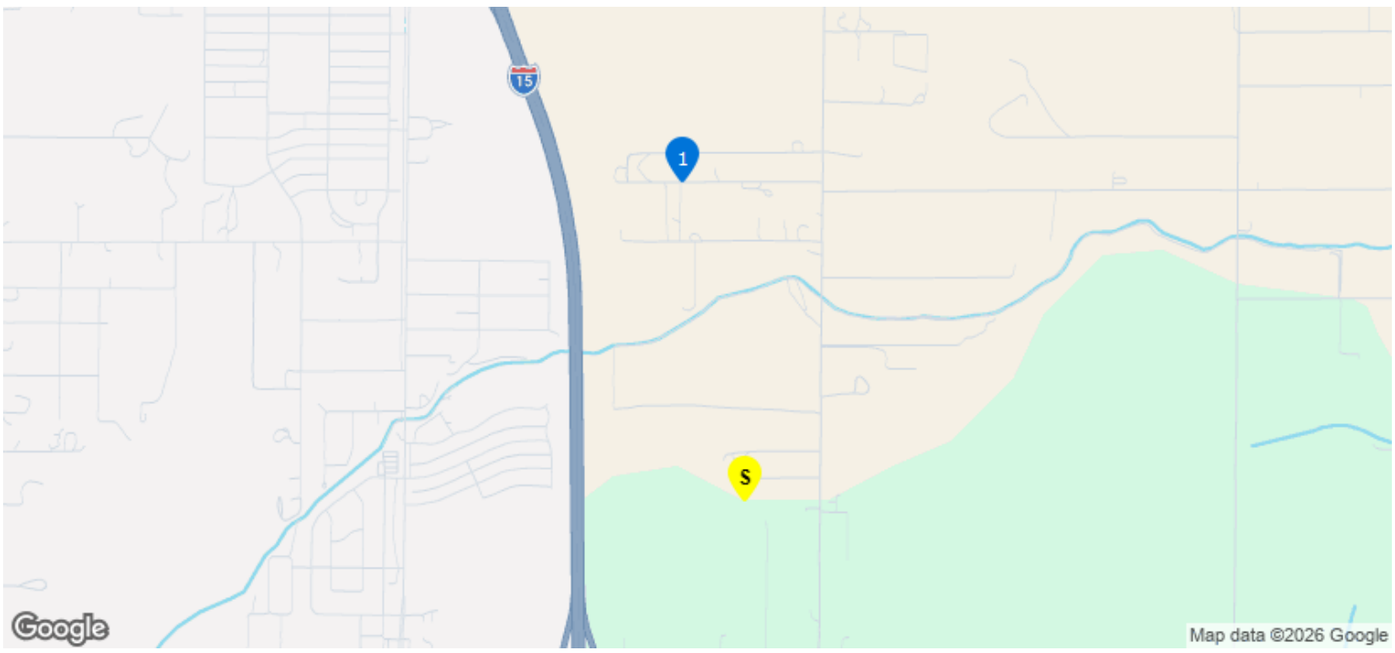
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

1731 WOOLY RD, HELENA, MT 59602-5613

County:	**LEWIS AND CLARK MT**	Census Tract:	0003.00
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	05-1995-17-4-01-20-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$353,000**	FSD:	31	Common Confidence Score:	22
Value Range:	$243,570 - $462,430	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	248703
Assd Land Value:		Market Land Value:	$149,200	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$124,820	Total Taxable Value:	$3,474
Total Assessed Value:	$274,020	Total Assessor Market Value:	$274,020	Delinquent Year:	
				Tax Account ID:	0000042962
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Tract No: B Sec/Twnship/Range: SEC 17 TWN 11N RNG 03W
Abbreviated Description: S17, T11 N, R03 W, C.O.S. 3109904, MAKE NASHUA, MODEL NASHUA, ACRES 2.5, TRACT B, IN NE4SE4 26X48 1998
City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	2.500 AC	Bedrooms:	3	Pool:	
Building Area:	1248 SF	Baths:	2	Fireplace:	
Year Built:	1998	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/02/2026	Sales Price:	$357,500
Document #:	3452080 BK-PG M63-2009	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/18/2024	Sales Price:	N/A
Document #:	3428781 BK-PG M63-6473	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	05/23/2024	Loan Amount:	N/A
Document #:	3423644 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	05/23/2024		
TD Due Date:	06/01/2054	Type Finance:	
Legal Description:			

