

# 722 South Grand, Bozeman, MT 59715

## *Feature Sheet*

**Legal Description:** Fairview Addn, Bozeman SEC 7, 2S 6E Lots 11 & 12, BLK 11

**Square Footage:** 1393 square feet total

**Bedrooms:** 2

**Bathrooms:** One full bath

**Year Built:** 1920 – full re-model in 2008

**Lot Size:** 8100 square feet

- **Main Level:** 1050 square feet

There are two bedrooms, one bathroom, living room, dining area and kitchen on the main level of the cottage. There is a cute little covered porch at the front entry of the home. As you enter the home into the living space, the master bedroom is at the front of the home, and the second bedroom is off the side of the living area. The bedrooms enjoy plenty of closet space and there are wood floors throughout the bedrooms and living area – beautifully refinished and sealed.

The bathroom has tiled floors and a nice tiled shower and pedestal sink. The kitchen has slate tile floors, plenty of cabinets and counter space, a Hotpoint refrigerator, smooth-top electric range and a dishwasher.

- **Lower Level:** 343 square feet

The lower level is a large unfinished space. There is an egress window in place, so this could become an extra room for hobbies, game room, office, etc.

**Yard:** The front and side yards are big and open with mature trees. The back yard is fully fenced with a tall, solid wood fence with two side gates and one back gate.

