

Tax Year: 2025

Scale: 1:1911.45 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Residential Property

Geocode: 56-4391-22-1-01-14-0000

Assessment Code: 000006552

Primary Owner:

UNITED TRUST BANK
12330 S HARLEM AVE
PALOS HEIGHTS, IL 60463-1464

Note: See Owners section for all owners

Property Address:

43 STAR RD
TROY, MT 59935

Certificate of Survey:

Legal Description: WHITEHOUSE & EAGLE PLACER, S22, T32 N, R34 W, Lot 10, ACRES 1.85, PM 242

Last Modified: 10/14/2025 17:58:27 PM

Tax Year: 2025

General Property Information

Neighborhood: 256.100.4	Property Type: Improved Property
Living Units: 1	Levy District: 56-2519-1F
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	1.85	77470

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
10/16/2023	403	543	10/23/2023	307989	Quit Claim Deed
5/28/2017	398	447	8/29/2022	302437	Termination of Joint Tenancy by Death
11/5/1992	179	634	N/A		
12/26/1989	153	808	N/A		

Owners

Tax Year: 2025

Party #1

Default Information:	UNITED TRUST BANK 12330 S HARLEM AVE PALOS HEIGHTS, IL 60463-1464
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	12/15/2023 10:7:39 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	77470	324630	402100	MKT
2024	47150	306450	353600	MKT
2023	109340	305060	414400	MKT

Market Land

Market Land Item #1

Method: Acre	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 1.85
Class Code: 2101	Value: 77470

Dwellings

Dwelling #1

Dwelling Information

Dwelling Type	Style	Year Built
SFR	03 - Ranch	1997
Residential Type: SFR	Style: 03 - Ranch	Roof Material: 5 - Metal
Year Built: 1997	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	Year Remodeled: n/a	Degree Remodeled: n/a
Grade: 5		
Class Code: 3301		
Year Remodeled: n/a		

Tax Year: 2025

Mobile Home Details

Manufacturer: n/a	Serial #: n/a
Width: n/a	Length: n/a
Model: n/a	

Basement Information

Foundation: 2 - Concrete	Finished Area: n/a
Daylight: N	Basement Type: 1 - Crawl
Quality: n/a	

Heating/Cooling Information

Type: Central	System Type: 5 - Forced Air
Fuel Type: 3 - Gas	Heated Area: n/a

Living Accomodations

Bedrooms: 3	Family Rooms: n/a
Full Baths: 2	Half Baths: n/a
Addl Fixtures: 3	

Additional Information

Fire Places	Stacks: n/a
Stories: n/a	Prefab/Stove: 1
Openings: n/a	
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
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Area Used in Cost

Basement: n/a	Addl Floors: n/a
First Floor: 1500	Second Floor: n/a
Half Story: n/a	Unfinished Area: n/a
Attic: n/a	SFLA: 1500

Depreciation Information

CDU: n/a	Physical Condition: Average (7)
Desirability	Location: Average (7)
Property: Average (7)	

Depreciation Calculation

Age: 27	Pct Good: 0.75
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RCNLD: 221450

Additions / Other Features

Tax Year: 2025

Lower Addtns	First	Second	Third	Area	Year	Cost
	11 - Porch, Frame, Open			240	0	14242

No additional features exist for this property

Other Buildings

Outbuilding/Yard Improvement #1

Type: Residential Description: RRG3 - Garage, frame, detached, unfinished

Quantity: 1 Year Built: 1982

Grade: 5 Condition: Res Average

Functional: n/a Class Code: 3301

Dimensions

Width/Diameter: 24 Length: 48
 Size/Area: 1152 Height: n/a
 Bushels: n/a Circumference: n/a

Outbuilding/Yard Improvement #2

Type: Residential Description: RRS1 - Shed, Frame

Quantity: 1 Year Built: 1978

Grade: L Condition: Res Fair

Functional: n/a Class Code: 3301

Dimensions

Width/Diameter: 14 Length: 16
 Size/Area: 224 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

Conservation Easements

No conservation easements exist for this parcel

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Leo & Mollie Starr

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STATE OF MONTANA
COUNTY OF LINCOLN

Filed this 25th day of
April A. D. 1964

at 11:30 P. M.

