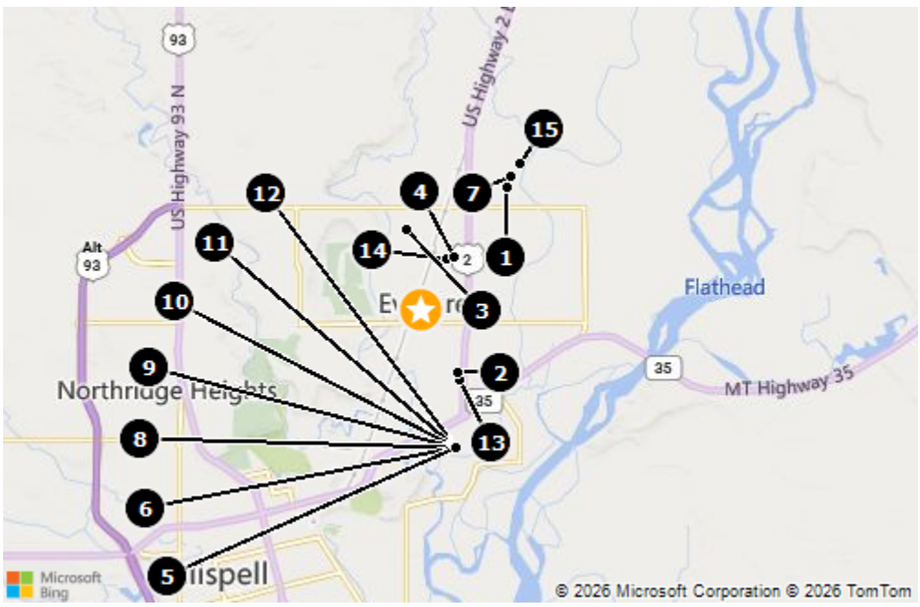
ICE SiteX Report

OrderID: 97581007

SiteX Property Information Report



Subject Property Location

62 WILLOW DR, KALISPELL, MT 59901-2834

County:	**FLATHEAD MT**	Census Tract:	300290007.002008
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	07-4078-33-3-33-03-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$546,000**	FSD:	18	Common Confidence Score:	38
Value Range:	$447,720 - $644,280	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	033963
Assd Land Value:		Market Land Value:	$159,640	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$390,860	Total Taxable Value:	$2,413
Total Assessed Value:	$550,500	Total Assessor Market Value:	$550,500	Delinquent Year:	
				Tax Account ID:	0000329655
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 33 TWN 29N RNG 21W
Abbreviated Description: S33, T29 N, R21 W, TR7AM16A IN SW4SW4
City/Muni/Twp: COUNTY/UNINCORPORATED

Property Characteristics

Lot Size:	26,136 SF	Bedrooms:	4	Pool:	
Building Area:	1960 SF	Baths:	2	Fireplace:	1
Year Built:	1956	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:	Finished	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/25/2025	Sales Price:	$364,000
Document #:	202500013821 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/14/2021	Sales Price:	N/A
Document #:	202100036496 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/16/2021	Loan Amount:	N/A
Document #:	202100033368 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2051	Type Finance:	
Legal Description:			
Sec/Twnship/Range: SW4SW4 S33T29NR21W PMM			

Prior Transfer

Recording Date:	12/18/2020	Sales Price:	N/A
Document #:	202000042666 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	08/13/2020	Sales Price:	N/A
Document #:	202000024877 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/13/2020		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4SW4 S33T29NR21W PMM

Prior Transfer

Recording Date:	06/29/2009	Sales Price:	N/A
Document #:	200900018771 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/29/2009		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4SW4 S33T29NR21W PMM

Prior Transfer

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

Legal Description:
Sec/Twnship/Range: SEC 33 TWN 29N RNG 21W
Abbreviated Description: S33, T29 N, R21 W, TR7AM16A IN SW4SW4
City/Muni/Twp: COUNTY/UNINCORPORATED

