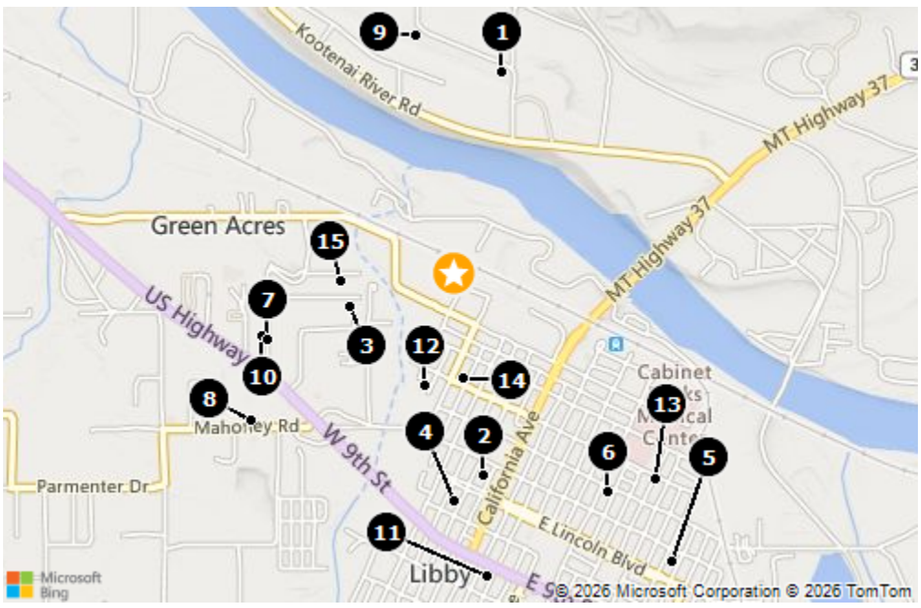
ICE SiteX Report

OrderID: 98692448

SiteX Property Information Report



Subject Property Location

604 W 1ST ST, LIBBY, MT 59923-1621

County:	**LINCOLN MT**	Census Tract:	300530002.001012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	56-4175-03-2-06-05-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$266,000**	FSD:	19	Common Confidence Score:	36
Value Range:	$215,460 - $316,540	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	0521
Assd Land Value:		Market Land Value:	$57,280	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$135,600	Total Taxable Value:	$2,022
Total Assessed Value:	$192,880	Total Assessor Market Value:	$192,880	Delinquent Year:	
				Tax Account ID:	0000004815
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Sec/Twnship/Range: SEC 03 TWN 30N RNG 31W
Abbreviated Description: S03, T30 N, R31 W, TRS 2AF9 & 2AF10 IN GOVT LOT 4 ASSR#0000004815
City/Muni/Twp: LIBBY

Property Characteristics

Lot Size:	16,814 SF	Bedrooms:	3	Pool:	
Building Area:	1277 SF	Baths:	1	Fireplace:	
Year Built:	1950	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Wood
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1+AB	Number of Cars:	1	A/C:	Central
Style:	Convention	Basement:	Full	Roof Cover:	Metal
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/31/2025	Sales Price:	$319,000
Document #:	314094 BK-PG 402-270	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/12/2023	Loan Amount:	N/A
Document #:	306609 BK-PG 402-270	Loan Type:	VA
TD Due Date:	06/01/2053	Type Finance:	
Legal Description:			
City/Muni/Twp: LIBBY			

Prior Transfer

Recording Date:	06/12/2023	Sales Price:	N/A
Document #:	306130 BK-PG 394-159	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/08/2022	Sales Price:	N/A
Document #:	298844 BK-PG 387-934	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

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Legal Description:

Prior Transfer

Recording Date:	12/16/2021	Sales Price:	N/A
Document #:	297858 BK-PG 394 -158	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/08/2021		
Document Type:			