**Garage:** At the back of the yard is a single car garage with alley access, plus one additional parking space.

**Water/Sewer:** City services

**Heating System:** Gas forced air.

**Roof:** Asphalt shingles on house, metal on garage

**Taxes:** \$1899.56 (2009)

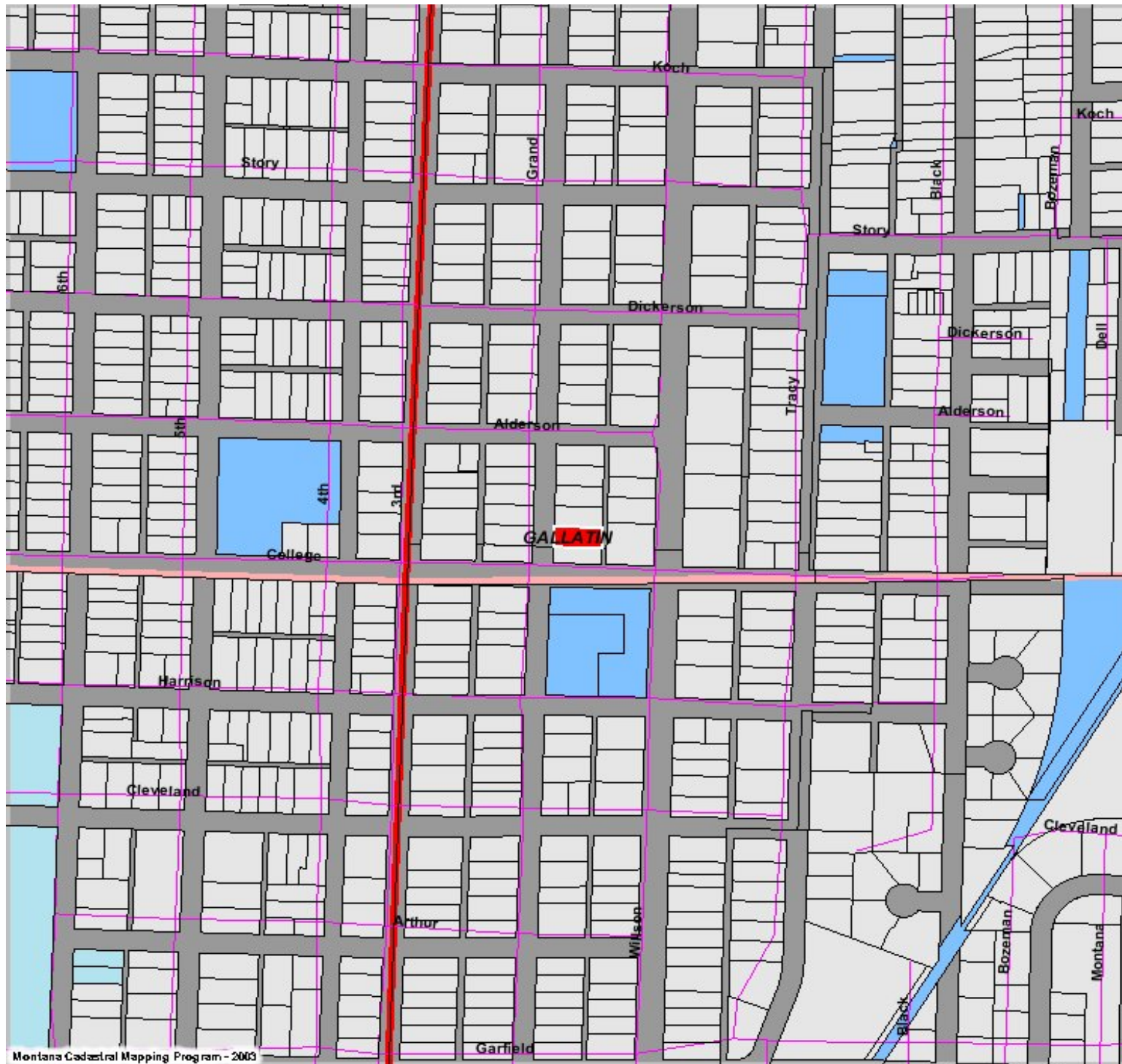
**Lot Size:** 8100 square feet

**Zoning:** R-1 Zoning

**OFFERED AT \$269,000.00**

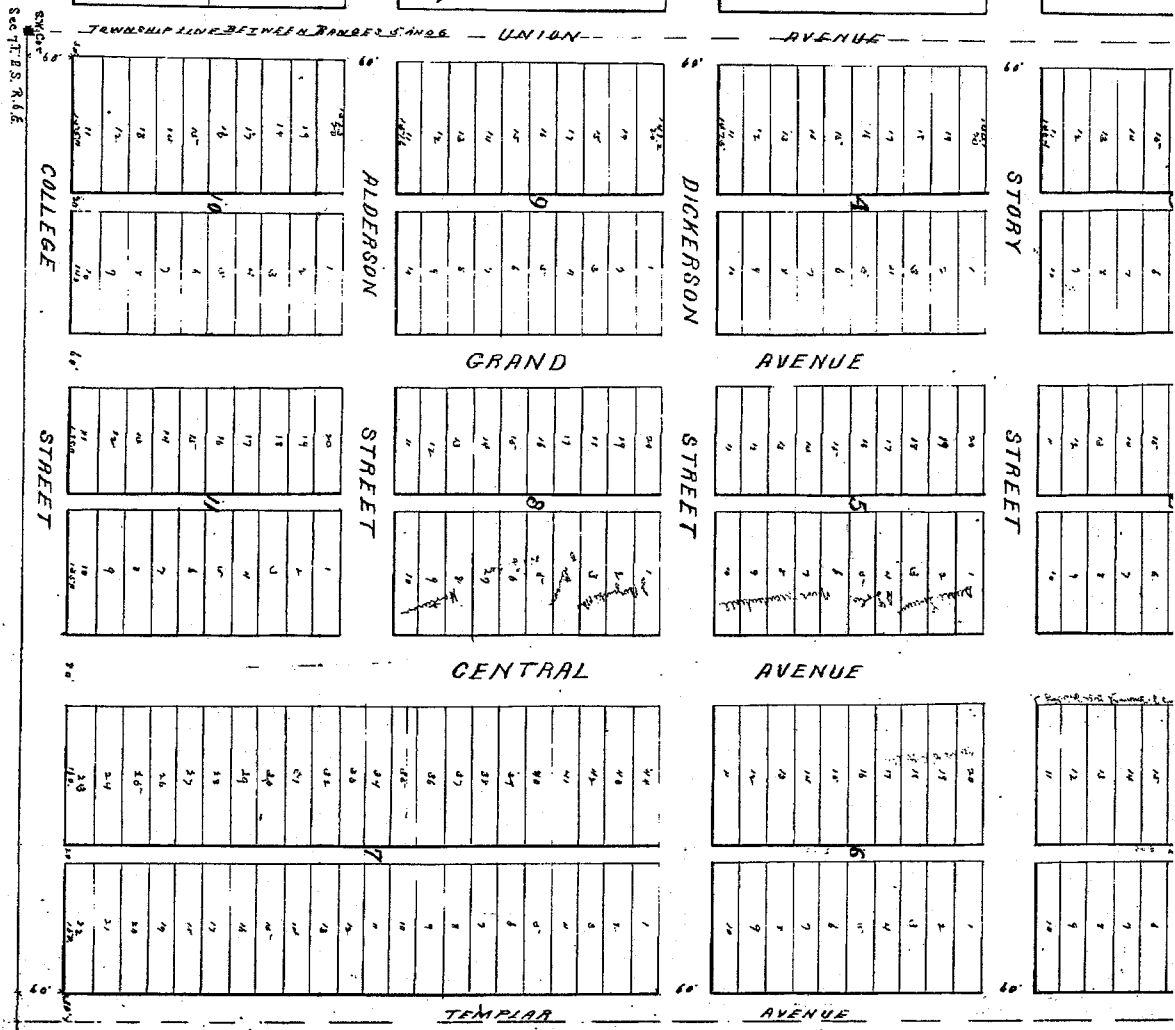
***Mls#171671***

# Montana Cadastral Mapping Project





PARK ADDITION



SECTION 31, T. 12 N., R. 10 E.

*Handwritten notes and signatures:*

W. M. W. [Signature]

J. M. W. [Signature]

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**Property/Parcel TaxID:** RGH2957

**Status:** Current

**Receipt:**

**Owner(s):**  
TREADWELL NICHOLAS ALBERT

**Mailing Address:**

1018 CANYON RD  
SANTA FE, NM 875016124

**Levy District:**

0350-08, 7C Bozeman(C)BZP

**2010 Value:**

**Market:** \$107,560  
**Taxable:** \$3,152  
  
**Vet Exempt:** \$0  
**Net Taxable:** \$3,152

**2010 Taxes:**

**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total:** \$0.00

**2010 Payments:**

**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total:** \$0.00

**Legal Records:**

**Geo Code:** 06-0799-07-3-02-22-0000 **Deed Book:** 2208 **Page:** 036D **Date:** 11/02/2005  
**Property address:** 722 S GRAND AVE, BOZEMAN MT 59715  
**Subdivision:** (FAV) Fairview Add **Lot:** 011 **Block:** 011  
**TRS:** T02 S, R06 E, Sec. 07  
**Legal:** FAIRVIEW ADD, S07, T02 S, R06 E, BLOCK  
 011, Lot 011, FAIRVIEW BOZ SEC 7 2S 6E  
 LOTS 11 & 12 BLK 11

**Note:**

**TO OBTAIN 2009 TAX INFORMATION, CLICK ON "PAYOFF"**

Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria will result in an incomplete search.

**ATTENTION:** For Owner Name Searches, you must search LastName FirstName.

Website data last updated 07/18/2010.

