

ITEM 1

1727 Golden St



Michael Alvarez, Planner II
Community Development Department
316 North Park Avenue, Rm. 445
Helena, MT 59623

: Phone: 406-447-8459
: Fax: 406-447-8460
: Email: malvarez@helenamt.gov

helenamt.gov

DATE: January 17, 2023

STAFF REPORT

TO: Helena Board of Adjustment

FROM: Michael Alvarez, City Planner II

SUBJECT: Consideration of:

A variance from Section 11-4-2 to decrease the side lot line minimum setback from 8' to 5', for a property with a legal description of Lot 3A of Block 8 of the Carson Addition to the City of Helena, Lewis and Clark County, Montana.

This property boundary is located between 1727 and 1731 Golden St.

The reason for the variance is to best set the common boundary line along the historically agreed upon boundary while accommodating the carport.

OVERVIEW

GENERAL INFORMATION

DATE OF APPLICATION: Application received November 01, 2022

PUBLIC HEARING DATE: Board of Adjustment - 5:30 p.m., Tuesday, February 07, 2023

PROPERTY OWNER: Dore Schwinden

MAILING ADDRESS: 1731 Golden St, Helena, MT 59601

CONTACT NUMBER: (406) 442-9541

EMAIL ADDRESS: dore13north@gmail.com

PROPERTY OWNER: Barbara Vogt (formerly Golz)

MAILING ADDRESS: 1727 Golden St, Helena, MT 59601

CONTACT NUMBER: N/A

EMAIL ADDRESS: N/A

REPRESENTATIVE: Mike Newhouse

MAILING ADDRESS: P.O. Box 7895, Helena, MT 59601

CONTACT NUMBER: (406) 461-4879

EMAIL ADDRESS: mike@jbartengineers.com

PROPERTY ADDRESSES: 1727 and 1731 Golden St, Helena, MT 59601

LEGAL DESCRIPTION:

Lot 2 of Block 8 in the Carson Addition,
AND

Lot 3A of Block 8 in the Carson Addition to the City of Helena, Lewis and Clark County, Montana

GENERAL LOCATION: The property line receiving the variance is between the second and third house to the west of N Lamborn St, on the south side of the street.

PRESENT LAND USE: Residence, single-unit (both 1727 and 1731 Golden St).

ADJACENT LAND USE:

North: Residence, single-unit

South: Residence, single-unit

East: Residence, single-unit

West: Residence, single-unit

PRESENT ZONING: R-2

VARIANCE PROPOSALS:

A variance from Section 11-4-2 to decrease the side lot line minimum setback from 8' to 5', for a property with a legal description of Lot 3A of Block 8 of the Carson Addition to the City of Helena, Lewis and Clark County, Montana.

HISTORY OF APPLICABLE PERMITTING ACTION:

- The boundary on the west side of 1727 Golden St (Lot 3A) was adjusted to better match the historical boundaries in July of 2022.

ZONING EVALUATION for the properties legally addressed as 1727 and 1731 Golden St, Helena, MT, located in a R-2 zoning district.

ZONING REQUIREMENT	Applicable ZONING REGULATION	PRESENT CONDITION	PROPOSAL	VARIANCE REQUIRED
City Code: §11-4-2 Side lot line setback	8' setbacks required	>8' side setback to 1727 Golden St ~1' side setback to 1731 Golden St	5' setback to 1727 Golden St 6'>5' setback to 1731 Golden St	Yes

BOARD OF ADJUSTMENT VARIANCE CRITERIA

Section 11-5-5 of the Helena Zoning Ordinance includes certain criteria that must be reviewed as part of the variance procedure.

To approve a requested variance for a new building or portion thereof, the board of adjustment shall consider the following standards and find as follows:

- 1. The variance will not create a significant risk to the public health, safety, or general welfare;*
- 2. The variance will not significantly reduce or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located; and*
- 3. Strict compliance with the provisions of this title would create unnecessary hardship or practical difficulty.*

In evaluating the standards above, the board of adjustment may consider the following factors:

- 1. Special conditions and circumstances that are unique to the applicant's site, including the size of the property, unusual or extreme topography, or unusual shape of the property.*
- 2. The height, location, or dimensions of existing structures located on the site or in the vicinity of the site.*
- 3. Whether there is a prevalence of nonconformities in the vicinity of the site that are similar to the variance requested.*

4. *The subsequent imposition of zoning restrictions creating nonconforming lots or parcels, and governmental actions beyond the applicant's control.*
5. *Whether a literal interpretation of the provisions of this Title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this Title.*
6. *The extent to which the hardship or difficulty results from the actions of the applicant.*
7. *Whether granting the variance requested will confer an unreasonable special privilege to the subject property that is not available to other properties similarly located in the same zoning district.*

PUBLIC COMMENT:

As of Tuesday, January 31, 2023, no public comments have been received for the variance.

City Attorney's Office:

It is the recommendation of the City Attorney's Office, that staff does not make a recommendation to approve or deny a variance.

CONCLUSION

Montana law states the Board of Adjustment has authority to consider "...upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship and so that the spirit of the ordinance shall be observed and substantial justice done." (76-2-323 MCA)

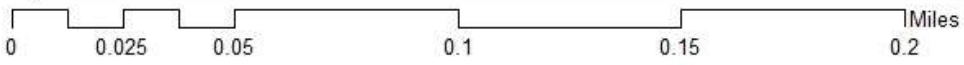
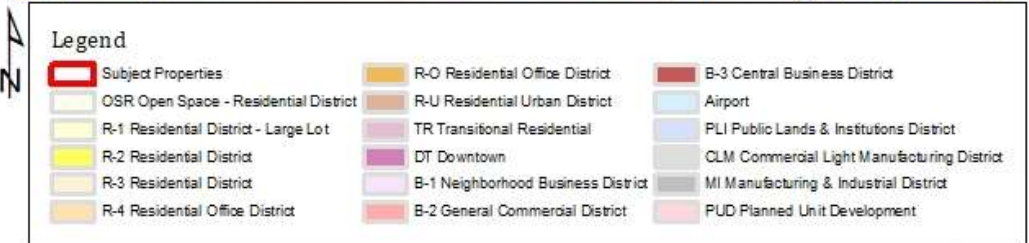
Motion:

Move to Approve or Deny

A variance from Section 11-4-2 to decrease the side lot line minimum setback from 8' to 5', for a property with a legal description of Lot 3A of Block 8 of the Carson Addition to the City of Helena, Lewis and Clark County, Montana.

If the Board of Adjustment approves the requested variance, the following condition is recommended:

Building Permit: A building permit must be obtained within one (1) year.





Michael Alvarez, Planner II
Community Development Department
316 North Park Avenue, Rm. 445
Helena, MT 59623

Phone: 406-447-8459
Fax: 406-447-8460
Email: malvarez@helenamt.gov

helenamt.gov

Jan 20, 2023

TO WHOM IT MAY CONCERN: Variances from setback requirements are being proposed in your area. Please review the enclosed description, and vicinity map. You may respond to the proposal at the public hearing or submit written comments prior to the February 07, 2023 Board of Adjustments public hearing to the City Planning Division, 316 North Park, Helena MT 59623. For written comments to be distributed to the Board of Adjustments with the staff report, they must be submitted to the City by **Jan 31, 2023**.

The Helena Board of Adjustments will hold a public hearing on the variance request on Tuesday, February 07, 2023 at 5:30 p. m. via Zoom at <https://zoom.us/j/95139091644>, Meeting ID: 951 3909 1644. Dial in at (346) 248-7799 or find your local Zoom phone number by going to <https://zoom.us/u/abx78Gko9e>.

Interested parties are encouraged to attend this meeting. We may not be able to reach all who may be interested in this application, and we encourage you to talk to your neighbors about this proposal.

PROPOSAL:

Item 1:

1. A variance from Section 11-4-2 to decrease the side lot line minimum setback from 8' to 5', for a property with a legal description of Lot 3 of Block 8 of the Carson Addition to the City of Helena, Lewis and Clark County, Montana.

The reason for the variance is to best set the common boundary line along the historically agreed upon boundary while accommodating the carport.

ADDRESS:

This property is located at 1727 Golden St.

GENERALLY LOCATED:

This property is generally located on the south side of Golden St, between N Lamborn St and Carson St, with the common boundary line in question falling in between the second and third homes to the west of N Lamborn St.

If you have questions concerning the proposed change, please contact the City Planning Division of the Community Development Department at 447-8459.

Sincerely,

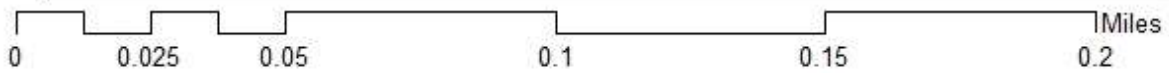
Michael Alvarez, Planner II



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Legend

- | | | |
|---------------------------------------|------------------------------------|---|
| Subject Properties | R-O Residential Office District | B-3 Central Business District |
| OSR Open Space - Residential District | R-U Residential Urban District | Airport |
| R-1 Residential District - Large Lot | TR Transitional Residential | PLI Public Lands & Institutions District |
| R-2 Residential District | DT Downtown | CLM Commercial Light Manufacturing District |
| R-3 Residential District | B-1 Neighborhood Business District | MI Manufacturing & Industrial District |
| R-4 Residential Office District | B-2 General Commercial District | PUD Planned Unit Development |





BOARD OF ADJUSTMENT VARIANCE APPLICATION

Community Development Department, Planning Division
316 North Park Avenue, Room 445, Helena, MT 59623
406-447-8490; citycommunitydevelopment@helenamt.gov

Date received:

RECEIVED
By April Sparks at 12:57 pm, Nov 01, 2022

APPLICATION FEE: \$125.00
(PAYABLE TO THE CITY OF HELENA)
ALL FEES ARE NON-REFUNDABLE

PROPERTY OWNER: Primary Contact?

