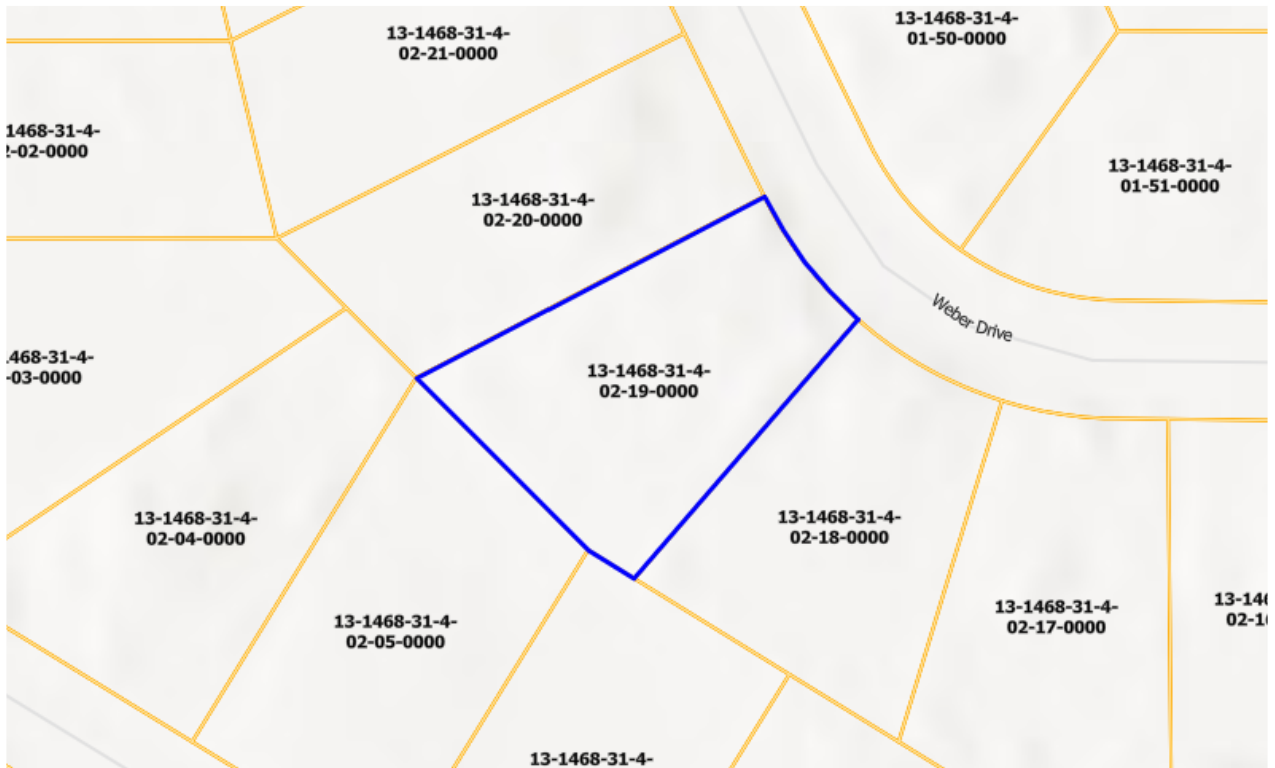


Tax Year: 2025

Scale: 1:1347.17 Basemap: Cadastral Application Base Map



## Summary

### Primary Information

Property Category: RP

Subcategory: Residential Property

Geocode: 13-1468-31-4-02-19-0000

Assessment Code: 0000836800

#### Primary Owner:

WEST DONALD JAMES & NAOMI RUTH  
278 WEBER DR  
HAMILTON, MT 59840-3426  
Note: See Owners section for all owners

#### Property Address:

278 WEBER DR  
HAMILTON, MT 59840

Certificate of Survey:

Legal Description: WEBER ESTATES, S31, T06 N, R20 W, 20909 SQUARE FEET, LOT 65

Last Modified: 4/5/2025 8:45:4 AM

# Cadastral Property Report

Tax Year: 2025

## General Property Information

Neighborhood: 213.840.E	Property Type: Improved Property
Living Units: 1	Levy District: 13-2734-3-3
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership: General: 0	Limited: 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