Tract No: B Map Ref: DOC 3109904 Sec/Twnship/Range: SE4 S17T11NR03W PMM

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Prior Transfer

Recording Date:	05/23/2024	Sales Price:	N/A
Document #:	3423643 BK-PG M63-2008	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/23/2024		
Document Type:	Deed		

Legal Description:
Tract No: B Map Ref: DOC 3109904 Sec/Twnship/Range: SE4 S17T11NR03W PMM

Prior Transfer

Recording Date:	02/07/2020	Sales Price:	N/A
Document #:	3350184 BK-PG M56-6340	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	02/04/2020	Loan Amount:	N/A
Document #:	3350052 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	01/23/2020		
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Subdivision: CERTIFICATE OF SURVEY NO 3109904 Tract No: B Sec/Twnship/Range: SE4 S17T11NR03W PMM

Prior Transfer

Recording Date:	02/04/2020	Sales Price:	N/A
Document #:	3350051 BK-PG M56-6339	Type of Sale:	Arms-Length Transfer
Contract Date:	01/23/2020		
Document Type:	Deed		

Legal Description:
Subdivision: CERTIFICATE OF SURVEY NO 3109904 Tract No: B Sec/Twnship/Range: SE4 S17T11NR03W PMM

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**5860 GLASS DR** **HELENA, MT 59602-8960**	12/04/2024			465	3/1/1	1984	5,590,055 SF	
		APN: 05-1995-17-1-01-25-0000 Document #: 3430283 Document Type: Warranty Deed Price Code: Land Use: Rural/Agricultural Residence Legal: Sec/Twnship/Range: NE4SW4 S17T11NR03W PMM Abbreviated Description: Sec/Twnship/Range:NE4SW4 S17T11NR03W PMM								
2	.45Mi.	**1343 STETSON RD** **HELENA, MT 59602-8227**	03/06/2026			1404	/5/3	2007	20,430 SF	
		APN: 05-1995-17-3-03-18-0000 Document #: 3447415 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 68 Subdivision: BRIDGE CREEK ESTATES MAJOR SUBDIVISION MapRef: DOC 3102763 Sec/Twnship/Range: S17T11NR03W MPM Abbreviated Description: Lot:68 Subdivision:BRIDGE CREEK ESTATES MAJOR SUBDIVISION Map Ref:DOC 3102763Sec/Twnship/Range:S17T11NR03W MPM								
3	.46Mi.	**1810 LINCOLN RD E** **HELENA, MT 59602-8145**	12/09/2025			1360	5/3/1	1952	65,340 SF	
		APN: 05-1995-16-1-01-17-0000 Document #: 3444347 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4SW4 S16T11NR03W PMM Abbreviated Description: Sec/Twnship/Range:SW4SW4 S16T11NR03W PMM								
4	.56Mi.	**1269 ROPERS RD** **HELENA, MT 59602-8221**	03/12/2025			1718	/5/3	2014	35,806 SF	
		APN: 05-1995-17-2-09-18-0000 Document #: 3433123 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 32 Subdivision: BRIDGE CREEK ESTATES MAJOR SUBDIVISION MapRef: DOC 3102763 Sec/Twnship/Range: W2 S17T11NR03W PMM Abbreviated Description: Lot:32 Subdivision:BRIDGE CREEK ESTATES MAJOR SUBDIVISION Map Ref:DOC 3102763Sec/Twnship/Range:W2 S17T11NR03W PMM								
5	.59Mi.	**5835 WINTER WHEAT DR** **HELENA, MT 59602-8333**	09/17/2025			1242	7/3/2	2002	21,780 SF	
		APN: 05-1995-17-2-07-24-0000 Document #: 3441217 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 88 Block: 6 Subdivision: RANCHVIEW ESTATES MAJOR SUBDIVISION Phase No: III-A1 MapRef: DOC 579169-S Abbreviated Description: Lot:88 Block:6 Subdivision:RANCHVIEW ESTATES MAJOR SUBDIVISION Phase No:III-A1 Map Ref:DOC 579169-S								
6	.6Mi.	**1365 ANGUS RD** **HELENA, MT 59602-8352**	06/02/2026			1925	6/4/2	2002	22,216 SF	
		APN: 05-1995-17-2-07-30-0000 Document #: 3450864 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 94 Block: 7 Subdivision: RANCHVIEW ESTATES SUBDIVISION PHASE III-B MapRef: DOC 579170-S Abbreviated Description: Lot:94 Block:7 Subdivision:RANCHVIEW ESTATES SUBDIVISION PHASE III-B Map Ref:DOC 579170-S								
7	.63Mi.	**1278 STETSON RD** **HELENA, MT 59602-8226**	08/13/2026			1956	6/5/3	2006	17,119 SF	
		APN: 05-1995-17-2-09-42-0000 Document #: 3453759 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 45 Subdivision: BRIDGE CREEK ESTATES MAJOR SUBDIVISION MapRef: DOC 3102763 Sec/Twnship/Range: W2 S17T11NR03W PMM Abbreviated Description: Lot:45 Subdivision:BRIDGE CREEK ESTATES MAJOR SUBDIVISION Map Ref:DOC 3102763Sec/Twnship/Range:W2 S17T11NR03W PMM								
8	.64Mi.	**1375 RANCHVIEW RD** **HELENA, MT 59602-9360**	10/15/2026			1517	6/3/2	1995	20,038 SF	

