

# Property Record Card

## Summary

### Primary Information

**Property Category:** [RP](#)  
**Geocode:** [06-0905-31-4-08-01-7005](#)  
**Primary Owner:**  
[LEINEN GARY E TRUSTEE &  
2411 BIRDIE DR UNIT A  
BOZEMAN, MT 59715-8494](#)  
*NOTE: See the Owner tab for all owner information*

**Subcategory:** [Residential Property](#)  
**Assessment Code:** [00RFH82596](#)  
**PropertyAddress:** [2411A BIRDIE DR  
BOZEMAN, MT 59715](#)  
**COS Parcel:**

**Certificate of Survey:**  
**Subdivision:** [LINKS CONDO](#)  
**Legal Description:**  
[LINKS CONDO, S31, T01 S, R06 E, UNIT 2411A](#)  
**Last Modified:** [7/16/2021 4:03:03 AM](#)

### General Property Information

**Neighborhood:** [206.705.K](#)  
**Living Units:** [1](#)  
**Zoning:**

**Property Type:** [KU - Condominium Urban](#)  
**Levy District:** [06-035008-7C 08](#)  
**Ownership %:** [100](#)

**Linked Property:**

|                                                   |                               |                      |
|---------------------------------------------------|-------------------------------|----------------------|
| <b>Linked Property</b><br>06-0905-31-4-08-01-7000 | <b>Link Type</b><br>8 - Split | <a href="#">View</a> |
|---------------------------------------------------|-------------------------------|----------------------|

**Exemptions:**  
[No exemptions exist for this property](#)

**Condo Ownership:**  
**General:** [10](#)  
**Limited:** [0](#)

### Property Factors

**Topography:**  
**Utilities:**  
**Access:**  
**Location:**

**Fronting:**  
**Parking Type:**  
**Parking Quantity:**  
**Parking Proximity:**

### Land Summary

| <u>Land Type</u> | <u>Acres</u> | <u>Value</u> |
|------------------|--------------|--------------|
| Grazing          | 0.000        | 00.00        |

|                   |       |       |
|-------------------|-------|-------|
| Fallow            | 0.000 | 00.00 |
| Irrigated         | 0.000 | 00.00 |
| Continuous Crop   | 0.000 | 00.00 |
| Wild Hay          | 0.000 | 00.00 |
| Farmsite          | 0.000 | 00.00 |
| ROW               | 0.000 | 00.00 |
| NonQual Land      | 0.000 | 00.00 |
| Total Ag Land     | 0.000 | 00.00 |
| Total Forest Land | 0.000 | 00.00 |
| Total Market Land | 0.000 | 00.00 |

#### Deed Information:

| Deed Date | Book | Page | Recorded Date | Document Number | Document Type   |
|-----------|------|------|---------------|-----------------|-----------------|
| 4/17/2019 |      |      | 4/17/2019     | 2642473         | Quit Claim Deed |
| 4/5/2019  |      |      | 4/5/2019      | 2641682         | Warranty Deed   |

## Owners

Party #1

**Default Information:** [LEINEN GARY E TRUSTEE &  
2411 BIRDIE DR UNIT A](#)

**Ownership %:** [100](#)

**Primary Owner:** ["Yes"](#)

**Interest Type:** [Fee Simple](#)

**Last Modified:** [9/18/2019 1:56:08 PM](#)

Other Names

Other Addresses

| Name                        | Type                      |                  |
|-----------------------------|---------------------------|------------------|
| LEINEN SARAH RUTH TRUSTEE & | L Additional Legal Owners | No other address |
| LEINEN GARY E TRT &         | L Additional Legal Owners | No other address |
| LEINEN SARAH RUTH TRT       | L Additional Legal Owners | No other address |

## Appraisals

#### Appraisal History

| Tax Year | Land Value | Building Value | Total Value | Method |
|----------|------------|----------------|-------------|--------|
| 2021     | 52605      | 495195         | 547800      | MKT    |
| 2020     | 49992      | 378708         | 428700      | MKT    |

## Market Land

## Market Land Info

No market land info exists for this parcel

## Dwellings

### Existing Dwellings

| Dwelling Type | Style               | Year Built |
|---------------|---------------------|------------|
| Condominium   | 21 - Condo - Duplex | 2018       |

#### Dwelling Information

**Residential Type:** [Condominium](#)  
**Year Built:** 2018  
**Effective Year:** 0  
**Story Height:** 1.0  
**Grade:** 6  
**Class Code:** 3501  
**Year Remodeled:** 0

**Style:** [21 - Condo - Duplex](#)  
**Roof Material:** [10 - Asphalt Shingle](#)  
**Roof Type:** [3 - Gable](#)  
**Attic Type:** 0  
**Exterior Walls:** [1 - Frame](#)  
**Exterior Wall Finish:** [6 - Wood Siding or Sheathing](#)  
**Degree Remodeled:**

#### Mobile Home Details

**Manufacturer:**  
**Model:**

**Serial #:**  
**Width:** 0  
**Length:** 0

#### Basement Information

**Foundation:** [2 - Concrete](#)  
**Basement Type:** [0 - None](#)

**Finished Area:** 0  
**Daylight:**  
**Quality:**

#### Heating/Cooling Information

**Type:** [Central/AC](#)  
**Fuel Type:** [3 - Gas](#)

**System Type:** [5 - Forced Air](#)  
**Heated Area:** 0

#### Living Accomodations

**Bedrooms:** 3  
**Family Rooms:** 0

**Full Baths:** 2  
**Half Baths:** 0

**Addl Fixtures:** 5

#### Additional Information

**Fireplaces:**  
**Garage Capacity:** 0  
**% Complete:** 0

**Stacks:** 0  
**Openings:** 0  
**Cost & Design:** 0  
**Description:**

**Stories:**  
**Prefab/Stove:** 1  
**Flat Add:** 0  
**Description:**

#### Dwelling Amenities

**View:**  
**Access:**

#### Area Used In Cost

**Basement:** 0  
**First Floor:** 1876  
**Second Floor:** 0

**Additional Floors:** 0  
**Half Story:** 0

**Attic:** 0  
**Unfinished Area:** 0  
**SFLA:** 1876

#### Depreciation Information

**CDU:**  
**Desirability:**

**Physical Condition:** [Good \(8\)](#)  
**Property:** [Good \(8\)](#)

**Utility:** [Good \(8\)](#)

Location: [Good \(8\)](#)

Depreciation Calculation

Age: [2](#)

Pct Good: [0.98](#)

RCNLD: [444810](#)

Additions / Other Features

Additions

| Lower | First                        | Second | Third | Area | Year | Cost  |
|-------|------------------------------|--------|-------|------|------|-------|
|       | 21 - Porch, Masonry, Open    |        |       | 32   | 0    | 959   |
|       | 33 - Deck, Wood              |        |       | 430  | 0    | 5827  |
|       | 19 - Garage, Frame, Finished |        |       | 576  | 0    | 28197 |

Other Features

| Quantity | Type                       | Value |
|----------|----------------------------|-------|
| 1        | CV - Central Vacuum System | 2300  |

## Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: [Residential](#)

Description: [RPA2 - Concrete](#)

Quantity: [1](#)

Year Built: [2018](#)

Grade: [A](#)

Condition:

Functional:

Class Code: [3501](#)

Dimensions

Width/Diameter: [24](#)

Length: [20](#)

Size/Area:

Height:

Bushels:

Circumference:

## Commercial

### Existing Commercial Buildings

[No commercial buildings exist for this parcel](#)

## Ag/Forest Land

Ag/Forest Land

[No ag/forest land exists for this parcel](#)