

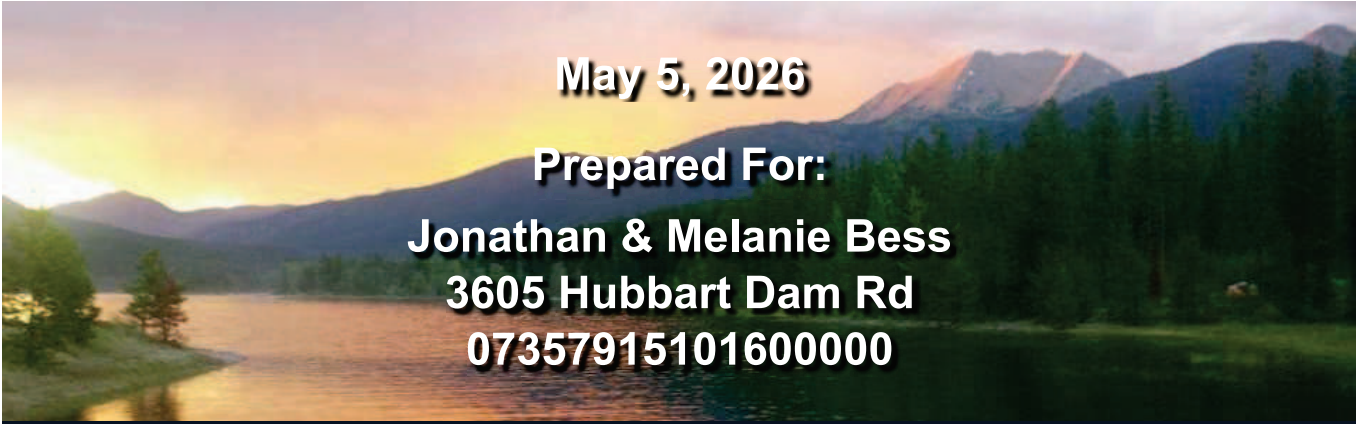


Fidelity National Title®



CHICAGO TITLE

TWO TRUSTED COMPANIES. ONE UNIFIED TEAM



May 5, 2026

Prepared For:

**Jonathan & Melanie Bess
3605 Hubbart Dam Rd
07357915101600000**

Built to ensure a successful real estate partnership with proven results.

Fidelity National Title Branch Locations

BIGFORK:

8000 MT HWY 35, Ste 3
Bigfork, MT 59911
406-837-8000

COLUMBIA FALLS:

734 9th Street West Unit 5
Columbia Falls, MT 59912
406-862-7914

LAKE SIDE:

7100 US HWY 93 South, Ste A
Lakeside, MT 59922
406-300-6106

HAMILTON:

1920 North First Street
Hamilton, MT 59840
406-363-7004

KALISPELL:

150 1st Ave., WN Ste A
Kalispell, MT 59901
406-755-7004

MISSOULA:

320 West Broadway St
Missoula, MT 59802
406-728-1500

WHITEFISH:

284 Flathead Ave, Ste 101
Whitefish, MT 59937
406-862-7914

Chicago Title Branch Locations

CHICAGO TITLE - BILLINGS

3141 Meadow View Dr
Billings, MT 59102
406-238-9999

CHICAGO TITLE - BOZEMAN

1800 W Koch Street, Ste 1
Bozeman, MT 59715
406-587-5563

CHICAGO TITLE - GREAT FALLS

300 River Dr North, Ste 2
Great Falls, MT 59401
406-453-7622

Contact us today.

We are always ready to assist you with an elevated level of expertise and a commitment to service.

FNTMontana.com

Montana.CTIC.com

Flathead County Property Profile



Parcel #	07357915101600000	Owner	Bess, Jonathan Bess, Melanie
Ref Parcel	0780757	Owner Address	3185 Hubbart Dam Rd Marion MT 59925 - 8027
Site Address	3605 Hubbart Dam Rd Marion MT 59925	Market Total Value	
Lot Size	40.34 Acres (1,757,210 SqFt)	Assessed Total Value	\$23,411.00
Building Area		Year Built	
School District	KILA	Zoning	HUBBART DAM Neighborhood Specific Land Use
Bedrooms		Subdivision	
Bathrooms		Land Use / Land Use Std	VAC - Vacant Land / 8008 - Rural/Agricultural-Vacant Land
Legal	S15, T25 N, R24 W, TR 1 IN SW4NE4		



Imagery © 2024 Hexagon and data partners.