Name: Dore Schwinden Primary Number: 406-442-9541
Address: 1731 Golden Street, Helena MT 59601 Other Phone: _____
Email: dore13north@gmail.com

APPLICANT (If different from property owner): Primary Contact?

Name: Mike Newhouse Primary Number: 406-461-4879
Address: PO Box 7895, Helena MT 59601 Other Phone: 4064491306
Email: mike@jbartengineers.com Company: _____

AUTHORIZED REPRESENTATIVE: Primary Contact?

Name: Mike Newhouse Primary Number: 406-461-4879
Address: PO Box 7895, Helena MT 59601 Other Phone: 4064491306
Email: mike@jbartengineers.com Company: _____

Section A: PLEASE PROVIDE THE INFORMATION REQUESTED BELOW.

- Address of Property 1731 Golden St, Helena MT 59601

Address	City	State	Zip Code
---------	------	-------	----------
- Legal Description (Block & Lots, Subdivision, COS#) Block 8, Lot 2, Carson Addition, COS #33524
- Geocode 05-1888-32-2-36-31-0000
- The most recent deed for impacted property
- Lot or Parcel Size (square feet) Currently 7522 sqft
- Current and proposed use of structure or property: Single family residence
- Current Zoning District R-2
- Are there other related Land Use Applications being submitted: Yes No
- Submit proof of current paid taxes
- 1 copy of a scaled site plan and supporting data/documents. The site plan must clearly show the existing standard and the proposed variance to the standard.

Section B: INDICATE WHICH VARIANCE(S) IS (ARE) BEING REQUESTED AND THE EXTENT OF THE VARIANCE.

EXAMPLE: [X] Reduce Front Lot Line Setback: *From the required 10 feet to 3 feet.*

Please provide all the information requested in the Application. An incomplete application may delay the review of your request. Please note: "N/A" is not an acceptable answer alone and requires an explanation if used.

Dimensional Criteria:

- Reduce front lot line setback: _____
- Front lot line setback #2 (corner lot): _____
- Reduce garage entrance setback: _____
- Reduce side lot line setback: Reduce from 8' setback to 1' setback
- Reduce rear lot line setback: _____
- Exceed building height limitation: _____

5' -- M Alvarez

Lot Coverage/Area Criteria:

- Lot coverage percentage: _____
- Front porch lot coverage percentage: _____
- Lot area per dwelling unit: _____

Landscaping Criteria:

- Reduce or eliminate landscaping area: _____
- Reduce or eliminate screening: _____

Parking Criteria:

- Exceed the maximum parking spaces allowed: _____
- Reduce the amount of required on-site parking spaces: _____
- Reduce or eliminate loading berths: _____
- Reduce or eliminate required bicycle spaces: _____
- Reduce size of parking space: _____

Sign Criteria:

- Sign area (square footage): _____
- Sign height: _____
- Sign location: _____
- Number of signs: _____

Other:

Section C: BOARD OF ADJUSTMENTS VARIANCE REVIEW CRITERIA.

To approve a requested variance for a new building or portion thereof, the Board of Adjustment shall consider the following standards in section 11-5-5 of the Helena City Code and find as follows:

1. The variance will not create a significant risk to the public health, safety, or general welfare;
2. The variance will not significantly reduce or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located; and
3. Excluding monetary hardship, strict compliance with the provisions of this title would create unnecessary hardship or practical difficulty.

These are the standards your application for variance will be judged on. Your answers in section D should speak to the review criteria.

It is the applicant's burden of proof to show that a variance should be granted. As part of your application, you are required to provide information for each of the following factors including all alternatives considered. Failure to provide adequate responses or requested documentation may result in a returned application.

Section D: EVALUATION FACTORS

- 1. **Special conditions and circumstances that are unique to the applicant's site, including the size of the property, unusual or extreme topography, or unusual shape of the property.**

If the above condition applies, state the specific factors and provide supporting documentation. For example, if the variance request is due to an abnormal lot configuration, provide a survey of the lot that specifically demonstrates the issue.

Block 8 of the Carson Addition has had boundary line issues for 30+ years. The request is to move the boudnary line to the fence that both property owners are occupying to. This would put the boundary 1.25' from the covered patio roofline at 1727 Golden St. 5' -- M Alvarez

- 2. **The height, location, or dimensions of existing structures located on the site or in the vicinity of the site.**

Ex: How is the proposed variance compatible with the other structures located on the site or in the vicinity of the site? On the site plan you provide, please represent accurately and to scale the height, location, and dimensions of existing structures.

Other properties within Block 8 of the Carson Addition have had boundaries moved to match existing fences. See site plan for the location and dimensions of these structures.

HEIGHT = SINGLE STORY RESIDENCES

- 3. **Whether there is a prevalence of nonconformities in the vicinity of the site that are similar to the variance requested.**

If so, what are those nonconformities and provide supporting documentation.

Two boundary line adjustments have been filed within Block 8 of the Carson Addition to correct boundary issues. See COS # 458204 and COS # 3401913.

- 4. **The subsequent imposition of zoning restrictions creating nonconforming lots or parcels, and governmental actions beyond the applicant's control.**

Is the need for a variance request a result of government action? For example, the front yard setbacks were increased after construction of the structure, thereby creating the non-conformity. Explain.

The side yard setbacks did not exist when these houses were built. The house at 1727 Golden Street was built in 1948. The house at 1731 Golden Street was built in 1956.

- 5. **Whether a literal interpretation of the provisions of this title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this title.**

For example, would the denial of the variance deny the property owner the right to safe placement of a garage where garages are typical? If so, explain.

The denial of the variance would deny the rights of both property owners to enjoy the property that they have historically recognized as being what they owned, which is deliniated by the existing fence.

6. The extent to which the hardship or difficulty results from the actions of the applicant.

Explain the extent of the circumstances that are creating hardship or difficulty in compliance with the City Code and list alternatives and options considered by the applicant. Provide supporting documentation.

The existing lot line between Lot 2 and Lot 3A is +/- 1 foot from the west edge of the house at 1731

Golden Street. No matter where the property line is moved to, one of the two houses will be in violation of the 8' setback.

7. Whether granting the variance requested will confer an unreasonable special privilege to the subject property that is not available to other properties similarly located in the same zoning district.

No special privilege would be granted, as other properties within the Carson Addition have been allowed to move boundaries to existing fences.


8. Do you think a rebuttable presumption, as identified in City Code Section 11-5-5(E), should apply to your property, yes or no? For example, do you have an existing non-conforming structure that you wish to rebuild in the same location? If yes, show the original footprint of the building. Provide documentation that proves the existence of the prior nonconformity. Document that the nonconformity can be in compliance with building and fire codes.

No.

9. Provide any additional information you would like the Board to consider.

IT IS THE POLICY OF THE CITY OF HELENA'S BOARD OF ADJUSTMENT TO NOT ACT ON A PROPOSAL IF THE APPLICANT/PROPERTY OWNER OR REPRESENTATIVE IS NOT PRESENT AT THE BOARD OF ADJUSTMENTS HEARING. CITY STAFF REPRESENT THE CITY AND CANNOT ANSWER QUESTIONS ON BEHALF OF THE APPLICANT AT THE BOARD OF ADJUSTMENT HEARINGS.

I HEREBY CERTIFY AND ACKNOWLEDGE THE STATEMENTS IN THIS APPLICATION AND ANY ATTACHED INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed:  Date: 11/1/2022
Property Owner Barbara A Vogt 11-01-2022
Applicant: M.A. Date: 11/01/2022
(If different from Owner)

(Property owner must sign application)

It is recommended that the applicant contact neighbors to inform them of proposal and identify any concerns that the applicant may be able to address.

City Planning Staff represents the City; staff cannot answer questions for the applicant.



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Property Tax ID: 5405

Status: Current

Type: RE

Owner: SCHWINDEN DORE & PATRICIA

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2022	34095	10/24/2022	\$3,078.82		\$0.00 \$0.00	
2021	34548	10/23/2021	\$3,030.10	11/24/2021 5/24/2022	\$1,515.06 \$1,515.04	
2020	35308	10/21/2020	\$3,038.02	11/25/2020 5/25/2021	\$1,519.02 \$1,519.00	
2019	35110	10/25/2019	\$3,042.02	11/26/2019 5/12/2020	\$1,521.02 \$1,521.00	
2018	41402	10/24/2018	\$2,591.74	11/27/2018 5/17/2019	\$1,295.89 \$1,295.85	
2017	38181	10/30/2017	\$2,412.27	11/27/2017 6/1/2018	\$1,206.16 \$1,206.11	
2016	36941	11/03/2016	\$2,052.30	12/7/2016 4/25/2017	\$1,026.17 \$1,026.13	
2015	35857	10/22/2015	\$2,026.82	11/24/2015 5/26/2016	\$1,013.43 \$1,013.39	
2014	35733	10/22/2014	\$2,355.09	11/26/2014 5/28/2015	\$1,177.57 \$1,177.52	
2013	22307	10/23/2013	\$2,281.00	11/12/2013 4/29/2014	\$1,140.52 \$1,140.48	
2012	24008	10/22/2012	\$2,181.30	11/15/2012 4/30/2013	\$1,090.66 \$1,090.64	
2011	21375	10/20/2011	\$2,142.40	11/17/2011 5/7/2012	\$1,071.21 \$1,071.19	
2010	26014	10/28/2010	\$2,102.83	11/24/2010 5/16/2011	\$1,051.43 \$1,051.40	
2009	21430	11/02/2009	\$1,979.04	11/18/2009 6/3/2010	\$989.54 \$989.50	
2008	31658	10/24/2008	\$1,873.86	11/25/2008 5/26/2009	\$936.94 \$936.92	
2007	3017067	10/25/2007	\$1,828.67	11/27/2007 5/28/2008	\$914.37 \$914.30	
2006	3016644	10/25/2006	\$1,824.10	12/5/2006 6/5/2007	\$912.06 \$912.04	

