

High Country Motel and Cabins

113 Main Street | Cooke City, Montana 59081



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October 30, 2024

Paige Hood
High Country Motel and Cabins
113 Main Street
Cooke City, Montana 59020

Attention: Paige Hood

Dear Paige Hood,

The Evaluation of a property utilizes a combination of the information gathered from an exterior observation, interior site analysis, external data sources, previous lease data, property assessment data, recent comparable leases, current area leasing information, pertinent property profit and loss information, as well as a thorough photo documentation of the subject property. While not all of these gathering methods are utilized in every valuation, the author will work diligently to obtain any relevant information needed to perform the relevant assessment approaches presented within the analysis.

The evaluation includes area information, site description, structure description, county assessment data, pertinent and available documents of record, relevant assessments of value which may include (Income, Sales Comparison and Cost), as well as photographs of the subject property. The descriptions and statements made in this analysis are from sources that are deemed reliable; however, no warranty is made as to the accuracy thereof.

This analysis only represents the personal, impartial, and unbiased professional opinion of the authors. The liability of the analysis to the authors shall be limited to the fee collected from the client, and the authors assume no responsibility for additional costs incurred by the client on this project. This is an opinion of market value and is not a certified appraisal of the market value of the property. If an appraisal is desired, the service of a certified appraiser must be obtained.

Sincerely,



Matt Robertson
Broker/Principal



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e. info@rovevaluations.com

113 Main Street - Cooke City

High Country Motel and Cabins

The subject property is the High Country Motel and Cabins, along with Sweet Pea Grocery, located at 113 Main Street West in Cooke City, MT.

The site consists of a single parcel totaling 16,378 square feet, or 0.376 acres, bifurcated by Huston Street. It features a rectangular shape with level topography and approximately ± 158 feet of frontage along Main Street West. Shared on-street parking is available off Main Street West and Huston Street. Main Street West serves as the main arterial in Cooke City, while Huston Street is a collector road.

The property offers good exposure and accessibility, with convenient connections to other parts of the city. It has access to city water and sewer, electricity, and propane. Landscaping around the building perimeter consists of a combination of shrubs and well-maintained planted beds. Overall, the appearance of the High Country Motel and Cabins is considered to be in good condition.

The property improvements include seven structures totaling 7,358 square feet, with 15 rooms and an apartment that can be used as an owner's quarters or manager's apartment. The High Country Motel and Cabins was constructed between 1952 and 1970. The buildings are detailed as follows:

Main Office/Retail and Dwelling: Constructed in 1961, this building totals 1,904 square feet, with 952 square feet of main floor office/retail space, including a laundry room. The second story is a 952 square foot apartment. The main floor houses Sweet Pea Grocery, the registration desk, and administrative areas.

Cabins: There are four cabins, each constructed in 1952 and totaling 320 square feet each, for a combined total of

1,280 square feet. Three cabins have open floor plans with two queen-size beds, microwaves, fridges, and coffee makers. The fourth cabin has one queen bed and a full kitchen with a stove, oven, and full-size fridge with freezer.

Motel: This includes two buildings: a duplex constructed in 1952, known as Suites 5 & 6, totaling 588 square feet, and the main motel building constructed in 1970 with ten rooms. The main floor totals 2,200 square feet, and the second story totals 1,386 square feet, for a combined total of 4,174 square feet across both structures.

The duplex suites can be rented separately or together, with a connecting door. Room 6 includes a kitchen with a stove, oven, and full-size fridge with freezer. Each duplex room has a queen-size bed and a twin-sized pullout.

Suite 7: Includes a living room, fireplace, kitchen, and separate bedroom with a queen-size bed.

Rooms 8, 10, 12, 13, 14, and 15: Feature two queen-size beds, in-room coffee, and a mini fridge (Room 15 also includes a microwave).

Suite 11: Features a kitchen, breakfast nook, living room, and separate bedroom with a queen-size bed and a set of small bunk beds.

Room 9: Has a kitchenette with a mini fridge, microwave, large toaster oven, and induction burner. It includes two double beds. Rooms 9 and 10 can be connected if rented together.

To estimate the final market value, I have completed the Income and Sales Comparison Approaches only. The Cost Approach was not developed, as it is not a primary valuation method for older hotel properties like the subject. This approach is not commonly used by buyers and sellers when analyzing similar properties for acquisition or disposition, and its omission does not weaken the reliability of the final value estimate.

Zoning: Unknown

Zoning Description:

I was unable to identify any zoning classification.

Executive Summary

Date of Inspection/Effective Date	10/02/2024 / 10/02/2024
Inspector	Cody Rose
Intended User(s)	High Country Motel & Cabins
Intended Use	The intended use of the evaluation will be used to assist in real estate values.
Client	Paige Hood (High Country Motel and Cabins)
Owner of Record	HIGH COUNTRY MOTEL & CABINS LLC
Property Rights	Fee Simple

Key Highlights:

- Property Unit : 15
- Property SF : 7,358
- Lot SF : 16,378
- Year Built / Remodeled : 1952, 1961, 1970 / N/A
- Zoning : Unknown

Most Likely User: Investor

The author's analysis and assumptions of: use/condition factors of the property, current market data, actual and market income information and general assessment of the property; results in the following:

Final Market Value of \$2,750,000.00 (\$183,333.33/Unit or \$373.74/SF).



