax year contact the local DOR  
 office at 406-872-6228.

Receipt Validation for 1st Half: 4,468.00  
 Penalty:  
 Interest:  
 Total:  
 Receipt Validation for 2nd Half: 4,467.94  
 Penalty:  
 Interest:  
 Total:

Total if both halves paid: 8,935.94



Name CLOSER TO HOME LLC  
 61262 WATSON RD  
 12644

Due 4,468.00 11/30/21

Return this stub with payment to:

LAKE COUNTY TREASURER

106 4TH AVE EAST

POLSON MT 59860

FORWARDING SERVICE REQUESTED

Total if both halves paid: 8,935.94



Name CLOSER TO HOME LLC  
 61262 WATSON RD  
 12644

Due 4,467.94 05/31/22

Return this stub with payment to:

LAKE COUNTY TREASURER

106 4TH AVE EAST

POLSON MT 59860

FORWARDING SERVICE REQUESTED

# Property Record Card

## Summary

### Primary Information

**Property Category:** [RP](#) **Subcategory:** [Mixed Use - Res & Comm](#)  
**Geocode:** [15-2754-18-1-01-06-0000](#) **Assessment Code:** [0000012644](#)  
**Primary Owner:** [CLOSER TO HOME LLC](#) **PropertyAddress:** [ST IGNATIUS, MT 59865](#)  
[61262 WATSON RD](#) **COS Parcel:** [ST IGNATIUS, MT 59865-9124](#)  
*[NOTE: See the Owner tab for all owner information](#)*

### Certificate of Survey:

**Subdivision:**

### Legal Description:

[S18, T18 N, R19 W, TR 1 COS 5510 \(20.74 AC\)](#)

**Last Modified:** [6/4/2022 9:15:05 AM](#)

### General Property Information

**Neighborhood:** [215.400.1](#) **Property Type:** [IMP\\_R - Improved Property - Rural](#)  
**Living Units:** [2](#) **Levy District:** [15-2480-28MF](#)  
**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	0.000	00.00
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	18.740	1,037.00
Total Ag Land	18.740	1,037.00
Total Forest Land	0.000	00.00
Total Market Land	2.000	59,800.00

### Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
12/16/2009			12/16/2009	503598	Warranty Deed
3/18/2005	456	777 W			
1/27/1999	396	487 W			

1/25/1999	396	431 W			
1/14/1999	396	178 Q			
11/16/1992	343	294			
9/25/1992	342	016			

Owners

Party #1
 

Default Information:
 

CLOSER TO HOME LLC
 61262 WATSON RD

Ownership %:
 100

Primary Owner:
 "Yes"

Interest Type:
 Conversion

Last Modified:
 1/4/2010 9:14:48 AM

Other Names
 
 Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2022	60837	544040	604877	COST
2021	60837	544040	604877	COST
2020	55765	501000	556765	COST

Market Land

Market Land Item #1
 

Method:
 Acree
 Type:
 1 Ac. beneath Improvements (for dwlg on NQ Ag Land)

Width:
 Depth:

Square Feet:
 00
 Acres:
 1

Valuation
 

Class Code:
 2002
 Value:
 29900

Market Land Item #2
 

Method:
 Acree
 Type:
 Primary Site

Width:
 Depth:

Square Feet:
 00
 Acres:
 1

Valuation
 

Class Code:
 2107
 Value:
 29900

Dwellings

Existing Dwellings

Dwelling Type SFR	Style 08 - Conventional	Year Built 1947
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Dwelling Information
 

Residential Type:
 SFR
 Style:
 08 - Conventional

Year Built:
 1947
 Roof Material:
 10 - Asphalt Shingle

Effective Year:
 1990
 Roof Type:
 3 - Gable

Story Height:
 1.0
 Attic Type:
 4

Grade:
 5
 Exterior Walls:
 1 - Frame

Class Code:
 3301
 Exterior Wall Finish:
 6 - Wood Siding or Sheathing

Year Remodeled:
 1993
 Degree Remodeled:
 0

Length: 0

**Quality:**

## Heated Area: 0

**Half Baths: 1**

**Access:**

## Second Floor: 0

**Location:** Average (7)

## RCNLD: 242360

## Additions

Lower	First	Second	Third	Area	Year	Cost
		33 - Deck, Wood		96	0	1301
	11 - Porch, Frame, Open			144	0	3891
	33 - Deck, Wood			540	0	7317

There are no other features for this dwelling

## Other Buildings/Improvements

**Class Code:** 3301

**Circumference:**

**Class Code:** 3301

**Size/Area:** 1984

**Height:****Bushels:****Circumference:**

## Outbuilding/Yard Improvement #3

**Type:** Residential**Description:** AAG1 - Grain Bins w/o aerator < 60,000 BU**Quantity:** 2**Year Built:** 1976**Grade:** L**Condition:****Functional:****Class Code:** 3301

