

MONTANA INC.

NORTHWESTERN MONTANA REAL ESTATE

\$219,000

1234 Hwy 200
Noxon, Mt. 59853



Newly Remodeled in Style!

3 bed, 2 bath home is located just off Hwy 200.

Home has 2 tiled showers, custom kitchen cabinets with granite counter tops and furnished with stainless steel appliances.

MLS# 21904985

Call: Lavern

1021 Mt. Hwy 200

Noxon, Mt. 59853

Cell: (406) 529-2827

(406) 847-2557

MontanaInc.com

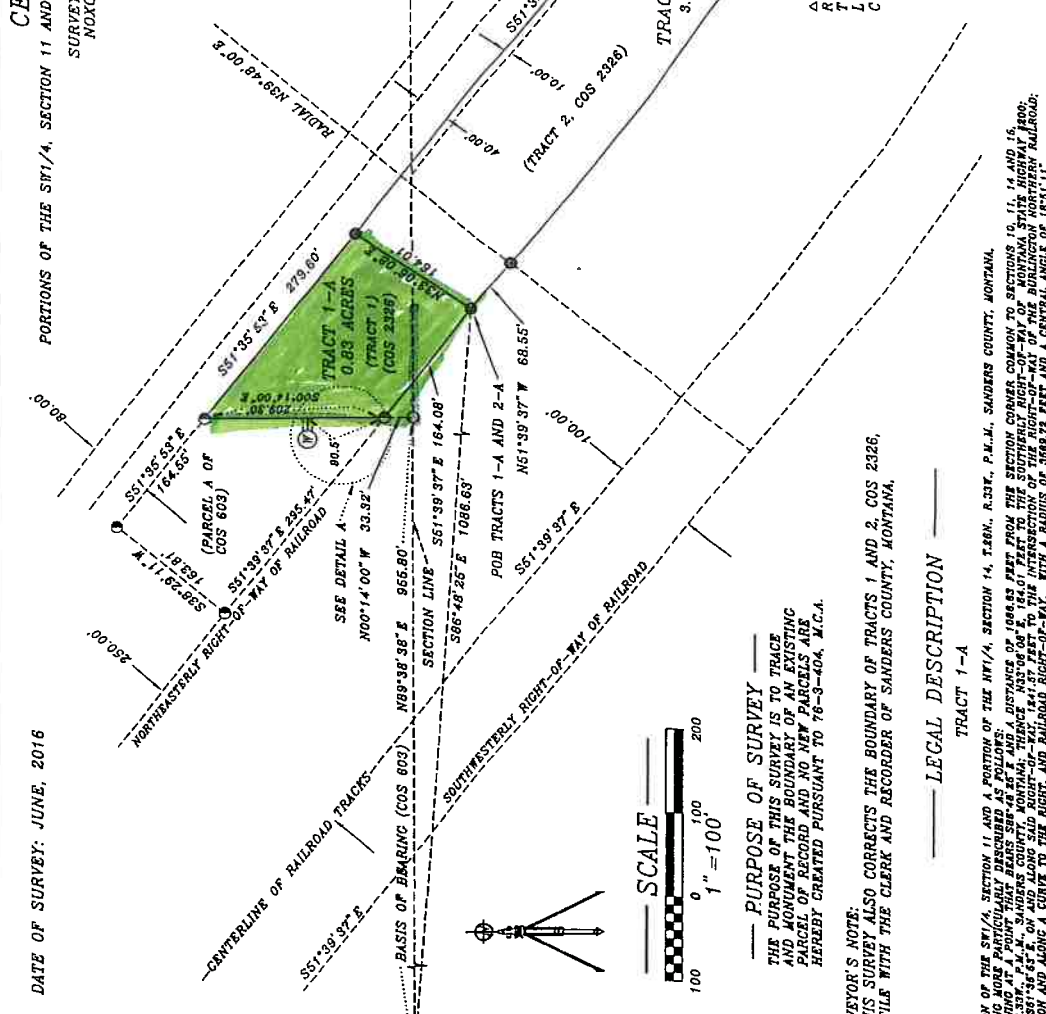
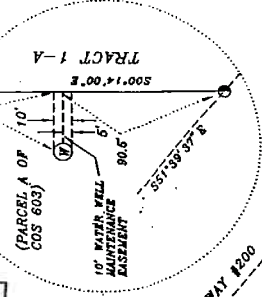
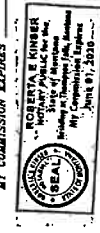
montanainc@blackfoot.net

CERTIFICATE OF SURVEY

PORTIONS OF THE SW1/4, SECTION 11 AND THE NW1/4, SECTION 14, T.26N., R.33W., P.M.M., SANDERS COUNTY, MONTANA
SURVEY AT THE REQUEST OF:
NIXON CONCRETE OF JEHOVAH'S WITNESSES (OWNERS)

OWNERS CERTIFICATE
 PRINTED NAME: Larry E. Adams
 SIGNATURE: [Signature] CONCRETE REPRESENTATIVE
 PRINTED NAME: _____
 SIGNATURE: _____ CONCRETE REPRESENTATIVE

STATE OF MONTANA: I, David S. Adams, Notary Public for the State of Montana, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears in my records, and that the same was duly acknowledged before me by the undersigned, a Notary Public for the State of Montana, personally appeared before me and acknowledged to me that they executed the same in witness whereof, I have hereunto set my hand and affixed my Notary Seal the day and year of this certificate first above written.