Overview

Address

113 Main Street
Cooke City, Montana 59081

Property Legal

COOKE CITY ORIGINAL TOWNSITE, S25, T09 S, R14 E, BLOCK 15,
Lot 14 - 16, LOT 1 - 2 OF BLOCK 16 & LOT 13A OF SD 334

Conforming Use Determination

Appears to be conforming

Property GeoCode/Tax ID

49-0181-25-3-18-04-0000 / 0000051393

Previous Sales Notes

Price
Unknown

Last Sale Date
Jun 24, 2011

2024 Assessed Market Value

Land Assessed Value
\$410,382.00 / \$25.06 /SF

2023 Tax Liability
\$12,265.76

Improvements Assessed Value
\$1,437,018.00 / \$195.30 /SF

SID's
-

Site Specs

Land Size :	16,378 SF
Acres :	0.376 AC
Topography :	Level
Lot Shape :	Rectangular
Utilities :	Electricity, City Water & Sewer, Propane
Zoning :	Unknown
Lot Frontage :	158'
Lot Depth :	98'
Frontage :	Average

Traffic Counts

Traffic Count numbers are based on a blend of the past three years:

Main Street W: 1,375 ADT

Total Assessed Value
\$1,847,400.00 / \$251.07 /SF

Taxes in Arrears
N/A

113 Main Street



Property Specifics

Property Type:	Hospitality / Motel
Year Built / Remodeled :	1952, 1961, 1970 / N/A
Total Units:	15
Total SF:	7,358 SF
Parking:	Shared On Street
Property Class:	Class B
Property Condition:	Average
Height (Stories):	1
Ceiling Height (Feet):	10'
Basement Description:	None
Structure Construction Type:	Wood Frame
Foundation:	Standard

Construction Components

Exterior:	Wood Siding & Masonry
Roof:	Standing Seam Metal
Heating/Cooling:	Mixed
Windows:	Insulated Double Pane
Electrical:	Single Phase
Plumbing:	Average per Code



Cooke City Area Info

Cooke City is an unincorporated community and census-designated place (CDP) in Park County, Montana, United States. As of the 2020 census, it had a population of 77. Prior to 2010, it was part of the Cooke City-Silver Gate CDP. The community sits northeast of Yellowstone National Park on the Beartooth Highway, which leads east to Red Lodge, Montana, on a scenic route climbing to 10,947 feet (3,337 m) in elevation through the Beartooth Mountains and across the Beartooth Plateau. The town's chief industry is tourism, which during the winter includes skiing and snowmobiling. It is named for Jay Cooke, financier of the Northern Pacific Railroad.

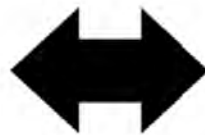
Park County is a county in the U.S. state of Montana. At the 2020 census, the population was 17,191. Its county seat is Livingston. A small part of Yellowstone National Park is in the southern part of the county.



