

Property Record Card

Summary

Primary Information

Property Category: [RP](#) Subcategory: [Real Property](#)
Geocode: [03-1133-03-1-01-01-0000](#) Assessment Code: [000D070250](#)
Primary Owner: PropertyAddress:
[CHARTER RANCH, INC](#)
[NILSON, KATHERINE C](#) COS Parcel:
[BILLINGS, MT 59079-3018](#)
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:

Legal Description:

[S03, T02 N, R26 E, N2 \(LESS HWY PROJ #1 & 2\) 317.94 ACRES](#)

Last Modified: [6/2/2016 1:46:42 PM](#)

General Property Information

Neighborhood: [002](#) Property Type: [AR - Agricultural Rural](#)
Living Units: [0](#) Levy District: [03-1989-O52](#)
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: [8](#) Fronting: [0 - None](#)
Utilities: [0](#) Parking Type:
Access: [0](#) Parking Quantity:
Location: [0 - Rural Land](#) Parking Proximity:

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	317.940	12,218.00
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	317.940	12,218.00
Total Forest Land	0.000	00.00
Total Market Land	0.000	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
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Owners

Party #1

Default Information: CHARTER RANCH, INC
 NILSON, KATHERINE C
Ownership %: 100
Primary Owner: "Yes"
Interest Type: Conversion
Last Modified: 11/18/2009 8:27:29 AM

Other Names

Other Addresses

Name	Type	Other Addresses
NILSON, KATHERINE C	C - Contact Name	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	12218	0	12218	COST
2015	12218	0	12218	COST
2014	15640	0	15640	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: G - Grazing **Irrigation Type:**
Class Code: 1601 **Timber Zone:**

Productivity

Quantity: 0.207

Commodity: Grazing Fee

Units: AUM/Acre

Valuation

Acres: 3.121

Per Acre Value: 43.91

Value: 137

Ag/Forest Land Item #2

Acre Type: G - Grazing

Irrigation Type:

Class Code: 1601

Timber Zone:

Productivity

Quantity: 0.188

Commodity: Grazing Fee

Units: AUM/Acre

Valuation

Acres: 4.472

Per Acre Value: 39.84

Value: 178

Ag/Forest Land Item #3

Acre Type: G - Grazing

Irrigation Type:

Class Code: 1601

Timber Zone:

Productivity

Quantity: 0.151

Commodity: Grazing Fee

Units: AUM/Acre

Valuation

Acres: 2.837

Per Acre Value: 32.03

Value: 91

Ag/Forest Land Item #4

Acre Type: G - Grazing

Irrigation Type:

Class Code: 1601

Timber Zone:

Productivity

Quantity: 0.181

Commodity: Grazing Fee

Units: AUM/Acre

Valuation

Acres: 270.404

Per Acre Value: 38.28

Value: 10351

Ag/Forest Land Item #5

Acre Type: G - Grazing

Irrigation Type:

Class Code: 1601

Timber Zone:

Productivity

Quantity: 0.186

Commodity: Grazing Fee

Units: AUM/Acre

Valuation

Acres: 37.106

Per Acre Value: 39.38

Value: 1461

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Real Property
Geocode: 03-1232-03-3-01-01-0000 **Assessment Code:** 000D08662A
Primary Owner: **PropertyAddress:**
 CHARTER RANCH, INC
 NILSON, KATHERINE C **COS Parcel:**
 BILLINGS, MT 59079-3018

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:
Legal Description:
 S03, T03 N, R26 E, ACRES 314.62, S2 (LESS HWY PROJ #1 & 2) (10)
Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002 **Property Type:** AR - Agricultural Rural
Living Units: 0 **Levy District:** 03-0985-37
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: 8 **Fronting:** 0 - None
Utilities: 0 **Parking Type:** 0 - None
Access: 0 **Parking Quantity:** 0 - None
Location: 0 - Rural Land **Parking Proximity:**

Land Summary

Land Type	Acres	Value
Grazing	314.620	16,595.00
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	314.620	16,595.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
			5/7/2009	DS3506350	

Owners

Party #1

Default Information: CHARTER RANCH, INC
 NILSON, KATHERINE C

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/18/2009 8:33:11 AM

Other Names

Other Addresses

Name	Type	Other Addresses
NILSON, KATHERINE C	C - Contact Name	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	16595	0	16595	COST
2015	16595	0	16595	COST
2014	20563	0	20563	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: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.218

