

Tax Year: 2025

Scale: 1:4995.18 Basemap: Cadastral Application Base Map



## Summary

### Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 15-3710-19-1-01-01-0000

Assessment Code: 0000016443

#### Primary Owner:

LETS THINK UNIQUE INC  
29048 BROKEN LEG RD  
BIGFORK, MT 59911-6020  
Note: See Owners section for all owners

#### Property Address:

BIGFORK, MT 59911

Certificate of Survey:

Legal Description: S19, T26 N, R18 W, ACRES 14.943, PARCEL 1 OF AMND LT 4 BIG HAWK & TRTR 2 COS 5007

Last Modified: 4/5/2025 8:49:43 AM

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## General Property Information

Neighborhood: 215.301.3	Property Type: Improved Property
Living Units: 8	Levy District: 15-1330-32
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
Farm site	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	14.943	0

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
3/13/2023			3/13/2023	603812	Quit Claim Deed
9/15/2017			9/15/2017	558047	Warranty Deed
4/26/2012			4/26/2012	520823	Court Decree (Will, Probate, Divorce, Deed of Distribution)
3/22/1996	372	750 W	N/A		
7/21/1994	358	896 W	N/A		

## Owners

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## Party #1

Default Information:	LETS THINK UNIQUE INC 29048 BROKEN LEG RD BIGFORK, MT 59911-6020
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	3/31/2023 15:36:54 PM

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	282445	2120155	2402600	INCOME
2023	282445	2120155	2402600	INCOME
2022	146461	1595339	1741800	INCOME

## Market Land

### Market Land Item #1

Method: Acre	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 14.943
Class Code: 2107	Value: n/a

## Dwellings

No dwellings exist for this parcel

## Other Buildings

Tax Year: 2025

## Outbuilding/Yard Improvement #1

Type: CommRes	Description: CRS1 - Utility Building, frame
Quantity: 1	Year Built: 2006
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3307

### Dimensions

Width/Diameter: 12	Length: 16
Size/Area: 192	Height: n/a
Bushels: n/a	Circumference: n/a

## Outbuilding/Yard Improvement #2

Type: CommRes	Description: CSU2 - Sauna/Steam Room, 25-60 sqft
Quantity: 1	Year Built: 1998
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3307

### Dimensions

Width/Diameter: 8	Length: 6
Size/Area: 48	Height: n/a
Bushels: n/a	Circumference: n/a

## Commercial

### Commercial Summary

#### Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
9	Big Sky Cabin	315 - Hotel/Motel, Low Rise (1 to 4 sto- 1 ries)		2020
10	Eagles Nest	315 - Hotel/Motel, Low Rise (1 to 4 sto- 1 ries)		2020
11		315 - Hotel/Motel, Low Rise (1 to 4 sto- 1 ries)		2020
1		315 - Hotel/Motel, Low Rise (1 to 4 sto- 1 ries)		1998
2		315 - Hotel/Motel, Low Rise (1 to 4 sto- 1 ries)		1998
3		315 - Hotel/Motel, Low Rise (1 to 4 sto- 1 ries)		1998
4		315 - Hotel/Motel, Low Rise (1 to 4 sto- 1 ries)		1998
5		315 - Hotel/Motel, Low Rise (1 to 4 sto- 1 ries)		1998
7		315 - Hotel/Motel, Low Rise (1 to 4 sto- 2 ries)		1999
8		315 - Hotel/Motel, Low Rise (1 to 4 sto- 3 ries)		2002

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## Existing Building #1

### General Building Information

Building Number: 9	Building Name: Big Sky Cabin
Structure Type: 315 - Hotel/Motel, Low Rise (1 to 4 stories)	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 2020	Year Remodeled: n/a
Class Code: 3307	Effective Year: n/a

Percent Complete: n/a

### Interior/Exterior Data #1

Level From: 01 Use Type: 012 - Hotel	Level To: 01
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Dimensions Area: 900 Use SK Area: n/a	Perimeter: 128 Wall Height: 8
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Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 1-Central Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 4-Electric Plumbing: 2-Normal Functional Utility: 3-Normal
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Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	1	7	30	8	0	0	0

### Interior/Exterior Data #2

Level From: A1 Use Type: 012 - Hotel	Level To: A1
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Dimensions Area: 336 Use SK Area: n/a	Perimeter: 116 Wall Height: 8
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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: 4-Electric Plumbing: 2-Normal Functional Utility: 3-Normal
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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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## Existing Building #2

### General Building Information

Building Number: 10	Building Name: Eagles Nest
Structure Type: 315 - Hotel/Motel, Low Rise (1 to 4 stories)	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 2020	Year Remodeled: n/a
Class Code: 3307	Effective Year: n/a