Sales



Vacancy



Net Absorption

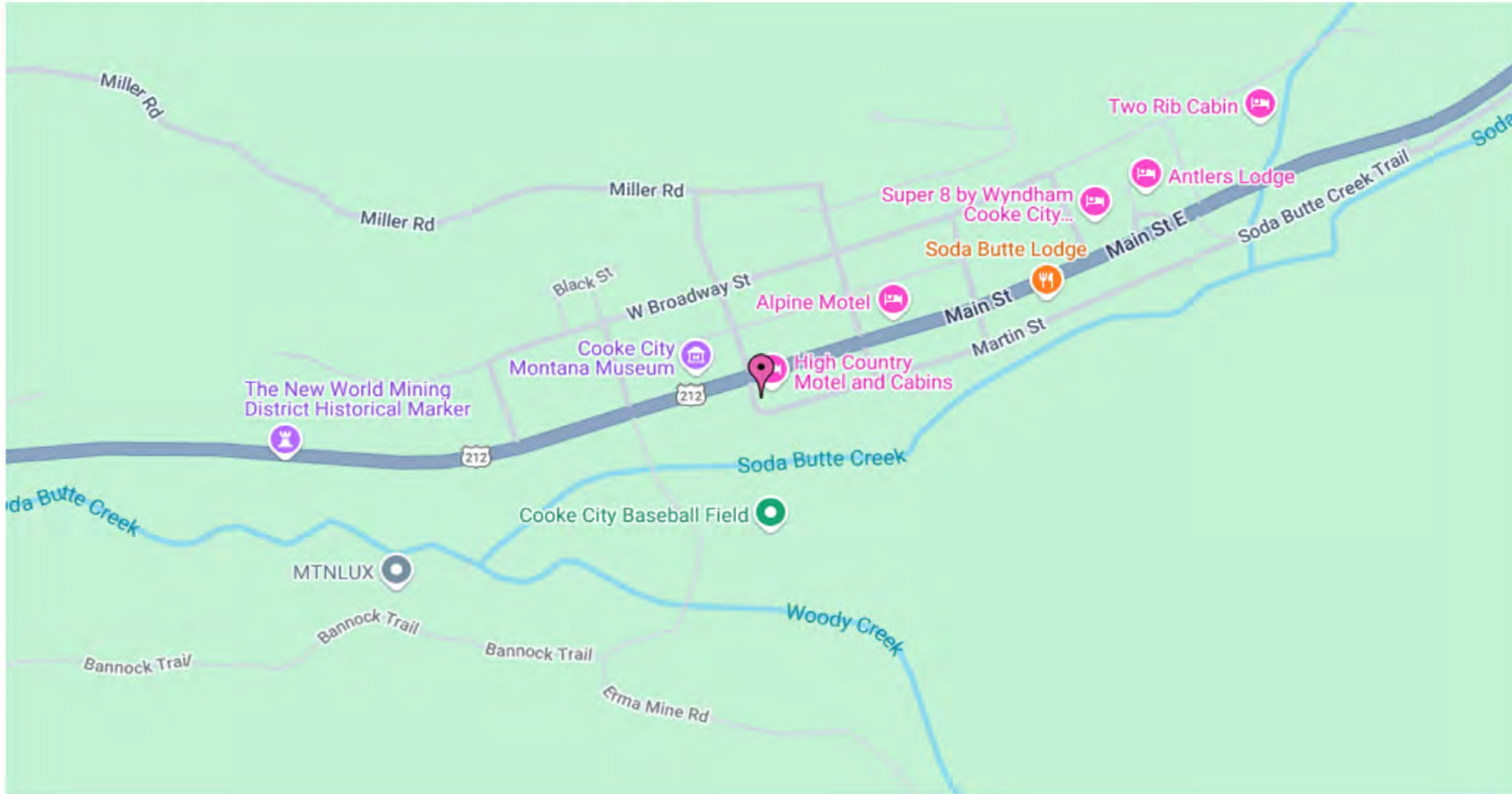


Construction



Lease Rates

Property Aerials & Map



Property Boundary



Market Value

Determinants

Market Value - is the estimated amount for which a property, considered in its highest and best use, should exchange for on the date of valuation between a willing buyer and a willing seller in an arms-length transaction after proper marketing, wherein the parties had each acted knowledgeably, prudently, and without compulsion or undue pressures.

In order to assess a property's market value the authors need to consider the highest and best use of the property. Four determinants are typically used in valuating a property's highest and best use and they are as follows:

Legally Allowable - Only those uses that are, or may be, legally allowed which may excluded uses that are not, and unlikely to become, allowed by zoning, uses forbidden by government regulations, and uses prohibited by deed restrictions or covenants. Properties with a use that predates existing zoning regulations may be legally nonconforming. Such grand fathered uses are generally legal even though they do not meet current zoning regulations. However, some such uses may not be reproduced if the legally nonconforming improvement is destroyed or damaged beyond a certain point.

Physically Possible - Any potential use must be physically possible given the size, shape, topography, and other characteristics of the site.

Financially Feasible - The proposed use of a property must generate adequate revenue to justify the costs of construction plus a profit for the developer/investor.

Maximally Productive - The use must generate the highest net return (profit) to the developer/investor.

Highest and Best Use - Motel & Cabins

For the purpose of this analysis, the author's assumption of the property's highest and best use is as noted above and its projected use is as such unless otherwise noted.

Valuation Explanation

For this opinion of value the authors will be utilizing the approaches below to estimate the market value of the subject property and they are as follows:

Income Valuation Approach

Considers property's estimated value is based on the net income produced or capable to produce and considers an expected/appropriate rate of return for the type, condition and location of the subject property.

Sales Comparison Approach

Estimates the value of property by comparing it to other similar properties in the marketplace that have sold recently. This approach assumes that a buyer is not willing or liable to spend more than they would for an equally desirable property. The Sales Comparison Approach involves finding sold properties comparable to the subject property, and adjusting/comparing the comparable to the subject property based on their inherent difference i.e. (Time, Motivation, Location, Construction, Type/Use and Economies of Scale).

Source(s) of information used in this analysis: City/County Public Records, Company Files, Local Appraisers, Local MLS and other local market participants.

Potential Gross Income	\$2,074,921.86
Vacancy @ 70.58%	\$1,464,479.85
<u>Net Rental Income</u>	\$610,442.01
Other Income (Retail Store)	\$65,056.21
Effective Income	\$675,498.22
Total Expenses	\$424,786.87
Net Income	\$250,711.35

Income Notes: The potential gross income shown above assumes 100% occupancy for 365 days. The adjusted gross income, however, reflects the actual rates received by the property, with vacancy calculated based on their real data.