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APN: 05-1995-17-2-06-02-0000 Document #: 3456298
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 63 Block: 5 Subdivision: RANCHVIEW ESTATES SUBDIVISION Phase No: I-B MapRef: DOC 516995 Abbreviated Description: Lot:63 Block:5 Subdivision:RANCHVIEW ESTATES SUBDIVISION Phase No:I-B Map Ref:DOC 516995

9	.64Mi.	**1239 ROPERS RD** **HELENA, MT 59602-8221**	11/12/2024	1814	/6/3	2013	29,272 SF

APN: 05-1995-17-2-09-10-0000 Document #: 3429668
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: BRIDGE CREEK ESTATES MAJOR SUBDIVISION MapRef: DOC 3102763 Sec/Twnship/Range: W2 S17T11NR03W PMM Abbreviated Description: Subdivision:BRIDGE CREEK ESTATES MAJOR SUBDIVISION Map Ref:DOC 3102763Sec/Twnship/Range:W2 S17T11NR03W PMM

10	.68Mi.	**1370 RANCHVIEW RD** **HELENA, MT 59602-9360**	03/17/2026	1819	7/3/2	1995	20,038 SF

APN: 05-1995-17-2-05-07-0000 Document #: 3447853
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 2 Subdivision: RANCHVIEW ESTATES SUBDIVISION PHASE I-B MapRef: DOC 516995-E Abbreviated Description: Lot:23 Block:2 Subdivision:RANCHVIEW ESTATES SUBDIVISION PHASE I-B Map Ref:DOC 516995-E

11	.7Mi.	**1350 RANCHVIEW RD** **HELENA, MT 59602-9360**	05/22/2026	1783	5/3/2	1995	20,038 SF

APN: 05-1995-17-2-05-05-0000 Document #: 3450489
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: 2 Subdivision: RANCHVIEW ESTATES SUBDIVISION PHASE I-B MapRef: DOC 516995-E Abbreviated Description: Lot:21 Block:2 Subdivision:RANCHVIEW ESTATES SUBDIVISION PHASE I-B Map Ref:DOC 516995-E