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	2
Median Lot Size	5,793 SF	Median # of Baths	2
Median Living Area	1,175 SF	Median Year Built	2020
Price Range - 2 Yrs		Age Range	3 years to 96 years
Median Value		Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.3Mi.	**696 MOUNTAIN VIEW DR** **KALISPELL, MT 59901-6699**	05/08/2026			1386	/3/2	2008	8,059 SF	
		APN: 07-4078-28-4-09-13-0000 Document #: 202600009400 Document Type: Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 34 Subdivision: TRUMBULL CREEK CROSSING Phase No: 1 Abbreviated Description: Lot:34 Subdivision:TRUMBULL CREEK CROSSING Phase No:1								
2	.64Mi.	**2108 1/2 US HIGHWAY 2 E** **KALISPELL, MT 59901-3786**	05/08/2026			768	/2/1	1967	36,416 SF	
		APN: 07-3966-04-2-09-01-0000 Document #: 202600009448 Document Type: Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: A&B Subdivision: RETRACEMENT CERTIFICATE OF SURVEY NO 23065 Sec/Twnship/Range: SE4NW4 S04T28NR21W PMM Abbreviated Description: Lot:A&B Subdivision:RETRACEMENT CERTIFICATE OF SURVEY NO 23065 Sec/Twnship/Range:SE4NW4 S04T28NR21W PMM								
3	.72Mi.	**20 CHEERY LYNN CT** **KALISPELL, MT 59901-2205**	05/01/2026			1876	6/3/2	2005	19,602 SF	
		APN: 07-4078-32-1-05-05-0000 Document #: 202600008911 Document Type: Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 3 Subdivision: CHEERY LYNN SITES Abbreviated Description: Lot:3 Subdivision:CHEERY LYNN SITES								
4	.54Mi.	**223 COOPERATIVE WAY** **KALISPELL, MT 59901-9509**	05/01/2026			1296	5/3/2	2005	5,793 SF	
		APN: 07-4078-33-2-51-09-0000 Document #: 202600008941 Document Type: Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 29 Subdivision: JOHNS GARDEN ACRES Abbreviated Description: Lot:29 Subdivision:JOHNS GARDEN ACRES								
5	1.25Mi.	**100 WOODLANDS WAY** **KALISPELL, MT 59901-1392**	04/30/2026			1090	/2/2	2023	SF	
		APN: 07-3966-09-2-01-22-7205 Document #: 202600008765 Document Type: Price Code: Land Use: Rural/Agricultural Residence Legal: Subdivision: CERTIFICATE OF SURVEY NO 21754 Tract No: 1 Legal Unit: P205 MapRef: DOC 2022-000-25925 Sec/Twnship/Range: NE4NW4NW4NE4 S09T28NR21W PMM Abbreviated Description: Subdivision:CERTIFICATE OF SURVEY NO 21754 Tract No:1 Legal Unit:P205 Map Ref:DOC 2022-000-25925Sec/Twnship/Range:NE4NW4NW4NE4 S09T28NR21W PMM Abbreviated Description:CONDO NAME:THE WOODLANDS CONDOMINIUM								
6	1.18Mi.	**100 WOODLANDS WAY** **KALISPELL, MT 59901-1354**	04/30/2026			1175	/2/2	2020	SF	
		APN: 07-3966-09-2-01-20-7312 Document #: 202600008758 Document Type: Price Code: Land Use: Rural/Agricultural Residence Legal: Subdivision: THE WOODLANDS CONDOMINIUM Legal Unit: S312 MapRef: DOC 202200025925 Sec/Twnship/Range: NE4NW4&NW4NE4 S09T28NR21W PMM Abbreviated Description: Subdivision:THE WOODLANDS CONDOMINIUM Legal Unit:S312 Map Ref:DOC 202200025925Sec/Twnship/Range:NE4NW4&NW4NE4 S09T28NR21W PMM								
7	1.38Mi.	**1056 CLARK FORK DR** **KALISPELL, MT 59901-4692**	04/24/2026			1712	/4/2	2018	10,280 SF	
		APN: 07-4078-28-1-02-84-0000 Document #: 202600008311 Document Type: Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 10 Subdivision: TRUMBULL CREEK CROSSING Phase No: 2 Abbreviated Description: Lot:10 Subdivision:TRUMBULL CREEK CROSSING Phase No:2								
8	1.2Mi.	**100 WOODLANDS WAY** **KALISPELL, MT 59901-1352**	04/24/2026			1090	/2/2	2020	SF	
		APN: 07-3966-09-2-01-20-7403 Document #: 202600008376 Document Type: Price Code: Land Use: Rural/Agricultural Residence								

