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2625 Dearborn Avenue, Ste 103 • Missoula, MT 59804 • (406)728-8404 • (406)728-4314 • tsimissoula.com

June 4, 2026

Coldwell Banker Commercial - Drew Ward Warne Advisory Group  
712 W Spruce St, Suite 17  
Missoula, MT 59802

ATTENTION: Kelsey Ward

RE: Listing Report - 17000 Beckwith St  
Our File No. TSI-58314

Dear Kelsey,

### **LISTING REPORT**

LEGAL DESCRIPTION: Lot 2 of Hamel Acres, a platted subdivision in Missoula County, Montana, according to the official recorded plat thereof.

RECORD OWNERS: KATHRYN A. COTNOIR and DANA L. COTNOIR, as joint tenants with rights of survivorship

**SUBJECT TO:**

1. GENERAL COUNTY TAXES FOR THE YEAR 2026 ARE A LIEN, THE AMOUNT OF WHICH HAS NOT YET BEEN DETERMINED AND IS NOT YET DUE OR PAYABLE.
2. TERMS, CONDITIONS AND ASSESSMENTS OF THE FRENCHTOWN IRRIGATION DISTRICT.
3. NOTE: GENERAL COUNTY TAXES FOR THE YEAR 2025 ARE PAID IN THE AMOUNT OF \$2025. (SUID NO. 3,190.70)
4. NOTE: ACCORDING TO THE MISSOULA COUNTY ASSESSOR'S OFFICE, THE PROPERTY ADDRESS IS 17000 BECKWITH ST, FRENCHTOWN, MT 59834.

Effective date: May 25, 2026 at 05:00 PM

This report is not a commitment to insure, nor is any liability assumed hereunder by Title Services, Inc.

Listing Report - 17000 Beckwith St  
TSI-58314

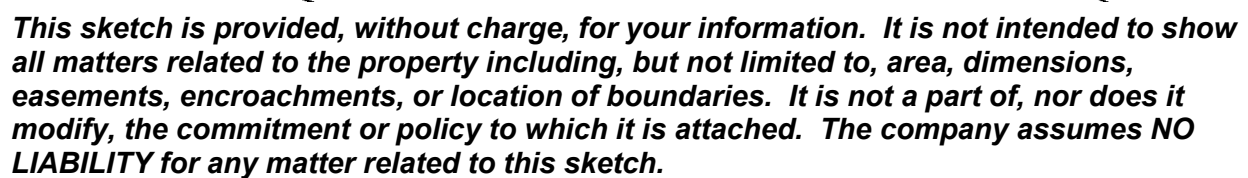
**This listing report is intended for information purposes only. It does not include all matters found to effect subject property. If you require information concerning easements, judgments or other restrictions that may affect subject property, please contact our office.**

Thank you.

Sincerely,  
Title Services, Inc.

Veronica Nelson

**NORTH** ↑





Missoula County Treasurer  
Tyler R Gernant  
200 West Broadway Street  
Missoula, MT 59802

2025 Real Estate Tax Statement  
RETURN THIS STUB WITH YOUR PAYMENT

1ST HALF PAYMENT

PARCEL #: 827504      STATEMENT#: 53569



DUE BY 5:00 P.M. ON OR BEFORE:      12/01/2025

FIRST HALF AMOUNT DUE:      \$1,612.66

Sign up for tax notifications ( ) - or at [taxreminders.us](https://taxreminders.us)  
Carrier charges may apply. Pay online at [missoulataxes.us](https://missoulataxes.us) Make checks payable  
to [Missoula County Treasurer](#).

COTNOIR KATHRYN A  
COTNOIR DANA L  
PO BOX 349  
FRENCHTOWN MT 59834-0349

2025 0000827504 00053569 0000161266 0000319070 5



Missoula County Treasurer  
Tyler R Gernant  
200 West Broadway Street  
Missoula, MT 59802

2025 Real Estate Tax Statement  
RETURN THIS STUB WITH YOUR PAYMENT

2ND HALF PAYMENT

PARCEL #: 827504      STATEMENT#: 53569



DUE BY 5:00 P.M. ON OR BEFORE:      06/01/2026

SECOND HALF AMOUNT DUE:      \$1,578.04

Sign up for tax notifications ( ) - or at [taxreminders.us](https://taxreminders.us)  
Carrier charges may apply. Pay online at [missoulataxes.us](https://missoulataxes.us) Make checks payable  
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COTNOIR KATHRYN A  
COTNOIR DANA L  
PO BOX 349  
FRENCHTOWN MT 59834-0349

