

Tax Year: 2026

Scale: 1:3792.09 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP

Subcategory: Residential Property

Geocode: 04-2428-34-1-02-03-0000

Assessment Code: 0000827504

Primary Owner:
COTNOIR KATHRYN A
PO BOX 349
FRENCHTOWN, MT 59834-0349
Note: See Owners section for all owners

Property Address:
17000 BECKWITH ST
FRENCHTOWN, MT 59834

Certificate of Survey: n/a

Legal Description: HAMEL ACRES, S34, T15 N, R21 W, Lot 2

Last Modified: 5/23/2026 9:16:50 AM

Cadastral Property Report

Tax Year: 2026

General Property Information

Neighborhood: 204.027	Property Type: Improved Property
Living Units: 2	Levy District: 04-1598-40-3
Zoning: n/a	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership: General: n/a	Limited: n/a

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Land Summary

Land Type:	Acres:	Value:
Grazing	n/a	n/a
Fallow	n/a	n/a
Irrigated	n/a	n/a
Continuous Crop	n/a	n/a
Wild Hay	n/a	n/a
Farm site	n/a	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	n/a	n/a
Total Forest Land	n/a	n/a
Total Market Land	7.81	n/a

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
11/8/2023	1094	1389	11/9/2023	202314096	Quit Claim Deed
8/3/2023	1092	324	8/22/2023	n/a	Warranty Deed
12/22/2003	0724	00203	N/A	n/a	n/a

Owners

Cadastral Property Report

Tax Year: 2026

Party #1

Default Information:	COTNOIR KATHRYN A PO BOX 349 FRENCHTOWN, MT 59834-0349
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	12/14/2023 12:30:59 PM

Party #2

Default Information:	COTNOIR DANA L PO BOX 349 FRENCHTOWN, MT 59834-0349
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	12/14/2023 12:30:59 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	2759	522160	524919	COST
2024	2416	466240	468656	COST

Market Land

Market Land Item #1

Method: Acre	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 7.81
Class Code: 2201	Value: n/a

Dwellings

Dwelling #1

Tax Year: 2026

Dwelling Information

Dwelling Type SFR	Style 10 - Old Style	Year Built 1900
Residential Type: SFR	Style: 10 - Old Style	
Year Built: 1900	Roof Material: 10 - Asphalt Shingle	
Effective Year: 1980	Roof Type: 3 - Gable	
Story Height: 2.0	Attic Type: 0 - None	
Grade: 5	Exterior Walls: 1 - Frame	
Class Code: 3501	Exterior Wall Finish: 6 - Wood Siding or Sheathing	
Year Remodeled: n/a	Degree Remodeled: n/a	

Mobile Home Details

Manufacturer: n/a	Serial #: n/a
Width: n/a	Length: n/a
Model: n/a	

Basement Information

Foundation: 2 - Concrete	Finished Area: 800
Daylight: N	Basement Type: 3 - Full
Quality: 1 - Minimal	

Heating/Cooling Information

Type: Central	System Type: 5 - Forced Air
Fuel Type: 3 - Gas	Heated Area: n/a

Living Accomodations

Bedrooms: 5	Family Rooms: n/a
Full Baths: 2	Half Baths: n/a
Addl Fixtures: 3	

Additional Information

Fire Places	Stacks: n/a
Stories: n/a	Prefab/Stove: n/a
Openings: n/a	

Garage Capacity: n/a	Cost & Design: n/a
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Flat Add: n/a	% Complete: n/a
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Description: n/a

Dwelling Ammenities

View: n/a	Access: n/a
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Area Used in Cost

Basement: 1248	Addl Floors: n/a
First Floor: 1406	Second Floor: 1248
Half Story: n/a	Unfinished Area: n/a
Attic: n/a	SFLA: 2654