Units: AUM/Acre

Valuation

Acres: 71.457

Value: 3305

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 46.25

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.228

Units: AUM/Acre

Valuation

Acres: 24.472

Value: 1182

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 48.28

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.219

Units: AUM/Acre

Valuation

Acres: 11.254

Value: 522

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 46.41

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.331

Units: AUM/Acre

Valuation

Acres: 1.173

Value: 82

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 70.16

Ag/Forest Land Item #5

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.151

Units: AUM/Acre

Valuation

Acres: 4.794

Value: 154

Commodity: Grazing Fee

Per Acre Value: 32.03

Ag/Forest Land Item #6

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.269

Units: AUM/Acre

Valuation

Acres: 53.153

Value: 3031

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 57.03

Ag/Forest Land Item #7

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.308

Units: AUM/Acre

Valuation

Acres: 61.591

Value: 4023

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 65.31

Ag/Forest Land Item #8

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.222

Units: AUM/Acre

Valuation

Acres: 71.409

Value: 3358

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 47.03

Ag/Forest Land Item #9

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.289

Units: AUM/Acre

Valuation

Acres: 15.317

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 61.25

Value: 938

Property Record Card

Summary

Primary Information

Property Category: RP	Subcategory: Real Property
Geocode: 03-1133-04-1-01-01-0000	Assessment Code: 000D070260
Primary Owner: CHARTER RANCH, INC NILSON, KATHERINE C BILLINGS, MT 59079-3018	PropertyAddress:
COS Parcel:	
<i>NOTE: See the Owner tab for all owner information</i>	

Certificate of Survey:

Subdivision:
Legal Description:
S04, T02 N, R26 E, ALL
Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002	Property Type: AR - Agricultural Rural
Living Units: 0	Levy District: 03-1989-O52
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
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Property Factors

Topography: 8	Fronting: 0 - None
Utilities: 0	Parking Type:
Access: 0	Parking Quantity:
Location: 0 - Rural Land	Parking Proximity:

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	644.800	26,001.00
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	644.800	26,001.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
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Owners

Party #1

Default Information: CHARTER RANCH, INC
 NILSON, KATHERINE C

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/18/2009 8:28:36 AM

Other Names

Other Addresses

Name	Type	Other Addresses
NILSON, KATHERINE C	C - Contact Name	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	26001	0	26001	COST
2015	26001	0	26001	COST
2014	32965	0	32965	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: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.264

Units: AUM/Acre

Valuation

Acres: 77.858

Value: 4355

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 55.94

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.207

Units: AUM/Acre

Valuation

Acres: 33.622

Value: 1476

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 43.91

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.188

Units: AUM/Acre

Valuation

Acres: 115.473

Value: 4601

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.84

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.149

Units: AUM/Acre

Valuation

Acres: 51.86

Value: 1637

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 31.56

Ag/Forest Land Item #5

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.186

Units: AUM/Acre

Valuation

Acres: 95.716

Value: 3769

Commodity: Grazing Fee

Per Acre Value: 39.38

Ag/Forest Land Item #6

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.151

Units: AUM/Acre

Valuation

Acres: 6.052

Value: 194

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 32.03

Ag/Forest Land Item #7

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.167

Units: AUM/Acre

Valuation

Acres: 6.714

Value: 238

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 35.47

Ag/Forest Land Item #8

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.141

Units: AUM/Acre

Valuation

Acres: 14.988

Value: 447

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 29.84

Ag/Forest Land Item #9

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.181

Units: AUM/Acre

Valuation

Acres: 242.517

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 38.28

Value: 9284

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Real Property
Geocode: 03-1133-05-1-01-01-0000 **Assessment Code:** 000D070270
Primary Owner: **PropertyAddress:**
 NILSON, KATHERINE &
 1424 HONDO WAY **COS Parcel:**
 BILLINGS, MT 59105-4603

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:

Legal Description:

S05, T02 N, R26 E, ALL

Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002 **Property Type:** AR - Agricultural Rural

Living Units: 0 **Levy District:** 03-1989-O52

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: 8 **Fronting:** 0 - None

Utilities: 0 **Parking Type:**

Access: 0 **Parking Quantity:**

Location: 0 - Rural Land **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	644.380	17,983.00
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	644.380	17,983.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
8/30/2013			8/30/2013	3681777	Quit Claim Deed

Owners

Party #1

Default Information: [NILSON, KATHERINE &
1424 HONDO WAY](#)

Ownership %: 100

Primary Owner: "Yes"

Interest Type: [Tenants in Common](#)

Last Modified: [10/2/2013 11:44:27 AM](#)

Other Names

Other Addresses

Name	Type	Other Addresses
CHARTER, JOSEPH W	L Additional Legal Owners	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	17983	0	17983	COST
2015	17983	0	17983	COST
2014	22558	0	22558	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: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.208