## 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	0.48	0

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/21/2020			7/21/2020	746376	Warranty Deed
12/1/2016			12/8/2016	705112	Quit Claim Deed
2/25/2005	549	830	N/A		
7/26/1999	231	251	N/A		
10/6/1998	227	807	N/A		

## Owners

Tax Year: 2025

## Party #1

Default Information:	WEST DONALD JAMES & NAOMI RUTH 278 WEBER DR HAMILTON, MT 59840-3426
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	8/18/2020 14:35:30 PM

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	66386	393314	459700	MKT
2023	66386	393314	459700	MKT
2022	58409	311591	370000	MKT

## Market Land

### Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 20909	Acres: n/a
Class Code: 2101	Value: n/a

## Dwellings

### Dwelling #1

#### Dwelling Information

Dwelling Type SFR	Style 03 - Ranch	Year Built 1990
Residential Type: SFR	Style: 03 - Ranch	Roof Material: 10 - Asphalt Shingle
Year Built: 1990	Roof Type: 3 - Gable	Attic Type: 0 - None
Effective Year: n/a	Exterior Walls: 1 - Frame	Exterior Wall Finish: 6 - Wood Siding or Sheathing
Story Height: 1.0	Degree Remodeled: n/a	
Grade: 6		
Class Code: 3301		
Year Remodeled: n/a		

Tax Year: 2025

## Mobile Home Details

Manufacturer: n/a  
Width: n/a  
Model: n/a

Serial #: n/a  
Length: n/a

## Basement Information

Foundation: 2 - Concrete  
Daylight: N  
Quality: 3 - Typical

Finished Area: 564  
Basement Type: 2 - Part

## Heating/Cooling Information

Type: Central

System Type: 2 - Hot Water/Water Radiant

Fuel Type: 3 - Gas

Heated Area: 2545

## Living Accomodations

Bedrooms: 3

Family Rooms: n/a

Full Baths: 3

Half Baths: n/a

Addl Fixtures: 4

## Additional Information

Fire Places  
Stories: 1.0  
Openings: 1

Stacks: 1  
Prefab/Stove: 1

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: 564

Addl Floors: n/a

First Floor: 1981

Second Floor: n/a

Half Story: n/a

Unfinished Area: n/a

Attic: n/a

SFLA: 1981

## Depreciation Information

CDU: n/a

Physical Condition: Good (8)

Desirability  
Property: Good (8)

Location: Good (8)

## Depreciation Calculation

Age: 34

Pct Good: 0.76

RCNLD: n/a

## Additions / Other Features

# Cadastral Property Report

Tax Year: 2025

Lower Addtns	First	Second	Third	Area	Year	Cost
	19 - Garage, Frame, Finished			483	0	0
	11 - Porch, Frame, Open			15	0	0
	11 - Porch, Frame, Open			384	0	0
	33 - Deck, Wood			48	0	0
No additional features exist for this property						

## Other Buildings

### Outbuilding/Yard Improvement #1

Type: Residential	Description: RPA2 - Concrete
Quantity: 1	Year Built: 1990
Grade: A	Condition: Res Average
Functional: 3-Normal	Class Code: 3301

#### Dimensions

Width/Diameter: 23	Length: 24
Size/Area: 552	Height: n/a
Bushels: n/a	Circumference: n/a

### Outbuilding/Yard Improvement #2

Type: Residential	Description: RPA1 - Asphalt
Quantity: 1	Year Built: 1990
Grade: A	Condition: Res Average
Functional: 3-Normal	Class Code: 3301

#### Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 1791	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

Tax Year: 2025

## Easements

No easements exist for this parcel

## Disclaimer

The Montana State Library (MSL) provides this product/service for informational purposes only. MSL did not produce it for, nor is it suitable for legal, engineering, or surveying purposes. Data from disparate sources may not be in vertical alignment. Consumers of this information should review or consult the primary data and information sources to ascertain the viability of the information for their purposes. The MSL provides these data in good faith and in no event, shall be liable for any incorrect results or analysis, any lost profits and special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data or the services provided. The MSL makes these data and services available as a convenience to the public, and for no other purpose. The MSL reserves the right to change or revise published data and/or services at any time.