Expense Notes: Expense are derived from actual costs and estimates incurred on the property and assumptions made by the author all values are deemed reliable but not guaranteed. The expense figures did not include the SBA loan, donations, nor the Rent Expense.

Cap Rate Analysis

Recent sales indicate acceptable capitalization rates ranging from 8% - 10%, thus utilizing the direct capitalization method of evaluation the author has assumed a capitalization rate of 9% based on the property's location, condition, and tenant mix.

Net Operating Value		\$250,711.35	
Cap Rate Range	8.00%	9.00%	10.00%
Indicated Value	\$3,133,891.88	\$2,785,681.67	\$2,507,113.50
Indicated Value Per Unit	\$208,926.13	\$185,712.11	\$167,140.90
Indicated Value Per SF	\$425.92	\$378.59	\$340.73

Sales Comparison Approach

In applying the direct sales comparison approach the author has conducted a search of sold properties that fall within the comparable scope of the subject property.

	Subject Property	Comparable #1	Comparable #2	Comparable #3
				
Location	113 Main Street, Cooke City, MT 59081	123 North Hayden Street, West Yellowstone, MT 59758	212 Gray Wolf Avenue, West Yellowstone, MT 59758	220 Firehole Avenue, West Yellowstone, MT 59758
Date Sold		Aug 18, 2023	Apr 21, 2023	Dec 1, 2020
Sales Price		\$1,600,000.00	\$11,000,000.00	\$2,300,000.00
Property Type	Hospitality / Motel	Hospitality / Motel	Hospitality / Motel	Hospitality / Motel
Units	15	15	48	14
Building Size / Land Size	7,358 SF / 16,378 SF	7,105 SF / 15,000 SF	30,198 SF / 173,804 SF	6,784 SF / 15,000 SF
Year Built / Remodeled	1952, 1961, 1970 / N/A	1954 / N/A	1994-2018 / N/A	1954, 1999, 2007 / N/A
Condition	Average	Fair/Average	Average	Average
Zoning	Unknown	B3 - Central Business	C3 - Central Commercial	B3 - Central Business
\$/Unit		\$106,666.67	\$229,166.67	\$164,285.71
Comparison Criteria				
Time		0.00%	0.00%	20.00%
Location		0.00%	0.00%	0.00%
Construction		5.00%	-5.00%	-5.00%
Condition		15.00%	0.00%	0.00%
Interior Buildout		5.00%	0.00%	0.00%
Cabins		15.00%	-20.00%	0.00%
Room Count		0.00%	15.00%	0.00%
Amenities		10.00%	-5.00%	0.00%
Overall Adjustment		50.00%	-15.00%	15.00%
Adjusted \$/Unit		\$160,000.01/Unit	\$194,791.67/Unit	\$188,928.57/Unit
Average Adjusted \$/Unit	\$181,240.85/Unit			
Average Adjusted \$/SF	\$369.48/SF			
Adjusted Comp Value	\$2,718,612.75			

Notes - Apartment/Managers Quarters: All three sales included an apartment similar to the subject, therefore, no adjustment was warranted.

Interior Buildout: Our subject has multiple rooms with kitchenettes and seating areas. Sale 1 was more simple in its interior buildout, therefore, an upward adjustment was warranted. Sale 2 and 3 were similar to our subject, therefore, no adjustment was warranted.

Cabins: Cabins are superior to motel rooms given the lack of a shared wall and the ability to generate higher rental rates. Sale 1 had no cabins, therefore, an upward adjustment was warranted. Sale 2 exclusively had cabins, therefore, a downward adjustment was warranted. Sale 3 was a mix similar to our subject, therefore, no adjustment was warranted.

Amenities: Our subject has a general store, which provides additional revenue to the subject. Sale 1 had no amenities on the property, warranting an upward adjustment. Sale 2 included multiple outbuildings which were not included in the overall unit count, therefore, a downward adjustment was warranted. Sale 3 included a 1,125 sq. ft. warehouse which could provided additional income. Given the warehouse and our subjects general store, I have elected to make no adjustment for sale 3.

Sales Comparison Approach

The below sale comparables for the subject property have been adjusted based on the following criteria noted by the author.

Comparable #1



123 North Hayden Street

123 North Hayden Street was a motel and office building located in West Yellowstone, MT. The motel was built in 1954 and totaled 6,045 square feet and the office was built in 1954 and totaled 1,105 square feet. The property offered 15 rooms and a manager's quarters. The land totaled 15,000 square feet and the property was zoned Central Business District. At the time of the sale in 2024 the property was considered to be in fair to average condition.