PURPOSE OF SURVEY
 THE PURPOSE OF THIS SURVEY IS TO TRACE AND MONUMENT THE BOUNDARY OF AN EXISTING PARCEL OF RECORD AND NO NEW PARCELS ARE HEREBY CREATED PURSUANT TO 76-3-404, M.C.A.

SURVEYOR'S NOTE:
 THIS SURVEY ALSO CORRECTS THE BOUNDARY OF TRACTS 1 AND 2, COS 2326, ON FILE WITH THE CLERK AND RECORDER OF SANDERS COUNTY, MONTANA.

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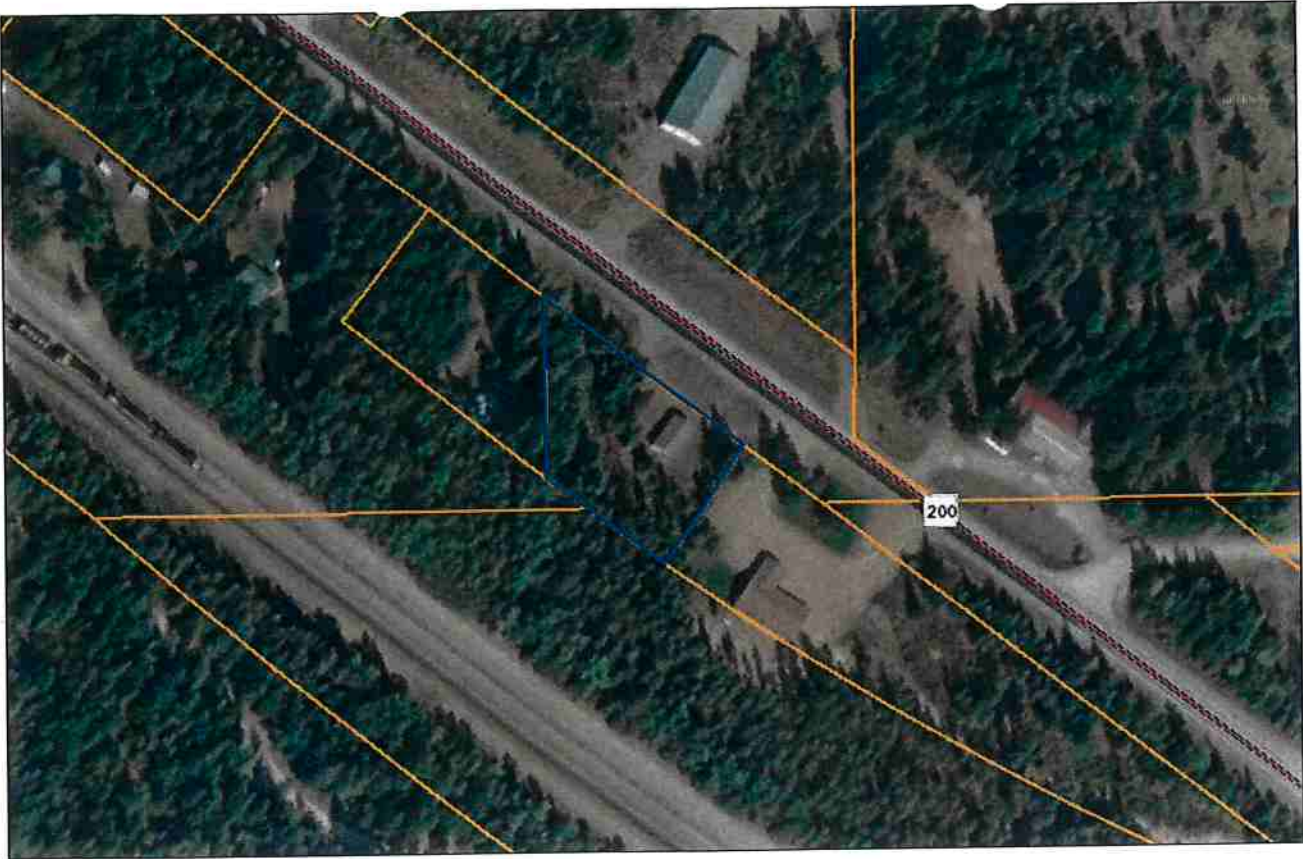
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2018 REAL Property Tax Statement

Sanders County Treasurer

Carol P Turk

Po Box 519

Thompson Falls, MT 59873

10/22/18

Tax Payer	Property Description
WENGERD JETHRO & JOYCE PO BOX 61 HERON MT 59844	Twn/Rng/Sect 26 /33 /11 TR 1-A, COS 3397 (ALSO SEC 14 SW4SW4 , PLAT J, .83 ACRES

