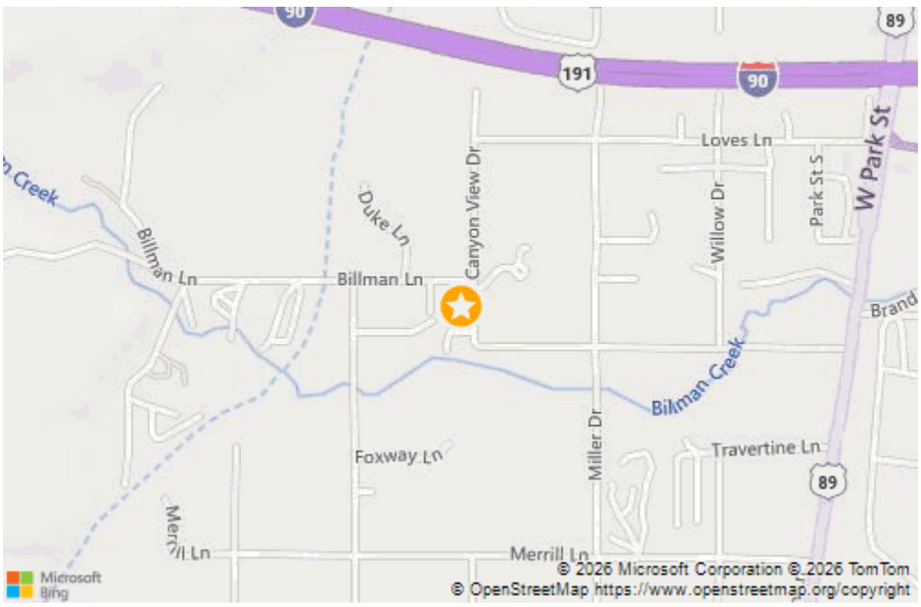
ICE SiteX Report

OrderID: 98508847

SiteX Property Information Report



Subject Property Location

96 CANYON VIEW DR, LIVINGSTON, MT 59047-4112

County:	**PARK MT**	Census Tract:	300670004.003016
Property Use:	Single Family Residential	Zoning:	2
Parcel Number:	49-0802-26-2-11-05-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$485,000**	FSD:	18	Common Confidence Score:	42
Value Range:	$397,700 - $572,300	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	5612
Assd Land Value:		Market Land Value:	$145,904	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$284,596	Total Taxable Value:	$976
Total Assessed Value:	$430,500	Total Assessor Market Value:	$430,500	Delinquent Year:	
				Tax Account ID:	0000041640
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: C Subdivision: POMAJBO SUB Sec/Twnship/Range: SEC 26 TWN 02S RNG 09E
Abbreviated Description: POMAJBO SUBD, S26, T02 S, R09 E, LOT C, PLAT 27
City/Muni/Twp: UNINCORPORATED

Property Characteristics

Lot Size:	14,985 SF	Bedrooms:	3	Pool:	
Building Area:	1008 SF	Baths:	2	Fireplace:	
Year Built:	1965	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Shingle
Number of Units:		Garage Type:	Garage	Heating:	Electric
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:	Bungalow	Basement:	Finished	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/19/2011	Sales Price:	N/A
Document #:	367608 BK-PG 236-011	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/31/2011	Sales Price:	N/A
Document #:	367369 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/30/2011		
Document Type:			
Legal Description:			

Lot: C Sec/Twnship/Range: S26T02SR09E MPM

Mortgage Record

Recording Date:	06/02/2006	Loan Amount:	N/A
Document #:	335781 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2036	Type Finance:	
Legal Description:			

Lot: C Subdivision: POMAJOB TRACTS Sec/Twnship/Range: S26T02SR09E PMM

Prior Transfer

Recording Date:		Sales Price:	N/A

ICE SiteX Report

OrderID: 98508847

Document #: BK-PG - Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Lot: C Subdivision: POMAJBO SUB Sec/Twnship/Range: SEC 26 TWN 02S RNG 09E
Abbreviated Description: POMAJBO SUBD, S26, T02 S, R09 E, LOT C, PLAT 27
City/Muni/Twp: UNINCORPORATED