Comparable #2



212 Gray Wolf Avenue

212 Gray Wolf Avenue was a hospitality property located in West Yellowstone, MT. The cabins offered 48 rooms and the construction dates ranged from 1994-2005, additionally the property included an office built in 1994 totaling 528 sf, a spa built in 2011 totaling 1,202 sf, a laundry facility built in 1994 totaling 330 sf, a storage building built in 1994 totaling 330 sf, and an employee housing building built in 2018 totaling 800 sf. The land totaled 173,804 square feet (or 3.99 acres) and the property was zoned Central Commercial. At the time of the sale in 2023 the property was considered to be in average condition.

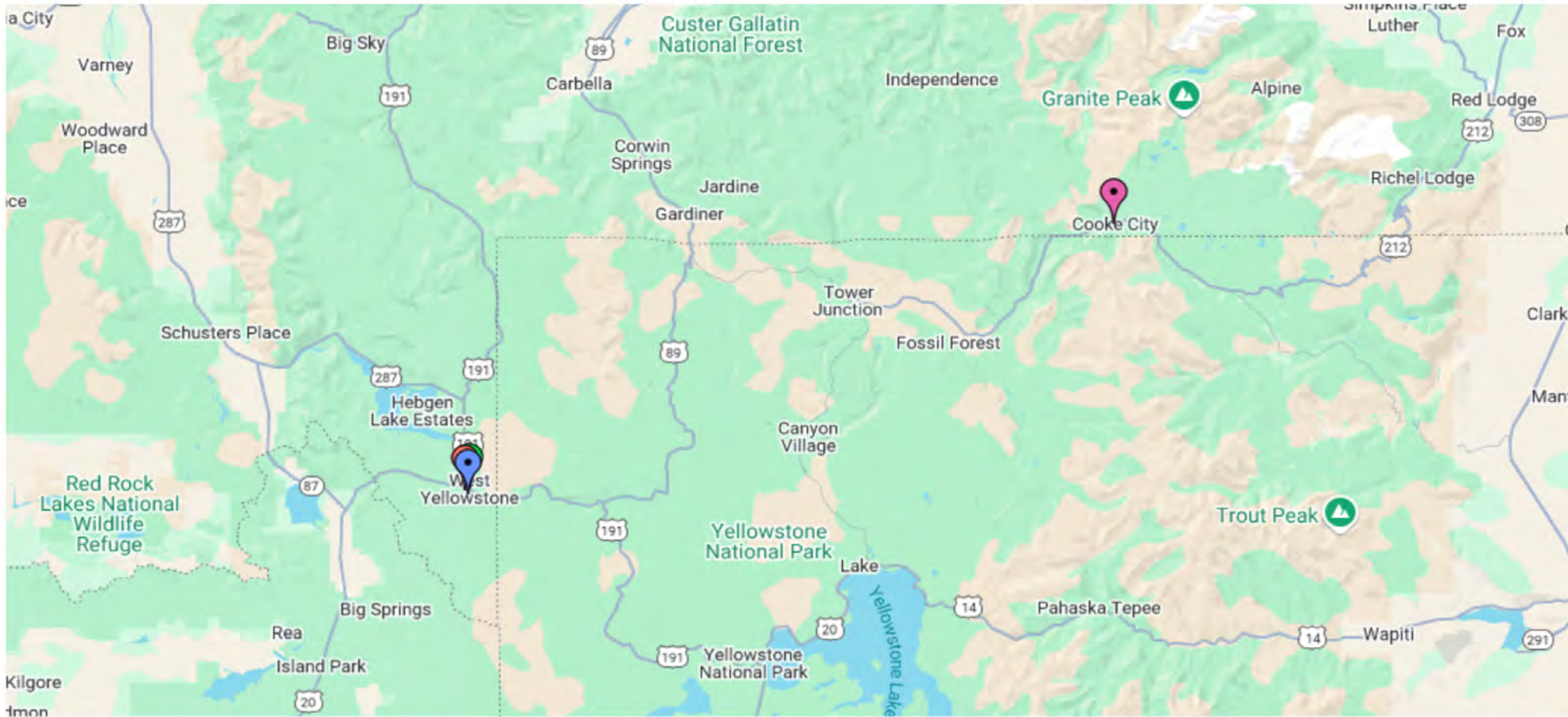
Comparable #3




220 Firehole Avenue

220 Firehole Avenue was a hospitality property located in West Yellowstone, MT. The motel and cabins were built in 1954 and totaled 4,776 square feet. It consisted of 8 motel rooms (270 sq. ft. each), 1 loft room, 4 cabins (450 sq. ft. each), and 1 family cabin (1,500 sq. ft.). Additionally the property included a warehouse that was built in 1999 totaling 1,224 sf and single family residence that was built in 2007 and totaled 784 sf for a grand total of 6,784 square feet. The land totaled 15,000 square feet and the property was zoned Central Business. At the time of the sale in 2020 the property was considered to be in average condition.