Units: AUM/Acre

Valuation

Acres: 25.378

Value: 1118

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 44.06

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.18

Units: AUM/Acre

Valuation

Acres: 2.448

Value: 93

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 38.13

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.109

Units: AUM/Acre

Valuation

Acres: 143.197

Value: 3311

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 23.13

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.207

Units: AUM/Acre

Valuation

Acres: 28.398

Value: 1247

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 43.91

Ag/Forest Land Item #5

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.149

Units: AUM/Acre

Valuation

Acres: 2.436

Value: 77

Commodity: Grazing Fee

Per Acre Value: 31.56

Ag/Forest Land Item #6

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.302

Units: AUM/Acre

Valuation

Acres: 2.405

Value: 154

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 64.06

Ag/Forest Land Item #7

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.181

Units: AUM/Acre

Valuation

Acres: 70.643

Value: 2704

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 38.28

Ag/Forest Land Item #8

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.152

Units: AUM/Acre

Valuation

Acres: 1.296

Value: 42

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 32.19

Ag/Forest Land Item #9

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.043

Units: AUM/Acre

Valuation

Acres: 90.433

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 9.22

Value: 834

Ag/Forest Land Item #10

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.151

Units: AUM/Acre

Valuation

Acres: 52.21

Value: 1672

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 32.03

Ag/Forest Land Item #11

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.141

Units: AUM/Acre

Valuation

Acres: 225.536

Value: 6731

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 29.84

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Real Property
Geocode: 03-1133-08-2-01-01-0000 **Assessment Code:** 000D070340
Primary Owner: **PropertyAddress:**
 CHARTER RANCH, INC
 NILSON, KATHERINE C **COS Parcel:**
 BILLINGS, MT 59079-3018

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:
Legal Description:
 S08, T02 N, R26 E, ACRES 160, NW4
Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002 **Property Type:** AR - Agricultural Rural
Living Units: 0 **Levy District:** 03-1989-O52
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: 8 **Fronting:** 0 - None
Utilities: 0 **Parking Type:**
Access: 0 **Parking Quantity:**
Location: 0 - Rural Land **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	160.000	5,786.00
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	160.000	5,786.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
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Owners

Party #1

Default Information: CHARTER RANCH, INC
 NILSON, KATHERINE C

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/18/2009 8:29:34 AM

Other Names

Other Addresses

Name	Type	Other Addresses
NILSON, KATHERING C	C - Contact Name	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	5786	0	5786	COST
2015	5786	0	5786	COST
2014	7389	0	7389	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: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.151

Units: AUM/Acre

Valuation

Acres: 5.026

Value: 161

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 32.03

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.152

Units: AUM/Acre

Valuation

Acres: 35.971

Value: 1158

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 32.19

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.141

Units: AUM/Acre

Valuation

Acres: 9.117

Value: 272

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 29.84

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.208

Units: AUM/Acre

Valuation

Acres: 8.865

Value: 391

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 44.06

Ag/Forest Land Item #5

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.18

Units: AUM/Acre

Valuation

Acres: 73.705

Value: 2810

Commodity: Grazing Fee

Per Acre Value: 38.13

Ag/Forest Land Item #6

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.172

Units: AUM/Acre

Valuation

Acres: 27.316

Value: 994

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 36.41

Property Record Card

Summary

Primary Information

Property Category: RP	Subcategory: Real Property
Geocode: 03-1133-08-4-01-01-0000	Assessment Code: 000D07034A
Primary Owner: CHARTER RANCH, INC NILSON, KATHERINE C BILLINGS, MT 59079-3018	PropertyAddress: COS Parcel:

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:
Legal Description:
S08, T02 N, R26 E, ACRES 160, SE4
Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002	Property Type: AR - Agricultural Rural
Living Units: 0	Levy District: 03-1989-O52
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: 8	Fronting: 0 - None
Utilities: 0	Parking Type:
Access: 0	Parking Quantity:
Location: 0 - Rural Land	Parking Proximity:

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	160.000	5,264.00
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	160.000	5,264.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
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Owners

Party #1

Default Information: CHARTER RANCH, INC
 NILSON, KATHERINE C

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/18/2009 8:30:31 AM

Other Names

Other Addresses

Name	Type	Other Addresses
NILSON, KATHERINE C	C - Contact Name	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	5264	0	5264	COST
2015	5264	0	5264	COST
2014	6616	0	6616	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: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.203

Units: AUM/Acre

Valuation

Acres: 29.971

Value: 1288

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 42.97

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.184

Units: AUM/Acre

Valuation

Acres: 1.666

Value: 65

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.06

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.076

Units: AUM/Acre

Valuation

Acres: 16.387

Value: 264

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 16.09

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.172

Units: AUM/Acre

Valuation

Acres: 13.881

Value: 505

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 36.41

Ag/Forest Land Item #5

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.151

Units: AUM/Acre

Valuation

Acres: 98.095

Value: 3142

Commodity: Grazing Fee

Per Acre Value: 32.03

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Real Property
Geocode: 03-1133-09-1-01-01-0000 **Assessment Code:** 000D070350
Primary Owner: **PropertyAddress:**
 CHARTER RANCH, INC
 NILSON, KATHERINE C **COS Parcel:**
 BILLINGS, MT 59079-3018

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:

Legal Description:

S09, T02 N, R26 E, ALL

Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002 **Property Type:** AR - Agricultural Rural
Living Units: 0 **Levy District:** 03-1989-O52
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: 8 **Fronting:** 0 - None
Utilities: 0 **Parking Type:**
Access: 0 **Parking Quantity:**
Location: 0 - Rural Land **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	640.000	21,136.00
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	640.000	21,136.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
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Owners

Party #1

Default Information: CHARTER RANCH, INC
 NILSON, KATHERINE C

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/18/2009 8:32:00 AM

Other Names

Other Addresses

Name	Type	Other Addresses
NILSON, KATHERINE C	C - Contact Name	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	21136	0	21136	COST
2015	21136	0	21136	COST
2014	26648	0	26648	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: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.167

