

APPRAISAL

RECEIVED
MAY 04 2006

OF

BY:.....

TRACT A OF COS # 998 I
N NW/14NW1/4 SECTION 23, Tn1S,R3E
AND
LOT 3 OF BLOCK 7 RGG 26392
IN FIGGINS SUBDIVISION
3017 WESTRIDGE DRIVE

PREPARED FOR

GALLATIN COUNTY COMMISSIONERS
311 WEST MAIN
BOZEMAN, MONTANA 59715

Prepared by:
Gary France I F A S
Montana C G A # 184

W
W

February 18,2000

Gallatin County Commissioners
311 West Main Room 301
Bozeman, Montana 59715

Re: Letter of 2-4-200 requesting appraisals on the following parcels of property.
Tract A of COS #998 In NW1/4 of the NW1/4 of Section 23, Tn 1S, R3E or
commonly referred to as the A E Montana Property.

And

Lot #3 Block 7 RGG 26392 In Figgins Subdivison. A rail road right-of-way being
approximatley 50' X 78'. Physical address is 3017 Westridge Drive.

Dear Commissioners:

I have the following information and comments pertaining to the above two
properties and thier estimated worth. Both properties are quite unique in that
they are of a size or under such sever limitations as to make finding
comparables, very close to impossible.

I was physically on the property at 3017 Westridge Drive on February 7, 2000.
Even the poor quality photo's I have taken, show the property in question to be
approximately 5' - 6' higher than the adjoining lot or the other area in general.
If one is to look to the north along this right-of-way, you can see that it stops at
the fence line of the school. This is of course the entire length of the right-of-
way in the area and all that is left. I cannot conclude a higher and better use for
this area than to be added to the lots adjoining it on the east. My opinion is that
the small size of the tract, 3,900 square feet would likely accomodate no
allowable improvements which did not include the adjoining lot.

In my investigation of the information provided by the local Multiple Listing
Service, I find that the market can provide few sales remotely comparale to the
subject in location, let alone in size. Those that were found were confined to
Graf's 1st Addition at \$48,000, Sourdough Properties at \$58,000, New Hyalite
View at \$38,000, and and Spring Meadows Subdivision at \$46,000. The high
selling lot was in Sourdough Creek of almost .75 acres and on the creek. This
would conclude a square foot price of \$1.78 for the top end of superior, large
lots selling in the general area. I have to believe that the lots selling in Graf's
1st in the 9,000 to 12,000 square feet size are more applicable to the subject.
Those lots of a size similar to the subject have a selling range of \$2.64 to \$4.88
per square foot.

These prices are however for an entire lot which could accommodate a single family residence. Even the lower per square foot price must be discounted if they are to be used as an indication of the value of the subject partial lot. My opinion is that a discount of -90% is reasonable because the partial lot is of value primarily to the adjoining lot owner. The size and zoning would restrict most any other alternative use of the site. This reasoning would conclude an estimated price of **\$1,014.00** for the subject lot.

The subject property described as being COS # 998 is unique in a number of ways. As the photo's which were taken on 2-8-2000 show, the site is covered with considerable scrap metal, tanks, pipe, insulation, barrels and slab and broken concrete. The site itself is on a slight slope and a number of holes have been dug in various locations. I can only guess that these were the result of something being loaded or unloaded. I also found two areas of a granular type substance of which I do not know the identity. I have taken a sample of this to submit with the report. I cannot speak to the potential of this being a hazardous substance. I spoke with the Montana Department of Environmental Quality if this might be a major concern. Depending upon the type of material, I was told that the amount would have to exceed 220 pounds before it would have to be handled by a hazardous waste contractor. I do not believe the material is in this amount on the site.

In my investigation of the history of the property, I find that two water rights are of record. One was filed May 27, 1981 for a well of 60 gallons per minute and another was filed September 2, 1982 for a well of 50 gallons per minute. I did not find the location of these two wells and cannot speak to their potential use or potability.