Sales Comparison Map



- Key**
-  **Subject Property:** 113 Main Street, Cooke City, MT
 -  **Comp #1:** 123 North Hayden Street, West Yellowstone, MT
 -  **Comp #2:** 212 Gray Wolf Avenue, West Yellowstone, MT
 -  **Comp #3:** 220 Firehole Avenue, West Yellowstone, MT

Weighted Total Valuations

Income Valuation Approach considers property's estimated value is based on the net income produced or capable to produce and considers an expected/appropriate rate of return for the type, condition and location of the subject property.

Sales Comparison Approach involves finding sold properties comparable to the subject property, and adjusting/comparing the comparable to the subject property based on their inherent difference i.e (Time, Motivation, Location, Construction, Condition, Type/Use and Economies of Scale). This approach has been used exclusively.

Approach to Value	Value Indicated	Weighting	Blended Values	\$/Unit	\$/SF
Income Approach	\$2,785,681.67	50.00%	\$1,392,840.83	\$185,712.11/Unit	\$378.59/SF
Sales Approach	\$2,718,612.75	50.00%	\$1,359,306.38	\$181,240.85/Unit	\$369.48/SF
Weighted Market Value			\$2,752,147.21	\$183,476.48/Unit	\$374.03/SF

Market Value Breakdown

Overall Price Range	\$2,718,612.75 - \$2,785,681.67
Final Market Value	\$2,750,000.00
Final Market \$/Unit	\$183,333.33/Unit
Final Market \$/SF	\$373.74/SF



Matt Robertson
Broker/Principal

10/30/2024

Report Date

Assumptions

This valuation has been prepared subject to the following general assumptions and limiting conditions. They are critical to the analysis and conclusion contained in this report.

No responsibility is assumed for legal or title considerations.

Title to the property is assumed to be good and marketable, free and clear of all liens or encumbrances unless otherwise stated in this report. Encumbrances considered in the valuation include but are not limited to: real estate taxes, recorded easements and/or covenants, CC&R's, purchase options or sale agreements signed leases, and unpaid bond debt.

It is assumed that any easements noted on the title report without specific locations will have no material effect on the normal use of any of the subject parcels.

Responsible ownership and competent property management are assumed unless otherwise stated in this report.

The information furnished by others is deemed to be reliable; however, no warranty is given for its accuracy.

All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

It is assumed that there are no hidden or non-apparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them. Unless otherwise noted, the author did not observe the existence of hazardous materials, which may or may not be present on the property. The presence of hazardous materials, if any, may impact the value of the property. The value estimate is predicated on the assumption there is no such material on or in the property, which would cause a loss in value. No responsibility is assumed for any such conditions, or for the expertise or engineering knowledge required to discover them. Should the client have concerns over the existence of hazardous materials on or in the property, they should consider the services of a qualified, independent engineer or contractor to determine the existence and/or extent of any hazardous materials, as well as the cost associated with any required mitigation and/or removal.

Assumptions (Continued)

It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.

Any forecasts or projections contained in this report are the product of the analysis of current, historical, and anticipated market conditions and assume continuation of prevailing political, social, economic, and environmental conditions. Such factors, contingent forecasts and/or projections are subject to change at any time.

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been stated, defined and considered in this evaluation report.

It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental, or private entity organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

Any sketch or rendering in this report may show approximate dimensions and is included to assist the reader in visualizing the property and are not to scale. Maps and exhibits if included in this report are provided for the reader's reference only. No guarantee as to accuracy is expressed or implied unless otherwise state in this report. No survey has been made for the purpose of this report.

The Americans With Disabilities Act (ADA) became effective in January 1992. The author has not made a specific compliance survey or analysis of this property to determine whether it is in conformance with the various, detailed requirements of the ADA. The value estimate is predicated on the assumption that, except as identified by the author, the subject improvements comply with the ADA. It is possible that a comprehensive compliance survey could reveal additional areas in which the property does not conform to one or more of the Act's requirements. If so, this could have a negative effect upon the market value or marketability of the property.

The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and improvements must not be used in conjunction with any other valuation and are invalid if so used.

Possession of this report or a copy thereof does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed.

All photos, unless otherwise specified, are courtesy of the author or inspector, Bing.com or Google.com.

Tax Year: 2024

Scale: 1:765.47 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 49-0181-25-3-18-04-0000

Assessment Code: 0000051393

Primary Owner:
 HIGH COUNTRY MOTEL & CABINS LLC
 404 CIRCLE DR
 FAIRHOPE, AL 36532-2603
 Note: See Owners section for all owners

Property Address:
 113 MAIN ST W
 COOKE CITY, MT 59081

Certificate of Survey:

Legal Description: COOKE CITY ORIGINAL TOWNSITE, S25, T09 S, R14 E, BLOCK 15, Lot 14 - 16, LOT 1 - 2 OF BLOCK 16 & LOT 13A OF SD 334

Last Modified: 10/2/2024 18:52:52 PM

Tax Year: 2024

General Property Information

Neighborhood: 249.150.C	Property Type: Improved Property
Living Units: 0	Levy District: 49-0617-9IN/C
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	
General: 0	Limited: 0