Units: AUM/Acre

Valuation

Acres: 78.637

Value: 2789

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 35.47

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.076

Units: AUM/Acre

Valuation

Acres: 49.166

Value: 791

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 16.09

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.203

Units: AUM/Acre

Valuation

Acres: 7.152

Value: 307

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 42.97

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.186

Units: AUM/Acre

Valuation

Acres: 27.953

Value: 1101

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.38

Ag/Forest Land Item #5

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.151

Units: AUM/Acre

Valuation

Acres: 299.665

Value: 9599

Commodity: Grazing Fee

Per Acre Value: 32.03

Ag/Forest Land Item #6

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.043

Units: AUM/Acre

Valuation

Acres: 3.988

Value: 37

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 9.22

Ag/Forest Land Item #7

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.181

Units: AUM/Acre

Valuation

Acres: 105.448

Value: 4037

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 38.28

Ag/Forest Land Item #8

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.172

Units: AUM/Acre

Valuation

Acres: 67.991

Value: 2475

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 36.41

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Real Property
Geocode: 03-1232-10-2-01-01-0000 **Assessment Code:** 000D086690
Primary Owner: **PropertyAddress:**
 CHARTER RANCH, INC
 NILSON, KATHERINE C **COS Parcel:**
 BILLINGS, MT 59079-3018

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:
Legal Description:
 S10, T03 N, R26 E, E2 (LESS HWY PROJ #1 & 2) 307.55 ACRES
Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002 **Property Type:** AR - Agricultural Rural
Living Units: 0 **Levy District:** 03-0985-37
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: 8 **Fronting:** 0 - None
Utilities: 0 **Parking Type:**
Access: 0 **Parking Quantity:**
Location: 0 - Rural Land **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	307.550	15,503.00
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	307.550	15,503.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
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Owners

Party #1

Default Information: CHARTER RANCH, INC
 NILSON, KATHERINE C

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/18/2009 8:34:16 AM

Other Names

Other Addresses

Name	Type	Other Addresses
NILSON, KATHERINE C	C - Contact Name	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	15503	0	15503	COST
2015	15503	0	15503	COST
2014	19397	0	19397	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: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.182

Units: AUM/Acre

Valuation

Acres: 9.313

Value: 359

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 38.59

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.289

Units: AUM/Acre

Valuation

Acres: 1.808

Value: 111

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 61.25

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.331

Units: AUM/Acre

Valuation

Acres: 51.724

Value: 3629

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 70.16

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.151

Units: AUM/Acre

Valuation

Acres: 16.648

Value: 533

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 32.03

Ag/Forest Land Item #5

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.269

Units: AUM/Acre

Valuation

Acres: 94.13

Value: 5368

Commodity: Grazing Fee

Per Acre Value: 57.03

Ag/Forest Land Item #6

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.218

Units: AUM/Acre

Valuation

Acres: 58.491

Value: 2705

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 46.25

Ag/Forest Land Item #7

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.228

Units: AUM/Acre

Valuation

Acres: 36.604

Value: 1767

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 48.28

Ag/Forest Land Item #8

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.125

Units: AUM/Acre

Valuation

Acres: 38.832

Value: 1031

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 26.56

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Real Property
Geocode: 03-1232-15-1-01-01-0000 **Assessment Code:** 000D086740
Primary Owner: **PropertyAddress:**
 CHARTER RANCH, INC
 NILSON, KATHERINE C **COS Parcel:**
 BILLINGS, MT 59079-3018
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:
Legal Description:
 S15, T03 N, R26 E, N2(LESS HWY PROJ #1 & 2) 314.01 ACRES
Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002 **Property Type:** AR - Agricultural Rural
Living Units: 0 **Levy District:** 03-0985-37
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: 8 **Fronting:** 0 - None
Utilities: 0 **Parking Type:**
Access: 0 **Parking Quantity:**
Location: 0 - Rural Land **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	314.010	12,966.00
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	314.010	12,966.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
1/10/2005	0033	18372			

Owners

Party #1

Default Information: CHARTER RANCH, INC
 NILSON, KATHERINE C

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/18/2009 8:35:26 AM

Other Names

Other Addresses

Name	Type	Other Addresses
NILSON, KATHERINE C	C - Contact Name	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	12966	0	12966	COST
2015	12966	0	12966	COST
2014	16326	0	16326	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: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.228