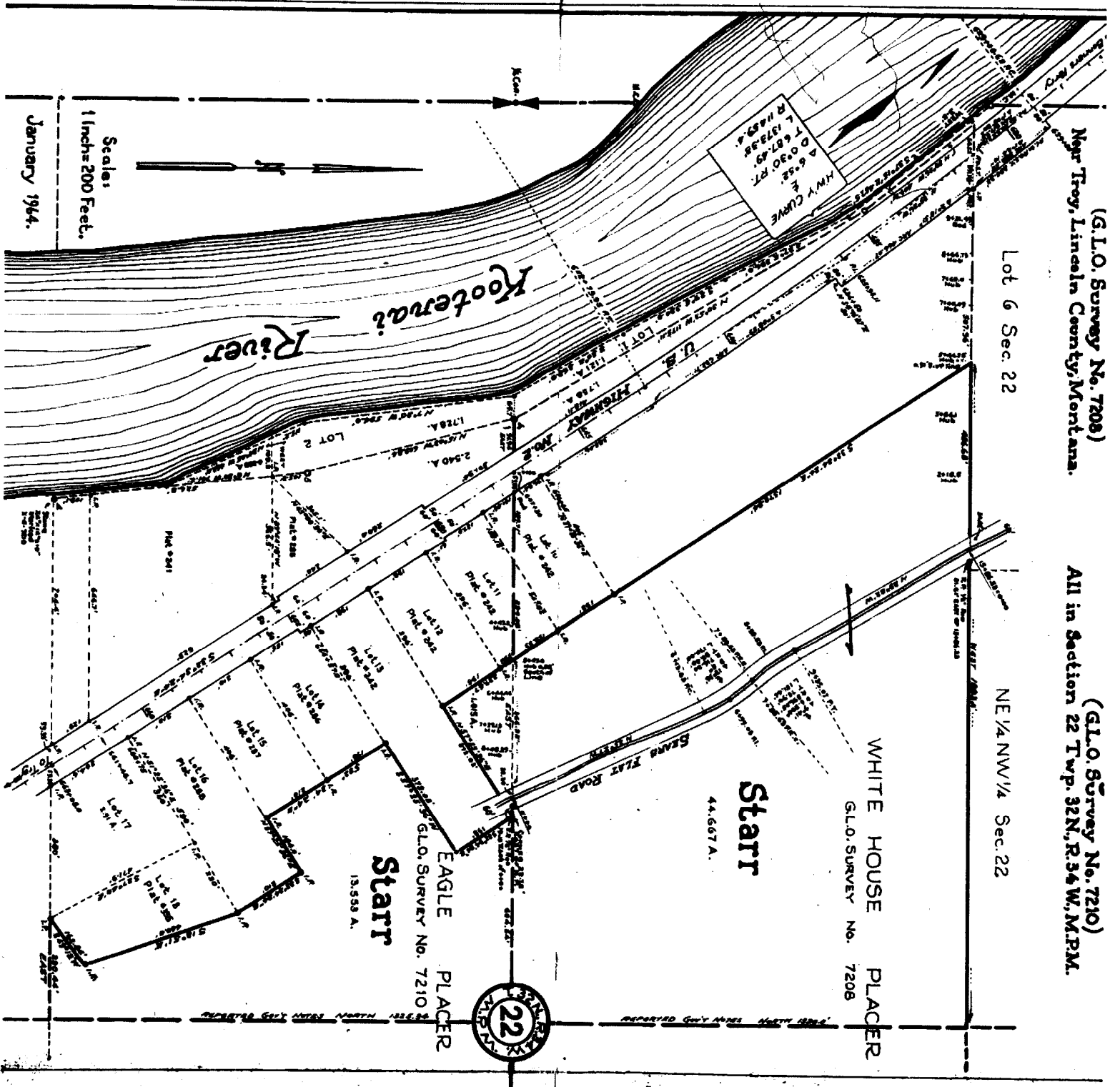
by M. M. Mansuet
County Clerk

By Joe H. [unclear]
Deputy

(G.L.O. Survey No. 7208)
 Near Troy, Lincoln County, Montana.

(G.L.O. Survey No. 7210)
 All in Section 22 Twp. 32N, R. 34W, M.P.M.

Starr Parcel



Scales:
 1 inch = 200 Feet.
 January 1964.



Nimmerman Engineering
 Troy, Montana.
 Montana License No. 534 E.S.

[Faint, mostly illegible text, likely a survey description or legal notes.]