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	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0.376	410382

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
6/24/2011			6/24/2011	D 366515	Contract for Deed
4/12/2006	D334	480	N/A		
4/12/2006	D334	481	N/A		
6/25/2002	R174	988	N/A		
10/22/2001	R165	206	N/A		
10/22/2001	R165	205	N/A		

Owners

Tax Year: 2024

Party #1

Default Information:	HIGH COUNTRY MOTEL & CABINS LLC 404 CIRCLE DR FAIRHOPE, AL 36532-2603
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	9/9/2021 12:36:48 PM

Party #2

Default Information:	ZUNDEL FLORENCE A 404 CIRCLE DR FAIRHOPE, AL 36532-2603
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	9/9/2021 12:36:48 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	410382	1437018	1847400	INCOME
2023	410382	1437018	1847400	INCOME
2022	133839	1800161	1934000	INCOME

Market Land

Market Land Item #1

Method: Acre	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 0.376
Class Code: 2207	Value: 410382

Dwellings

Tax Year: 2024

No dwellings exist for this parcel

Other Buildings

No other buildings exist for this parcel

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
3	Rms #5 & #6	315 - Hotel/Motel, Low Rise (1 to 4 stories)	2	1952
4	CABINS #1-#4	101 - Residential, 1-family	1	1952
5	HIGH COUNTRY MOTEL #5-#15	315 - Hotel/Motel, Low Rise (1 to 4 stories)	10	1970
1	MAIN OFFICE & DWELLING	101 - Residential, 1-family	1	1961

Tax Year: 2024

Existing Building #1

General Building Information

Building Number: 3	Building Name: Rms #5 & #6
Structure Type: 315 - Hotel/Motel, Low Rise (1 to 4 stories)	Units/Building: 2
Identical Units: 1	Grade: A
Year Built: 1952	Year Remodeled: n/a
Class Code: 3507	Effective Year: 1990

Percent Complete: n/a

Interior/Exterior Data #1

Level From: 01 Use Type: 013 - Motel	Level To: 01
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Dimensions Area: 588 Use SK Area: 1	Perimeter: 122 Wall Height: 10
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Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 0-None Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal
---	---

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	1	4	49	0	196	10687.88	10688

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Tax Year: 2024

Existing Building #2

General Building Information

Building Number: 4	Building Name: CABINS #1-#4
Structure Type: 101 - Residential, 1-family	Units/Building: 1
Identical Units: 4	Grade: A
Year Built: 1952	Year Remodeled: n/a
Class Code: 3507	Effective Year: 1990

Percent Complete: n/a

Interior/Exterior Data #1

Level From: 01 Use Type: 013 - Motel	Level To: 01
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Dimensions Area: 320 Use SK Area: 1	Perimeter: 72 Wall Height: 10
---	----------------------------------

Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 0-None Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal
---	---

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Tax Year: 2024

Existing Building #3

General Building Information

Building Number: 5	Building Name: HIGH COUNTRY MOTEL #5-#15
Structure Type: 315 - Hotel/Motel, Low Rise (1 to 4 stories)	Units/Building: 10
Identical Units: 1	Grade: F
Year Built: 1970	Year Remodeled: n/a
Class Code: 3507	Effective Year: 1985

Percent Complete: n/a

Interior/Exterior Data #1

Level From: 02 Use Type: 013 - Motel	Level To: 02
Dimensions Area: 1386 Use SK Area: 1	Perimeter: 170 Wall Height: 10
Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 0-None Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	1	4	63	0	252	13741.56	13742

Interior/Exterior Data #2

Level From: 01 Use Type: 013 - Motel	Level To: 01
Dimensions Area: 2200 Use SK Area: 1	Perimeter: 244 Wall Height: 10
Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 0-None Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
FI1 - Fireplace, 1 opening	1	0	0	0	0	4875	4875

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Tax Year: 2024

Existing Building #4

General Building Information

Building Number: 1	Building Name: MAIN OFFICE & DWELLING
Structure Type: 101 - Residential, 1-family	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 1961	Year Remodeled: n/a
Class Code: 3507	Effective Year: 1990
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01 Use Type: 030 - Laundromat/Dry Cleaners	Level To: 01
Dimensions Area: 476 Use SK Area: 1	Perimeter: 96 Wall Height: 10
Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 0-None Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
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Interior/Exterior Data #2

Level From: 02 Use Type: 027 - Dwelling	Level To: 02
Dimensions Area: 952 Use SK Area: 1	Perimeter: 124 Wall Height: 10
Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 0-None Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
RT1 - Patio, wood	1	0	0	0	232	3242.13	3242

Interior/Exterior Data #3

Level From: 01 Use Type: 053 - Office	Level To: 01
Dimensions Area: 476 Use SK Area: 1	Perimeter: 96 Wall Height: 10
Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 0-None Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
RT1 - Patio, wood	1	0	0	0	768	8478.85	8479