Units: AUM/Acre

Valuation

Acres: 56.952

Value: 2750

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 48.28

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.151

Units: AUM/Acre

Valuation

Acres: 68.153

Value: 2183

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 32.03

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.184

Units: AUM/Acre

Valuation

Acres: 69.027

Value: 2696

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.06

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.188

Units: AUM/Acre

Valuation

Acres: 10.078

Value: 402

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.84

Ag/Forest Land Item #5

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.167

Units: AUM/Acre

Valuation

Acres: 13.237

Value: 469

Commodity: Grazing Fee

Per Acre Value: 35.47

Ag/Forest Land Item #6

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.218

Units: AUM/Acre

Valuation

Acres: 96.563

Value: 4466

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 46.25

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Real Property
Geocode: 03-1232-21-1-01-01-0000 **Assessment Code:** 000D086870
Primary Owner: **PropertyAddress:**
 CHARTER RANCH, INC
 NILSON, KATHERINE C **COS Parcel:**
 BILLINGS, MT 59079-3018
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:
Legal Description:
 S21, T03 N, R26 E, ALL
Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002 **Property Type:** AR - Agricultural Rural
Living Units: 0 **Levy District:** 03-0985-37
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: 8 **Fronting:** 0 - None
Utilities: 0 **Parking Type:**
Access: 0 **Parking Quantity:**
Location: 0 - Rural Land **Parking Proximity:**

Land Summary

Land Type	Acres	Value
Grazing	640.000	27,507.00
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	640.000	27,507.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
1/10/2005	0033	18372			

Owners

Party #1

Default Information: CHARTER RANCH, INC
 NILSON, KATHERINE C

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/18/2009 8:36:17 AM

Other Names

Other Addresses

Name	Type	Other Addresses
NILSON, KATHERINE C	C - Contact Name	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	27507	0	27507	COST
2015	27507	0	27507	COST
2014	34400	0	34400	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: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.181

Units: AUM/Acre

Valuation

Acres: 326.818

Value: 12511

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 38.28

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.308

Units: AUM/Acre

Valuation

Acres: 130.3

Value: 8510

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 65.31

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.186

Units: AUM/Acre

Valuation

Acres: 11.483

Value: 452

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.38

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.151

Units: AUM/Acre

Valuation

Acres: 100.841

Value: 3230

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 32.03

Ag/Forest Land Item #5

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.203

Units: AUM/Acre

Valuation

Acres: 7.212

Value: 310

Commodity: Grazing Fee

Per Acre Value: 42.97

Ag/Forest Land Item #6

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.184

Units: AUM/Acre

Valuation

Acres: 38.345

Value: 1498

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.06

Ag/Forest Land Item #7

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.188

Units: AUM/Acre

Valuation

Acres: 25.001

Value: 996

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.84

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Real Property
Geocode: 03-1232-22-1-01-01-0000 **Assessment Code:** 000D086880
Primary Owner: **PropertyAddress:**
 CHARTER RANCH, INC
 NILSON, KATHERINE C **COS Parcel:**
 BILLINGS, MT 59079-3018

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:
Legal Description:
 S22, T03 N, R26 E, ALL(LESS HWY PROJ #1 & 2) (628.36 AC)

Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002 **Property Type:** AR - Agricultural Rural
Living Units: 0 **Levy District:** 03-0985-37
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: 8 **Fronting:** 0 - None
Utilities: 0 **Parking Type:**
Access: 0 **Parking Quantity:**
Location: 0 - Rural Land **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	628.360	23,813.00
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	628.360	23,813.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
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Owners

Party #1

Default Information: CHARTER RANCH, INC
 NILSON, KATHERINE C

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/18/2009 8:37:21 AM

Other Names

Other Addresses

Name	Type	Other Addresses
NILSON, KATHERINE C	C - Contact Name	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	23813	0	23813	COST
2015	23813	0	23813	COST
2014	30291	0	30291	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: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.186

Units: AUM/Acre

Valuation

Acres: 125.962

Value: 4960

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.38

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.218

Units: AUM/Acre

Valuation

Acres: 4.923

Value: 228

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 46.25

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.151

Units: AUM/Acre

Valuation

Acres: 270.768

Value: 8673

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 32.03

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.203

Units: AUM/Acre

Valuation

Acres: 178.028

Value: 7650

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 42.97

Ag/Forest Land Item #5

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.222

Units: AUM/Acre

Valuation

Acres: 37.305

Value: 1755

Commodity: Grazing Fee

Per Acre Value: 47.03

Ag/Forest Land Item #6

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.308

Units: AUM/Acre

Valuation

Acres: 3.924

Value: 256

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 65.31

Ag/Forest Land Item #7

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.184

Units: AUM/Acre

Valuation

Acres: 7.45

Value: 291

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.06

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Real Property
Geocode: 03-1232-27-4-01-01-0000 **Assessment Code:** 000D086970
Primary Owner: **PropertyAddress:**
 CHARTER RANCH, INC
 NILSON, KATHERINE C **COS Parcel:**
 BILLINGS, MT 59079-3018

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:
Legal Description:
 S27, T03 N, R26 E, SE4 (LESS HWY PROJ #1 & 2) 153.77 ACRES
Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002 **Property Type:** AR - Agricultural Rural
Living Units: 0 **Levy District:** 03-0985-37
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: 8 **Fronting:** 0 - None
Utilities: 0 **Parking Type:**
Access: 0 **Parking Quantity:**
Location: 0 - Rural Land **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	153.770	5,669.00
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	153.770	5,669.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
1/10/2005	0033	18372			