2005	3016460	11/09/2005	\$1,852.86	12/9/2005 6/2/2006	\$926.47 \$926.39
2004	3016236	10/26/2004	\$1,826.46	12/7/2004 6/3/2005	\$913.26 \$913.20

**** Paid Amount may include penalty & interest**

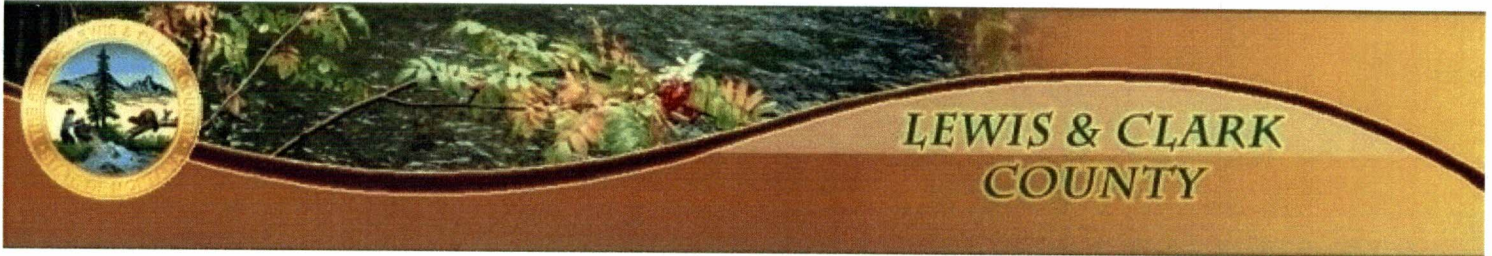
Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 10/31/2022 09:00 AM.

Send Payments to:
Lewis & Clark County
316 North Park Ave; Room #113
Helena, Montana 59623

Phone: (406) 447-8329
Email: propertytax@lccountymt.gov



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Property Tax ID: 21119

Status: Current

Type: RE

Owner: CAMPBELL BAMBY

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2022	9314	10/24/2022	\$3,210.51		\$0.00 \$0.00	
2021	10071	10/23/2021	\$3,141.17	11/16/2021 5/24/2022	\$1,570.60 \$1,570.57	
2020	11118	10/21/2020	\$2,863.08	11/17/2020 6/11/2021	\$1,431.55 \$1,431.53	
2019	11055	10/25/2019	\$2,866.68	11/19/2019 5/14/2020	\$1,433.35 \$1,433.33	
2018	20053	10/24/2018	\$2,933.87	11/20/2018 5/31/2019	\$1,466.95 \$1,466.92	
2017	17086	10/30/2017	\$2,763.32	12/6/2017 5/21/2018	\$1,381.68 \$1,381.64	
2016	15903	11/03/2016	\$2,528.48	11/21/2016 4/12/2017	\$1,264.26 \$1,264.22	
2015	14896	10/22/2015	\$2,498.78	11/24/2015 5/16/2016	\$1,249.43 \$1,249.35	
2014	14861	10/22/2014	\$2,527.16	11/20/2014 5/12/2015	\$1,263.61 \$1,263.55	
2013	22308	10/23/2013	\$2,496.24	11/12/2013 5/29/2014	\$1,248.16 \$1,248.08	
2012	24009	10/22/2012	\$2,440.54	11/16/2012 6/3/2013	\$1,220.29 \$1,220.25	
2011	21376	10/20/2011	\$2,456.17	11/28/2011 5/25/2012	\$1,228.10 \$1,228.07	
2010	26015	10/28/2010	\$2,480.70	12/3/2010 5/9/2011	\$1,240.37 \$1,240.33	
2009	21431	11/02/2009	\$2,444.39	11/20/2009 6/30/2010	\$1,222.21 \$1,266.99	
2008	31659	10/24/2008	\$2,422.47	11/18/2008 5/14/2009	\$1,211.24 \$1,211.23	
2007	3017068	10/25/2007	\$2,382.69	11/20/2007 5/28/2008	\$1,191.37 \$1,191.32	

**** Paid Amount may include penalty & interest**

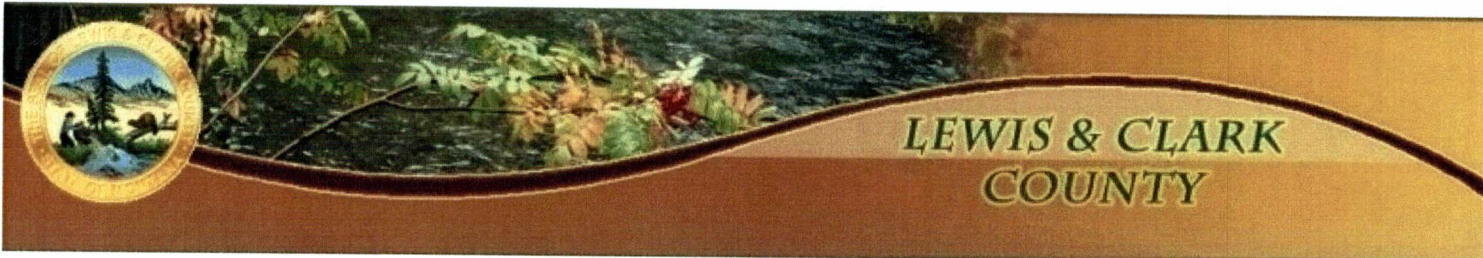
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Helena, Montana 59623

Phone: (406) 447-8329
Email: propertytax@lccountymt.gov



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Property Tax ID: 5599

Status: Current

Type: RE

Owner: GOLZ BARBARA V

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2022	16353	10/24/2022	\$2,379.64		\$0.00 \$0.00	
2021	17044	10/23/2021	\$2,344.89	11/26/2021 7/20/2022	\$1,172.46 \$1,215.48	
2020	18041	10/21/2020	\$2,333.06	12/1/2020 6/1/2021	\$1,166.54 \$1,166.52	
2019	17958	10/25/2019	\$2,335.98	11/29/2019 6/9/2020	\$1,168.01 \$1,167.97	
2018	41597	10/24/2018	\$2,228.16	12/3/2018 5/24/2019	\$1,114.09 \$1,114.07	
2017	38376	10/30/2017	\$2,103.27	12/5/2017 5/23/2018	\$1,051.66 \$1,051.61	
2016	37136	11/03/2016	\$1,915.04	12/2/2016 5/31/2017	\$957.54 \$957.50	
2015	36052	10/22/2015	\$1,891.39	12/1/2015 5/27/2016	\$945.72 \$945.67	
2014	35928	10/22/2014	\$1,955.03	11/28/2014 5/28/2015	\$977.52 \$977.51	
2013	22306	10/23/2013	\$1,897.93	11/29/2013 5/27/2014	\$948.99 \$948.94	
2012	24007	10/22/2012	\$1,820.09	11/29/2012 5/30/2013	\$910.05 \$910.04	
2011	21374	10/20/2011	\$1,791.59	11/28/2011 5/31/2012	\$895.82 \$895.77	
2010	26013	10/28/2010	\$1,761.29	12/7/2010 5/19/2011	\$880.67 \$880.62	
2009	21429	11/02/2009	\$1,659.84	12/9/2009 5/24/2010	\$829.93 \$829.91	
2008	31657	10/24/2008	\$1,582.32	11/28/2008 5/22/2009	\$791.18 \$791.14	
2007	3017066	10/25/2007	\$1,539.72	12/3/2007 5/31/2008	\$769.89 \$769.83	
2006	3016643	10/25/2006	\$1,526.83	12/1/2006 5/25/2007	\$763.44 \$763.39	

2005	3016459	11/09/2005	\$1,543.33	12/5/2005 5/25/2006	\$771.68 \$771.65
2004	3016235	10/26/2004	\$1,517.35	12/1/2004 5/26/2005	\$758.70 \$758.65

**** Paid Amount may include penalty & interest**

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 10/31/2022 09:00 AM.

Send Payments to:
Lewis & Clark County
316 North Park Ave; Room #113
Helena, Montana 59623

Phone: (406) 447-8329
Email: propertytax@lccountymt.gov



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R=350.00' (R2)
L=86.23' (R2)
LC=N89°54'08"E, 86.01'

GOLDEN STREET

STREET

(60')

9"E,

402
YPC5-12450LS

3.11

C1

APPROX.
MID-SECTION LINE

ARC=100.07(R1)

C3

507

LOT 3A1
0.17 AC.
(7324ft²)

NEW
BOUNDARY

506

401
MAGNAIL

39.02'

6.16'

5.00'

N00°15'07"E, 120.36'
N00°15'04"E, 120.09'(R3)



5.00'

COVERED
PATIO

1731 GOLDEN STREET
±1907ft²

5.46'

ELIMINATED BOUNDARY
NEW BOUNDARY
S00°25'17"W, 78.40'

PERGOLA

SHED
±59ft²

LOT 2A
0.19 AC.
(8369ft²)

SCHWINDEN
LOT 2
BLOCK 8
DOC. No. 3317348

5.00'

ELIMINATED
BOUNDARY

29.21'

2.74'

404
YPC5-12450LS

A 1.31'
O THE
RTY
O LOTS

403
YPC5-12450LS

64.84'

LOT 16
BLOCK 8

BRAUN/TANGEN
1728 5th AVE
DOC. No. 3189836

102.69'

S81°33'35"W, 262.22'
259.6'(R1)

LOT 17
BLOCK 8

KEMPER
1736 5th AVE

DOC. No. 3365808
NOT A PART OF THIS SURVEY

511

P.O.
LOT
LOT

WARRANTY DEED

FIRST MONTANA TITLE
L & C # 65827

For Value Received: MARGERY E. PETERSON

the grantor(s) do(es) hereby grant, bargain, sell and convey unto

BARBARA V. GOLZ

The grantees, the following described premises, in Lewis and Clark
County, Montana, to-wit:

Lot 3 in Block 8 of the CARSON ADDITION to the City of Helena, Lewis and Clark
County, Montana.