As in the investigation of the other property, I used that information provided by the local Multiple Listing Service to find sales which might be somewhat similar to the subject. For all of 1999, there were 37 sales of tracts in the 6 - 10 acres size for our portion of the valley. For the most part, these sales were in two price categories. Either well located tracts in known subdivisions selling in the \$57,000 to \$115,000 range or tracts primarily in the Ponderosa Pines subdivision selling in a range of \$2,000 to \$19,750. I cannot believe that either of these is a good representation of the subject site. A single sale was found of ten acres selling for \$31,000 in the Willow Creek area. This in my opinion is as close to a comparable sale to the subject as can be found. The sale was similar to the subject in soils, topography, size, and location as to a small town. This sale however did not have any detriments such as the subject. I would admit that the use of only one sale is not optimum in arriving at an estimate of value for a parcel of property. The subject and its detriments together with the limited amount of sales data does not allow for the application of other sales for the reasons listed above.

I would conclude that the subject site may well have a value equal to that of the sale in Willow Creek were it not for the detriments associated with the site. The two wells located on the subject also may well have value, provided they are not polluted and could be brought into service. 110 gallons per minute would likely be in excess of any conceivable need or use for the size of the subject tract.

I would then estimate a value of \$31,000 for the subject site in a restored and developable condition and \$5,000 for the wells if useable for a total of **\$36,000. (1)**

To conclude my investigation of the subject, I consulted the Marshall and Swift Guide concerning Demolition and site resoration. The following estimates were made for bringing the subject site into a useable condition.

Concrete removal - 1,200 - 1,500 square feet @ \$1.95 per square foot

\$2,340.00 to \$2,925.00 (*)

Removing of 5-600 feet of pipe up to 4" @ \$2.65 per foot \$1,590.00.(*)

Neither of the above estiamtes include a charge for the loading, hauling and dumping of the material.

Tank Removal 3 - approximately 10,000 gallons (*)

@ .09 per gallon = \$2,700.00.

Disposal @ .60 per gallon = \$18,000.00. (*)

Site Resoration \$2,500 to \$3,000.00. (*)

Total Estimated Cost to Cure: \$27,680.00

(1) Strictly based on the assumptions which are listed.

(*) All costs shown are estimates and are primarily for illustration and calculations once actual amounts of scrap and material can be determined.

The appraiser is not a demolition expert nor a site resoration expert and has made the estimates and observations based on available data for the area and the subject sites available information on cost to cure situations similar to that now showing on the subject site near Amsterdam, Montana.

Providing my estimates are reasonably close, the subject site could have a value in the range of \$6,000 to \$8,000. The one unknown which might well effect the cost of restoration would be the hauling and dumping of the various scrap materials. I can make no gurantee as to my estiamtes and would strongly suggest a qualified contractor for site restoration be consulted.

I will hope that the above information is of value to you concerning the two properties. Both are as unique as any I have attempted to place an appraisal on. I would be happy to meet to discuss the methods used in reaching the value estimates for both properties if this becomes necessary.

Thank you for allowing me to be of service to you.

Respectfully submitted,

Gary France I F A S
Montana C G A # 184

09/09/98

FILM 190PAGE1239 PAGE 1

ACKNOWLEDGEMENT OF WATER RIGHT TRANSFER
FROM
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
STATE OF MONTANA

WATER RIGHT NUMBER 41H -C-033273-00

WE HAVE RECEIVED AND RECORDED A TRANSFER OF WATER RIGHT OWNERSHIP IN WHICH YOU WERE NAMED AS A PARTY. THE RECORDS MAINTAINED BY THE WATER RIGHTS BUREAU HAVE BEEN CHANGED TO REFLECT THE NEW OWNERSHIP ACCORDING TO THE WATER RIGHT TRANSFER. THE ABSTRACT BELOW SHOWS THE CURRENT WATER RIGHT INFORMATION. BOTH BUYER AND SELLER HAVE BEEN SENT THIS ACKNOWLEDGEMENT.

IF YOU HAVE QUESTIONS, PLEASE CONTACT YOUR LOCAL WATER RESOURCES REGIONAL OFFICE. BOZEMAN REGIONAL OFFICE, 586-3136.

