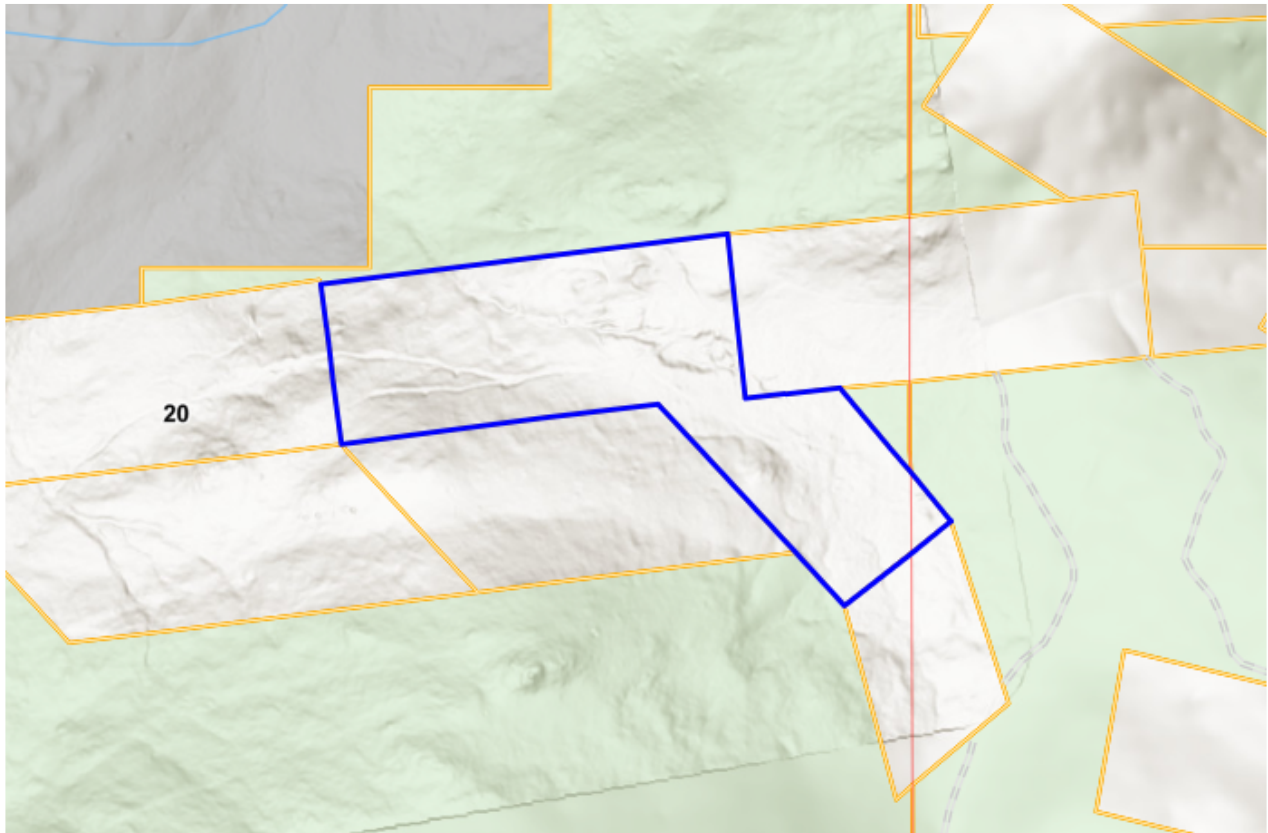


Tax Year: 2026

Scale: 1:11049.25 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Agricultural and Timber Properties

Geocode: 05-1685-20-4-01-07-0000

Assessment Code: 0000008670

Primary Owner:

PHILLIPS CORY M
531 RS COUNTY ROAD 1300
EMORY, TX 75440-5992
Note: See Owners section for all owners

Property Address:

4445 BANNER CREEK RD
HELENA, MT 59601

Certificate of Survey: 3370859

Legal Description: S20, T08 N, R05 W, C.O.S. 3370859, ACRES 31.02, TRACT 250-A1, IN E2, LITTLE JENNIE #2 MS 250

Last Modified: 5/2/2026 6:36:46 AM

Cadastral Property Report

Tax Year: 2026

General Property Information

Neighborhood: 205.322.4	Property Type: Improved Property
Living Units: 1	Levy District: 05-048903-0203
Zoning: n/a	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership: General: n/a	Limited: n/a