12	.7Mi.	**1825 WOOTEN RD** **HELENA, MT 59602-9296**	09/05/2025	1909	/6/3	2009	213,008 SF

APN: 05-1995-09-3-04-22-0000 Document #: 3440552
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

13	.76Mi.	**1873 WOOTEN RD** **HELENA, MT 59602-9296**	10/03/2025	1928	/3/2	2007	219,107 SF

APN: 05-1995-09-3-04-16-0000 Document #: 3442008
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: FOOTHILLS ESTATES SUBDIVISION MapRef: DOC 3112108 Sec/Twnship/Range: S2S09&NE4S16T11NR03W PMM Abbreviated Description: Lot:34 Subdivision:FOOTHILLS ESTATES SUBDIVISION Map Ref:DOC 3112108Sec/Twnship/Range:S2S09&NE4S16T11NR03W PMM

14	.79Mi.	**1640 WOOTEN RD** **HELENA, MT 59602-9563**	08/05/2026	2304	/4/2	2015	92,783 SF

APN: 05-1995-08-4-02-02-0000 Document #: 3453387
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 11 Subdivision: WOOTEN SUBDIVISION MapRef: DOC 232125 Abbreviated Description: Lot:11 Subdivision:WOOTEN SUBDIVISION Map Ref:DOC 232125

15	.79Mi.	**1320 LARIAT RD** **HELENA, MT 59602-8324**	05/01/2025	1689	8/4/3	1997	20,038 SF

APN: 05-1995-17-2-07-12-0000 Document #: 3434713
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 76 Block: 3 Subdivision: RANCHVIEW ESTATES PHASE II-B MapRef: DOC 540510-E Abbreviated Description: Lot:76 Block:3 Subdivision:RANCHVIEW ESTATES PHASE II-B Map Ref:DOC 540510-E

16	.8Mi.	**1235 ANGUS RD** **HELENA, MT 59602-8350**	07/01/2026	1583	6/3/2	1998	20,038 SF

APN: 05-1995-17-2-08-03-0000 Document #: 3452027
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 105 Block: 7 Subdivision: RANCHVIEW ESTATES SUBDIVISION Phase No: III MapRef: DOC 579169-S Abbreviated Description: Lot:105 Block:7 Subdivision:RANCHVIEW ESTATES SUBDIVISION Phase No:III Map Ref:DOC 579169-S

17	.82Mi.	**1848 WOOTEN RD** **HELENA, MT 59602-9296**	02/26/2025	1576	/3/2	2012	123,275 SF

APN: 05-1995-09-3-03-07-0000 Document #: 3432753
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: FOOTHILLS ESTATES SUBDIVISION MapRef: DOC 3112108 Sec/Twnship/Range: S2 S09 NE4 S16T11NR03W PMM Abbreviated Description: Lot:2 Subdivision:FOOTHILLS ESTATES SUBDIVISION Map Ref:DOC 3112108Sec/Twnship/Range:S2 S09 NE4 S16T11NR03W PMM

18	.83Mi.	**1180 HAMMER BEAM RD** **HELENA, MT 59602-6109**	11/26/2024	6160	//	2024	24,394 SF

APN: 05-1995-18-4-09-23-0000 Document #: 3430073
Document Type: Warranty Deed Price Code:
Land Use: Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse
Legal: Lot: 14 Subdivision: TIMBERWORKS ESTATES Phase No: 1 MapRef: DOC 3238134 Sec/Twnship/Range: SE4 S18T11NR03W PMM Abbreviated Description: Lot:14 Subdivision:TIMBERWORKS ESTATES Phase No:1 Map Ref:DOC 3238134Sec/Twnship/Range:SE4 S18T11NR03W PMM