*****DNRC*LOCATE** *0* **000000**

OWNERS: GALLATIN COUNTY
311 W HAIN ROOM 202
BOZEMAN HT 59715

PRIORITY DATE: MAY 27, 1981 10:02

FLOW RATE: 60.00 GALLONS PER MINUTE (G)

VOLUME: 2.00 ACRE FEET PER YEAR (AF)

SOURCE: WELL

PURPOSE:

USE	FLOW	VOLUME (AF)	ACRES	PERIOD OF USE
OIL WELL FLOODING	60.00 G	2.00		JAN 1 TO DEC 31

POINTS OF DIVERSION AND MEANS OF DIVERSION:

WELL

 LOT BLK QTR SEC SEC TWP RGE COUNTY
 NWNW 23 01S 03E GALLATIN

PLACE OF USE FOR OIL WELL FLOODING:

ACRES _____

 ACRES LOT BLK QTR SEC SEC TWP RGE COUNTY
 001 NWNW 23 01S 03E GALLATIN

** TRANSFER OF OWNERSHIP:

UPON A CHANGE IN OWNERSHIP OF ALL OR ANY PORTION OF THIS CERTIFICATE, THE PARTIES TO THE TRANSFER SHALL FILE WITH THE DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION A WATER RIGHT TRANSFER CERTIFICATE, FORM 608, PURSUANT TO SECTION 85-2-424, MCA.

REMARKS: NOTICE OF WATER RIGHT TRANSFER RECEIVED 07/06/98.