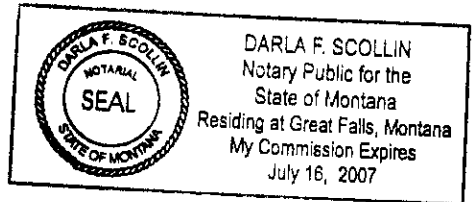
TO HAVE AND TO HOLD the same premises, with the appurtenances unto said Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) do(es) hereby covenant to and with the said Grantee(s), that he/she/they are/is the owner(s) in fee simple of said premises; that is free from all encumbrances SUBJECT to all legal taxes and assessments levied with respect to said premises and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: Oct 31st 03
Margery E. Peterson
MARGERY E. PETERSON

STATE OF Montana COUNTY OF Lewis & Clark
On this 31st day of October, 2003
before me a notary public in and for said State
Personally appeared
MARGERY E. PETERSON

known to me to be the person(s) whose name(s) are/is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Darla F. Scollin
Notary Public
Residing at
Comm. Exp.



RETURN TO:

Name: Helena Abstract and Title Company
Address: PO Box 853
Montana Club Bldg, 6th & Fuller Ave
Helena, MT 59624

File No.: 1775572-CR *with*

3317348 B: M53 P: 8173 DEED
01/26/2018 03:19 PM Pages: 1 of 1 Fees: 7.00
Paulette DeHart Clerk & Recorder, Lewis & Clark MT



WARRANTY DEED

FOR VALUABLE CONSIDERATION, JACK HAMLIN, INC., the grantor(s), do(es) hereby grant, bargain, sell, convey and confirm unto DORE SCHWINDEN and PATRICIA SCHWINDEN, the grantee(s), as joint tenants (and not as tenants in common), and to the survivor of said named joint tenants, and their assigns, and to the heirs and assigns of such survivor, the following described premises in Lewis and Clark County, Montana, to-wit:

Lot 2 in Block 8 of the Carson Addition to the City of Helena, Lewis and Clark County, Montana.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees, as joint tenants with right of survivorship (and not as tenants in common) and their assigns, and to the heirs and assigns of the survivor of said named joint tenants forever.

SUBJECT TO: A. All reservations, exceptions, covenants, conditions and restrictions of record and in patents from the United States or the State of Montana; B. All existing easements, rights of way and restrictions apparent or of record; C. Taxes and assessments for the current year and subsequent years; D. All prior conveyances, leases or transfers of any interest in minerals, including oil, gas and other hydrocarbons; and E. Building, use, zoning, sanitary, and environmental restrictions.

Grantor(s) do(es) hereby **WARRANT** unto the said Grantee(s), their heirs and assigns, that previous to the date of this conveyance said Grantor(s) has not conveyed the same estate or any right, title, or interest therein to any person other than Grantee(s) and that such estate is at the time of the execution of this conveyance, free from encumbrances done, made, or suffered by them or any person claiming under them.

DATED 4/19/18

JACK HAMLIN, INC.

By *[Signature]*

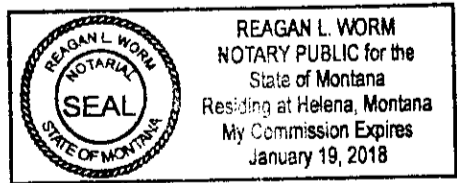
STATE OF MONTANA
COUNTY OF LEWIS AND CLARK

This instrument was acknowledged before me on January 19, 2018 by Jack Hamlin as President of

JACK HAMLIN, INC.

Reagan L. Worm
Notary Public for the State of Montana

Residing at _____
My Commission expires: _____



Barbara V. Golz
1727 Golden St.
Helena, MT 59601

QUIT CLAIM DEED

For Value Received:

Kevin P. Murphy and Leann D. Murphy and Barbara V. Golz

doe(s) hereby convey, release, remiss and forever quit claim unto

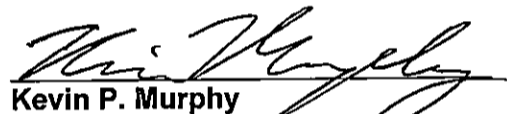
Barbara V. Golz

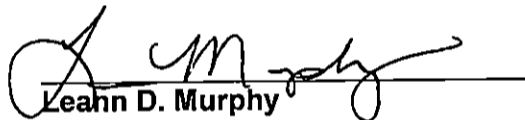
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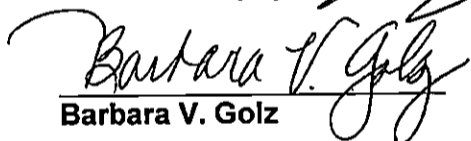
Lot 3A is a Tract of Land located in Block 8 of the Carson Addition in the NW1/4 of Section 32, Township 10 North, Range 3 West P.M.M., Lewis and Clark County, Montana, as shown on Certificate of Survey filed under Document No. 3401913.

Together with their appurtenances.

Dated: 20 day of July, 2022


Kevin P. Murphy


Leann D. Murphy


Barbara V. Golz


STATE OF MONTANA, COUNTY OF LEWIS AND CLARK

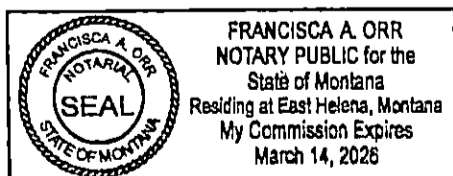
On this 20 day of July, 2022

Before me a notary public in and for said State Personally appeared

**Kevin P. Murphy and Leann D. Murphy,
Barbara V. Golz**

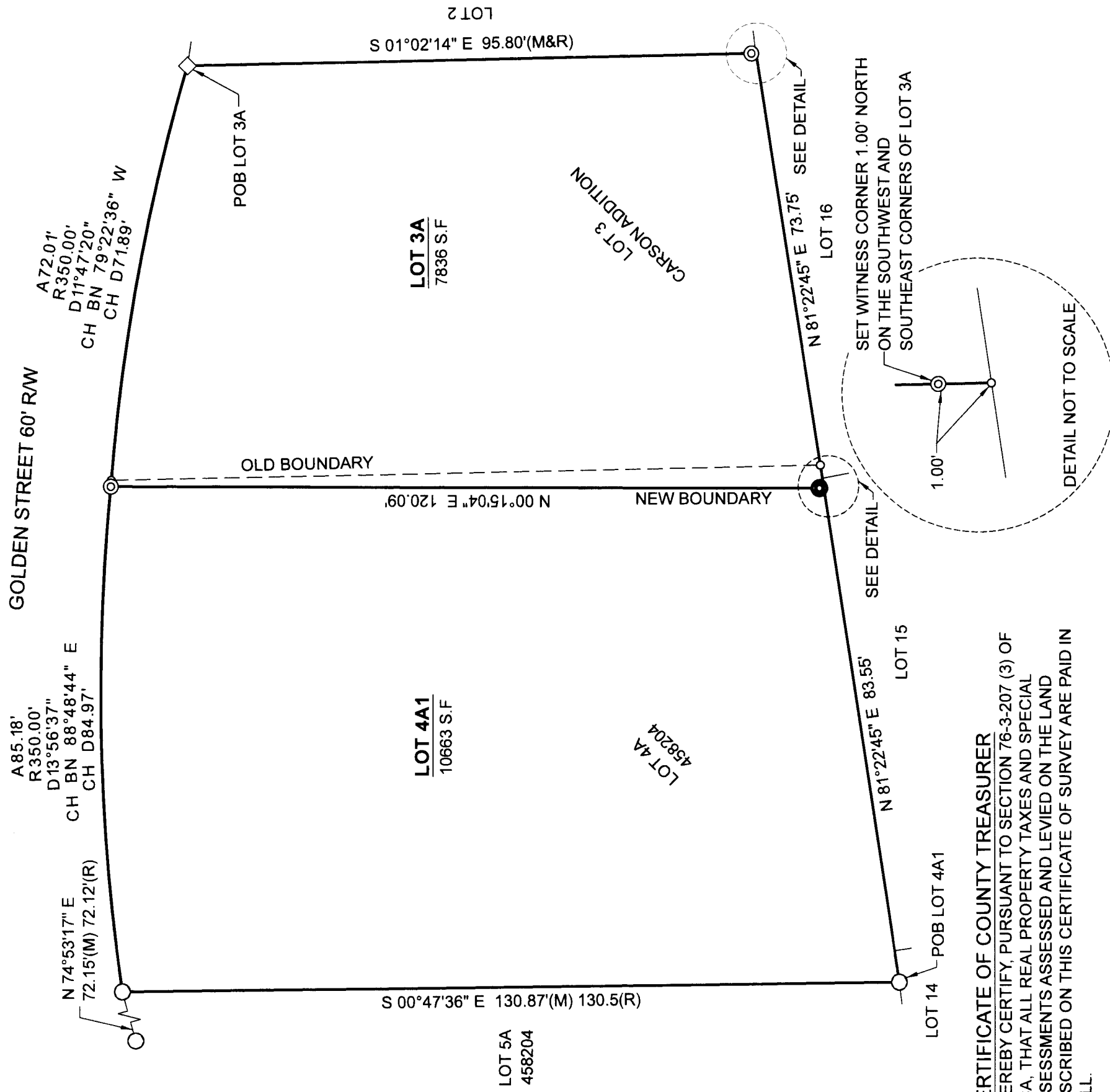
known to me to be the person(s) whose name(s) are/is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.