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



FLATHEAD COUNTY

Montana

Shopping Cart: 0 items [\$0.00]

[New Search](#)[History](#)[Payoff](#)[PayTaxes](#)[Help](#)

Assessor#: 0780757

Status: Current

Receipt: 20450963

2025 Owner(s):
BESS JONATHAN & MELANIE

Mailing Address:

3185 HUBBART DAM RD
MARION, MT 599258027

Legal Description:

S15, T25 N, R24 W, TR 1 IN SW4NE4

[Tax Comparison](#)

2025 Value:

Market Value \$23,411
Taxable: \$87

[Detail](#)

2025 Taxes:

[View Pie Charts](#)

First Half:	\$29.85	Due: 11/30/2025
Second Half:	\$29.84	Due: 6/1/2026
Total:	\$59.69	

[Show Current Tax Bill](#)[Detail](#)

2025 Payments:

First Half:	\$29.85
Second Half:	\$0.00
Total:	\$29.85

(May include penalty & interest)

2025 Legal Records:

Geo Code: 07-3579-15-1-01-60-0000 **Instru#:** 202100032932 **Date:** 2021-09-10

Property address: 3605 HUBBART DAM RD, MARION MT 59925

TRS: T25 N, R24 W, Sec. 15

Legal: S15, T25 N, R24 W, TR 1 IN SW4NE4

Short: TR 1 IN SW4NE4

Acres: 40.34

Note: The accuracy of this data is not guaranteed. Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria can result in an incomplete search.

Property Tax data was last updated 05/04/2026 07:30 PM.

Send Payment To:

Flathead County Treasurer
290 A North Main
Kalispell, MT 59901
(406) 758-5680



tyler
technologies



Flathead County Treasurer
Adele Krantz, Treasurer
290 A North Main
Kalispell, MT 59901
(406) 758-5680
https://flatheadcounty.gov/property_tax

County Tax Bill

Tax Year 2025

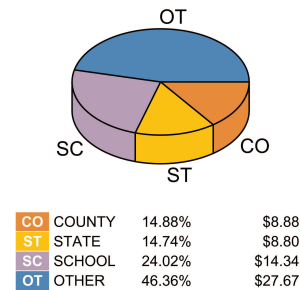
560*3**G48**1.316**1/8*****ALL FOR AADC 598
BESS JONATHAN & MELANIE
3185 HUBBART DAM RD
MARION MT 59925-8027



Assessor #:	0780757
Tax District	032320 / Kila Elementary
Geo Code	07357915101600000
Mill Levy:	368.000
Market Value:	23,411
Real Estate:	87
Building & Improvements:	0
Personal Property:	0
Exemption:	0.00
Taxable Value:	87

Key Taxing Authority	Levy	Total Due	Key Taxing Authority	Levy	Total Due	Legal Description
CO 911 GENER OBLIG BON	0.800	\$0.06	CO SEARCH & RESCUE	0.950	\$0.08	SCT: 15 TWN: 25 N RNG: 24 W
CO AIRPORT	2.000	\$0.18	CO SHERIFF	25.000	\$2.18	S15, T25 N, R24 W, TR 1 IN SW4NE4
CO AREA AGENCY ON AGIN	0.420	\$0.04	CO SPECIAL EMS PROGRA	1.910	\$0.16	Physical Address: 3605 HUBBART DAM RD
CO BOARD OF HEALTH	3.750	\$0.32	SC TRANSPORTATION	1.040	\$0.10	
CO BRIDGE	1.650	\$0.14	ST UNIVERSITY MILLAGE	6.000	\$0.52	
CO CO PERM MED LEVY	7.550	\$0.66	TOTAL LEVY	368.000	\$32.02	
SC COMMUNITY COL. RET.	2.800	\$0.24	OT FECC SPECIAL DIST		\$0.57	
CO COMP INSURANCE	4.650	\$0.40	OT SOIL & WATER CONSERV		\$0.10	
CO COUNTY LIBRARY	4.020	\$0.34	OT STATE FORESTER		\$27.00	
CO COUNTY PARKS	1.010	\$0.08	TOTAL TAX		\$59.69	
CO COUNTY PLANNING	0.810	\$0.06				
CO COUNTY RETIREMENT	6.000	\$0.52				
CO COUNTYWIDE MOSQUIT	0.490	\$0.04				
CO DISTRICT COURT	0.680	\$0.06				
ST ELEM GENERAL MAINT	33.000	\$2.88				
SC ELEM RETIREMENT	14.430	\$1.26				
CO EMS	0.890	\$0.08				
ST EQUALIZATION MILLAG	40.000	\$3.48				
CO EXTENSION	0.250	\$0.02				
CO FAIR	0.510	\$0.04				
SC FHS ADULT EDUCATION	1.280	\$0.12				
SC FHS BUILDING RESERV	0.810	\$0.08				
SC FHS BUS RESERVE	1.200	\$0.10				
SC FHS DEBT SRV NEW BO	9.120	\$0.80				
SC FHS FLEX	1.620	\$0.14				
SC FHS GENERAL	36.220	\$3.16				
SC FHS TRANSPORTATION	10.730	\$0.94				
SC FHS TUITION	4.320	\$0.38				
SC FVCC ADULT EDUCATIO	0.990	\$0.08				
SC FVCC DEBT SERVICE	0.540	\$0.04				
SC FVCC GENERAL	6.530	\$0.56				
SC FVCC PERMIS MED LEV	3.290	\$0.58				
CO GENERAL	19.420	\$1.68				
CO GROUP INSURANCE	0.960	\$0.08				
ST HIGH SCH GEN MAINT	22.000	\$1.92				
SC HIGH SCH RETIREMENT	7.530	\$0.66				
CO JUVENILE DETENTION	0.460	\$0.04				
CO NOXIOUS WEEDS	0.860	\$0.08				
CO PERM SRS LEVY	0.510	\$0.04				
CO PORT AUTHORITY	0.900	\$0.08				
CO PUBLIC TRANSIT	0.400	\$0.04				
CO ROAD	15.770	\$1.38				
SC SD 20 BLDG RESERVE	2.770	\$0.24				
SC SD 20 GENERAL	38.160	\$3.32				
SC SD 20 TRANSPORTATIO	2.590	\$0.22				
SC SD 20 TUITION	15.120	\$1.32				