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Legal: Subdivision: CERTIFICATE OF SURVEY NO 21754 Tract No: 1 Legal Unit: S403 MapRef: DOC 2022-000-25925 Sec/Twnship/Range: NE4NW4&NW4NE4 S09T28NR21W PMM Abbreviated Description: Subdivision:CERTIFICATE OF SURVEY NO 21754 Tract No:1 Legal Unit:S403 Map Ref:DOC 2022-000-25925Sec/Twnship/Range:NE4NW4&NW4NE4 S09T28NR21W PMM Abbreviated Description:CONDO NAME: THE WOODLANDS CONDOMINIUM

9	1.2Mi.	**100 WOODLANDS WAY** **KALISPELL, MT 59901-1351**	04/22/2026	1090	/2/2	2020	SF

APN: 07-3966-09-2-01-20-7305 Document #: 202600008134
Document Type: Price Code:
Land Use: Rural/Agricultural Residence
Legal: Subdivision: THE WOODLANDS CONDOMINIUM Legal Unit: S305 MapRef: DOC 2022-000-25925 Abbreviated Description: Subdivision:THE WOODLANDS CONDOMINIUM Legal Unit:S305 Map Ref:DOC 2022-000-25925

10	1.21Mi.	**100 WOODLANDS WAY** **KALISPELL, MT 59901-1351**	04/21/2026	1175	/2/2	2020	SF

APN: 07-3966-09-2-01-20-7301 Document #: 202600008095
Document Type: Price Code:
Land Use: Rural/Agricultural Residence
Legal: Subdivision: THE WOODLANDS CONDOMINIUM Legal Unit: S301 MapRef: DOC 2022-000-25925 Abbreviated Description: Subdivision:THE WOODLANDS CONDOMINIUM Legal Unit:S301 Map Ref:DOC 2022-000-25925

11	1.24Mi.	**100 WOODLANDS WAY** **KALISPELL, MT 59901-1390**	04/15/2026	1090	/2/2	2023	SF

APN: 07-3966-09-2-01-23-7305 Document #: 202600007694
Document Type: Price Code:
Land Use: Rural/Agricultural Residence
Legal: Subdivision: WILLOW TOWER Tract No: 1 Legal Unit: W305 MapRef: DOC 2022-000-25925 Sec/Twnship/Range: NE4NW4NW4NE4 S09T28NR21W PMM Abbreviated Description: Subdivision:WILLOW TOWER Tract No:1 Legal Unit:W305 Map Ref:DOC 2022-000-25925Sec/Twnship/Range:NE4NW4NW4NE4 S09T28NR21W PMM Abbreviated Description:CONDO NAME: WOODLANDS CONDOMINIUM

12	1.26Mi.	**100 WOODLANDS WAY** **KALISPELL, MT 59901-1393**	04/01/2026	1090	/2/2	2023	SF

APN: 07-3966-09-2-01-22-7307 Document #: 202600006635
Document Type: Price Code:
Land Use: Rural/Agricultural Residence
Legal: Subdivision: PONDEROSA TOWER Legal Unit: P307 MapRef: DOC 2022-000-25925 Sec/Twnship/Range: NE4NW4NW4NE4 S09T28NR21W PMM Abbreviated Description: Subdivision:PONDEROSA TOWER Legal Unit:P307 Map Ref:DOC 2022-000-25925Sec/Twnship/Range:NE4NW4NW4NE4 S09T28NR21W PMM Abbreviated Description:CONDO NAME: WOODLANDS CONDOMINIUM

13	.68Mi.	**11 W COTTONWOOD DR** **KALISPELL, MT 59901-2807**	03/30/2026	1856	/3/2	1930	9,757 SF

APN: 07-3966-04-2-08-08-0000 Document #: 202600006430
Document Type: Price Code:
Land Use: Rural/Agricultural Residence
Legal: Lot: B Block: 1 Subdivision: SCHUMAN AND ANDERSON SUBDIVISION Abbreviated Description: Lot:B Block:1 Subdivision:SCHUMAN AND ANDERSON SUBDIVISION