Legal Description:
City/Muni/Twp: LIBBY

Prior Transfer

Recording Date:	03/05/2021	Sales Price:	N/A
Document #:	291616 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/17/2021	Loan Amount:	N/A
Document #:	291289 BK-PG 387-934	Loan Type:	VA
TD Due Date:	03/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: LIBBY

Prior Transfer

Recording Date:	06/11/2020	Sales Price:	N/A
Document #:	285839 BK-PG 374-716	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/08/2020	Loan Amount:	N/A
Document #:	285315 BK-PG 382-299	Loan Type:	VA
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	11/15/2018	Loan Amount:	N/A
Document #:	276967 BK-PG 374-716	Loan Type:	VA
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	06/30/2017	Sales Price:	N/A
Document #:	269443 BK-PG 368 -143	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/28/2017		
Document Type:			

Legal Description:
City/Muni/Twp: LIBBY

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Sec/Twnship/Range: SEC 03 TWN 30N RNG 31W
Abbreviated Description: S03, T30 N, R31 W, TRS 2AF9 & 2AF10 IN GOVT LOT 4 ASSR#0000004815
City/Muni/Twp: LIBBY

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	9,540 SF	Median # of Baths	2
Median Living Area	1,224 SF	Median Year Built	1957
Price Range - 2 Yrs		Age Range	12 years to 116 years
Median Value		Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.44Mi.	**320 REMPS RD** **LIBBY, MT 59923-9725**	09/24/2026			1144	5/2/2	2002	45,520 SF	
		APN: 56-4283-34-1-02-16-0000 Document #: 323099 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Subdivision: KOOTENAI HEIGHTS FIRST ADDITION MapRef: PL 3374 Abbreviated Description: Lot:6 Subdivision:KOOTENAI HEIGHTS FIRST ADDITION Map Ref:PL 3374								
2	.43Mi.	**613 MAIN AVE** **LIBBY, MT 59923-1813**	09/22/2026			1088	4/1/1	1957	9,540 SF	
		APN: 56-4175-03-3-42-06-0000 Document #: 323069 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15-17 Block: 6 Subdivision: LUKENS ADDITION Abbreviated Description: Lot:15-17 Block:6 Subdivision:LUKENS ADDITION City/Muni/Twp:LIBBY MONTANA City/Muni/Twp: LIBBY MONTANA								
3	.23Mi.	**119 MICHELLE LN** **LIBBY, MT 59923-3024**	08/20/2026			1366	/3/2	2007	10,454 SF	
		APN: 56-4175-04-1-09-10-0000 Document #: 322601 Document Type: Price Code: Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98692448

Legal: Lot: 6 Block: 2 Subdivision: CREEK VIEW ESTATES SUBDIVISION MapRef: PL 6955 Abbreviated Description: Lot:6 Block:2 Subdivision:CREEK VIEW ESTATES SUBDIVISION Map Ref:PL 6955

4	.49Mi.	**712 MAIN AVE** **LIBBY, MT 59923-1816**	06/26/2026	851	3/1/1	1939	12,720 SF	

APN: 56-4175-03-3-39-02-0000 Document #: 321653
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5-8 Block: 10 Subdivision: LUKENS ADDITION Abbreviated Description: Lot:5-8 Block:10 Subdivision:LUKENS ADDITION City/Muni/Twp:LIBBY City/Muni/Twp: LIBBY

5	.78Mi.	**609 MINNESOTA AVE** **LIBBY, MT 59923-2252**	05/15/2026	1414	5/3/1	1925	8,015 SF	

APN: 56-4175-03-3-49-05-0000 Document #: 320950
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4-6 Block: 2 Subdivision: EAST LIBBY Abbreviated Description: Lot:4-6 Block:2 Subdivision:EAST LIBBY Abbreviated Description:PORTION LOT6