Distribution Breakdown



This property may qualify for: Montana Disabled Veteran Property Tax Relief, Property Tax Assistance Program, Land Value Assistance Program and/or Elderly Homeowner's Tax Credit. Contact the, Department of Revenue at (406)758-5700 for further information.

2nd Half: **\$29.84**

2nd Half Due: **05/31/2026**

DO NOT PAY THIS IF IT IS INCLUDED IN YOUR MORTGAGE PAYMENT

BESS JONATHAN & MELANIE
3185 HUBBART DAM RD
MARION MT 59925-8027

Assessor No: **0780757**

NO SECOND HALF NOTICE WILL BE SENT. YOUR CHECK IS YOUR RECEIPT. STUBS MUST ACCOMPANY PAYMENT. FOR A COPY OF YOUR TAX RECEIPT INCLUDE A SELF ADDRESSED STAMPED ENVELOPE.

MAKE CHECK PAYABLE TO:
Adele Krantz
Flathead County Treasurer
290A N MAIN ST
KALISPELL, MT 59901-3946

PAYMENT MUST BE HAND DELIVERED, PAID ONLINE, OR POSTMARKED BY 5:00PM ON MAY 31, 2026

1st Half: **\$29.85**

1st Half Due: **11/30/2025**

Full Year Total: **\$59.69**

Total Due Date: **11/30/2025**

DO NOT PAY THIS IF IT IS INCLUDED IN YOUR MORTGAGE PAYMENT

BESS JONATHAN & MELANIE
3185 HUBBART DAM RD
MARION MT 59925-8027

Assessor No: **0780757**

NO SECOND HALF NOTICE WILL BE SENT. YOUR CHECK IS YOUR RECEIPT. STUBS MUST ACCOMPANY PAYMENT. FOR A COPY OF YOUR TAX RECEIPT INCLUDE A SELF ADDRESSED STAMPED ENVELOPE.

MAKE CHECK PAYABLE TO:
Adele Krantz
Flathead County Treasurer
290A N MAIN ST
KALISPELL, MT 59901-3946

PAYMENT MUST BE HAND DELIVERED, PAID ONLINE, OR POSTMARKED BY 5:00PM ON NOV. 30, 2025

EFFECT OF FAILURE TO RECEIVE NOTICE - Penalty and interest will not be waived due to non-receipt of a tax bill.

DELINQUENT TAXES - Once a full year becomes delinquent, you must pay the year in full. If more than one tax year is delinquent, the most current year must be paid first per MCA 15-16-102.

ADDRESS CHANGES - The Plat Room processes address changes with a written request or email request. 406-758-5510

EXTENDED DUE DATES - If the date on which taxes are due falls on a holiday or Saturday, taxes may be paid without penalty or interest on or before 5 pm of the next business day in accordance with MCA 1-1-307.

PAYMENT PROCESSING - Please allow at least 2 weeks for mailed payments to be processed.

PAYING UNDER PROTEST - Payments under protest must be in writing and comply with the provisions of state law. These laws can be found in MCA 15-1-402 and 15-1-406. Protest forms are available upon request at the Treasurer's Office or online.