14	.5Mi.	**435 MARGRETHE RD** **KALISPELL, MT 59901-2317**	03/27/2026	897	5/2/1	2005	6,578 SF

APN: 07-4078-33-2-53-11-0000 Document #: 202600006258
Document Type: Price Code:
Land Use: Rural/Agricultural Residence
Legal: Lot: 6 Subdivision: JOHNS GARDEN ACRES Abbreviated Description: Lot:6 Subdivision:JOHNS GARDEN ACRES

15	1.54Mi.	**3091 ELDERBERRY AVE** **KALISPELL, MT 59901-3734**	03/25/2026	1446	/3/2	2021	8,973 SF

APN: 07-4078-28-1-04-39-0000 Document #: 202600006111
Document Type: Price Code:
Land Use: Rural/Agricultural Residence
Legal: Lot: 18 Subdivision: TRUMBULL CREEK CROSSING Phase No: 4 Abbreviated Description: Lot:18 Subdivision:TRUMBULL CREEK CROSSING Phase No:4

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.

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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.	**62 WILLOW DR**		$550,500	$550,500	1,960	7/4/2	1956	26,136 SF	
.03Mi.	**64 WILLOW DR**		$564,500	$564,500	1,840	6/3/2	1972	2 SF	
.03Mi.	**81 PARKLANE DR**		$359,200	$359,200	1,152	8/4/2	1969	14,505 SF	
.03Mi.	**60 WILLOW DR**		$449,800	$449,800	1,196	4/2/1	1970	12,894 SF	
.04Mi.	**85 PARKLANE DR**		$367,100	$367,100	896	4/2/1	1963	14,375 SF	
.04Mi.	**79 PARKLANE DR**		$194,995	$194,995	1,248	/3/2	1968	14,505 SF	
.05Mi.	**89 PARKLANE DR**		$190,522	$190,522	1,040	/3/1	1964	19,166 SF	
.05Mi.	**65 WILLOW DR**		$555,200	$555,200	1,500	5/3/2	1972	40,511 SF	
.06Mi.	**75 PARKLANE DR**		$321,300	$321,300	936	6/3/1	1962	15,072 SF	
.06Mi.	**56 WILLOW DR**		$397,900	$397,900	1,288	5/3/2	1971	12,894 SF	
.07Mi.	**84 PARKLANE DR**		$440,500	$440,500	1,008	6/4/2	1969	14,505 SF	
.07Mi.	**76 MEADOWLARK DR**		$559,700	$559,700	2,496	8/6/3	1977	31,407 SF	
.07Mi.	**86 PARKLANE DR**		$382,700	$382,700	1,128	6/3/1	1976	14,505 SF	
.08Mi.	**64 MEADOWLARK DR**		$441,300	$441,300	964	6/4/2	1977	23,305 SF	
.08Mi.	**98 PARKLANE DR**		$347,900	$347,900	936	/2/1	1976	14,505 SF	
.09Mi.	**76 PARKLANE DR**		$467,700	$467,700	1,300	4/4/2	1968	16,945 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	40.7 years old	Households:	26,832
Median Household Income:	$69,924	Households w/Family:	68%
Household Income Per Capita:	$37,931	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Evergreen Elementary School District	Students:	645
Number of Schools:	2	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.30Mi.	**East Evergreen School** Number of Students: 360 Student-Teacher Ratio: 13.09	C-	Public	PK - 4
1.30Mi.	**East Evergreen School** Number of Students: 360 Student-Teacher Ratio: 13.09	C-	Public	PK - 4
2.87Mi.	**Glacier High School** Number of Students: 1,402 Student-Teacher Ratio: 16.2 Advanced Placement: Yes	C	Public	9 - 12
2.87Mi.	**Glacier High School** Number of Students: 1,402 Student-Teacher Ratio: 16.2 Advanced Placement: Yes	C	Public	9 - 12
0.38Mi.	**Evergreen Junior High School** Number of Students: 285 Student-Teacher Ratio: 13.9	B	Public	5 - 8
0.38Mi.	**Evergreen Junior High School** Number of Students: 285 Student-Teacher Ratio: 13.9	B	Public	5 - 8

Flood Report

The Subject Property of **62 WILLOW DR, KALISPELL, MT 59901-2834** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	114%	HIGHER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	123%	HIGHER
MURDER	103%	SIMILAR
OVERALL	84%	LOWER

Disaster Alerts

12/17/2025 - Severe Winter Storm

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