



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 - 15160 Westslope Loop
Our File No. TSI-58315

Dear Kelsey,

LISTING REPORT

LEGAL DESCRIPTION: Lot 13 of the AMENDED PLAT OF LOT 1, HAMEL ACRES, a platted subdivision in Missoula County, Montana, according to the official recorded plat thereof.

RECORD OWNERS: KATHRYN A, COTNOIR and DAND 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. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR AMENDED PLAT OF LOT 1, HAMEL ACRES SUBDIVISION (Deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.)
RECORDED : March 26, 2021
BOOK/PAGE : Book 1052 Micro Records, Page 593
4. NOTE: GENERAL COUNTY TAXES FOR THE YEAR 2025 ARE PAID IN THE AMOUNT OF \$1,273.98. (SUID NO. 3629400)
5. NOTE: ACCORDING TO THE MISSOULA COUNTY ASSESSOR'S OFFICE, THE PROPERTY

Listing Report - 15160 Westslope Loop
TSI-58315

ADDRESS IS 15160 WESTSLOPE LOOP, 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.

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

LOT 1, HAMEL ACRES

NORTH ↑



This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property including, but not limited to, area, dimensions, easements, encroachments, or location of boundaries. It is not a part of, nor does it modify, the commitment or policy to which it is attached. The company assumes NO LIABILITY for any matter related to this sketch.



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 #: 3629400 STATEMENT#: 28261



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

FIRST HALF AMOUNT DUE: \$645.65

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

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

2025 0003629400 00028261 0000064565 0000127398 4



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 #: 3629400 STATEMENT#: 28261



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

SECOND HALF AMOUNT DUE: \$628.33

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

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

2025 0003629400 00028261 0000064565 0000127398 4

GENERAL TAX DETAIL

Levy Description	Amount	Levy Description	Amount	Levy Description	Amount
County		COUNTY/CITY PLANNING	2.66	State School	
COUNTY AGING SERVICES(Voted)	7.22	COUNTY PROP & LIAB INS.	4.82	STATE ELEM EQUALIZATION	42.66
COUNTY PUBLIC WORKS BRIDGES	3.72	COUNTY PUBLIC SAFETY FUND	31.02	STATE HS EQUALIZATION	28.44
CAPITAL IMPROVEMENTS	5.80	PW EQUIPMENT BONDS	0.78	STATE SCHOOL FOUNDATION EQUAL	51.72
COMMUNITY & PLANNING SVC	5.46	COMMUNITY JUSTICE DEPARTMENT	2.84	STATE UNIVERSITY MILLAGE(Voted)	7.76
COMMUNITY ASSISTANCE FUND	3.24	COUNTY PUBLIC WORKS ROAD	31.82	STATE VO-TECH MILLAGE	1.94
CHILDCARE PROVIDER TRAINING	0.26	COUNTY SEARCH/RESCUE(Voted)	0.20	Total State School	132.52
DETENTION CENTER	49.40	SEARCH/RESCUE SEELEY(Voted)	0.12	Total General Taxes	867.10
DISTRICT COURT	2.64	SHERIFF BUILDING BONDS	0.32		
ELECTIONS CENTER	2.10	COUNTY SUBSTANCE ABUSE PR(Voted)	1.48		
COUNTY EXTENSION SERVICE	2.96	COUNTY TECHNOLOGY FUND	7.80		
COUNTY FAIR	2.64	COUNTY WEED CONTROL(Voted)	2.88		
COUNTY GENERAL FUND	69.34	Total County	335.56		
GRANTS AND COMMUNITY SERVICES	3.32	Local School			
HD BUILDING IMPROVMENT BONDS	0.78	201 FRENCHTOWN K-12 GEN(Voted)	122.54		
COUNTY HEALTH DEPT.	22.78	210 FRENCHTOWN K-12 TRANS	32.98		
HEALTH ANIMAL CONTROL BONDS	1.58	211 FRENCHTOWN K-12 BUS DEPR	3.84		
COUNTY H.D. ANIMAL CONTROL	4.04	213 FRENCHTOWN K-12 TUITION	26.10		
JUDGEMENT LEVY 2022	3.08	217 FRENCHTOWN K-12 ADULT ED	1.30		
JUDGEMENT LEVY 2026	1.62	228 FRENCHTOWN K-12 TECH(Voted)	2.48		
COUNTY LIBRARY(Voted)	13.34	229 FRENCHTOWN K-12 FLEX	14.74		
LIBRARY GO BONDS(Voted)	8.00	250 FRENCHTOWN K-12 DEBT SV(Voted)	73.54		
LTGO 2017 BONDS(Voted)	0.82	261 FRENCHTOWN K-12 BLDG RE(Voted)	4.40		
COUNTY MENTAL HEALTH TREATME	0.42	RETIREMENT-ELEMENTARY	19.44		
COUNTY HISTORICAL MUSEUM(Voted)	2.88	RETIREMENT-HIGH SCHOOL	9.50		
COUNTY PARKS & RECREATION(Voted)	4.50	TRANSPORTATION - HS/ELEM	2.34		
COUNTY PERMISSIVE MEDICAL LEVY	15.50	Total Local School	313.20		
PERMISSIVE MEDICAL-RURAL	3.10	Special Districts			
COUNTY PERMISSIVE SRS RETIREME	8.28	FRENCHTOWN FIRE	85.82		