2025 0000827504 00053569 0000161266 0000319070 5

GENERAL TAX DETAIL

| Levy Description                 | Amount | Levy Description                   | Amount          | Levy Description                | Amount          |
|----------------------------------|--------|------------------------------------|-----------------|---------------------------------|-----------------|
| <b>County</b>                    |        | COUNTY/CITY PLANNING               | 9.16            | <b>State School</b>             |                 |
| COUNTY AGING SERVICES(Voted)     | 24.80  | COUNTY PROP & LIAB INS.            | 16.52           | STATE ELEM EQUALIZATION         | 146.62          |
| COUNTY PUBLIC WORKS BRIDGES      | 12.80  | COUNTY PUBLIC SAFETY FUND          | 106.58          | STATE HS EQUALIZATION           | 97.74           |
| CAPITAL IMPROVEMENTS             | 19.94  | PW EQUIPMENT BONDS                 | 2.72            | STATE SCHOOL FOUNDATION EQUAL   | 177.72          |
| COMMUNITY & PLANNING SVC         | 18.80  | COMMUNITY JUSTICE DEPARTMENT       | 9.73            | STATE UNIVERSITY MILLAGE(Voted) | 26.66           |
| COMMUNITY ASSISTANCE FUND        | 11.10  | COUNTY PUBLIC WORKS ROAD           | 109.34          | STATE VO-TECH MILLAGE           | 6.66            |
| CHILDCARE PROVIDER TRAINING      | 0.88   | COUNTY SEARCH/RESCUE(Voted)        | 0.72            | <b>Total State School</b>       | <b>455.40</b>   |
| DETENTION CENTER                 | 169.76 | SEARCH/RESCUE SEELEY(Voted)        | 0.40            | <b>Total General Taxes</b>      | <b>2,979.53</b> |
| DISTRICT COURT                   | 9.06   | SHERIFF BUILDING BONDS             | 1.12            |                                 |                 |
| ELECTIONS CENTER                 | 7.24   | COUNTY SUBSTANCE ABUSE PR(Voted)   | 5.10            |                                 |                 |
| COUNTY EXTENSION SERVICE         | 10.18  | COUNTY TECHNOLOGY FUND             | 26.80           |                                 |                 |
| COUNTY FAIR                      | 9.06   | COUNTY WEED CONTROL(Voted)         | 9.90            |                                 |                 |
| COUNTY GENERAL FUND              | 238.28 | <b>Total County</b>                | <b>1,153.05</b> |                                 |                 |
| GRANTS AND COMMUNITY SERVICES    | 11.38  | <b>Local School</b>                |                 |                                 |                 |
| HD BUILDING IMPROVMENT BONDS     | 2.72   | 201 FRENCHTOWN K-12 GEN(Voted)     | 421.06          |                                 |                 |
| COUNTY HEALTH DEPT.              | 78.24  | 210 FRENCHTOWN K-12 TRANS          | 113.34          |                                 |                 |
| HEALTH ANIMAL CONTROL BONDS      | 5.42   | 211 FRENCHTOWN K-12 BUS DEPR       | 13.20           |                                 |                 |
| COUNTY H.D. ANIMAL CONTROL       | 13.86  | 213 FRENCHTOWN K-12 TUITION        | 89.66           |                                 |                 |
| JUDGEMENT LEVY 2022              | 10.58  | 217 FRENCHTOWN K-12 ADULT ED       | 4.44            |                                 |                 |
| JUDGEMENT LEVY 2026              | 5.60   | 228 FRENCHTOWN K-12 TECH(Voted)    | 8.54            |                                 |                 |
| COUNTY LIBRARY(Voted)            | 45.86  | 229 FRENCHTOWN K-12 FLEX           | 50.66           |                                 |                 |
| LIBRARY GO BONDS(Voted)          | 27.46  | 250 FRENCHTOWN K-12 DEBT SV(Voted) | 252.68          |                                 |                 |
| LTGO 2017 BONDS(Voted)           | 2.80   | 261 FRENCHTOWN K-12 BLDG RE(Voted) | 15.10           |                                 |                 |
| COUNTY MENTAL HEALTH TREATME     | 1.46   | RETIREMENT-ELEMENTARY              | 66.82           |                                 |                 |
| COUNTY HISTORICAL MUSEUM(Voted)  | 9.90   | RETIREMENT-HIGH SCHOOL             | 32.66           |                                 |                 |
| COUNTY PARKS & RECREATION(Voted) | 15.46  | TRANSPORTATION - HS/ELEM           | 8.04            |                                 |                 |
| COUNTY PERMISSIVE MEDICAL LEVY   | 53.22  | <b>Total Local School</b>          | <b>1,076.20</b> |                                 |                 |
| PERMISSIVE MEDICAL-RURAL         | 10.66  | <b>Special Districts</b>           |                 |                                 |                 |
| COUNTY PERMISSIVE SRS RETIREME   | 28.44  | FRENCHTOWN FIRE                    | 294.88          |                                 |                 |

