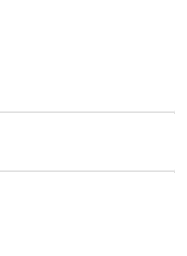


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Property Address: 735 W PARK ST DILLON, MT 59725
Geocode: 18-0325-13-4-05-01-0000
Tax Year: 2024



Summary

Primary Information
 Property Category: RP Subcategory: Mixed Use - Res & Comm
 Geocode: 18-0325-13-4-05-01-0000 Assessment Code: 0000100721
 Primary Address: COM.COM LLC Property Address: 735 W PARK ST
 735 W PARK ST DILLON, MT 59725-9720 DILLON, MT 59725
 Note: See Owners section for all owners
 Certificate of Survey: 506 Legal Description: S13, T07 S, R09 W, C.O.S. 506, PARCEL 2, ACRES 17.55
 Last Modified: 10/11/2025 17:7:10 PM

General Property Information
 Neighborhood: 218.002 Property Type: Mobile/RV Parks
 Living Units: 3 Levy District: 18-D005-10R2
 Zoning: Ownership: 100%
 Linked Property: 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	Access	Value
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop	0	0
Wild Hay	0	0
Farmville	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	17.55	272822

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
5/14/2009	356	551-553	5/14/2009	270115	Warranty Deed
10/12/2004	0326	581	N/A		
10/12/2004	326	579	N/A		
11/21/1997	289	1129	N/A		
11/20/1997	289	1127	N/A		
9/29/1993	W272	00001	N/A		
9/22/1993	P271	01290	N/A		

Owners

Party #1
 Default Information: COM.COM LLC
 735 W PARK ST DILLON, MT 59725-9720
 Ownership %: 100
 Primary Owner: Yes
 Interest Type: Conversion
 Last Modified: 4/7/2011 9:51:14 AM

Party #2
 Default Information: MCYERSON ROBERT A
 735 W PARK ST DILLON, MT 59725-9720
 Ownership %: 100
 Primary Owner: Yes
 Interest Type: Conversion
 Last Modified: 4/7/2011 9:51:14 AM

Party #3
 Default Information: DILLON KOA
 735 W PARK ST DILLON, MT 59725-9720
 Ownership %: 100
 Primary Owner: Yes
 Interest Type: Conversion
 Last Modified: 4/7/2011 9:51:14 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	514840	407470	787662	COST
2024	285532	407470	693002	COST
2023	285532	407470	693002	COST

Market Land

Market Land Item #1
 Method: Acre Type: Primary Site
 Width: n/a Depth: n/a
 Square Feet: n/a Acres: 17.55
 Valuation Value: 272822
 Class Code: 2107

Dwellings

Dwelling #1
 Dwelling Information
 Dwelling Type: MH Style: DW Year Built: 2000
 Residential Type: MH Style: DW
 Year Built: 2000 Roof Material: 10 - Asphalt Shingle
 Effective Year: n/a Roof Type: 3 - Gable
 Story Height: 1.0 Attic Type: 0 - None
 Grade: A Exterior Walls: n/a
 Class Code: 3301 Exterior Wall Finish: 5 - Maintenance Free Aluminum/Vinyl/Steel
 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: n/a
 Daylight: n/a Basement Type: 0 - None
 Quality: n/a

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

Living Accommodations
 Bedrooms: 4 Family Rooms: n/a
 Full Baths: 3 Half Baths: n/a
 Addl Fixtures: 3

Additional Information
 Fireplaces: Stacks: n/a
 Stories: n/a Prefab/Stove: n/a
 Openings: n/a Cost & Design: n/a
 Garage Capacity: n/a % Complete: n/a
 Flat Add: n/a Description: n/a

Dwelling Amenities
 View: n/a Access: n/a

Area Used In Cost
 Basement: n/a Additional Floors: n/a
 First Floor: 2128 Second Floor: n/a
 Half Story: n/a Unfinished Area: n/a
 Attic: n/a SFLA: 2128

Depreciation Information
 CDU: n/a Physical Condition: Average (7)
 Desirability: Location: Very Good (9)
 Property: Average (7)

Depreciation Calculation
 Age: 24 Pct Good: 0.5
 RCNLD: 91120

Additions / Other Features
 No additions exist for this property. No additional features exist for this property.