Tax Payer 16581
School District 10M NOXON RURAL
Taxable Value 1,134
Geo Code 3686-11-3-01-05-0000

Tax Description	1st Half	2nd Half	Total Tax	% of Tax	Tax Amount	Mill Levy
LAND	118.91	118.91	237.82			
BLDS & IMPROVEMENTS	136.00	135.99	271.99			
SOLID WASTE	62.50	62.50	125.00			
STATE FIRE PROTECTION	0.33	0.33	0.66			
GREEN MOUNTAIN SOIL	0.78	0.78	1.56			
WESTERN SANDERS COUNTY T	7.50	7.50	15.00			
1st Half Due (11/30/18) 326.02						
2nd Half Due (05/31/19) 326.01						
Total Bill 652.03						

STATE SCHOOL LEVY	16.53 %	\$107.73	95.000
DISTRICT SCHOOL LEVY	19.25 %	\$125.55	110.720
STATE LEVY - UNIVERSI	1.04 %	\$6.80	6.000
COUNTYWIDE EDUCATION	6.41 %	\$41.78	36.837
Total School	43.23 %	\$281.86	248.557
County			
GENERAL FUND	7.04 %	\$45.89	40.460
ROAD FUND	3.15 %	\$20.54	18.110
BRIDGE FUND	0.30 %	\$1.98	1.750
WEED CONTROL	0.35 %	\$2.27	2.000
COUNTY FAIR	0.52 %	\$3.40	3.000
AIRPORT FUND	0.09 %	\$0.57	0.500
LIBRARY FUND	0.26 %	\$1.70	1.500
COUNTY AMBULANCE	1.04 %	\$6.80	6.000
SENIOR CITIZENS - LEV	0.94 %	\$6.11	5.390
PUBLIC SAFETY (LAW EN	6.99 %	\$45.59	40.200
SRS PERMISSIVE LEVY	0.11 %	\$0.70	0.621
PERMISSIVE MEDICAL LE	2.32 %	\$15.14	13.353
SEARCH & RESCUE	0.09 %	\$0.57	0.500
OFFICE OF EMERGENCY M	0.13 %	\$0.85	0.750
Total County	23.33 %	\$152.11	134.134
Other State			
FOREST FIRE PROTECTIO	0.10 %	\$0.66	
Total Other Stat	0.10 %	\$0.66	0.000
Other			
NOXON RURAL FIRE	9.24 %	\$60.27	53.150
NOXON-HERON CEMETERY	0.69 %	\$4.47	3.940
NOXON-HERON PUBLIC HO	1.70 %	\$11.10	9.790
GREEN MOUNTAIN CONSER	0.24 %	\$1.56	1.380
Total Other	11.87 %	\$77.40	68.260
Fees			
SOLID WASTE	19.17 %	\$125.00	
Western Sanders Co TV	2.30 %	\$15.00	
Total Fees	21.47 %	\$140.00	0.000
Total Bill	100.00 %	\$652.03	450.951

PAY ONLINE AT: www.co.sanders.mt.us OR
IF PAYING BY CREDIT CARD, PLEASE COMPLETE THE INFORMATION ON
THE BACK OF THE PAYMENT STUB OR FAX TO 406-827-6971. THERE
IS A 3% CONVENIENCE FEE TO PAY BY CREDIT CARD. TREASURER'S
PHONE 406-827-6924

YOU OR YOUR AGENT HAVE THE RIGHT TO BE PRESENT WHEN YOUR
PROPERTY IS APPRAISED OR AUDITED. IF YOU WISH TO MAKE AN
APPOINTMENT FOR THE NEXT TAX YEAR, CALL 406-827-0368 OR
WRITE YOUR LOCAL DEPT OF REVENUE OFFICE BETWEEN DEC 1 AND
DEC 31 OF THIS YEAR. SEE REVERSE SIDE FOR INFORMATION.

THIS PROPERTY MAY QUALIFY FOR A PROPERTY TAX ASSISTANCE
PROGRAM. THIS MAY INCLUDE: PROPERTY TAX ASSISTANCE,
DISABLED OR DECEASED VETERANS' RESIDENTIAL EXEMPTION,
EXTENDED PROPERTY TAX ASSISTANCE PROGRAM AND/OR ELDERLY
HOMEOWNER'S TAX CREDIT. CONTACT THE MT DEPARTMENT OF REVENUE
FOR FURTHER INFORMATION. 406-827-0368

Receipt Validation for 1st Half: 326.02
Penalty:
Interest:
Total:
Receipt Validation for 2nd Half: 326.01
Penalty:
Interest:
Total:

Total if both halves paid: 652.03

WENGERD JETHRO & JOYCE

Name WENGERD JETHRO & JOYCE
PO BOX 61
16581

Due 326.02 11/30/18

Return this stub with payment to:
Sanders County Treasurer
Carol P Turk
Po Box 519
Thompson Falls, MT 59873

Total if both halves paid: 652.03

WENGERD JETHRO & JOYCE

Name WENGERD JETHRO & JOYCE
PO BOX 61
16581

Due 326.01 05/31/19

Return this stub with payment to:
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Po Box 519
Thompson Falls, MT 59873