Owners

Party #1

Default Information: CHARTER RANCH, INC
 NILSON, KATHERINE C

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/18/2009 8:49:11 AM

Other Names

Other Addresses

Name	Type	Other Addresses
NILSON, KATHERINE C	C - Contact Name	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	5669	0	5669	COST
2015	5669	0	5669	COST
2014	7244	0	7244	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: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.172

Units: AUM/Acre

Valuation

Acres: 5.694

Value: 207

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 36.41

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.186

Units: AUM/Acre

Valuation

Acres: 65.676

Value: 2586

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.38

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.151

Units: AUM/Acre

Valuation

Acres: 69.195

Value: 2216

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 32.03

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.236

Units: AUM/Acre

Valuation

Acres: 13.205

Value: 660

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 50

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Real Property
Geocode: 03-1232-27-2-01-01-0000 **Assessment Code:** 000D086980
Primary Owner: **PropertyAddress:**
 CHARTER RANCH, INC
 NILSON, KATHERINE C **COS Parcel:**
 BILLINGS, MT 59079-3018

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:
Legal Description:
 S27, T03 N, R26 E, W2
Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002 **Property Type:** AR - Agricultural Rural
Living Units: 0 **Levy District:** 03-0985-37
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: 8 **Fronting:** 0 - None
Utilities: 0 **Parking Type:**
Access: 0 **Parking Quantity:**
Location: 0 - Rural Land **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	320.000	12,244.00
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	320.000	12,244.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
1/10/2005	0033	18372			

Owners

Party #1

Default Information: CHARTER RANCH, INC
 NILSON, KATHERINE C

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/18/2009 8:50:06 AM

Other Names

Other Addresses

Name	Type	Other Addresses
NILSON, KATHERINE C	C - Contact Name	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	12244	0	12244	COST
2015	12244	0	12244	COST
2014	15570	0	15570	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: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.186

Units: AUM/Acre

Valuation

Acres: 121.483

Value: 4783

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.38

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.149

Units: AUM/Acre

Valuation

Acres: 13.067

Value: 412

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 31.56

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.151

Units: AUM/Acre

Valuation

Acres: 59.213

Value: 1897

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 32.03

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.172

Units: AUM/Acre

Valuation

Acres: 22.762

Value: 829

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 36.41

Ag/Forest Land Item #5

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.203

Units: AUM/Acre

Valuation

Acres: 63.851

Value: 2744

Commodity: Grazing Fee

Per Acre Value: 42.97

Ag/Forest Land Item #6

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.188

Units: AUM/Acre

Valuation

Acres: 39.624

Value: 1579

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.84

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Real Property
Geocode: 03-1232-28-1-01-01-0000 **Assessment Code:** 000D086990
Primary Owner: **PropertyAddress:**
 CHARTER RANCH, INC
 NILSON, KATHERINE C **COS Parcel:**
 BILLINGS, MT 59079-3018

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:

Legal Description:

S28, T03 N, R26 E, ALL

Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002 **Property Type:** AR - Agricultural Rural
Living Units: 0 **Levy District:** 03-0985-37
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: 8 **Fronting:** 0 - None
Utilities: 0 **Parking Type:**
Access: 0 **Parking Quantity:**
Location: 0 - Rural Land **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	640.000	24,856.00
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	640.000	24,856.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
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Owners

Party #1

Default Information: CHARTER RANCH, INC
 NILSON, KATHERINE C

Ownership %: 100
Primary Owner: "Yes"
Interest Type: Conversion
Last Modified: 11/18/2009 8:50:58 AM

Other Names

Other Addresses

Name	Type	Other Addresses
NILSON, KATHERINE C	C - Contact Name	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	24856	1850	26706	COST
2015	24856	1850	26706	COST
2014	31719	2702	34421	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 Improvement #1

Type: Ag **Description:** AASF - Shed, agricultural, frame
Quantity: 1 **Year Built:** 1989 **Grade:** C
Condition: **Functional:** **Class Code:** 3110

Dimensions

Width/Diameter: **Length:** **Size/Area:** 1486
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #2

Type: Ag **Description:** AASF - Shed, agricultural, frame
Quantity: 1 **Year Built:** 1989 **Grade:** C
Condition: **Functional:** **Class Code:** 3110

Dimensions

Width/Diameter: **Length:** **Size/Area:** 1632
Height: **Bushels:** **Circumference:**

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: G - Grazing **Irrigation Type:**
Class Code: 1601 **Timber Zone:**