Dwelling #2

Dwelling #2
 Dwelling Information
 Dwelling Type: MH Style: DW Year Built: 1987
 Residential Type: MH Style: DW
 Year Built: 1987 Roof Material: 10 - Asphalt Shingle
 Effective Year: n/a Roof Type: 3 - Gable
 Story Height: 1.0 Attic Type: 0 - None
 Grade: A Exterior Walls: n/a
 Class Code: 3301 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: n/a
 Daylight: N Basement Type: 0 - None
 Quality: n/a

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

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

Additional Information
 Fireplaces: Stacks: n/a
 Stories: n/a Prefab/Stove: n/a
 Openings: n/a Cost & Design: n/a
 Garage Capacity: n/a % Complete: n/a
 Flat Add: n/a Description: n/a

Dwelling Amenities
 View: n/a Access: n/a

Area Used In Cost
 Basement: n/a Additional Floors: n/a
 First Floor: 1848 Second Floor: n/a
 Half Story: n/a Unfinished Area: n/a
 Attic: n/a SFLA: 1848

Depreciation Information
 CDU: n/a Physical Condition: Average (7)
 Desirability: Location: Very Good (9)
 Property: Average (7)

Depreciation Calculation
 Age: 37 Pct Good: 0.25
 RCNLD: 40900

Additions / Other Features
 No additions exist for this property. No additional features exist for this property.

Other Buildings

Outbuilding/Yard Improvement #1
 Type: Commercial Description: CPA2 - Paving, concrete, 4'
 Quantity: 1 Year Built: 1988
 Grade: A Condition: Com 3 Normal
 Functional: 3-Normal Class Code: 3307
 Dimensions Length: n/a
 Width/Diameter: n/a Height: n/a
 Size/Area: 500 Circumference: n/a
 Bushels: n/a

Outbuilding/Yard Improvement #2
 Type: Commercial Description: CRS1 - Utility Building, frame
 Quantity: 1 Year Built: 1974
 Grade: A Condition: Com 2 Fair
 Functional: 2-Fair Class Code: 3307
 Dimensions Length: 10
 Width/Diameter: 8 Height: n/a
 Size/Area: n/a Circumference: n/a
 Bushels: n/a

Outbuilding/Yard Improvement #3
 Type: Commercial Description: CRS1 - Utility Building, frame
 Quantity: 1 Year Built: 1974
 Grade: A Condition: Com 3 Normal
 Functional: 3-Normal Class Code: 3307
 Dimensions Length: n/a
 Width/Diameter: n/a Height: n/a
 Size/Area: 576 Circumference: n/a
 Bushels: n/a

Outbuilding/Yard Improvement #4
 Type: Residential Description: AAP1 - Pole Frame Bldg, 4 sides closed, metal
 Quantity: 1 Year Built: 1988
 Grade: A Condition: Res Fair
 Functional: n/a Class Code: 3301
 Dimensions Length: n/a
 Width/Diameter: n/a Height: n/a
 Size/Area: 2140 Circumference: n/a
 Bushels: n/a

Outbuilding/Yard Improvement #5
 Type: Commercial Description: CRP5 - Swimming pool, outdoor, commercial
 Quantity: 1 Year Built: 1974
 Grade: A Condition: Com 3 Normal
 Functional: 3-Normal Class Code: 3307
 Dimensions Length: n/a
 Width/Diameter: n/a Height: n/a
 Size/Area: 920 Circumference: n/a
 Bushels: n/a

Commercial

Commercial Summary

Buildings Summary	Building Name	Structure Type	Units	Year Built
1	DILLON KOA	373 - Multi-purpose, Retail, single occupancy	1	1974
1	DILLON KOA	703 - Mobile Home Park, > 50 spaces	63	1974
2		101 - Residential, 1-family	1	1997
3		101 - Residential, 1-family	1	1999