Depreciation Information

Cadastral Property Report

Tax Year: 2026

CDU: n/a	Physical Condition: Average (7)					
Desirability Property: Average (7)	Location: Average (7)					
Depreciation Calculation						
Age: 44	Pct Good: 0.65					
RCNLD: n/a						
Additions / Other Features						
Lower Addtns	First	Second	Third	Area	Year	Cost
n/a	11 - Porch, Frame, Open	n/a	n/a	382	n/a	n/a
n/a	14 - Porch, Frame, Enclosed	n/a	n/a	180	n/a	n/a
No additional features exist for this property						

Dwelling #2

Dwelling Information

Dwelling Type SFR	Style 11 - Log	Year Built 1930
Residential Type: SFR	Style: 11 - Log	
Year Built: 1930	Roof Material: 10 - Asphalt Shingle	
Effective Year: 1970	Roof Type: 3 - Gable	
Story Height: 1.0	Attic Type: 4 - Fully Finished (55%)	
Grade: 3	Exterior Walls: 4 - Log (not log over frame)	
Class Code: 3501	Exterior Wall Finish: 0 - Other	
Year Remodeled: 2001	Degree Remodeled: n/a	

Mobile Home Details

Manufacturer: n/a	Serial #: n/a
Width: n/a	Length: n/a
Model: n/a	

Basement Information

Foundation: 2 - Concrete	Finished Area: n/a
Daylight: n/a	Basement Type: 0 - None
Quality: n/a	

Heating/Cooling Information

Type: None	System Type: 0
Fuel Type: 0 - None	Heated Area: n/a

Living Accomodations

Bedrooms: 2	Family Rooms: n/a
Full Baths: 1	Half Baths: n/a
Addl Fixtures: 3	

Additional Information

Cadastral Property Report

Tax Year: 2026

Fire Places
Stories: n/a
Openings: n/a

Stacks: n/a
Prefab/Stove: 1

Garage Capacity: n/a

Cost & Design: n/a

Flat Add: n/a

% Complete: n/a

Description: n/a

Dwelling Ammenities

View: n/a

Access: n/a

Area Used in Cost

Basement: n/a

Addl Floors: n/a

First Floor: 676

Second Floor: n/a

Half Story: n/a

Unfinished Area: n/a

Attic: 186

SFLA: 862

Depreciation Information

CDU: n/a

Physical Condition: Fair (6)

Desirability
Property: Fair (6)

Location: Fair (6)

Depreciation Calculation

Age: 54

Pct Good: 0.52

RCNLD: n/a

Additions / Other Features

Lower Addtns	First	Second	Third	Area	Year	Cost
n/a	11 - Porch, Frame, Open	n/a	n/a	156	n/a	n/a

No additional features exist for this property

Other Buildings

Outbuilding/Yard Improvement #1

Type: Ag

Description: RRS1 - Shed, Frame

Quantity: 1

Year Built: 1930

Grade: A

Condition: Res Average

Functional: n/a

Class Code: 3501

Dimensions

Width/Diameter: n/a
Size/Area: 1408
Bushels: n/a

Length: n/a
Height: n/a
Circumference: n/a

Cadastral Property Report

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Outbuilding/Yard Improvement #2

Type: Ag	Description: RRG3 - Garage, frame, detached, unfinished
Quantity: 1	Year Built: 1969
Grade: 4	Condition: Res Average
Functional: n/a	Class Code: 3501

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 720	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #3

Type: Ag	Description: AAB2 - Standard Barn
Quantity: 1	Year Built: 1930
Grade: A	Condition: Res Average
Functional: n/a	Class Code: 3501

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 2080	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #4

Type: Ag	Description: AAP4 - Pole Frame Bldg, 1 side open, wood
Quantity: 1	Year Built: 1930
Grade: L	Condition: Res Average
Functional: n/a	Class Code: 3501

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 420	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

No commercial buildings exist for this parcel

Ag/Forest Land



Cadastral Property Report

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No ag/forest land exists for this parcel

Conservation Easements

No conservation easements exist for this parcel

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