

Tax Year: 2026

Scale: 1:3497.81 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP

Subcategory: Residential Property

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

Assessment Code: 0003629400

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

Property Address:
15160 WESTSLOPE LOOP
FRENCHTOWN, MT 59834

Certificate of Survey: n/a

Legal Description: LOT 1, HAMEL ACRES, S34, T15 N, R21 W, Lot 13, ACRES 5.01

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

Tax Year: 2026

General Property Information

Neighborhood: 204.027	Property Type: Vacant Land
Living Units: n/a	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	5.01	n/a

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
3/4/2010	856	326	3/4/2010	n/a	Quit Claim Deed
2/26/2010	855	1292	2/26/2010	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:	10/26/2021 11:20:39 AM

Party #2

Default Information:	COTNOIR DANA L PO BOX 349 FRENCHTOWN, MT 59834-0349
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	10/26/2021 11:20:39 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	170191	n/a	170191	COST
2024	117467	n/a	117467	COST

Market Land

Market Land Item #1

Method: Acre	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 5.01
Class Code: 2201	Value: n/a

Dwellings

Tax Year: 2026

No dwellings exist for this parcel

Other Buildings

No other buildings exist for this parcel

Commercial

No commercial buildings exist for this parcel

Ag/Forest Land

No ag/forest land exists for this parcel

Conservation Easements

No conservation easements exist for this parcel

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