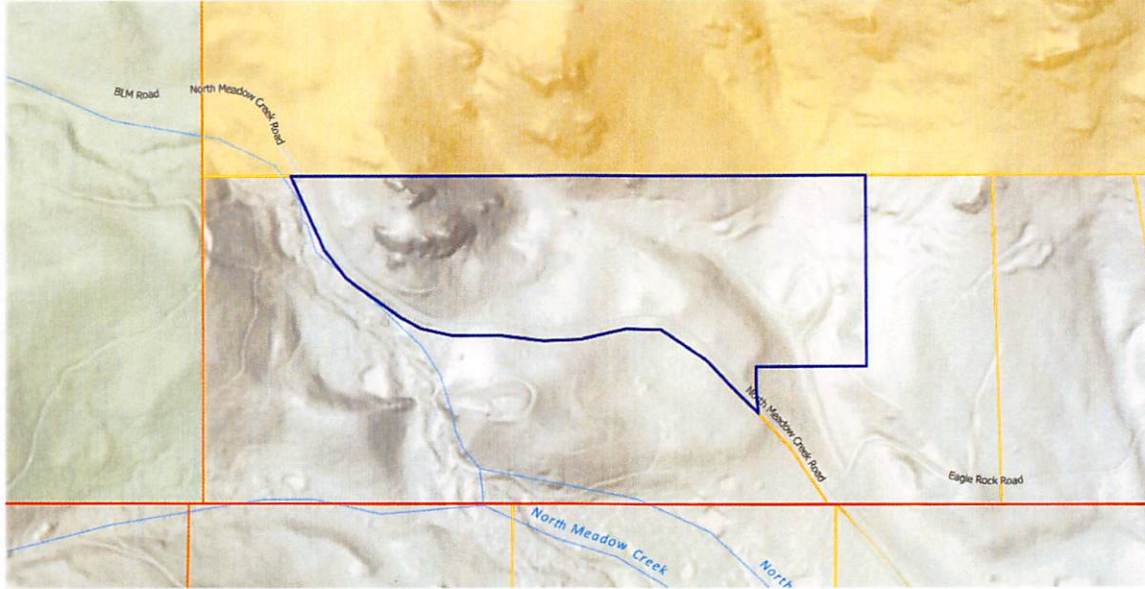


Tax Year: 2026

Scale: 1:6623.36 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Non-Qualified Ag

Geocode: 25-0691-34-3-01-05-0000

Assessment Code: 0027039900

Primary Owner:

FIVE WELLS OF THE WEST LLC
PO BOX 513
CLIFTON, TX 76634-0513

Note: See Owners section for all owners

Property Address:

n/a
n/a

Certificate of Survey: n/a

Legal Description: TOBACCO ROOT MOUNTAIN RANCH, S34, T03 S. R02 W. Lot A-1, ACRES 34.137. PLAT 4/458BA

Last Modified: 3/21/2026 20:40:25 PM

General Property Information

Neighborhood: 225.002.L

Property Type: Improved Property

Living Units: 1

Levy District: 25-2545-52F

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



Cadastral Property Report

Tax Year: 2026

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	33.137	n/a
Total Ag Land	33.137	n/a
Total Forest Land	n/a	n/a
Total Market Land	1	n/a

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
6/30/2016	n/a	n/a	6/30/2016	167524	Warranty Deed
4/9/2012	n/a	n/a	4/12/2012	145406	Quit Claim Deed
11/21/2009	n/a	n/a	11/23/2009	133854	Termination of Joint Tenancy by Death
2/26/2003	481	846	N/A	n/a	n/a
2/26/2003	481	845	N/A	n/a	n/a
9/2/1997	411	84	N/A	n/a	n/a
9/2/1997	411	83	N/A	n/a	n/a

Owners

Party #1

Default Information:	FIVE WELLS OF THE WEST LLC PO BOX 513 CLIFTON, TX 76634-0513
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	7/1/2016 14:5:6 PM

Appraisals



Cadastral Property Report

Tax Year: 2026

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	119617	1374780	1494397	COST
2024	103165	1127920	1231085	COST
2023	103165	1127920	1231085	COST

Market Land

Market Land Item #1

Method: Acre	Type: 1 Ac. beneath Improvements (for dwlg on NO Ag Land)
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 1
Class Code: 2002	Value: n/a

Dwellings

Dwelling #1

Dwelling Information

Dwelling Type SFR	Style 08 - Conventional	Year Built 1997
Residential Type: SFR	Style: 08 - Conventional	Roof Material: 10 - Asphalt Shingle
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	Exterior Wall Finish: 6 - Wood Siding or Sheathing	Degree Remodeled: n/a
Grade: 7		
Class Code: 3501		
Year Remodeled: n/a		

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: 2278
Daylight: Y	Basement Type: 3 - Full
Quality: 3 - Typical	

Heating/Cooling Information

Type: Central	System Type: 2 - Hot Water/Water Radiant
Fuel Type: 3 - Gas	Heated Area: 4556

Living Accomodations



Cadastral Property Report

Tax Year: 2026

Bedrooms: 3 Family Rooms: n/a

Full Baths: 2 Half Baths: 2

Addl Fixtures: 5

Additional Information

Fire Places
Stories: 1.0 Stacks: 1
Openings: 1 Prefab/Stove: n/a

Garage Capacity: n/a Cost & Design: n/a

Flat Add: n/a % Complete: n/a

Description: n/a

Dwelling Amenities

View: n/a Access: n/a

Area Used in Cost

Basement: 2278 Addl Floors: n/a

First Floor: 2278 Second Floor: n/a

Half Story: n/a Unfinished Area: n/a

Attic: n/a SFLA: 2278

Depreciation Information

CDU: n/a Physical Condition: Very Good (9)

Desirability
Property: Very Good (9) Location: Very Good (9)

Depreciation Calculation

Age: 27 Pct Good: 0.86

RCNLD: n/a

Additions / Other Features

Lower Addtns	First	Second	Third	Area	Year	Cost
n/a	33 - Deck, Wood	n/a	n/a	128	n/a	n/a
n/a	69 - Garage, Frame, Unfinished	n/a	n/a	638	n/a	n/a
n/a	11 - Porch, Frame, Open	n/a	n/a	1034	n/a	n/a
n/a	11 - Porch, Frame, Open	n/a	n/a	386	n/a	n/a

No additional features exist for this property

Other Buildings



Cadastral Property Report

Tax Year: 2026

Outbuilding/Yard Improvement #1

Type: Residential	Description: AAD1 - Horse Barn & Stable
Quantity: 1	Year Built: 1997
Grade: E	Condition: Res Good
Functional: n/a	Class Code: 3501

Dimensions

Width/Diameter: 36	Length: 60
Size/Area: n/a	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land	Irrigation Type: n/a
Class Code: 1701	Timber Zone: n/a

Productivity

Quantity: n/a	Commodity: n/a
Units: Non Qual	

Valuation

Acres: 33.137	Per Acre Value: n/a
Value: n/a	

Conservation Easements

No conservation easements exist for this parcel

Disclaimer



Cadastral Property Report

Tax Year: 2026

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