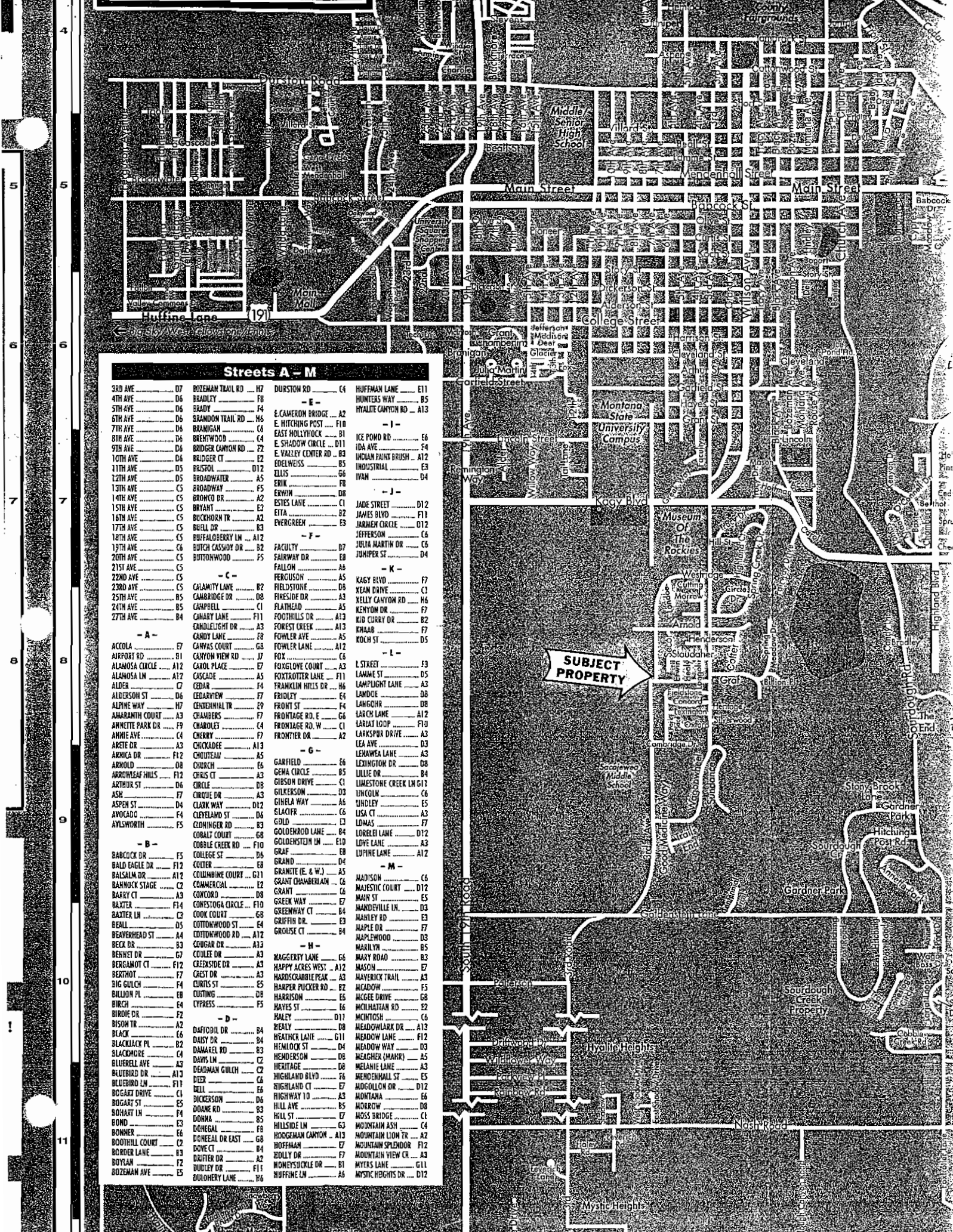
INDEXED
PLATTED

375694

State of Mont., County of Gallatin, as Filed for record OCTOBER 15, 1998
at 3:42 P.M., and recorded in Book 190 of MISCELLANEOUS page 1239.