No Comparable Sales Found

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.	**96 CANYON VIEW DR**		$430,500	$430,500	1,008	5/3/2	1965	14,985 SF	
.02Mi.	**98 CANYON VIEW DR**		$446,200	$446,200	1,057	/2/1	1955	15,638 SF	
.05Mi.	**102 CANYON VIEW DR**		$553,748	$553,748	1,220	5/2/1	1940	1 SF	
.05Mi.	**101 CANYON VIEW DR**		$622,639	$622,639	1,306	/3/1	1970	1 SF	
.06Mi.	**92 CANYON VIEW DR**		$814,300	$814,300	1,863	6/3/2	1973	1 SF	
.07Mi.	**3 STEINWAY LN**		$665,100	$665,100	1,708	/5/2	2016	1 SF	
.08Mi.	**36 BILLMAN LN**	**10/25/2010**	$799,800	$799,800	1,300	5/3/3	1956	1 SF	
.09Mi.	**39 BILLMAN LN**	**06/23/2003**	$480,900	$480,900	1,839	/3/1	1930	1 SF	
.1Mi.	**3 POMAJBO LN**		$602,900	$602,900	1,380	5/3/2	1974	27,356 SF	
.1Mi.	**7 STEINWAY LN**	**04/21/2010**	$765,000	$765,000	1,772	/3/2	2019	1 SF	
.11Mi.	**2 POMAJBO LN**		$557,500	$557,500	1,408	/3/2	2012	27,399 SF	
.11Mi.	**115 PARADISE DR**		$895,000	$895,000	2,272	6/3/3	1975	7 SF	
.12Mi.	**88 CANYON VIEW DR**		$925,354	$925,354	3,625	5/2/2	1996	2 SF	
.13Mi.	**37 BILLMAN LN**		$537,500	$537,500	1,240	6/2/1	1936	1 SF	
.13Mi.	**94 MILLER DR**	**07/21/2003**	$573,400	$573,400	1,002	4/2/1	1956	1 SF	
.13Mi.	**84 CANYON VIEW DR**		$770,199	$770,199	2,374	4/4/2	1961	1 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	45.4 years old	Households:	6,827
Median Household Income:	$75,767	Households w/Family:	58%
Household Income Per Capita:	$45,288	Households w/Family Married:	49%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	25%

School District

School District Zone:	Park High School District	Students:	420
Number of Schools:	1	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.82Mi.	**Park High School** Number of Students: 420 Student-Teacher Ratio: 16.42 Advanced Placement: Yes	B-	Public	9 - 12
1.95Mi.	**Sleeping Giant Middle School** Number of Students: 261 Student-Teacher Ratio: 13.38	C	Public	6 - 8
1.95Mi.	**Sleeping Giant Middle School** Number of Students: 261 Student-Teacher Ratio: 13.38	C	Public	6 - 8
1.13Mi.	**Winans Primary School** Number of Students: 267 Student-Teacher Ratio: 12.42	NA	Public	KG - 2
1.13Mi.	**Winans Primary School** Number of Students: 267 Student-Teacher Ratio: 12.42	NA	Public	KG - 2
2.03Mi.	**East Side Elementary School** Number of Students: 249 Student-Teacher Ratio: 15	C+	Public	3 - 5
2.03Mi.	**East Side Elementary School** Number of Students: 249 Student-Teacher Ratio: 15	C+	Public	3 - 5
1.82Mi.	**Park High School** Number of Students: 420 Student-Teacher Ratio: 16.42 Advanced Placement: Yes	B-	Public	9 - 12

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Flood Report

The Subject Property of **96 CANYON VIEW DR, LIVINGSTON, MT 59047-4112** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
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	111%	HIGHER
BURGLARY	97%	SIMILAR
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	112%	HIGHER
MURDER	106%	SIMILAR
OVERALL	99%	SIMILAR

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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