**Payments can be sent to:**

Gallatin County Treasurer  
311 West Main, Room 103  
Bozeman, MT 59715



New Search



Detail



Payoff



**Property/Parcel TaxID:** RGH2957

**Status:** Current

**Type:** RE

**Owner:** TREADWELL NICHOLAS ALBERT

**History:**

Year	Statement #	Bill Date	Bill Amount	Date Paid	Paid Amount
2009	2957	10/31/2009	\$1,899.56	11/22/2009 05/28/2010	\$952.79 \$946.79
2008	2957	10/31/2008	\$1,756.31	09/16/2009 09/16/2009	\$970.96 \$921.90
2007	2957	10/18/2007	\$1,556.23	11/30/2007 06/07/2008	\$781.17 \$775.17
2006	2957	10/18/2006	\$1,490.96	11/14/2006 08/27/2007	\$748.49 \$775.29
2006	90367	06/20/2007	\$48.23	08/27/2007	\$0.00 \$50.39
2005	2957	10/24/2005	\$1,401.06	11/03/2005 05/25/2006	\$703.59 \$697.59

**Note:**

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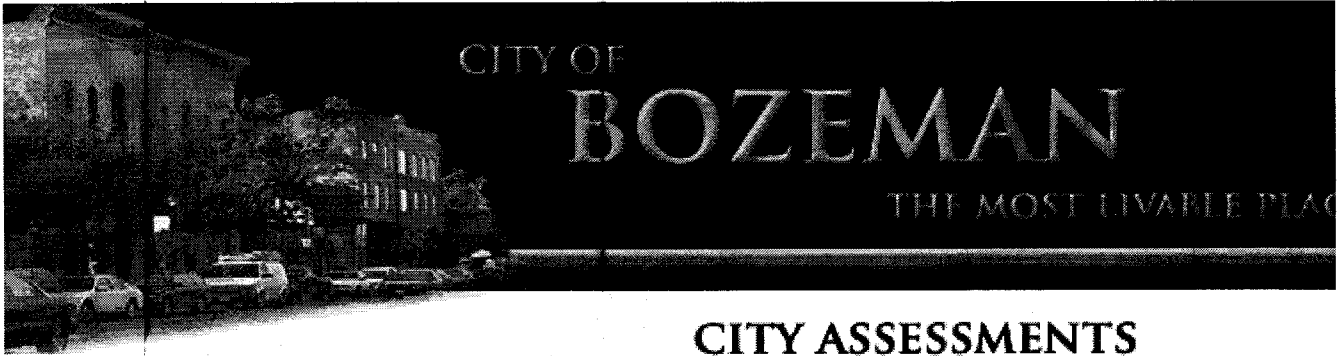
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**Payments can be sent to:**

Gallatin County Treasurer  
 311 West Main, Room 103  
 Bozeman, MT 59715

**Please direct any questions to:**



<b>Home</b>
<b>Account Inquiry</b> ▶
<b>View Bill</b>
<b>History</b>
<b>Email Us</b>
<b>Log Off</b>

Account ID: **12020**  
 Location ID: **12020**  
 Gallatin County Parcel #: **RGH2957**  
 Owner Name: **TREADWELL, NICHOLAS**  
 Address: **722 S GRAND**  
**BOZEMAN, MT 59715**  
 Geocode Number: **06-0799-07-3-02-22-0000**  
 Second Owner Name:

Assessment Information for 2010

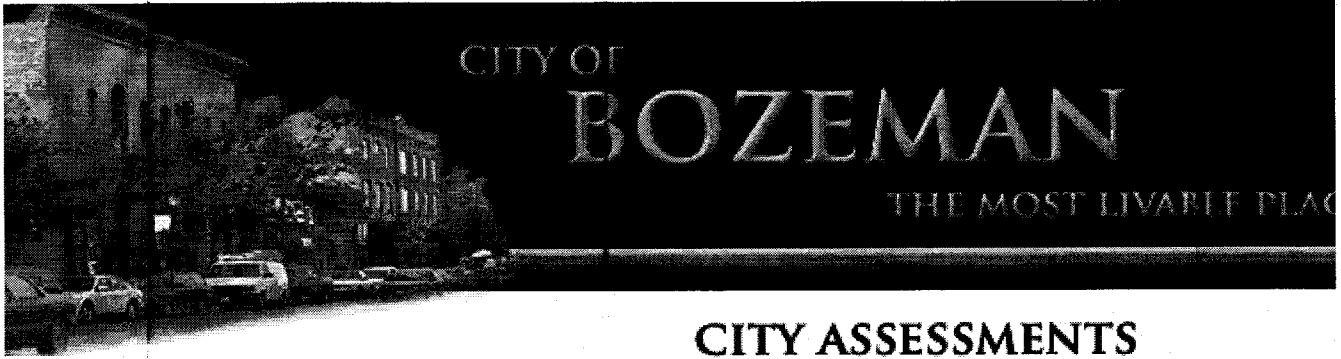
Billed taxes: **\$108.72**  
 Assessments Due: **\$0.00**  
 Interest, Penalties, and Collections: **\$0.00**  
 Total Due: **\$0.00**

Roll Code: **SPECIAL ASSESSMENTS**

[Pay Now](#)



ABOUT SSL CERTIFICATES



- Home
- Account Inquiry
- View Bill
- History ▶
- Email Us
- Log Off

Account ID: **12020**  
 Location ID: **12020**  
 Gallatin County Parcel #: **RGH2957**  
 Owner Name: **TREADWELL, NICHOLAS**  
 Address: **722 S GRAND**  
**BOZEMAN, MT 59715**  
 Geocode Number: **06-0799-07-3-02-22-0000**

Tax Year:  ▼  
 Total Amount Billed: **\$108.72**  
 Total Amount Paid: **\$108.72**  
 Total Amount Unapplied: **\$0.00**  
 Total Amount Due: **\$0.00**

Date	Period	Type	Amount
10/15/09	1	Bill	\$54.36
11/12/09	1	Payment	\$45.61
11/12/09	1	Payment	\$8.75
10/15/09	2	Bill	\$54.36
11/24/09	2	Payment	\$45.61



ABOUT SSL CERTIFICATES

**INFORMATION UPDATED FEBRUARY 5, 2010****General Parcel Information definitions**

<b>GEOCODE</b>	<b>06079907302220000</b>
<b>OWNCODE</b>	<b>10000</b>
<b>OWNER CLASSIFICATION</b>	<b>Private</b>
<b>COUNTY ASSESSOR CODE</b>	<b>000RGH2957</b>
<b>SECTION</b>	<b>07</b>
<b>TOWNSHIP</b>	<b>T02SR06E</b>
<b>LEGAL DESCRIPTION</b>	<b>FAIRVIEW ADD, S07, T02 S, R06 E, BLOCK 011, Lot 011, FAIRVIEW BOZ SEC 7 2S 6E LOTS 11 &amp; 12 BLK 11</b>
<b>PROPERTY ADDRESS</b>	<b>722 S GRAND AVE 59715</b>
<b>ADDITION-SUBDIVISION</b>	<b>FAIRVIEW ADD</b>
<b>LEVY DISTRICT</b>	
<b>COUNTY LEVY DISTRICT</b>	
<b>LEVY DISTRICT NAME</b>	
<b>TOTAL FINAL LAND VALUE</b>	<b>\$105,603.00</b>
<b>TOTAL FINAL BUILDING VALUE</b>	<b>\$198,597.00</b>
<b>2009 FULL REAPPRAISAL VALUE</b>	<b>\$304,200.00</b>
<b>2009 TAXABLE MARKET VALUE</b>	<b>\$107,560.00</b>
<b>DEED 1: BOOK, PAGE, DATE (mmddy)</b>	<b>2208, 0036D, 11/2/05</b>
<b>DEED 2: BOOK, PAGE, DATE (mmddy)</b>	<b>2015, 0976D, 7/7/00</b>
<b>OWNER NAME 1</b>	<b>TREADWELL NICHOLAS ALBERT</b>
<b>TAXPAYER</b>	<b>1018 CANYON RD</b>
<b>MAILING ADDRESS</b>	<b>SANTA FE, NM 87501-6124</b>