Shelley Vance Recorder. Dr. [Signature] Deputy

FEE: \$0.00 PD
RT: COUNTY DEED FILE
FILM 185 PAGE 2930



Streets A - M

3RD AVE	D7	BOZEMAN TRAIL RD	H7	DURSTON RD	C4	HUFFMAN LANE	E11
4TH AVE	D6	BRADLEY	F8	- E -		HUNTERS WAY	B5
5TH AVE	D6	BRADY	F4	& CAMERON BRIDGE	A2	HYALITE CANYON RD	A13
6TH AVE	D6	BRANDON TRAIL RD	H6	- J -			
7TH AVE	D6	BRANIGAN	C6	E HITCHING POST	F10	ICE POND RD	E6
8TH AVE	D6	BRENTWOOD	C4	EAST HOLLYCROCK	B1	IDA AVE	F4
9TH AVE	D6	BRIDGER CANYON RD	F2	E SHADOW CIRCLE	D11	INDIAN PAINT BRUSH	A12
10TH AVE	D4	BRIDGER CT	E2	E VALLEY CENTER DR	B3	INDUSTRIAL	E3
11TH AVE	D5	BRISTOL	D12	EDELWEISS	B5	IVAN	D4
12TH AVE	D5	BROADWATER	A5	ELLIS	G6		
13TH AVE	C5	BROADWAY	F5	ERIK	F8	- J -	
14TH AVE	C5	BROOK DR	A2	ERWIN	D8	JADE STREET	D12
15TH AVE	C5	BRYANT	E3	ESTES LAKE	C1	JAMES BLDV	F11
16TH AVE	C5	BUCKHORN TR	A2	EVERGREEN	E3	JARMEN CIRCLE	D12
17TH AVE	C5	BUELL DR	B3	- F -		JEFFERSON	C6
18TH AVE	C5	BUFFALOBERRY LN	A12	FACULTY	D7	JULIA MARTIN DR	C6
19TH AVE	C6	BUTCH CASHOY DR	B2	FAIRWAY DR	E8	JUNIPER ST	D4
20TH AVE	C5	BUTTONWOOD	F5	FALLON	A8	- K -	
21ST AVE	C5	- C -		FERGUSON	A5	KAGY BLVD	F7
22ND AVE	C5	CALAMITY LANE	B2	FIELDSTONE	D8	KEAN DRIVE	C1
23RD AVE	C5	CAMBRIDGE DR	D8	FIESIDE DR	A3	KELLY CANYON RD	H6
25TH AVE	B5	CAMPBELL	C1	FLATHEAD	A3	KENYON DR	F7
24TH AVE	B5	CANARY LANE	F11	FOOTHILLS DR	A13	KID CURRY DR	B2
27TH AVE	B4	CARDLEIGHT DR	A3	FOXTROTTER LANE	F11	KNAAB	F7
		CARDY LANE	F8	FRANKLIN HILLS DR	H6	KOCH ST	D5
- A -		CARDY LANE	F8	FRIOLEY	E4	- L -	
ACCOLA	E7	CANVAS COURT	G8	FRONT ST	F4	L STREET	F3
AIRPORT RD	B1	CANYON VIEW RD	J7	FRONTAGE RD. E	G6	LAMME ST	D5
ALANOSA CIRCLE	A12	CAROL PLACE	E7	FRONTAGE RD. W	C1	LAMPUNGT LANE	A3
ALANOSA LN	A17	CASCADE	A5	FRONTIER DR	A2	LANDOE	D8
ALDER	C7	CEBAR	F4	GARFIELD	E6	LANGOIR	D8
ALDERSON ST	D6	CECERVIEW	F7	GEMA CIRCLE	B5	LARCH LANE	F12
ALPINE WAY	H7	CENTENNIAL TR	E9	GIBSON DRIVE	C1	LARIAT LOOP	A10
AMARANTH COURT	A3	CHAMBERS	F7	GILKERSON	D3	LARKSPUR DRIVE	A3
ANNETTE PARK DR	F9	CHABOLET	C4	GINELA WAY	A6	LEA AVE	D3
ANNE AVE	C4	CHERRY	F7	GLACIER	C6	LENARWA LANE	A3
ARETE DR	A3	CHICKADEE	A13	GOLD	E3	LEXINGTON DR	D8
ARNICA DR	F12	CHOUTEAU	A5	GOLDENROD LANE	B4	LILLIE DR	B4
ARNOLD	D8	CHURCH	E6	GOLDENSTEIN LN	E10	LIMESTONE CREEK LN	G11
ARROWMEAF HILLS	F12	CHRIS CT	A3	GRAF	E8	LINGOLN	C6
ARTHUR ST	D6	CIRCLE	D8	GRAND	D4	LINDLEY	E5
ASH	F7	CIRCLE DR	A3	GRANITE (E. & W.)	A5	LISA CT	A3
ASPHEN ST	D4	CLARK WAY	D12	GRANT CHAMBERLAIN	C6	LOMAS	F7
AVOCADO	F4	CLEVELAND ST	D6	GRAFT	C6	LORELEI LANE	D12
AYLSWORTH	F5	CLOINGER DR	B3	GREEK WAY	E7	LOYE LANE	A3
		COBALT COURT	G8	GREENWAY CT	B7	LUPINE LANE	A12
		COBBLE CREEK RD	F10	GRAFFIN DR	E3	- M -	
		COLLEGE ST	D6	GROUSE CT	B4	MADISON	C6
BABCOCK DR	F5	COLTER	E8	- H -		MAJESTIC COURT	D12
BALD EAGLE DR	F12	COLUMBINE COURT	G11	HAGGERTY LANE	G6	MAIN ST	E5
BALSAM DR	A12	COMMERCIAL	E2	HAPPY ACRES WEST	A12	MANDEVILLE LN	D3
BAHNOCK STAGE	C2	CONCORD	D8	HARDSCRABBLE PEAK	A3	MAHLEY RD	E3
BARRY CT	A3	CONESTOGA CIRCLE	F10	HARPER PUCKER RD	B2	MAPLE DR	F7
BAXTER	F14	COOK COURT	G8	HARRISON	E5	MAPLEWOOD	D3
BAXTER LN	C2	COTTONWOOD ST	E4	HAYES ST	E6	MARLYN	B5
BEALL	D5	COTTONWOOD RD	A12	HAYLEY	D17	MARY ROAD	B3
BEAVERHEAD ST	A4	COUGAR DR	A13	HEALTHY	D8	MASON	E7
BECK DR	B3	COULEE DR	A3	HEATHCR LANE	G11	MAVERICK TRAIL	A3
BENNET DR	G7	CREEKSIDE DR	A3	HEMLOCK ST	D4	MCCADD	F5
BERGAMOT CT	F12	CREST DR	A3	HENDERSON	D8	MCGEE DRIVE	E8
BERNHOT	F7	CURTIS ST	E5	HERITAGE	D8	MCINTOSH	C6
BIG GULCH	F4	CURTIS ST	E5	HIGHLAND BLVD	F6	MEADOWLARK DR	A13
BILLION PL	E8	CYPRESS	F5	HIGHLAND CT	E7	MEADOW WAY	D3
BIRCH	F4	- D -		HILL AVE	A5	MEAGHER (MAHR)	A5
BIRDIE DR	F2	DAFFODIL DR	B4	HILL TOP	B3	MELANIE LANE	A3
BISON TR	A2	DAILY DR	B4	HILLWAY 10	A5	MENDENHALL ST	E5
BLACK	E6	DANAREL RD	B3	HILLSIDE LN	G7	MOGOLLOH DR	D12
BLACKJACK PL	B2	DARVIS LN	C2	HODGEMAN CANYON	A13	MONTANA	E6
BLACKHOLE	C4	DEADMAN GULCH	C2	HOFFMAN	E7	MORROW	D8
BLUFFELL AVE	A3	DEER	C6	HOLLY DR	F7	MOSS BRIDGE	C1
BLUTEBAD DR	A13	BELL	E6	HOLLY DR	F7	MOUNTAIN ASH	C4
BLUTEBAD LN	F11	BELMONT	E6	HOLLY DR	F7	MOUNTAIN LION TR	A2
BOGART DRIVE	C1	BICKERSON	D6	HOLLY DR	F7	MOUNTAIN SPLENDOR	F12
BOGART ST	E5	BOYNE RD	B3	HOLLY DR	F7	MOUNTAIN VIEW CR	A3
BOHART LN	F4	BONNE	E6	HOLLY DR	F7	MYERS LANE	G11
BOND	E3	BONNER	E6	HOLLY DR	F7	MYSTIC HEIGHTS DR	D12
BONNER	E6	BOOTHILL COURT	C2	HOLLY DR	F7		
BOOTHILL COURT	C2	BORNER LANE	B3	HOLLY DR	F7		
BORNER LANE	B3	BOYLEAN	F2	HOLLY DR	F7		
BOYLEAN	F2	BOZEMAN AVE	E5	HOLLY DR	F7		
BOZEMAN AVE	E5			HOLLY DR	F7		