Percent Complete: n/a

### Interior/Exterior Data #1

Level From: 02 Use Type: 012 - Hotel	Level To: 02
Dimensions Area: 1008 Use SK Area: n/a	Perimeter: 128 Wall Height: 8
Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 1-Central Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 4-Electric Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	1	6	36	8	0	0	0

### Interior/Exterior Data #2

Level From: 01 Use Type: 012 - Hotel	Level To: 01
Dimensions Area: 1008 Use SK Area: n/a	Perimeter: 128 Wall Height: 8
Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 1-Central Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 4-Electric Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
RT1 - Patio, wood	1	6	36	0	0	0	0
PP1 - Porch, open	1	6	12	8	0	0	0

### Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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## Existing Building #3

### General Building Information

Building Number: 11	Building Name: n/a
Structure Type: 315 - Hotel/Motel, Low Rise (1 to 4 stories)	Units/Building: 1
Identical Units: 2	Grade: A
Year Built: 2020	Year Remodeled: n/a
Class Code: 3307	Effective Year: n/a
Percent Complete: n/a	

### Interior/Exterior Data #1

Level From: 02 Use Type: 012 - Hotel	Level To: 02
Dimensions Area: 936 Use SK Area: n/a	Perimeter: 124 Wall Height: 8
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: 4-Electric Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	2	8	36	8	0	0	0

### Interior/Exterior Data #2

Level From: 01 Use Type: 012 - Hotel	Level To: 01
Dimensions Area: 936 Use SK Area: n/a	Perimeter: 124 Wall Height: 8
Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 1-Central Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 4-Electric Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	2	7	10	8	0	0	0
RT1 - Patio, wood	2	8	36	0	0	0	0

### Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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## Existing Building #4

### General Building Information

Building Number: 1	Building Name: n/a
Structure Type: 315 - Hotel/Motel, Low Rise (1 to 4 stories)	Units/Building: 1
Identical Units: 1	Grade: G
Year Built: 1998	Year Remodeled: n/a
Class Code: 3307	Effective Year: 2005

Percent Complete: n/a

### Interior/Exterior Data #1

Level From: 01 Use Type: 012 - Hotel	Level To: 01
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Dimensions Area: 510 Use SK Area: n/a	Perimeter: 98 Wall Height: 10
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Features Exterior Wall Desc: 18 - Log 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: 4-Electric Plumbing: 2-Normal Functional Utility: 3-Normal
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Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	1	5	15	0	0	0	0

### Interior/Exterior Data #2

Level From: A1 Use Type: 012 - Hotel	Level To: A1
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Dimensions Area: 132 Use SK Area: n/a	Perimeter: 74 Wall Height: 1
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Features Exterior Wall Desc: 18 - Log 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: 4-Electric Plumbing: 2-Normal Functional Utility: 3-Normal
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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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## Existing Building #5

### General Building Information

Building Number: 2	Building Name: n/a
Structure Type: 315 - Hotel/Motel, Low Rise (1 to 4 stories)	Units/Building: 1
Identical Units: 1	Grade: G
Year Built: 1998	Year Remodeled: n/a
Class Code: 3307	Effective Year: 2005
Percent Complete: n/a	

### Interior/Exterior Data #1

Level From: 01 Use Type: 012 - Hotel	Level To: 01
Dimensions Area: 345 Use SK Area: n/a	Perimeter: 76 Wall Height: 8
Features Exterior Wall Desc: 18 - Log 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: 4-Electric Plumbing: 2-Normal Functional Utility: 3-Normal

### Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	1	5	15	0	0	0	0

### Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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## Existing Building #6

### General Building Information

Building Number: 3	Building Name: n/a
Structure Type: 315 - Hotel/Motel, Low Rise (1 to 4 stories)	Units/Building: 1
Identical Units: 1	Grade: G
Year Built: 1998	Year Remodeled: n/a
Class Code: 3307	Effective Year: 2005
Percent Complete: n/a	

### Interior/Exterior Data #1

Level From: A1 Use Type: 012 - Hotel	Level To: A1
Dimensions Area: 66 Use SK Area: n/a	Perimeter: 52 Wall Height: 1
Features Exterior Wall Desc: 18 - Log 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: 4-Electric Plumbing: 2-Normal Functional Utility: 3-Normal

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

### Interior/Exterior Data #2

Level From: 01 Use Type: 012 - Hotel	Level To: 01
Dimensions Area: 345 Use SK Area: n/a	Perimeter: 76 Wall Height: 10
Features Exterior Wall Desc: 18 - Log 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: 4-Electric Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	1	5	15	0	0	0	0

### Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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## Existing Building #7