Productivity

Quantity: 0.151 **Commodity:** Grazing Fee
Units: AUM/Acre

Valuation

Acres: 35.809 **Per Acre Value:** 32.03
Value: 1147

Ag/Forest Land Item #2

Acre Type: G - Grazing **Irrigation Type:**
Class Code: 1601 **Timber Zone:**

Productivity

Quantity: 0.188 **Commodity:** Grazing Fee
Units: AUM/Acre

Valuation

Acres: 244.588 **Per Acre Value:** 39.84
Value: 9745

Ag/Forest Land Item #3

Acre Type: G - Grazing **Irrigation Type:**
Class Code: 1601 **Timber Zone:**

Productivity

Quantity: 0.203 **Commodity:** Grazing Fee
Units: AUM/Acre

Valuation

Acres: 11.338 **Per Acre Value:** 42.97
Value: 487

Ag/Forest Land Item #4

Acre Type: G - Grazing
Class Code: 1601

Productivity

Quantity: 0.186
Units: AUM/Acre

Valuation

Acres: 177.684
Value: 6996

Irrigation Type:
Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.38

Ag/Forest Land Item #5

Acre Type: G - Grazing
Class Code: 1601

Productivity

Quantity: 0.181
Units: AUM/Acre

Valuation

Acres: 168.876
Value: 6465

Irrigation Type:
Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 38.28

Ag/Forest Land Item #6

Acre Type: G - Grazing
Class Code: 1601

Productivity

Quantity: 0.043
Units: AUM/Acre

Valuation

Acres: 1.705
Value: 16

Irrigation Type:
Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 9.22

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Real Property
Geocode: 03-1232-29-1-01-01-0000 **Assessment Code:** 000D087000
Primary Owner: **PropertyAddress:**
 CHARTER RANCH, INC
 NILSON, KATHERINE C **COS Parcel:**
 BILLINGS, MT 59079-3018

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:
Legal Description:
 S29, T03 N, R26 E, ALL
Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002 **Property Type:** AR - Agricultural Rural
Living Units: 0 **Levy District:** 03-0985-37
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: 8 **Fronting:** 0 - None
Utilities: 0 **Parking Type:**
Access: 0 **Parking Quantity:**
Location: 0 - Rural Land **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	640.000	27,583.00
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	640.000	27,583.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
1/10/2005	0033	18372			

Owners

Party #1

Default Information: CHARTER RANCH, INC
 NILSON, KATHERINE C

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/18/2009 8:51:54 AM

Other Names

Other Addresses

Name	Type	Other Addresses
NILSON, KATHERINE C	C - Contact Name	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	27583	0	27583	COST
2015	27583	0	27583	COST
2014	34831	0	34831	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: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.415

Units: AUM/Acre

Valuation

Acres: 3.778

Value: 332

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 87.97

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.302

Units: AUM/Acre

Valuation

Acres: 98.993

Value: 6342

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 64.06

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.188

Units: AUM/Acre

Valuation

Acres: 214.74

Value: 8556

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.84

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.181

Units: AUM/Acre

Valuation

Acres: 287.285

Value: 10998

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 38.28

Ag/Forest Land Item #5

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.043

Units: AUM/Acre

Valuation

Acres: 1.027

Value: 9

Commodity: Grazing Fee

Per Acre Value: 9.22

Ag/Forest Land Item #6

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.186

Units: AUM/Acre

Valuation

Acres: 34.177

Value: 1346

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.38

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Real Property
Geocode: 03-1232-32-2-01-01-0000 **Assessment Code:** 000D087070
Primary Owner: **PropertyAddress:**

NILSON, KATHERINE &
 1424 HONDO WAY
 BILLINGS, MT 59105-4603

COS Parcel:

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:

Legal Description:

S32, T03 N, R26 E, W2 & N2SE

Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002 **Property Type:** AR - Agricultural Rural
Living Units: 0 **Levy District:** 03-0985-37
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: 8 **Fronting:** 0 - None
Utilities: 0 **Parking Type:**
Access: 0 **Parking Quantity:**
Location: 0 - Rural Land **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	400.000	18,062.00
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	400.000	18,062.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
8/30/2013			8/30/2013	3681777	Quit Claim Deed

Owners

Party #1

Default Information: [NILSON, KATHERINE &
1424 HONDO WAY](#)

Ownership %: 100

Primary Owner: "Yes"

Interest Type: [Fee Simple](#)

Last Modified: [10/2/2013 11:44:27 AM](#)

Other Names

Other Addresses

Name	Type	Other Addresses
CHARTER, JOSEPH W	L Additional Legal Owners	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	18062	0	18062	COST
2015	18062	0	18062	COST
2014	21944	0	21944	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: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.151

Units: AUM/Acre

Valuation

Acres: 39.281

Value: 1258

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 32.03

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.141

Units: AUM/Acre

Valuation

Acres: 140.602

Value: 4196

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 29.84

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.109

Units: AUM/Acre

Valuation

Acres: 36.48

Value: 844

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 23.13

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.302

Units: AUM/Acre

Valuation

Acres: 183.637

Value: 11764

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 64.06

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Real Property
Geocode: 03-1232-33-1-01-01-0000 **Assessment Code:** 000D087080
Primary Owner: **PropertyAddress:**
 CHARTER RANCH, INC
 NILSON, KATHERINE C **COS Parcel:**
 BILLINGS, MT 59079-3018
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:
Legal Description:
 S33, T03 N, R26 E, ALL
Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002 **Property Type:** AR - Agricultural Rural
Living Units: 0 **Levy District:** 03-0985-37
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: 8 **Fronting:** 0 - None
Utilities: 0 **Parking Type:**
Access: 0 **Parking Quantity:**
Location: 0 - Rural Land **Parking Proximity:**