6	.57Mi.	**501 LOUISIANA AVE** **LIBBY, MT 59923-2133**	05/12/2026	1482	/4/2	1910	6,360 SF	

APN: 56-4175-03-3-55-05-0000 Document #: 320879
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12&13 Block: 6 Subdivision: LEONARD ADDITION Abbreviated Description: Lot:12&13 Block:6 Subdivision:LEONARD ADDITION City/Muni/Twp:LIBBY City/Muni/Twp: LIBBY

7	.43Mi.	**79 HAMANN AVE** **LIBBY, MT 59923-3031**	04/06/2026	864	5/4/2	1976	6,186 SF	

APN: 56-4175-04-1-06-04-0000 Document #: 320403
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: HAMANN HOMES Abbreviated Description: Lot:15 Subdivision:HAMANN HOMES

8	.55Mi.	**168 MAHONEY RD** **LIBBY, MT 59923-2819**	03/18/2026	884	5/2/1	1956	15,551 SF	

APN: 56-4175-04-2-07-26-0000 Document #: 320115
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: SICHTINGS SCENIC VIEW Sec/Twnship/Range: SW4NE4 S04T30NR31W PMM Abbreviated Description: Lot:6 Subdivision:SICHTINGS SCENIC VIEW Sec/Twnship/Range:SW4NE4 S04T30NR31W PMM

9	.51Mi.	**150 REMPS RD** **LIBBY, MT 59923-9715**	01/30/2026	1368	6/3/2	1995	42,427 SF	

APN: 56-4283-34-1-02-21-0000 Document #: 319430
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: KOOTENAI HEIGHTS FIRST ADDITION Abbreviated Description: Lot:11 Subdivision:KOOTENAI HEIGHTS FIRST ADDITION

10	.43Mi.	**95 HAMANN AVE** **LIBBY, MT 59923-3031**	12/18/2025	1144	/3/2	1965	8,712 SF	

APN: 56-4175-04-1-06-03-0000 Document #: 318922
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13&14 Subdivision: HAMANN HOMES Abbreviated Description: Lot:13&14 Subdivision:HAMANN HOMES Abbreviated Description:PORTION LOT13

11	.64Mi.	**908 MINERAL AVE** **LIBBY, MT 59923-1925**	12/02/2025	1279	5/3/2	1910	6,360 SF	

APN: 56-4175-03-3-19-03-0000 Document #: 318676
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4&5 Block: 2 Subdivision: LUKENS ADDITION Abbreviated Description: Lot:4&5 Block:2 Subdivision:LUKENS ADDITION

12	.25Mi.	**411 COLORADO AVE** **LIBBY, MT 59923-1605**	10/31/2025	1008	5/3/2	1964	7,144 SF	Spa Only

APN: 56-4175-03-2-36-07-0000 Document #: 318180
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16-18 Block: 30 Subdivision: LIBBY Abbreviated Description: Lot:16-18 Block:30 Subdivision:LIBBY Abbreviated Description:PORTION LOT16

13	.63Mi.	**404 DAKOTA AVE** **LIBBY, MT 59923-2242**	09/24/2025	1224	6/4/1	1920	9,540 SF	

APN: 56-4175-03-3-62-05-0000 Document #: 317560
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1-3 Block: 2 Subdivision: LEONARD ADDITION Abbreviated Description: Lot:1-3 Block:2 Subdivision:LEONARD ADDITION City/Muni/Twp:LIBBY City/Muni/Twp: LIBBY

14	.22Mi.	**416 W 4TH ST** **LIBBY, MT 59923-1732**	09/19/2025	1254	5/2/1	1930	9,627 SF	

APN: 56-4175-03-2-24-08-0000 Document #: 317495
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18-22 Block: 26 Subdivision: LIBBY ORIGINAL Abbreviated Description: Lot:18-22 Block:26 Subdivision:LIBBY ORIGINAL Abbreviated Description:PORTION LOTS18-22

15	.24Mi.	**209 MELANIE LN** **LIBBY, MT 59923-8557**	09/18/2025	1308	/3/2	2014	9,975 SF	

APN: 56-4175-04-1-10-05-0000 Document #: 317473
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 3 Subdivision: CREEK VIEW ESTATES SUBDIVISION BLOCK 3 MapRef: PL 7002 Abbreviated Description: Lot:5 Block:3 Subdivision:CREEK VIEW ESTATES SUBDIVISION BLOCK 3 Map Ref:PL 7002

ICE SiteX Report

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Comparable Sales Chart



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.

