

360 Property View

40 Coyote Canyon Road, Kalispell, MT 59901

Owner Information

Owner Name:	Harward Steven Allen	Owner Name 2:	Jennifer Bradley
Mailing Address:	40 Coyote Canyon Rd	Mailing Address City & State:	Kalispell Mt
Mailing Zip:	59901	Mailing Address ZIP + 4 Code:	9047
Owner Occupied:	Yes	Mail Opt Out Flag:	Y

Location Information

Site Address (Full):	40 COYOTE CANYON RD	County:	Flathead
Subdivision:	Clare	Township:	28N
Municipality:	Kalispell Rural	Census Tract:	000802
Carrier Route:	H031	Township Range and Section:	282226
Neighborhood Code:	2071500	Extra Feature Topography Type:	FLAT/LEVEL
Curb or Sidewalk Type:	Culdesac	Waterfront Influence:	NEIGHBORHOOD
Spatial Flood Zone Code:	X	Spatial Flood Panel:	30029C1815J
Spatial Flood Zone Date:	11/04/2015		

Estimated Value

RealAVM™:	\$854,900	Estimated Value Range High:	\$912,700
Estimated Value Range Low:	\$797,200	Value As Of:	05/12/2026
Forecast Standard Deviation:	7	Confidence Score:	93

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
 (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
 (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

APN:	07-3965-26-2-03-25-0000	Parcel ID:	07396526203250000
Lot #:	2	Alt. APN:	0000505170
Tax Area:	1310	% Improved:	75
Exemptions:	Veteran, Disabled	Tax Appraisal District:	05
Legal Description:	CLARE SUB, S26, T28 N, R22 W, LOT 2, ACRES 1.63, ASSR# 0000505170		

Assessment & Taxes

Assessment Year	2025	2024	2023
Assessed Value - Total	\$782,500	\$594,800	\$594,800
Assessed Value - Land	\$197,650	\$124,878	\$124,878
Assessed Value - Improved	\$584,850	\$469,922	\$469,922
YOY Assessed Change (\$)	\$187,700	\$	
YOY Assessed Change (%)	32%	0%	
Market Value - Total	\$782,500	\$594,800	\$594,800
Market Value - Land	\$197,650	\$124,878	\$124,878
Market Value - Improved	\$584,850	\$469,922	\$469,922
Tax Year	2025	2024	2023
Total Tax	\$95.62	\$3,925.10	\$3,808.78
Change (\$)	-\$3,829	\$116	
Change (%)	-98%	3%	

Characteristics

Universal Land Use:	Sfr	State Use:	Improved Property
County Use:	Improved Property	Lots Acres:	1.628
Lot Area:	70,916	Number of Buildings:	1
Building Type:	Single Family	Year Built:	2011
Stories:	1.0	Style:	LOG
Building Sq Ft:	2,669	Gross Area:	2,669
Above Grade Area:	1,421	First Floor Sq Ft:	1,248
Bedrooms:	3	Total Baths:	3
Full Baths:	2.000	Half Baths:	1
Number of Fixtures:	5	Basement Type:	Full
Basement Area:	1,248	Finished Basement Area:	1,248
Type of Basement Improvements:	FINISHED	Fireplaces:	1
Heating Fuel Type:	ELECTRIC	Heat Type:	Forced Air
Other Rooms (Not Bedrooms/Bathrooms):	ATTIC	Cooling Type:	Central
Parking Type:	Parking Avail	Exterior:	Log
Patio/Deck Type:	Wood Deck	Parking Type Code:	Off Street
Porch:	Open Frame Porch	Garage Size:	0
Primary Porch Sq Ft:	144	Primary Patio/Deck Sq Ft:	992
Water:	WELL	Porch Type:	Open Frame Porch
		Sewer Type:	Septic Tank
		Building Condition:	Average

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Aap1	S	1,920	40	48	2018	\$30,530
Rpa1	S	2,000			2023	\$6,970

Building Description	Building Size
43	992
11	144
11	144

Last Market Sale

Recording Date:	04/14/2023	Settle Date:	04/11/2023
Estimated Sale Price:	\$710,500	Price Per Square Foot:	\$266.20
Down Payment (Last Sale):	\$0	Document #:	5499
Deed Type:	Warranty Deed Joint Tenant		

Sell Score

Propensity to sell rating:	Low	Propensity to sell Score:	412
Value As Of:	05/12/2026		

The Sell Score indicates the relative likelihood a property will be listed for sale in the next 6 months.

Properties with a Very High Sell Score (831+) represent the top 5% of properties most likely to sell and are 2.6 times more likely to sell than the average property.

Properties with a Moderate to High Sell Score (502-830) are more likely to sell than the average property.

Properties with a Very Low to Low Sell Score (0-501) are less likely to sell than the average property.

Very High (831 - 1000)

High (625 - 830)

Moderate (502 - 624)

Low (354 - 501)

Very Low (0 - 353)