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	n/a	n/a
Fallow	n/a	n/a
Irrigated	n/a	n/a
Continuous Crop	n/a	n/a
Wild Hay	n/a	n/a
Farm site	n/a	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	n/a	n/a
Total Forest Land	30.02	n/a
Total Market Land	1	n/a

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
6/16/2022	M61	1598	6/16/2023	3399688	Deed of Conveyance
1/13/2021	M58	5211	1/13/2021	3370861	Quit Claim Deed
11/21/2019	M56	3287	11/21/2019	3346611	Court Decree (Will, Probate, Divorce, Deed of Distribution)
7/29/2003	M26	8035	N/A	n/a	n/a
10/23/2001	M25	4720	N/A	n/a	n/a
7/16/2001	M25	300	N/A	n/a	n/a
11/4/1983	M04	1617	N/A	n/a	n/a

Owners

Tax Year: 2026

Party #1

Default Information:	PHILLIPS CORY M 531 RS COUNTY ROAD 1300 EMORY, TX 75440-5992
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	11/17/2023 10:52:6 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	33365	417790	451155	COST
2024	31119	215420	246539	COST
2023	31270	215420	246690	COST

Market Land

Market Land Item #1

Method: Acre	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 1
Class Code: 2003	Value: n/a

Dwellings

Dwelling #1

Dwelling Information

Dwelling Type SFR	Style 08 - Conventional	Year Built 2006
Residential Type: SFR Year Built: 2006 Effective Year: n/a Story Height: 1.0 Grade: 5 Class Code: 3501 Year Remodeled: n/a	Style: 08 - Conventional Roof Material: 5 - Metal Roof Type: 3 - Gable Attic Type: 0 - None Exterior Walls: 1 - Frame Exterior Wall Finish: 6 - Wood Siding or Sheathing Degree Remodeled: n/a	

Tax Year: 2026

Mobile Home Details

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

Serial #: n/a
Length: n/a

Basement Information

Foundation: 2 - Concrete
Daylight: Y
Quality: n/a

Finished Area: n/a
Basement Type: 3 - Full

Heating/Cooling Information

Type: None

System Type: n/a

Fuel Type: n/a

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
Stories: n/a
Openings: n/a

Stacks: n/a
Prefab/Stove: 2

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: 1788

Addl Floors: n/a

First Floor: 1788

Second Floor: n/a

Half Story: n/a

Unfinished Area: n/a

Attic: n/a

SFLA: 1788

Depreciation Information

CDU: n/a

Physical Condition: Average (7)

Desirability
Property: Average (7)

Location: Fair (6)

Depreciation Calculation

Age: 18

Pct Good: 0.81

RCNLD: n/a

Additions / Other Features

Tax Year: 2026

Lower Addtns	First	Second	Third	Area	Year	Cost
n/a	11 - Porch, Frame, Open	n/a	n/a	330	n/a	n/a
n/a	11 - Porch, Frame, Open	n/a	n/a	240	n/a	n/a
n/a	33 - Deck, Wood	n/a	n/a	252	n/a	n/a
n/a	14 - Porch, Frame, Enclosed	n/a	n/a	220	n/a	n/a

No additional features exist for this property

Other Buildings

Outbuilding/Yard Improvement #1

Type: Residential	Description: RLA1 - Living Area (Sqft)
Quantity: 1	Year Built: 2024
Grade: A	Condition: Res Average
Functional: n/a	Class Code: 3501

Dimensions

Width/Diameter: 12	Length: 40
Size/Area: n/a	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #2

Type: Residential	Description: AAL1 - Lean-to, 1 story, pole frame
Quantity: 2	Year Built: 2007
Grade: A	Condition: Res Average
Functional: n/a	Class Code: 3501

Dimensions

Width/Diameter: 12	Length: 40
Size/Area: 480	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #3

Type: Residential	Description: AAP2 - Pole Frame Bldg, 4 sides closed, wood
Quantity: 1	Year Built: 2007
Grade: A	Condition: Res Average
Functional: n/a	Class Code: 3501

Dimensions

Width/Diameter: 12	Length: 40
Size/Area: 480	Height: 10
Bushels: n/a	Circumference: n/a

Tax Year: 2026

Commercial

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: Forest
Class Code: 1901

Irrigation Type: n/a
Timber Zone: 3

Productivity

Quantity: 145.45
Units: Board Feet/Acre

Commodity: Timber

Valuation

Acres: 30.02
Value: n/a

Per Acre Value: n/a

Conservation Easements

No conservation easements exist for this parcel

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