Land Summary

Land Type	Acres	Value
Grazing	640.000	22,631.00
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	640.000	22,631.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
1/10/2005	0033	18372			

Owners

Party #1

Default Information: CHARTER RANCH, INC
 NILSON, KATHERINE C

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/18/2009 8:52:45 AM

Other Names

Other Addresses

Name	Type	Other Addresses
NILSON, KATHERINE C	C - Contact Name	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	22631	0	22631	COST
2015	22631	0	22631	COST
2014	28467	0	28467	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: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.181

Units: AUM/Acre

Valuation

Acres: 28.063

Value: 1074

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 38.28

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.149

Units: AUM/Acre

Valuation

Acres: 88.531

Value: 2794

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 31.56

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.141

Units: AUM/Acre

Valuation

Acres: 20.409

Value: 609

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 29.84

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.186

Units: AUM/Acre

Valuation

Acres: 165.971

Value: 6535

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.38

Ag/Forest Land Item #5

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.301

Units: AUM/Acre

Valuation

Acres: 9.62

Value: 613

Commodity: Grazing Fee

Per Acre Value: 63.75

Ag/Forest Land Item #6

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.172

Units: AUM/Acre

Valuation

Acres: 20.15

Value: 734

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 36.41

Ag/Forest Land Item #7

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.151

Units: AUM/Acre

Valuation

Acres: 252.203

Value: 8078

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 32.03

Ag/Forest Land Item #8

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.188

Units: AUM/Acre

Valuation

Acres: 55.053

Value: 2194

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.84

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Real Property
Geocode: 03-1232-34-1-01-01-0000 **Assessment Code:** 000D087100
Primary Owner: **PropertyAddress:**
 CHARTER RANCH, INC
 NILSON, KATHERINE C **COS Parcel:**
 BILLINGS, MT 59079-3018

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:
Legal Description:
 S34, T03 N, R26 E, N2 & SE4 (LESS HWY PROJ 1 & 2) 464.45 ACRES
Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002 **Property Type:** AR - Agricultural Rural
Living Units: 0 **Levy District:** 03-0985-37
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: 8 **Fronting:** 0 - None
Utilities: 0 **Parking Type:**
Access: 0 **Parking Quantity:**
Location: 0 - Rural Land **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	464.450	18,048.00
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	464.450	18,048.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
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Owners

Party #1

Default Information: CHARTER RANCH, INC
 NILSON, KATHERINE C

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/18/2009 8:54:27 AM

Other Names

Other Addresses

Name	Type	Other Addresses
NILSON, KATHERINE C	C - Contact Name	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	18048	0	18048	COST
2015	18048	0	18048	COST
2014	23082	0	23082	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: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.188

Units: AUM/Acre

Valuation

Acres: 46.249

Value: 1843

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.84

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.181

Units: AUM/Acre

Valuation

Acres: 94.557

Value: 3620

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 38.28

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.301

Units: AUM/Acre

Valuation

Acres: 10.879

Value: 694

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 63.75

Ag/Forest Land Item #4

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.151

Units: AUM/Acre

Valuation

Acres: 47.302

Value: 1515

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 32.03

Ag/Forest Land Item #5

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.186

Units: AUM/Acre

Valuation

Acres: 262.938

Value: 10353

Commodity: Grazing Fee

Per Acre Value: 39.38

Ag/Forest Land Item #6

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.043

Units: AUM/Acre

Valuation

Acres: 2.525

Value: 23

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 9.22

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Real Property
Geocode: 03-1232-34-3-01-01-0000 **Assessment Code:** 000D087090
Primary Owner: **PropertyAddress:**
 CHARTER RANCH, INC
 NILSON, KATHERINE C **COS Parcel:**
 BILLINGS, MT 59079-3018

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:
Legal Description:
 S34, T03 N, R26 E, SW4
Last Modified: 6/2/2016 1:46:42 PM

General Property Information

Neighborhood: 002 **Property Type:** AR - Agricultural Rural
Living Units: 0 **Levy District:** 03-0985-37
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: 8 **Fronting:** 0 - None
Utilities: 0 **Parking Type:**
Access: 0 **Parking Quantity:**
Location: 0 - Rural Land **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	160.000	6,362.00
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	160.000	6,362.00

Total Forest Land 0.000 00.00
Total Market Land 0.000 00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
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Owners

Party #1

Default Information: CHARTER RANCH, INC
 NILSON, KATHERINE C

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/18/2009 8:53:29 AM

Other Names

Other Addresses

Name	Type	Other Addresses
NILSON, KATHERINE C	C - Contact Name	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2016	6362	0	6362	COST
2015	6362	0	6362	COST
2014	8101	0	8101	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: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.301

Units: AUM/Acre

Valuation

Acres: 8.509

Value: 542

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 63.75

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.181

Units: AUM/Acre

Valuation

Acres: 133.084

Value: 5095

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 38.28

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.186

Units: AUM/Acre

Valuation

Acres: 18.407

Value: 725

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Per Acre Value: 39.38