SUBJECT PROPERTY

Photo Guide

#1 Entry road into site looking southeast.

#2 Near south boundary looking northwest.

#3 Looking west along the south boundary.

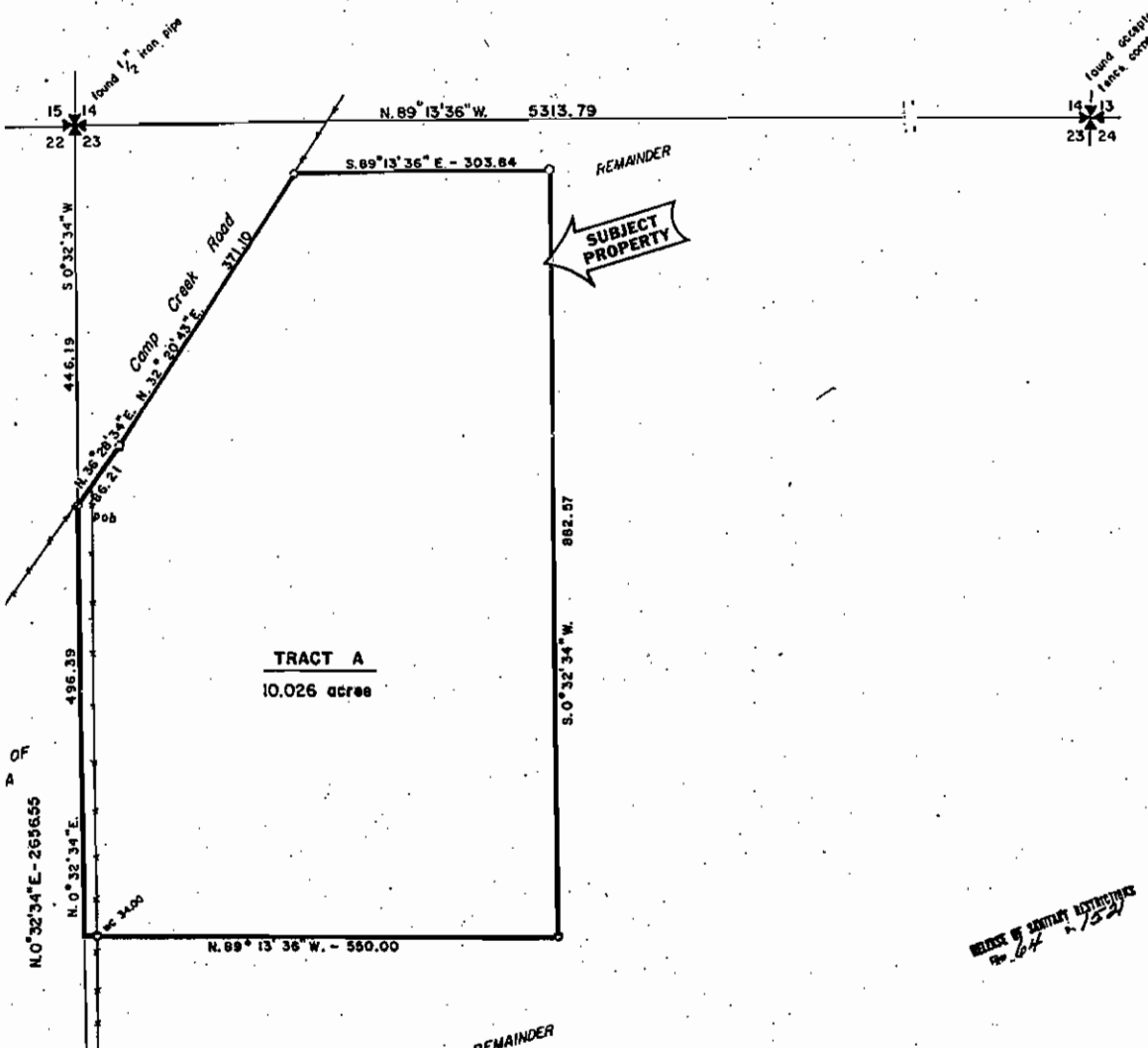
#4 Looking north along the east boundary.