**SITE INFORMATION definitions**

<b>Characteristic</b>	<b>CAMA Code, (Description)</b>
<b>GEOCODE</b>	<b>06079907302220000</b>
<b>NEIGHBORHOOD</b>	<b>020B</b>
<b>NEIGHBORHOOD TREND</b>	<b>2, (stable)</b>
<b>RESIDENTIAL INDICATOR</b>	<b>dwelling</b>
<b>ACCESS</b>	<b>1, (paved road) 0, (landlocked/none)</b>
<b>FRONTING</b>	<b>4, (residential street)</b>
<b>LOCATION</b>	<b>5, (neighborhood)</b>
<b>TOPOGRAPHY</b>	<b>1, (level)</b>
<b>UTILITIES</b>	<b>1, (all public) 4, (public sewer) 9, (gas)</b>

**SQUARE FOOT TYPE CLASSIFICATION & VALUATION definitions**

Property Type	Square Foot Type	Land Classification	Square Feet	Influence Factor(s)	Influence Percent	Price/SQ Ft	Assessed Value
residential urban	1	residential city/town lot	8,100		100	\$13.04	\$105,603.00
<b>TOTALS</b>			<b>8,100</b>				<b>\$105,603.00</b>

**IMPROVEMENTS TO THE LAND definitions**

**DWELLING NUMBER 1**

**General Info - Dwelling #1**

DWELLING TYPE	D - Dwelling
STYLE OF DWELLING	10, (old style)
YEAR BUILT	1920
EFFECTIVE YEAR OF DWELLING	95
PHYSICAL CONDITION	4, (good)
GRADE (WORKMANSHIP & MATERIALS)	5, (average)
CONDITION, DESIRABILITY, USEFULNESS	GD (good)
STORY HEIGHT	1
EXTERIOR WALL CONSTRUCTION	1, (frame)
EXTERIOR WALL FINISH	6, (wood siding or sheathing)
ROOF TYPE	3, (gable)
ROOF MATERIAL	0, (asphalt shingle)
HEATING SYSTEM	2, (central)
HEATING SYSTEM TYPE	5, (forced air)
HEATING FUEL TYPE	3, (gas, natural or lpg)
FOUNDATION	2, (concrete)
BASEMENT	2, (part)
TOTAL ROOMS (EXC HALLS AND BATHS)	0
BEDROOMS	2
FAMILY ROOMS	0
FULL BATHROOMS	1
ADDITIONAL PLUMBING FIXTURES	3
ATTIC	0, (none)

**Additions - Dwelling #1**

**FIRST FLOOR - concrete deck/patio/terrace - 154 sq feet**

**FIRST FLOOR - open porch, frame - 55 sq feet**

**Floor Area - Dwelling #1**

**BASEMENT - 343 sq ft**

**FIRST FLOOR - 1050 sq ft**

**Other Building/Yard Improvement 1**

<b>TYPE</b>	<b>PA2, paving, concrete</b>
<b>QUANTITY</b>	<b>1</b>
<b>YEAR OF CONSTRUCTION</b>	<b>1920</b>
<b>MEASUREMENT</b>	<b>0 172 sq ft</b>
<b>GRADE</b>	<b>average</b>
<b>CONDITION</b>	<b>average</b>

**Other Building/Yard Improvement 2**

<b>TYPE</b>	<b>RG3, garage, detached, frame, unfinished</b>
<b>QUANTITY</b>	<b>1</b>
<b>YEAR OF CONSTRUCTION</b>	<b>1949</b>
<b>MEASUREMENT</b>	<b>0 306 sq ft</b>
<b>GRADE</b>	<b>fair</b>
<b>CONDITION</b>	<b>average</b>