Tax Year: 2024

RS1 - Utility Building, frame	1	8	9	0	72	2438.989998	2439
PP1 - Porch, open	1	5	23	0	115	6270.95	6271
FI1 - Fireplace, 1 opening	1	0	0	0	0	4875	4875
Elevators and Escalators							
Description		Units	Rise-ft	Stops	Speed	Capacity	Cost

Ag/Forest Land

No ag/forest land exists for this parcel

Easements

No easements exist for this parcel

Disclaimer

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Shopping Cart: 0 items [\$0.00]

New Search

History

Payoff

Pay Taxes

Help

Property Tax ID: 0000051393

Status: Current

Receipt: 6026

2024 Owner(s):
HIGH COUNTRY MOTEL & CABINS LLC
ZUNDEL FLORENCE A

Mailing Address:

404 CIRCLE DR
FAIRHOPE, AL 365322603

Levy District:
0617-RT, Cook City Resort Tax

2024 Value:

Market: \$1,803,856
Taxable: \$34,093

Detail

2024 Taxes: **View Pie Charts**

First Half: \$6,132.89 **Due:** 11/30/2024
Second Half: \$6,132.87 **Due:** 5/31/2025
Total: \$12,265.76

Detail

2024 Payments:

First Half: \$0.00
Second Half: \$0.00
Total: \$0.00

(May include penalty & interest)

2024 Legal Records:

Geo Code: 49-0181-25-3-18-04-0000 **Instru#:** D 366515 **Date:** 2011-06-24

Property address: 113 MAIN ST W, COOKE CITY MT 59081
Subdivision: (COO) COOKE CITY ORIGINAL TOWNSITE **Lot:** 14 **Block:** 15
TRS: T09 S, R14 E, Sec. 25
Legal: COOKE CITY ORIGINAL TOWNSITE, S25, T09
S, R14 E, BLOCK 15, Lot 14 - 16, LOT 1 -
2 OF BLOCK 16 & LOT 13A OF SD 334
Acres: 0.38

Geo Code:

Note: Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria will result in an incomplete search.

ATTENTION: For Owner Name Searches, you must search LastName FirstName.

The accuracy of this data is not guaranteed. Property Tax data was last updated 10/29/2024 03:00 PM.

Send Payments To:

Send Payments to:
Park County Treasurer
414 East Callender
Livingston, MT 59047
PH: (406)222-4121 or 4119



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Beartooth Unlimited
Profit & Loss
January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	
Income	
Store Sales	65,056.21
Consulting Income	150.00
Lodging sales	610,442.01
	675,648.22
Total Income	675,648.22
Cost of Goods Sold	
food to be sold at store	12,874.83
Gifts	9,994.34
Beer and Wine	13,712.54
	36,581.71
Total COGS	36,581.71
Gross Profit	639,066.51
Expense	
ask my accountant	746.03
SBA Loan	-25,000.00
change for store	985.00
Amenities for rooms	283.50
Decor	
Flowers	1,620.00
	1,620.00
Total Decor	1,620.00
Online booking	14,375.97
housing	1,200.00
Fees	0.30
laundry supplies	729.96
refund	-826.00
Taxes	
Lodging tax	37,651.45
Property Taxes	18,806.82
Resort tax	20,185.45
	76,643.72
Total Taxes	76,643.72
Merchant Account Fees	36,786.00
Contracted Services	-633.52
subscriptions	103.87
Donations	37.20
Employee Benefits	100.00
shipping	383.83
State income tax	618.33
chargeback	179.92
Advertising and Promoti...	1,658.80
Automobile Expense	
Fuel	975.79
car insurance	3,361.60
gas/vehicle maint.	275.40
	4,612.79
Total Automobile Expense	4,612.79
Dues and Subscriptions	400.00
Insurance Expense	
General Liability Insur...	14,862.77

Beartooth Unlimited
Profit & Loss
January through December 2023

	Jan - Dec 23
health insurance	
health insurance pre...	20,378.16
Total health insurance	20,378.16
Total Insurance Expense	35,240.93
licensing	951.95
Maintenance	3,668.25
Office Supplies	1,425.39
Operating supplies	
paper products	682.31
Cleaner	680.16
In room coffee	1,945.22
Toiletries	485.74
Linens	4,101.79
Operating supplies - O...	1,612.46
Total Operating supplies	9,507.68
paperwork fees	59.85
Payroll Expenses	
Officer Salaries	69,833.00
Wages	85,158.34
Unemployment	3,605.60
payroll taxes	28,786.13
state tax	8,017.78
Total Payroll Expenses	195,400.85
Rent Expense	40,171.29
Repairs and Maintenance	2,227.45
Utilities	
propane	24,708.30
Utilities, water	3,770.48
cable	2,537.85
electric	8,543.30
Phone	5,991.88
Utilities - Other	4,202.50
Total Utilities	49,754.31
Total Expense	453,413.65
Net Ordinary Income	185,652.86
Net Income	185,652.86