#5 3017 Westridge Drive
Looking north along old railroad right-of-way

Does not
have copies
of pictures -
are avail. in
our files

CERTIFICATE OF SURVEY NO. 998

A Tract of Land in the NW¹/₄NW¹/₄ of Section 23, T. 1 S., R. 3 E., Principal Montana Meridian in Gallatin County, Montana By Harold Vander Molen and Winona R. Vander Mo. for the purpose of an occasional sale.



LEGAL DESCRIPTION

A tract of land located in the NW¹/₄NW¹/₄ of section 23, Township 1 South, 3 East, Principal Montana Meridian, in Gallatin County, Montana being more particularly described as follows: Beginning at a point on the west section line of said section from which the NW corner bears N. 0° 32' 34" E. - 446.19 feet, the TRUE POINT BEGINNING: Thence N. 36° 28' 34" E. - 86.21 feet, thence N. 32° 20' 43" E. - 371.1 feet, thence S. 89° 13' 36" E. - 303.84 feet, thence S. 0° 32' 34" W. - 882.57 feet, thence N. 89° 13' 36" W. - 550.00 feet, thence N. 0° 32' 34" E. - 496.39 feet to the pole beginning containing 10.026 acres more or less.

CERTIFICATE OF SURVEYOR

I, the undersigned, ROBERT H. BABB, do hereby certify that on or between Nov. 1 - Dec. 1 under my supervision, this land was surveyed and mapped as shown on the accompanying drawing and as described in accordance with the provisions of the Montana Subdivision Platting Act, sections 76-3-101 thru 76-3-104, MCA 1979, and the Montana Subdivision Regulations.

Dated this 7th day of December, 1980. *Robert H. Babb*
 ROBERT H. BABB, 4823 E. 4523 E. ACISTE
 SURVEYOR ENGINEER & L

CERTIFICATE OF EXAMINATION

Examined for errors and omissions in drafting and calculations only
 Dated this 21 day of July, 1980.

CERTIFICATE OF EXEMPTION

We the owners of the tract depicted by the heretofore affixed map and certificate certify that creation of tract A is for the purpose of an occasional sale and in accordance with section 76-3-207(1)(d) of the Montana Subdivision and Platting Act and is exempt from regulations for subdivisions.

Harold Vander Molen

NOTARY

Subscribed and sworn to before me
 this 11th day of July, 1980.
 68735 My commission expires July 7, 1981

Robert McQuinn
 Notary for the State of Montana, Residing in Bozeman

CLERK and RECORDER

I, Lucille A. Bridges, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office this 27th day of July, A.D. 1980, in the Records of the County Clerk and Recorder, Gallatin County, Montana Certificate of Survey No. 998.

Lucille A. Bridges
By: Carol M. ...

0 100 200
 BASIS OF BEARING -
 WEST LINE OF SECTION - COLUMN

RECORD OF SURVEY INSTRUMENTS
 No. 64