## Dimensions

**Width/Diameter:****Length:****Size/Area:****Height:** 11**Bushels:****Circumference:** 56

## Outbuilding/Yard Improvement #4

**Type:** Residential**Description:** AASF - Shed, agricultural, frame**Quantity:** 1**Year Built:** 1947**Grade:** L**Condition:****Functional:****Class Code:** 3301

## Dimensions

**Width/Diameter:** 18**Length:** 30**Size/Area:** 540**Height:****Bushels:****Circumference:**

## Outbuilding/Yard Improvement #5

**Type:** Residential**Description:** AAL1 - Lean-to, 1 story, pole frame**Quantity:** 1**Year Built:** 1947**Grade:** L**Condition:****Functional:****Class Code:** 3301

## Dimensions

**Width/Diameter:** 28**Length:** 56**Size/Area:** 1568**Height:****Bushels:****Circumference:**

## Outbuilding/Yard Improvement #6

**Type:** Residential**Description:** AAP6 - Pole Frame Bldg, 4 sides open, wood**Quantity:** 1**Year Built:** 1965**Grade:** L**Condition:****Functional:****Class Code:** 3301

## Dimensions

**Width/Diameter:** 24**Length:** 100**Size/Area:** 2400**Height:****Bushels:****Circumference:**

## Outbuilding/Yard Improvement #7

**Type:** Residential**Description:** AASF - Shed, agricultural, frame**Quantity:** 1**Year Built:** 1950**Grade:** L**Condition:****Functional:****Class Code:** 3301

## Dimensions

**Width/Diameter:** 8**Length:** 28**Size/Area:** 224**Height:****Bushels:****Circumference:**

## Outbuilding/Yard Improvement #8

**Type:** Residential**Description:** AASF - Shed, agricultural, frame**Quantity:** 1**Year Built:** 1976**Grade:** L**Condition:****Functional:****Class Code:** 3301

## Dimensions

**Width/Diameter:** 8**Length:** 10**Size/Area:** 80**Height:****Bushels:****Circumference:**

Outbuilding/Yard Improvement #9

Type: Residential Description: RPA2 - Concrete  
Quantity: 1 Year Built: 1976 Grade: L  
Condition: Functional: Class Code: 3301

Dimensions

Width/Diameter: Length: Size/Area: 4400  
Height: Bushels: Circumference:

Commercial

Existing Commercial Buildings

Building Number	Building Name	Structure Type	Units/Bldg	YearBuilt	
1	CLOSER TO HOME	316 - Nursing Home	1	2001	<a href="#">View</a>

General Building Information

Building Number: 1 Building Name: CLOSER TO HOME Structure Type: 316 - Nursing Home  
Units/Building: 1 Identical Units: 1  
Grade: F Year Built: 2001 Year Remodeled: 0  
Class Code: 3507 Effective Year: 0 Percent Complete: 0

Interior/Exterior Data Section #1

Level From: 01 Level To: 01 Use Type: 054 - Nursing Home

Dimensions

Area: 4,100 Use SK Area: 0  
Perimeter: 264 Wall Height: 8

Features

Exterior Wall Desc: 02 - Frame Construction: 1-Wood Frame/Joist/Beam Economic Life: 35  
% Interior Finished: 100 Partitions: 2-Normal Heat Type: 2-Hot Water or Steam  
AC Type: 0-None Plumbing: 2-Normal  
Physical Condition: 3-Normal Functional Utility: 3-Normal

Building Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	1	256	01	0	00	5811.2	5811
PP1 - Porch, open	1	06	20	0	00	2724	2724
PP1 - Porch, open	1	06	06	0	00	817.2	817
CP5 - Canopy Roof, Low Cost	1	06	24	0	00	2841.12	2841

Interior/Exterior Data Section #2

Level From: B1 Level To: B1 Use Type: 086 - Support Area

Dimensions

Area: 1,500 Use SK Area: 0  
Perimeter: 160 Wall Height: 8

Features

Exterior Wall Desc: 00 - None Construction: 2-Fire Resistant Economic Life: 45  
% Interior Finished: 0 Partitions: 0-None Heat Type: 0-None  
AC Type: 0-None Plumbing: 0-None  
Physical Condition: 2-Fair Functional Utility: 0-None

Building Other Features

No other features exist for this interior/exterior detail

Elevators and Escalators

No elevators or escalators exist for this building



Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land

Class Code: 1701

Productivity

Quantity: 0

Units: Non Qual

Valuation

Acres: 18.74

Value: 1037

Irrigation Type:

Timber Zone:

Commodity:

Per Acre Value: 55.35