SPECIAL ASSESSMENTS

	Description	Code	1st Half	2nd Half
	FT MSLA PARKS OPEN SPACE(Voted)	FMRP	6.44	6.44
	FRENCHTOWN IRRIGATION DIS	IFRT	185.48	185.47
	ROSP COUNTY OPEN SPACE(Voted)	ROSP	1.97	1.96
	SOC SOIL CONSERV. DIST.	SOC	0.91	0.91
	WQD WATER QUAL DIST.	WQD	17.30	0.00
	TOTAL SPECIAL ASSESSMENTS		212.10	194.78

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	433.55	433.55
TOTAL TAXES DUE CURRENT YEAR:			\$1,273.98	

Enroll in Missoula County tax notifications at taxreminders.us.

Online check payments are free at 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: \$1,273.98

PARCEL #: 3629400 STATEMENT#: 28261

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

Legal Description: (1) 04-2428-34-1-02-02-0000
LOT 1, HAMEL ACRES, S34, T15 N, R21 W,
Lot 13, ACRES 5.01

Valuation Type	Market Value	Taxable Value
Real Estate	170,191	1,293
Improvements	0	0
Personal Property	0	0
TOTAL	170,191	1,293

Billing date: 10/11/2025

2
gB

Return to:

St. Peter Law Offices, P.C.
P.O. Box 17255
Missoula, Montana 59808

201004242 B: 856 P: 326 Pages: 2
03/04/2010 10:55:23 AM Quit Claim Deed
Vickie M Zeier, Missoula County Clerk & Recorder



QUITCLAIM DEED

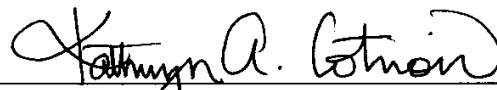
FOR VALUE RECEIVED, **Kathryn A. Cotnoir** whose mailing address is P.O. Box 349, Frenchtown, Montana 59834 does hereby convey, release, remise and forever quitclaim unto **Kathryn A. Cotnoir** and **Dana L. Cotnoir**, whose mailing address is P.O. Box 349, Frenchtown, Montana 59834, as joint tenants with right of survivorship and not as tenants in common, the real property located in Missoula County, Montana, described as follows (referred to herein as "Property"):

Lot 1 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 724, Page 203, Instrument 200347744

together with their appurtenances.

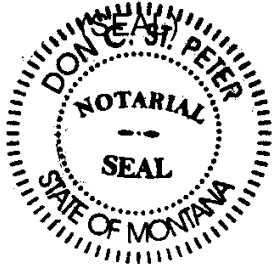
DATED this 22 day of February, 2010.


Kathryn A. Cotnoir

[SEE NOTARY NEXT PAGE]

STATE OF MONTANA)
 : ss.
County of Missoula)

This instrument was acknowledged before me this 22nd day of February, 2010, by Kathryn A. Cotnoir.



A handwritten signature in black ink, appearing to read "Don C. St. Peter", written over a horizontal line.

Don C. St. Peter
Notary Public for the State of Montana
Residing at Missoula, Montana
My commission expires: May 22, 2010