SPECIAL ASSESSMENTS

|  | Description                      | Code | 1st Half      | 2nd Half     |
|--|----------------------------------|------|---------------|--------------|
|  | FT MSLA PARKS OPEN SPACE(Voted)  | FMRP | 8.89          | 8.89         |
|  | FRENCHTOWN IRRIGATION DIS        | IFRT | 78.80         | 78.80        |
|  | SOC SOIL CONSERV. DIST.          | SOC  | 0.60          | 0.59         |
|  | WQD WATER QUAL DIST.             | WQD  | 34.60         | 0.00         |
|  | <b>TOTAL SPECIAL ASSESSMENTS</b> |      | <b>122.89</b> | <b>88.28</b> |

This property may qualify for tax assistance, including: Property Tax Assistance Program, Intangible Land Value Assistance Program, State Property Tax Assistance Program, Disabled or Deceased Veteran's Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Department of Revenue at (406)329-1400 for further information.

| General Taxes                        | District | Mill Levy | 1st Half          | 2nd Half |
|--------------------------------------|----------|-----------|-------------------|----------|
| FRENCHTOWN, FRENCHTOWN FI            | 40.3     | 670.6100  | 1,489.77          | 1,489.76 |
| <b>TOTAL TAXES DUE CURRENT YEAR:</b> |          |           | <b>\$3,190.70</b> |          |

Enroll in Missoula County tax notifications at [taxreminders.us](https://taxreminders.us).

Online check payments are free at [missoulataxes.us](https://missoulataxes.us) Credit/debit card payments incur a flat fee of \$1.25 plus 1.995% processing fee.

2025 REAL ESTATE  
STATEMENT OF TAXES PAYABLE

TOTAL 2025 TAXES DUE: \$3,190.70

PARCEL #: 827504      STATEMENT#: 53569

COTNOIR KATHRYN A  
COTNOIR DANA L  
PO BOX 349  
FRENCHTOWN MT 59834-0349

Legal Description:      ( 1 ) 04-2428-34-1-02-03-0000  
HAMEL ACRES, S34, T15 N, R21 W, Lot 2

| Valuation Type    | Market Value   | Taxable Value |
|-------------------|----------------|---------------|
| Real Estate       | 2,759          | 57            |
| Improvements      | 522,160        | 4,386         |
| Personal Property | 0              | 0             |
| <b>TOTAL</b>      | <b>524,919</b> | <b>4,443</b>  |

Billing date: 10/11/2025

After Recording Return To:

Michael D. Bybee  
Garlington, Lohn & Robinson, PLLP  
350 Ryman Street • P.O. Box 7909  
Missoula, MT 59807-7909

## QUITCLAIM DEED

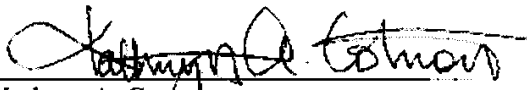
**Kathryn A. Cotnoir**, whose address is P.O. Box. 349, Frenchtown, Montana 59834 ("Grantor"), does hereby convey, release, remise and forever quitclaim unto **Kathryn A. Cotnoir and Dana L. Cotnoir**, as joint tenants, and not as tenants in common, whose address is P.O. Box. 349, Frenchtown, Montana 59834 ("Grantee"), all of Grantor's right, title and interest in and to the following real property in Missoula County, Montana, to wit:

LOT 2 OF HAMEL ACRES, A PLATTED SUBDIVISION OF MISSOULA COUNTY,  
MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF IN BOOK 24 OF  
PLATS, AT PAGE 44.

**Recording Reference:** Book: 1092, Page: 324; Document No. 202310231  
Tax Id: 827504

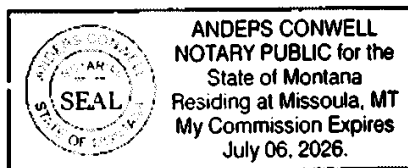
**TO HAVE AND TO HOLD** the said property together with its easements and  
appurtenances unto the Grantees, and Grantees' successors and assigns, forever.

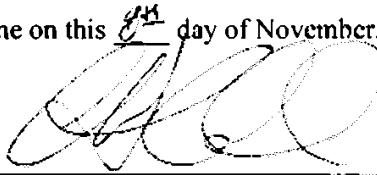
DATED this 8 day of November, 2023.

  
Kathryn A. Cotnoir

STATE OF MONTANA     )  
                                          )SS.  
County of Missoula     )

This instrument was acknowledged before me on this 8th day of November, 2023 by  
Kathryn A. Cotnoir.



  
Notary Public for the State of Montana