Notary Public
Residing at
Commission Expires



AMENDED PLAT

LOTS 3 AND 4A IN BLOCK 8 OF THE CARSON ADDITION
 FOR: KEVIN MURPHY, LEANN MURPHY, AND BARBARA GOLZ
 PURPOSE: TO RELOCATE A COMMON BOUNDARY LINES



LOT 4A1
 A TRACT OF LAND LOCATED IN BLOCK 8 OF THE CARSON ADDITION IN THE NW1/4 OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M. LEWIS AND CLARK COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 4A OF COS 458204, THENCE N 00°47'36" W, 130.87 FEET ALONG THE WEST LINE OF SAID LOT 4A TO THE SOUTH RIGHT-OF-WAY OF GOLDEN STREET; THENCE ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 350.00 FEET, ARC LENGTH 86.18 FEET, CHORD BEARING N 88°48'44" E, AND CHORD DISTANCE OF 84.97 FEET ALONG THE SOUTH RIGHT-OF-WAY OF SAID GOLDEN STREET; THENCE S 00°15'04" W, 120.09 FEET TO THE SOUTH LINE OF SAID LOT 4A; THENCE S 81°22'45" W, 83.55 FEET TO THE POINT OF BEGINNING. THE TRACT OF LAND CONTAINS 10,863 SQUARE FEET, MORE OR LESS AND IS SUBJECT TO ALL EXISTING EASEMENTS AND DOCUMENTS OF RECORD AS SHOWN ON THIS SURVEY.

LOT 3A
 A TRACT OF LAND LOCATED IN BLOCK 8 OF THE CARSON ADDITION IN THE NW1/4 OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M. LEWIS AND CLARK COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3 OF BLOCK 8 OF THE CARSON ADDITION, THENCE S 01°02'14" E, 95.80 FEET ALONG THE EAST LINE OF SAID LOT 3; THENCE S 81°22'45" W, 73.75 FEET ALONG THE SOUTH LINE OF SAID LOT 3; THENCE N 00°15'04" E, 120.09 FEET TO THE SOUTH RIGHT-OF-WAY OF GOLDEN STREET; THENCE ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 350.00 FEET, ARC LENGTH 72.01 FEET, CHORD BEARING S 79°22'36" E, AND CHORD DISTANCE OF 71.89 FEET ALONG THE SOUTH RIGHT-OF-WAY OF SAID GOLDEN STREET TO THE POINT OF BEGINNING. THE TRACT OF LAND CONTAINS 7,836 SQUARE FEET, MORE OR LESS AND IS SUBJECT TO ALL EXISTING EASEMENTS AND DOCUMENTS OF RECORD AS SHOWN ON THIS SURVEY.

SUBDIVISION EXEMPTION
 WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE DIVISION OF LAND SHOWN ON THIS CERTIFICATE OF SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF SECTION 76-3-207(1)(d) OF MCA, AS THIS IS A RELOCATION OF COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES WITHIN A SUBDIVISION WITH FIVE OR FEWER LOTS. THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD. SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATED WITH THE AMENDED PLAT ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD. 24.183.1104(1)(f)(iii)(c), ARM

DEQ EXEMPTION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE DIVISION OF LAND SHOWN ON THIS PLAT/SURVEY ARE EXEMPT FROM SANITARY RESTRICTIONS IN ACCORDANCE TO SECTION 76-4-125(1)(d)(iii), M.C.A., BECAUSE IT IS A DIVISION LOCATED WITHIN JURISDICTIONAL AREAS THAT HAVE ADOPTED GROWTH POLICIES PURSUANT TO CHAPTER 1 OR WITHIN FIRST CLASS OR SECOND CLASS MUNICIPALITIES FOR WHICH THE GOVERNING BODY CERTIFIES, PURSUANT TO 76-4-127(3), M.C.A. THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED.

DATE July 26th, 2022.

Kevin P. Murphy
 KEVIN P. MURPHY
Barbara V. Golz
 BARBARA V. GOLZ

Leann D. Murphy
 LEANN D. MURPHY

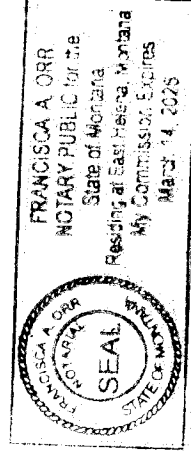
ON THIS 26 DAY OF July, 2022.

BARBARA V. GOLZ, KEVIN P. MURPHY AND LEANN D. MURPHY PERSONALLY APPEARED BEFORE ME AND DID HEREIN EXECUTE THE ABOVE INSTRUMENT FOR THE PURPOSES STATED.

LEWIS & CLARK COUNTY, MONTANA

NOTARY'S SEAL/STAMP

Francisca A. Orr
 NOTARY PUBLIC FOR THE STATE OF MONTANA
 PRINTED NAME: Francisca A. Orr
 NOTARY PUBLIC FOR THE STATE OF MONTANA
 RESIDING AT East Helena, Montana
 MY COMMISSION EXPIRES March 14, 2026



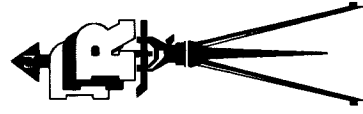
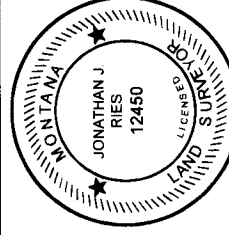
LEGEND

- ⊙ SET .5/8" REBAR W/Y.P.C. TRIPLE R 12450LS
 - ◇ SET MAG NAIL
 - FND 5/8" REBAR 4125S YPC OR AS NOTED
 - CALCULATED CORNER
- POB POINT OF BEGINNING
 YPC YELLOW PLASTIC CAP

CITY OF HELENA

Jonathan J. Ries
 JONATHAN J. RIES
 COMMUNITY DEVELOPMENT
 CIVIL ENGINEER

CERTIFICATE OF LAND SURVEYOR



CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-207 (3) OF MCA, THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND DESCRIBED ON THIS CERTIFICATE OF SURVEY ARE PAID IN FULL.

GEO CODE 05-1888-32-2-36-27-0000
 TAX CODE 1791
 GEO CODE 05-1888-32-2-36-29-0000
 TAX CODE 5599

DATED THIS 28th DAY OF August, 2022.

Amy Reeves
 AMY REEVES
 TREASURER, LEWIS & CLARK COUNTY, MONTANA

CERTIFICATE OF EXAMINING LAND SURVEYOR

REVIEWED FOR ERRORS AND OMISSIONS IN CALCULATIONS AND DRAFTING THIS 28th DAY OF August, 2022 PURSUANT TO SECTION 76-3-611(2)(a), MCA.

Francisca A. Orr
 FRANCISCA A. ORR
 EXAMINING LAND SURVEYOR
 LICENSE No. 722-923

PLATS USED

CARSON ADDITION
 458204

BASIS OF BEARING:

GEODETIC NORTH BASED ON GPS OBSERVATION

JOB No. 4411
 DRAFTED BY: AL
 DATE: JULY 6, 2022

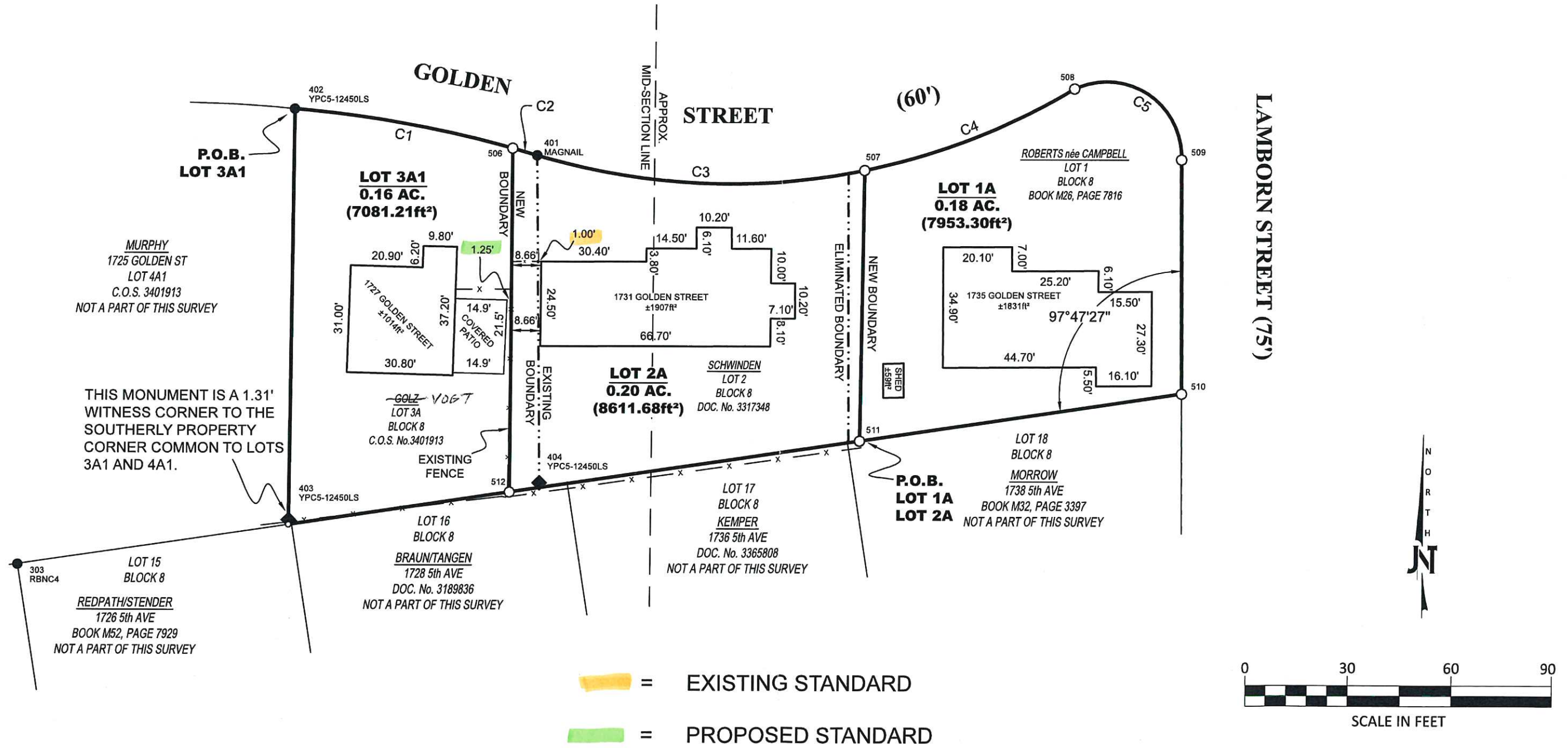
1/4	SEC.	T.	R.
	32	10N	3W

P.M. MONTANA,
 LEWIS & CLARK COUNTY

TRIPLE R SURVEYING, INC
 P. O. BOX 2201 EAST HELENA, MT. 59635

PERCENTAGE OF LOT COVERAGE TO PROPOSED LOT SIZE (R2 ZONING):

- LOT 1A = 23%
- LOT 21A = 22.14%
- LOT 3A1 = 18.84%



REVISION DESCRIPTION	DATE	BY
1		
2		
3		
4		
5		



J BART ENGINEERS LLC
1229 E. Lyndale Ave.
Helena, MT 59601
www.jbartengineers.com
406.449.1306

GOLDEN STREET BOUNDARY LINE ADJUSTMENTS
DORE SCHWINDEN
HELENA, MONTANA

A
PROJECT #: 22-72
DATE: 10/28/2022
DRAWN BY: MTN

R=350.00' (R2)
L=86.23' (R2)
LC=N89°54'08"E, 86.01'

GOLDEN STREET

STREET

(60')

9"E,

402
YPC5-12450LS

3.11

C1

APPROX.
MID-SECTION LINE

ARC=100.07(R1)

C3

507

LOT 3A1
0.17 AC.
(7324ft²)

NEW
BOUNDARY

506

401
MAGNAIL

39.02'

6.16'

5.00'

N00°15'07"E, 120.36'
N00°15'04"E, 120.09'(R3)



5.00'

COVERED
PATIO

1731 GOLDEN STREET
±1907ft²

5.46'

ELIMINATED BOUNDARY

NEW BOUNDARY
S00°25'17"W, 78.40'

PERGOLA

SHED
±59ft²

LOT 2A
0.19 AC.
(8369ft²)

SCHWINDEN
LOT 2
BLOCK 8
DOC. No. 3317348

5.00'

ELIMINATED
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29.21'

2.74'

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YPC5-12450LS

A 1.31'
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O LOTS

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LOT 16
BLOCK 8

BRAUN/TANGEN
1728 5th AVE
DOC. No. 3189836

102.69'

S81°33'35"W, 262.22'
259.6'(R1)

LOT 17
BLOCK 8

KEMPER
1736 5th AVE
DOC. No. 3365808
NOT A PART OF THIS SURVEY

511

P.O.
LOT
LOT

WARRANTY DEED

FIRST MONTANA TITLE
L & C # 65827

For Value Received: MARGERY E. PETERSON

the grantor(s) do(es) hereby grant, bargain, sell and convey unto

BARBARA V. GOLZ

The grantees, the following described premises, in Lewis and Clark
County, Montana, to-wit:

Lot 3 in Block 8 of the CARSON ADDITION to the City of Helena, Lewis and Clark
County, Montana.



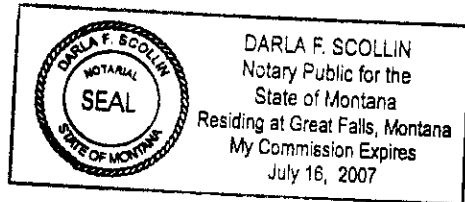
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Dated: Oct 31st 03
Margery E. Peterson
MARGERY E. PETERSON

STATE OF Montana COUNTY OF Lewis & Clark
On this 31st day of October, 2003
before me a notary public in and for said State
Personally appeared
MARGERY E. PETERSON

known to me to be the person(s) whose name(s) are/is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Darla F. Scollin
Notary Public
Residing at
Comm. Exp.



RETURN TO:

Name: Helena Abstract and Title Company
Address: PO Box 853
Montana Club Bldg, 6th & Fuller Ave
Helena, MT 59624

File No.: 1775572-CR *with*

3317348 B: M53 P: 8173 DEED
01/26/2018 03:19 PM Pages: 1 of 1 Fees: 7.00
Paulette DeHart Clerk & Recorder, Lewis & Clark MT



WARRANTY DEED

FOR VALUABLE CONSIDERATION, JACK HAMLIN, INC., the grantor(s), do(es) hereby grant, bargain, sell, convey and confirm unto DORE SCHWINDEN and PATRICIA SCHWINDEN, the grantee(s), as joint tenants (and not as tenants in common), and to the survivor of said named joint tenants, and their assigns, and to the heirs and assigns of such survivor, the following described premises in Lewis and Clark County, Montana, to-wit:

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TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees, as joint tenants with right of survivorship (and not as tenants in common) and their assigns, and to the heirs and assigns of the survivor of said named joint tenants forever.

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DATED 4/19/18

JACK HAMLIN, INC.

By *[Signature]*

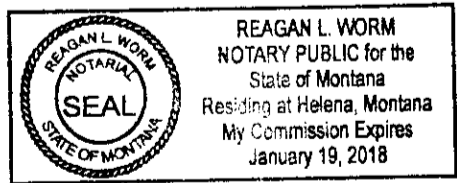
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COUNTY OF LEWIS AND CLARK

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JACK HAMLIN, INC.

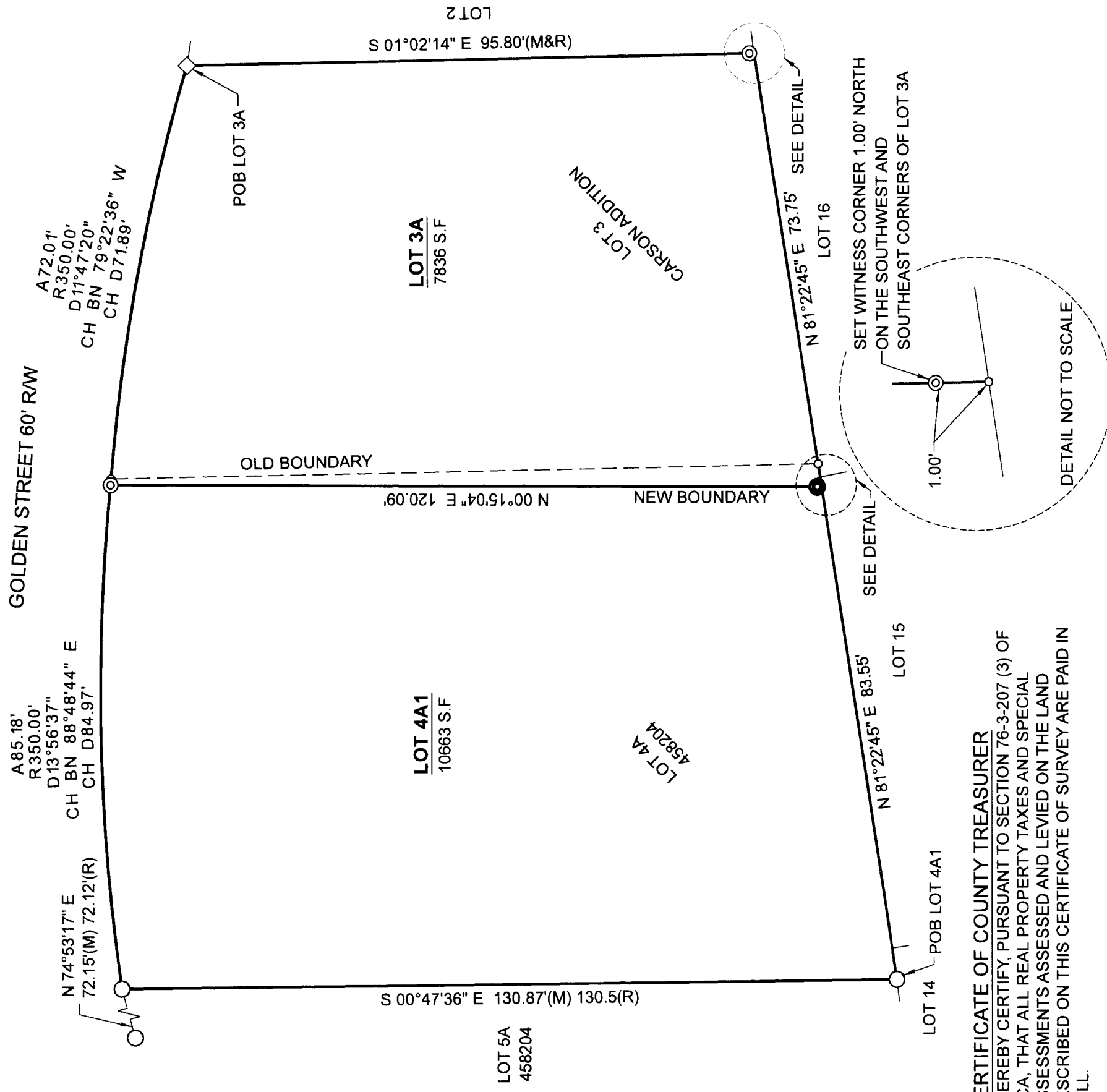
Reagan L. Worm
Notary Public for the State of Montana

Residing at _____
My Commission expires: _____



AMENDED PLAT

LOTS 3 AND 4A IN BLOCK 8 OF THE CARSON ADDITION
 FOR: KEVIN MURPHY, LEANN MURPHY, AND BARBARA GOLZ
 PURPOSE: TO RELOCATE A COMMON BOUNDARY LINES



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DATE July 26th, 2022.