19	.84Mi.	**1175 HAMMER BEAM RD** **HELENA, MT 59602-6063**	02/11/2025	5000	//	2024	20,473 SF

APN: 05-1995-18-4-09-21-0000 Document #: 3432305
Document Type: Warranty Deed Price Code:
Land Use: Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse
Legal: Lot: 15 Subdivision: TIMBERWORKS ESTATES PHASE I MapRef: DOC 3238134 Sec/Twnship/Range: E2 S18T11NR03W PMM Abbreviated Description: Lot:15 Subdivision:TIMBERWORKS ESTATES PHASE I Map Ref:DOC 3238134Sec/Twnship/Range:E2 S18T11NR03W PMM

20	.85Mi.	**1155 WILD WIND RD** **HELENA, MT 59602-8331**	09/21/2026	1697	8/3/2	1978	55,147 SF

APN: 05-1995-18-1-01-11-0000 Document #: 3455402
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4NE4 S18T11NR03W PMM Abbreviated Description: Sec/Twnship/Range:SE4NE4 S18T11NR03W PMM

The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

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Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1731 WOOLY RD**		$274,020	$274,020	1,248	5/3/2	1998	3 SF	
.06Mi.	**1745 WOOLY RD**	**07/31/2007**	$360,400	$360,400	1,820	6/3/2	2006	3 SF	
.2Mi.	**5624 GLASS DR**		$271,018	$271,018	1,672	5/3/2	1979	5 SF	
.24Mi.	**5582 GLASS DR**	**09/20/1991**	$210,898	$210,898	1,208	4/2/1	1971	5 SF	
.4Mi.	**1724 LINCOLN RD E**		$13,270	$13,270	516	3/1/1	1973		
.42Mi.	**1752 LINCOLN RD E**		$2,160	$2,160	500	3/1/	1958		
.48Mi.	**5791 GLASS DR**		$64,300	$64,300	1,306	/3/2	1992		
.59Mi.	**5898 GLASS DR**		$86,600	$86,600	630	/1/1	2020		
.62Mi.	**5920 GLASS DR**		$57,500	$57,500	1,092	/4/1	1977		
.64Mi.	**1700 HONEY RD**		$22,270	$22,270	924	/3/1	1973		
.64Mi.	**1630 HONEY RD**		$22,130	$22,130	1,276	/3/2	2003		
.64Mi.	**1630 HONEY RD**		$8,650	$8,650	1,216	/3/2	1993		
.65Mi.	**1794 HONEY RD**		$26,180	$26,180	1,018	/3/1	1978		
.67Mi.	**1604 HONEY RD**		$3,250	$3,250	1,056	/1/	1983		
.67Mi.	**1604 HONEY RD**		$50,300	$50,300	1,792	5/3/2	1981		
.67Mi.	**1604 HONEY RD**		$23,620	$23,620	924	/3/1	1975		

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	42.4 years old	Households:	12,019
Median Household Income:	$89,993	Households w/Family:	71%
Household Income Per Capita:	$44,628	Households w/Family Married:	60%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

School District

School District Zone:	Helena High School District	Students:	2,373
Number of Schools:	4	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.97Mi.	**Capital High School** Number of Students: 1,293 Student-Teacher Ratio: 16.28 Advanced Placement: Yes	B+	Public	9 - 12
6.97Mi.	**Capital High School** Number of Students: 1,293 Student-Teacher Ratio: 16.28 Advanced Placement: Yes	B+	Public	9 - 12
1.07Mi.	**Jim Darcy School** Number of Students: 473 Student-Teacher Ratio: 18.81	A-	Public	PK - 5
1.07Mi.	**Jim Darcy School** Number of Students: 473 Student-Teacher Ratio: 18.81	A-	Public	PK - 5
8.02Mi.	**C R Anderson Middle School** Number of Students: 962 Student-Teacher Ratio: 16.37	A-	Public	6 - 8
8.02Mi.	**C R Anderson Middle School** Number of Students: 962 Student-Teacher Ratio: 16.37	A-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	58%	NOTABLY LOWER
BURGLARY	73%	NOTABLY LOWER
MOTOR VEHICLE THEFT	63%	NOTABLY LOWER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	50%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	111%	HIGHER
MURDER	72%	NOTABLY LOWER
OVERALL	58%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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