Existing Building #1

General Building Information
 Building Number: 1 Building Name: DILLON KOA
 Structure Type: 373 - Multi-purpose, Retail, single occupancy Units/Building: 1
 Identical Units: 1 Grade: A
 Year Built: 1974 Year Remodeled: n/a
 Class Code: 3307 Effective Year: n/a
 Percent Complete: n/a

Interior/Exterior Data #1
 Level From: 01 Level To: 01
 Use Type: 038 - Convenience Store
 Dimensions: Perimeter: 152
 Area: 1412 Wall Height: 8
 Use SK Area: n/a

Features: Construction: 1-Wood Frame/Joist/Beam
 Exterior Wall Desc: 02 - Frame % Interior Finished: 100
 Economic Life: 40 Heat Type: 1-Hot Air
 Partitions: 2-Normal Plumbing: 2-Normal
 AC Type: 0-None Functional Utility: 3-Normal
 Other Features:

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	2	0	0	0	72	4272.48	8545

Elevators and Escalators	Description	Units	Rise-ft	Stops	Speed	Capacity	Cost

Existing Building #2

General Building Information
 Building Number: 1 Building Name: DILLON KOA
 Structure Type: 703 - Mobile Home Park, > 50 spaces Units/Building: 63
 Identical Units: 1 Grade: F
 Year Built: 1974 Year Remodeled: n/a
 Class Code: 3307 Effective Year: n/a
 Percent Complete: n/a

Interior/Exterior Data #1
 Level From: 01 Level To: 01
 Use Type: 011 - Apartment
 Dimensions: Perimeter: 48
 Area: 144 Wall Height: 8
 Use SK Area: 1

Features: Construction: 1-Wood Frame/Joist/Beam
 Exterior Wall Desc: 18 - Log % Interior Finished: 100
 Economic Life: 55 Heat Type: 0-None
 Partitions: 0-None Plumbing: 0-None
 AC Type: 0-None Functional Utility: 3-Normal
 Other Features:

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	2	0	0	0	72	4272.48	8545

Elevators and Escalators	Description	Units	Rise-ft	Stops	Speed	Capacity	Cost

Existing Building #3

General Building Information
 Building Number: 2 Building Name: n/a
 Structure Type: 101 - Residential, 1-family Units/Building: 1
 Identical Units: 2 Grade: A
 Year Built: 1997 Year Remodeled: n/a
 Class Code: 3307 Effective Year: n/a
 Percent Complete: n/a

Interior/Exterior Data #1
 Level From: 01 Level To: 01
 Use Type: 011 - Apartment
 Dimensions: Perimeter: 48
 Area: 144 Wall Height: 8
 Use SK Area: 1

Features: Construction: 1-Wood Frame/Joist/Beam
 Exterior Wall Desc: 18 - Log % Interior Finished: 100
 Economic Life: 55 Heat Type: 0-None
 Partitions: 0-None Plumbing: 0-None
 AC Type: 0-None Functional Utility: 3-Normal
 Other Features:

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	2	0	0	0	72	4272.48	8545

Elevators and Escalators	Description	Units	Rise-ft	Stops	Speed	Capacity	Cost

Existing Building #4

General Building Information
 Building Number: 3 Building Name: n/a
 Structure Type: 101 - Residential, 1-family Units/Building: 1
 Identical Units: 2 Grade: A
 Year Built: 1999 Year Remodeled: n/a
 Class Code: 3307 Effective Year: n/a
 Percent Complete: n/a

Interior/Exterior Data #1
 Level From: 01 Level To: 01
 Use Type: 011 - Apartment
 Dimensions: Perimeter: 48
 Area: 144 Wall Height: 8
 Use SK Area: 1

Features: Construction: 1-Wood Frame/Joist/Beam
 Exterior Wall Desc: 18 - Log % Interior Finished: 100
 Economic Life: 55 Heat Type: 0-None
 Partitions: 0-None Plumbing: 0-None
 AC Type: 0-None Functional Utility: 3-Normal
 Other Features:

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	2	0	0	0	72	4272.48	8545

Elevators and Escalators	Description	Units	Rise-ft	Stops	Speed	Capacity	Cost

Ag/Forest Land

Land Items

No land items exist for this parcel

Conservation Easements

No conservation easements exist for this parcel