Kevin P. Murphy
 KEVIN P. MURPHY
Barbara V. Golz
 BARBARA V. GOLZ

Leann D. Murphy
 LEANN D. MURPHY

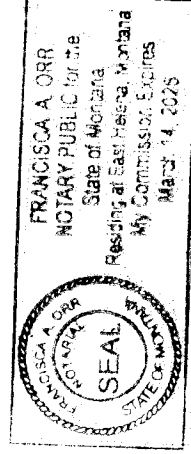
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LEWIS & CLARK COUNTY, MONTANA

NOTARY'S SEAL/STAMP

Francisca A. Orr
 NOTARY PUBLIC FOR THE STATE OF MONTANA
 PRINTED NAME: Francisca A. Orr
 NOTARY PUBLIC FOR THE STATE OF MONTANA
 RESIDING AT East Helena, Montana
 MY COMMISSION EXPIRES March 14, 2026



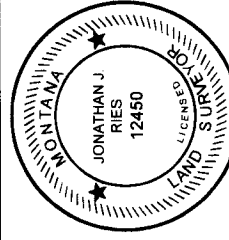
LEGEND

- ⊙ SET .5/8" REBAR W/Y.P.C. TRIPLE R 12450LS
 - ◇ SET MAG NAIL
 - FND 5/8" REBAR 4125S YPC OR AS NOTED
 - CALCULATED CORNER
- POB POINT OF BEGINNING
 YPC YELLOW PLASTIC CAP

CITY OF HELENA

Jonathan J. Ries
 JONATHAN J. RIES
 COMMUNITY DEVELOPMENT
 CIVIL ENGINEER

CERTIFICATE OF LAND SURVEYOR



PLATS USED
 CARSON ADDITION
 458204
BASIS OF BEARING:
 GEODETIC NORTH BASED ON GPS OBSERVATION



JOB No. 4411
 DRAFTED BY: AL
 DATE: JULY 6, 2022

Jonathan J. Ries
 JONATHAN J. RIES, P.L.S. (12450LS)
 PROFESSIONAL LAND SURVEYOR

TRIPLE R SURVEYING, INC
 P. O. BOX 2201 EAST HELENA, MT. 59635

1/4	SEC.	T.	R.
	32	10N	3W

P.M. MONTANA,
 LEWIS & CLARK COUNTY

Barbara V. Golz
1727 Golden St.
Helena, MT 59601

QUIT CLAIM DEED

For Value Received:

Kevin P. Murphy and Leann D. Murphy and Barbara V. Golz

doe(s) hereby convey, release, remiss and forever quit claim unto

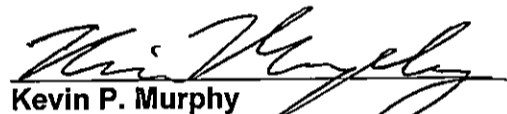
Barbara V. Golz

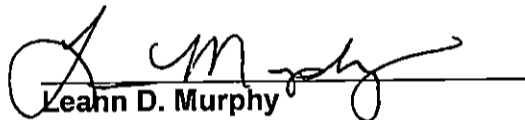
The grantees, the following described premises, in Lewis and Clark County, Montana, to-wit:

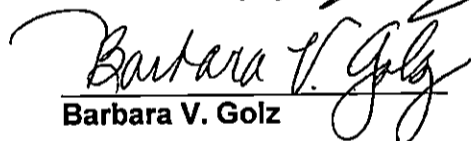
Lot 3A is a Tract of Land located in Block 8 of the Carson Addition in the NW1/4 of Section 32, Township 10 North, Range 3 West P.M.M., Lewis and Clark County, Montana, as shown on Certificate of Survey filed under Document No. 3401913.

Together with their appurtenances.

Dated: 20 day of July, 2022


Kevin P. Murphy


Leann D. Murphy


Barbara V. Golz


STATE OF MONTANA, COUNTY OF LEWIS AND CLARK

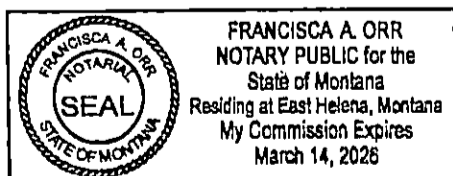
On this 20 day of July, 2022

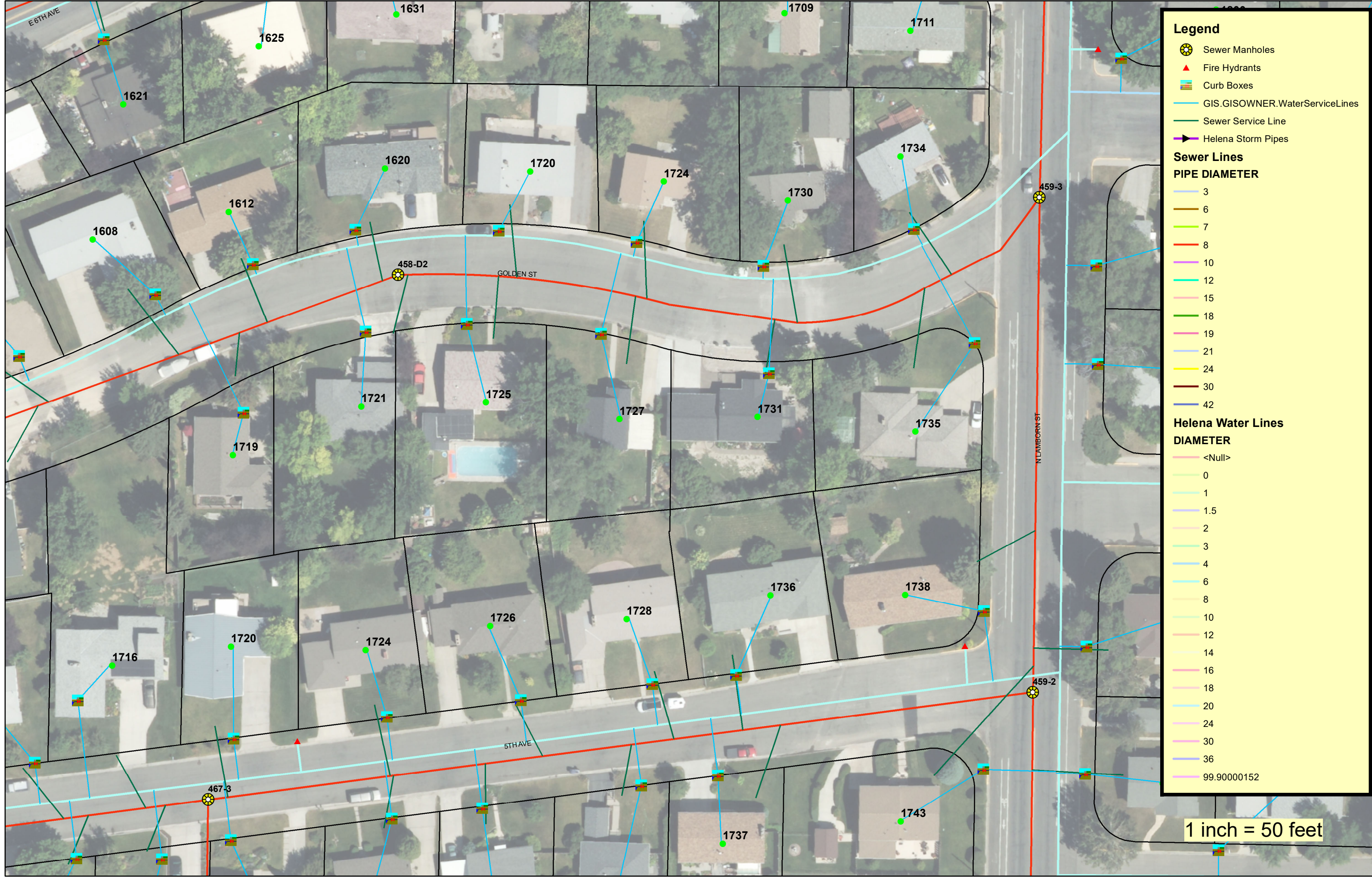
Before me a notary public in and for said State Personally appeared

**Kevin P. Murphy and Leann D. Murphy,
Barbara V. Golz**

known to me to be the person(s) whose name(s) are/is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.