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.	**604 W 1ST ST**		$192,880	$192,880	1,277	5/3/1	1950	16,814 SF	
.03Mi.	**520 W 1ST ST**	**08/18/2005**	$102,384	$102,384	651	/2/1	1940	3,049 SF	
.03Mi.	**612 W 1ST ST**		$157,570	$157,570	954	6/3/1	1958	6,665 SF	
.03Mi.	**102 COLORADO AVE**		$288,900	$288,900	912	5/3/1	1919	6,316 SF	
.04Mi.	**617 W 1ST ST**	**03/01/2006**	$170,581	$170,581	1,160	5/2/2	1920	15,638 SF	
.04Mi.	**518 W 1ST ST**		$164,143	$164,143	684	/1/1	1930	4,661 SF	
.04Mi.	**104 COLORADO AVE**		$184,235	$184,235	1,380	6/2/1	1942	6,316 SF	
.04Mi.	**620 W 1ST ST**		$177,900	$177,900	616	4/2/1	1958	13,329 SF	
.04Mi.	**701 W 1ST ST**		$199,300	$199,300	998	6/3/1	1963	13,896 SF	
.05Mi.	**516 W 1ST ST**	**09/14/2006**	$221,100	$221,100	784	4/2/1	1950	3,485 SF	
.05Mi.	**519 W 1ST ST**		$259,600	$259,600	1,092	/3/1	2013	8,146 SF	
.05Mi.	**703 W 1ST ST**	**03/30/2006**	$248,200	$248,200	1,290	7/3/1	1957	10,498 SF	
.06Mi.	**517 W 1ST ST**		$255,600	$255,600	960	/2/2	2015	6,882 SF	
.06Mi.	**614 W 2ND ST**		$189,000	$189,000	1,152	4/1/1	1920	9,365 SF	
.06Mi.	**514 W 1ST ST**		$199,100	$199,100	1,020	5/2/1	1930	6,578 SF	
.07Mi.	**618 W 2ND ST**		$241,500	$241,500	1,040	/3/1	1968	7,492 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	54.8 years old	Households:	5,195
Median Household Income:	$48,280	Households w/Family:	59%
Household Income Per Capita:	$31,816	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	17%

School District

School District Zone:	Libby K-12 Schools	Students:	1,127
Number of Schools:	3	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.71Mi.	**Libby Middle School** Number of Students: 182 Student-Teacher Ratio: 16.85	B-	Public	7 - 8
1.11Mi.	**Libby Elementary School** Number of Students: 582 Student-Teacher Ratio: 14.84	D+	Public	PK - 6
0.71Mi.	**Libby High School** Number of Students: 363 Student-Teacher Ratio: 19.01 Advanced Placement: Yes	C-	Public	9 - 12

ICE SiteX Report

OrderID: 98692448

Flood Report

The Subject Property of **604 W 1ST ST, LIBBY, MT 59923-1621** is in **Zone AO** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING (USUALLY SHEET FLOW ON SLOPING TERRAIN), FOR WHICH AVERAGE DEPTHS HAVE BEEN DETERMINED; FLOOD DEPTHS RANGE FROM 1 TO 3 FEET.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	119%	HIGHER
BURGLARY	131%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	103%	SIMILAR
MURDER	120%	HIGHER
OVERALL	113%	HIGHER

Disaster Alerts

12/9/2025 - Severe Storms And Flooding 12/10/2025 - Severe Storms And Flooding 12/17/2025 - Severe Winter Storm

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