### General Building Information

Building Number: 4	Building Name: n/a
Structure Type: 315 - Hotel/Motel, Low Rise (1 to 4 stories)	Units/Building: 1
Identical Units: 1	Grade: G
Year Built: 1998	Year Remodeled: n/a
Class Code: 3307	Effective Year: 2005
Percent Complete: n/a	

### Interior/Exterior Data #1

Level From: 01 Use Type: 012 - Hotel	Level To: 01
Dimensions Area: 345 Use SK Area: n/a	Perimeter: 76 Wall Height: 8
Features Exterior Wall Desc: 18 - Log 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: 4-Electric Plumbing: 2-Normal Functional Utility: 3-Normal

### Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	1	5	15	0	0	0	0

### Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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## Existing Building #8

### General Building Information

Building Number: 5	Building Name: n/a
Structure Type: 315 - Hotel/Motel, Low Rise (1 to 4 stories)	Units/Building: 1
Identical Units: 1	Grade: G
Year Built: 1998	Year Remodeled: n/a
Class Code: 3307	Effective Year: 2005

Percent Complete: n/a

### Interior/Exterior Data #1

Level From: A1 Use Type: 012 - Hotel	Level To: A1
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Dimensions Area: 66 Use SK Area: n/a	Perimeter: 52 Wall Height: 1
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Features Exterior Wall Desc: 18 - Log 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: 4-Electric Plumbing: 2-Normal Functional Utility: 3-Normal
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Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

### Interior/Exterior Data #2

Level From: 01 Use Type: 012 - Hotel	Level To: 01
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Dimensions Area: 345 Use SK Area: n/a	Perimeter: 76 Wall Height: 10
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Features Exterior Wall Desc: 18 - Log 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: 4-Electric Plumbing: 2-Normal Functional Utility: 3-Normal
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Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	1	5	15	0	0	0	0

### Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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## Existing Building #9

### General Building Information

Building Number: 7	Building Name: n/a
Structure Type: 315 - Hotel/Motel, Low Rise (1 to 4 stories)	Units/Building: 2
Identical Units: 1	Grade: G
Year Built: 1999	Year Remodeled: n/a
Class Code: 3307	Effective Year: 2005

Percent Complete: n/a

### Interior/Exterior Data #1

Level From: 01 Use Type: 012 - Hotel	Level To: 01
Dimensions Area: 512 Use SK Area: n/a	Perimeter: 96 Wall Height: 8
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: 3-Unit or Space Heaters Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	1	8	16	0	0	0	0

### Interior/Exterior Data #2

Level From: A1 Use Type: 012 - Hotel	Level To: A1
Dimensions Area: 154 Use SK Area: n/a	Perimeter: 80 Wall Height: 7
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: 3-Unit or Space Heaters Plumbing: 0-None Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	1	8	8	0	0	0	0

### Interior/Exterior Data #3

Level From: 02 Use Type: 012 - Hotel	Level To: 02
Dimensions Area: 512 Use SK Area: n/a	Perimeter: 96 Wall Height: 8
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: 3-Unit or Space Heaters Plumbing: 2-Normal Functional Utility: 3-Normal

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

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PP1 - Porch, open	1	8	16	0	0	0	0
<b>Elevators and Escalators</b>							
Description	Units	Rise-ft	Stops	Speed	Capacity	Cost	

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## Existing Building #10

### General Building Information

Building Number: 8	Building Name: n/a
Structure Type: 315 - Hotel/Motel, Low Rise (1 to 4 stories)	Units/Building: 3
Identical Units: 1	Grade: V
Year Built: 2002	Year Remodeled: n/a
Class Code: 3307	Effective Year: n/a
Percent Complete: n/a	

### Interior/Exterior Data #1

Level From: 01 Use Type: 012 - Hotel	Level To: 01
Dimensions Area: 825 Use SK Area: n/a	Perimeter: 116 Wall Height: 8
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: 70 Heat Type: 4-Electric Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	1	8	25	0	0	0	0

### Interior/Exterior Data #2

Level From: B1 Use Type: 012 - Hotel	Level To: B1
Dimensions Area: 825 Use SK Area: n/a	Perimeter: 116 Wall Height: 8
Features Exterior Wall Desc: 00 - None 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: 4-Electric Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
RT2 - Patio, concrete	1	8	25	0	0	0	0

### Interior/Exterior Data #3

Level From: 02 Use Type: 012 - Hotel	Level To: 02
Dimensions Area: 825 Use SK Area: n/a	Perimeter: 116 Wall Height: 8
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: 60 Heat Type: 4-Electric Plumbing: 2-Normal Functional Utility: 3-Normal

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

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PP5 - Porch, upper deck	1	8	25	0	0	0	0
<b>Elevators and Escalators</b>							
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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