Notary Public
Residing at
Commission Expires





Legend

- Sewer Manholes
- Fire Hydrants
- Curb Boxes
- GIS.GISOWNER.WaterServiceLines
- Sewer Service Line
- Helena Storm Pipes

Sewer Lines

PIPE DIAMETER

- 3
- 6
- 7
- 8
- 10
- 12
- 15
- 18
- 19
- 21
- 24
- 30
- 42

Helena Water Lines

DIAMETER

- <Null>
- 0
- 1
- 1.5
- 2
- 3
- 4
- 6
- 8
- 10
- 12
- 14
- 16
- 18
- 20
- 24
- 30
- 36
- 99.90000152

1 inch = 50 feet



Shopping Cart: 0 items [\$0.00]

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Property Tax ID: 5405

Status: Current

Type: RE

Owner: SCHWINDEN DORE & PATRICIA

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2022	34095	10/24/2022	\$3,078.82		\$0.00 \$0.00	
2021	34548	10/23/2021	\$3,030.10	11/24/2021 5/24/2022	\$1,515.06 \$1,515.04	
2020	35308	10/21/2020	\$3,038.02	11/25/2020 5/25/2021	\$1,519.02 \$1,519.00	
2019	35110	10/25/2019	\$3,042.02	11/26/2019 5/12/2020	\$1,521.02 \$1,521.00	
2018	41402	10/24/2018	\$2,591.74	11/27/2018 5/17/2019	\$1,295.89 \$1,295.85	
2017	38181	10/30/2017	\$2,412.27	11/27/2017 6/1/2018	\$1,206.16 \$1,206.11	
2016	36941	11/03/2016	\$2,052.30	12/7/2016 4/25/2017	\$1,026.17 \$1,026.13	
2015	35857	10/22/2015	\$2,026.82	11/24/2015 5/26/2016	\$1,013.43 \$1,013.39	
2014	35733	10/22/2014	\$2,355.09	11/26/2014 5/28/2015	\$1,177.57 \$1,177.52	
2013	22307	10/23/2013	\$2,281.00	11/12/2013 4/29/2014	\$1,140.52 \$1,140.48	
2012	24008	10/22/2012	\$2,181.30	11/15/2012 4/30/2013	\$1,090.66 \$1,090.64	
2011	21375	10/20/2011	\$2,142.40	11/17/2011 5/7/2012	\$1,071.21 \$1,071.19	
2010	26014	10/28/2010	\$2,102.83	11/24/2010 5/16/2011	\$1,051.43 \$1,051.40	
2009	21430	11/02/2009	\$1,979.04	11/18/2009 6/3/2010	\$989.54 \$989.50	
2008	31658	10/24/2008	\$1,873.86	11/25/2008 5/26/2009	\$936.94 \$936.92	
2007	3017067	10/25/2007	\$1,828.67	11/27/2007 5/28/2008	\$914.37 \$914.30	
2006	3016644	10/25/2006	\$1,824.10	12/5/2006 6/5/2007	\$912.06 \$912.04	

2005	3016460	11/09/2005	\$1,852.86	12/9/2005 6/2/2006	\$926.47 \$926.39
2004	3016236	10/26/2004	\$1,826.46	12/7/2004 6/3/2005	\$913.26 \$913.20

**** Paid Amount may include penalty & interest**

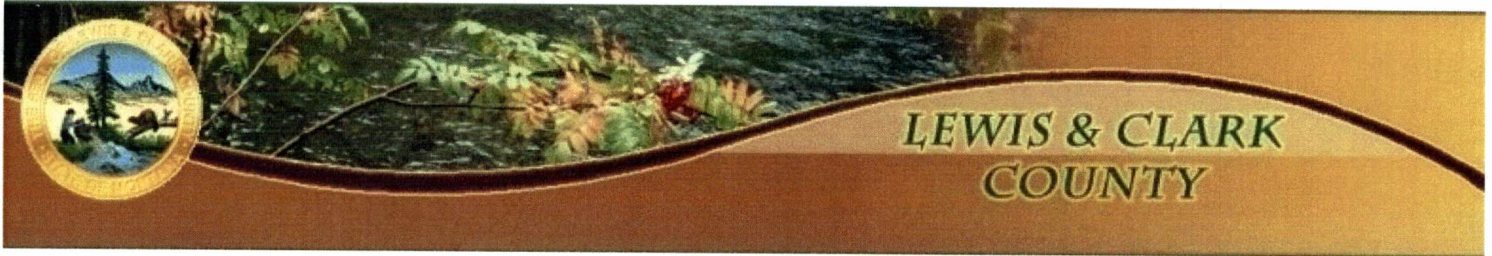
Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 10/31/2022 09:00 AM.

Send Payments to:
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316 North Park Ave; Room #113
Helena, Montana 59623

Phone: (406) 447-8329
Email: propertytax@lccountymt.gov



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Property Tax ID: 21119

Status: Current

Type: RE

Owner: CAMPBELL BAMBY

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2022	9314	10/24/2022	\$3,210.51		\$0.00 \$0.00	
2021	10071	10/23/2021	\$3,141.17	11/16/2021 5/24/2022	\$1,570.60 \$1,570.57	
2020	11118	10/21/2020	\$2,863.08	11/17/2020 6/11/2021	\$1,431.55 \$1,431.53	
2019	11055	10/25/2019	\$2,866.68	11/19/2019 5/14/2020	\$1,433.35 \$1,433.33	
2018	20053	10/24/2018	\$2,933.87	11/20/2018 5/31/2019	\$1,466.95 \$1,466.92	
2017	17086	10/30/2017	\$2,763.32	12/6/2017 5/21/2018	\$1,381.68 \$1,381.64	
2016	15903	11/03/2016	\$2,528.48	11/21/2016 4/12/2017	\$1,264.26 \$1,264.22	
2015	14896	10/22/2015	\$2,498.78	11/24/2015 5/16/2016	\$1,249.43 \$1,249.35	
2014	14861	10/22/2014	\$2,527.16	11/20/2014 5/12/2015	\$1,263.61 \$1,263.55	
2013	22308	10/23/2013	\$2,496.24	11/12/2013 5/29/2014	\$1,248.16 \$1,248.08	
2012	24009	10/22/2012	\$2,440.54	11/16/2012 6/3/2013	\$1,220.29 \$1,220.25	
2011	21376	10/20/2011	\$2,456.17	11/28/2011 5/25/2012	\$1,228.10 \$1,228.07	
2010	26015	10/28/2010	\$2,480.70	12/3/2010 5/9/2011	\$1,240.37 \$1,240.33	
2009	21431	11/02/2009	\$2,444.39	11/20/2009 6/30/2010	\$1,222.21 \$1,266.99	
2008	31659	10/24/2008	\$2,422.47	11/18/2008 5/14/2009	\$1,211.24 \$1,211.23	
2007	3017068	10/25/2007	\$2,382.69	11/20/2007 5/28/2008	\$1,191.37 \$1,191.32	

**** Paid Amount may include penalty & interest**

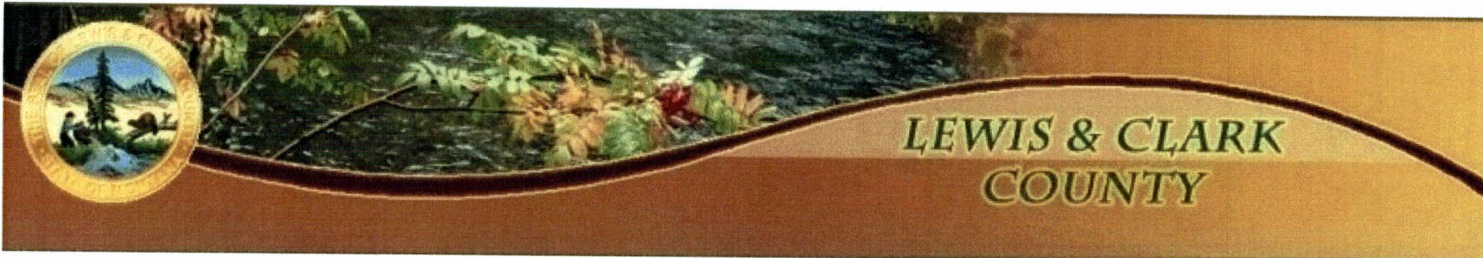
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Property Tax ID: 5599

Status: Current

Type: RE

Owner: GOLZ BARBARA V

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2022	16353	10/24/2022	\$2,379.64		\$0.00 \$0.00	
2021	17044	10/23/2021	\$2,344.89	11/26/2021 7/20/2022	\$1,172.46 \$1,215.48	
2020	18041	10/21/2020	\$2,333.06	12/1/2020 6/1/2021	\$1,166.54 \$1,166.52	
2019	17958	10/25/2019	\$2,335.98	11/29/2019 6/9/2020	\$1,168.01 \$1,167.97	
2018	41597	10/24/2018	\$2,228.16	12/3/2018 5/24/2019	\$1,114.09 \$1,114.07	
2017	38376	10/30/2017	\$2,103.27	12/5/2017 5/23/2018	\$1,051.66 \$1,051.61	
2016	37136	11/03/2016	\$1,915.04	12/2/2016 5/31/2017	\$957.54 \$957.50	
2015	36052	10/22/2015	\$1,891.39	12/1/2015 5/27/2016	\$945.72 \$945.67	
2014	35928	10/22/2014	\$1,955.03	11/28/2014 5/28/2015	\$977.52 \$977.51	
2013	22306	10/23/2013	\$1,897.93	11/29/2013 5/27/2014	\$948.99 \$948.94	
2012	24007	10/22/2012	\$1,820.09	11/29/2012 5/30/2013	\$910.05 \$910.04	
2011	21374	10/20/2011	\$1,791.59	11/28/2011 5/31/2012	\$895.82 \$895.77	
2010	26013	10/28/2010	\$1,761.29	12/7/2010 5/19/2011	\$880.67 \$880.62	
2009	21429	11/02/2009	\$1,659.84	12/9/2009 5/24/2010	\$829.93 \$829.91	
2008	31657	10/24/2008	\$1,582.32	11/28/2008 5/22/2009	\$791.18 \$791.14	
2007	3017066	10/25/2007	\$1,539.72	12/3/2007 5/31/2008	\$769.89 \$769.83	
2006	3016643	10/25/2006	\$1,526.83	12/1/2006 5/25/2007	\$763.44 \$763.39	

2005	3016459	11/09/2005	\$1,543.33	12/5/2005 5/25/2006	\$771.68 \$771.65
2004	3016235	10/26/2004	\$1,517.35	12/1/2004 5/26/2005	\$758.70 \$758.65

**** Paid Amount may include penalty & interest**

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