

11 Blue Road, Livingston, MT 59047-9104

Tax

Owner Information

Owner Name:	Ritter Debbie Diane	Tax Billing Zip+4:	9104
Owner Name 2:	Charvat Michael Lynn	Owner Occupied:	O
Tax Billing Address:	11 Blue Rd	Mail Owner Name:	Debbie Diane Ritter
Tax Billing City & State:	Livingston Mt	No Mail Flag:	Y
Tax Billing Zip:	59047		

Location Information

Census Tract:	000400	Township Range Sect:	2S9E35
Carrier Route:	H062	Topography:	FLAT/LEVEL
Zoning:	2	Spatial Flood Zone Code:	AE
Zoning Desc:	2-2	Spatial Flood Panel:	30067C0752C
County:	Park	Spatial Flood Zone Date:	10/18/2011
Municipality/Township:	Park Rural Fire #1	Lot:	1
Township #:	02S	Neighborhood Code:	249004W
Range:	09E	Market Area:	2
Section:	35	Traffic:	Res Strt

Estimated Value

RealAVM™:	\$503,200	Value As Of:	06/08/2026
RealAVM™ Range High:	\$654,100	Confidence Score:	12
RealAVM™ Range Low:	\$352,200	Forecast Standard Deviation:	30

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Tax ID 3:	49080235401010000	% Improved:	43
Tax ID 2:	0000039400	Tax Area:	5612
Tax ID:	49-0802-35-4-01-01-0000		

Legal Description: **S35, T02 S, R09 E, LOTS 1 - 5 OF PLAT 253 (POR GOVT LOTS 5 & 6)**

Assessment & Taxes

Assessment Year	2025	2024	2023
Assessed Value - Total	\$2,599	\$172,813	\$172,813
Assessed Value - Land	\$1,489	\$172,043	\$172,043
Assessed Value - Improved	\$1,110	\$770	\$770
YOY Assessed Change (\$)	-\$170,214	\$	
YOY Assessed Change (%)	-98%	0%	
Market Value - Total	\$2,599	\$172,813	\$172,813
Market Value - Land	\$1,489	\$172,043	\$172,043
Market Value - Improved	\$1,110	\$770	\$770
Tax Year	2025	2024	2023
Total Tax	\$369.68	\$337.28	\$1,123.53
Change (\$)	\$32	-\$786	
Change (%)	10%	-70%	

Characteristics

Land Use - Corelogic:	Residential (Nec)	Water:	WELL
Land Use - State:	Improved Property	Sewer:	Septic Tank
Land Use - County:	Imp	Heat Type:	Forced Air
Lot Acres:	24.510	Fuel Type:	GAS
Lot Area:	1,067,656	Garage Type:	Parking Avail
Stories:	1.0	Garage Capacity:	0
Bedrooms:	3	Construction:	Frame
Bath Fixtures:	3	# of Buildings:	1
Total Rooms:	6.000	Condition:	Average

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Bit
Rrs1	S	800	20	40	1970