PROPERTY VALUATION - Property valuation staff may be visiting your property to conduct an on-site review for property tax purposes. You or your agent may want to be present. If you wish to make an appointment, contact your local Department of Revenue at (406)758-5700.

RETURNED CHECK FEE - A \$25 fee is charged on all returned checks and payment may be cancelled. Each account is then subject to applicable interest, penalty, costs and seizure by sheriff.

TAX BILL TIME TABLE - The 1st installment is due by 5:00 p.m. November 30th, and the 2nd installment is due no later than 5:00 p.m. on May 31st.

FOR SECURITY PURPOSES - International access to our website is restricted to the United States and Canada

INQUIRIES:

Address Changes - Plat Room - plat@flathead.mt.gov
Ownership Changes - Clerk and Recorder - (406) 758-5526
Property Assessment/Appraisal - (406) 758-5700
Exemptions - Department of Revenue - (406) 758-5700
School Taxes - Superintendent of Schools - (406) 758-5720
County Landfill - (406) 758-5910
BF or LK Solid Waste Fee - (406) 758-5910

WATER AND SEWER DISTRICTS:

Big Mountain Sewer - (406) 249-5669
Bigfork Water & Sewer - (406) 837-4566
Coram Water & Sewer - (406) 852-7352
Evergreen Water & Sewer - (406) 257-5861
Happy Valley Water & Sewer - (406) 730-1031
Hungry Horse Water & Sewer - (406) 387-5694
Lakeside County Water & Sewer - (406) 844-3881
Martin City County Water & Sewer - (406) 387-4360
Ranch County Water & Sewer - (406) 837-5461
Somers County Water & Sewer - (406) 857-2580
Whitefish County Water Dist - (406) 863-4820

Kalispell - (406)758-7700
Columbia Falls - (406)892-4391
Whitefish - (406) 863-2400

State Forester - Department of State Lands - (406) 751-2240

TV DISTRICTS:

Blacktail TV - (406) 249-3251
Swan Hill TV - (406) 314-8226

FIRE DISTRICTS:

Badrock Rural Fire - (406) 892-3145
Bigfork Fire - (406) 837-4590
Big Mountain Fire - (406) 862-3748
Blankenship Rural Fire - (406) 387-4349
Columbia Falls Rural Fire - (406) 892-3911
Coram/West Glacier Fire - (406) 387-4298
Office of Emergency Services (406)758-5560
Creston Fire - (406) 250-7396
Evergreen Fire - (406) 752-4636
Ferndale Fire - (406) 837-6900
Hungry Horse Fire - (406) 387-9111
Marion Fire - (406) 854-2828
Martin City Rural Fire - (406) 890-0652
Olney Rural Fire - (406) 881-2220
Smith Valley Fire - (406) 752-3548
Somers Fire - (406) 250-8225
South Kalispell Fire - (406) 257-2282
West Valley Fire - (406) 756-9878
Whitefish Fire Service Area (406) 863-2483

Please fold on perforation BEFORE tearing

Payments made after 5:00 pm on the due date must include penalty & interest. Call (406)758-5680 for correct amount.
Both installments can be paid together, but must be paid by the first installment due date to avoid late charges.

Mail payment to:

ADELE KRANTZ
FLATHEAD COUNTY TREASURER
290 A North Main St.
Kalispell, MT 59901

Bring payment to:

FLATHEAD COUNTY NORTH COMPLEX
PROPERTY TAX DEPARTMENT
290 A North Main St.
Kalispell, MT 59901

***Pay online by e-check (currently no fee)**

***Pay online by credit/debit card (3%fee)**
flatheadcounty.gov
*United States and Canada only
Phone - (406) 758-5680

Please fold on perforation BEFORE tearing

Payments made after 5:00 pm on the due date must include penalty & interest. Call (406)758-5680 for correct amount.
Both installments can be paid together, but must be paid by the first installment due date to avoid late charges.

Mail payment to:

ADELE KRANTZ
FLATHEAD COUNTY TREASURER
290 A North Main St.
Kalispell, MT 59901

Bring payment to:

FLATHEAD COUNTY NORTH COMPLEX
PROPERTY TAX DEPARTMENT
290 A North Main St.
Kalispell, MT 59901

***Pay online by e-check (currently no fee)**

***Pay online by credit/debit card (3%fee)**
flatheadcounty.gov
*United States and Canada only
Phone - (406) 758-5680



Debbie Pierson, Flathead County MT by DT

202100032932

Page: 1 of 2

Fees: \$16.00

9/13/2021 10:15 AM

WHEN RECORDED RETURN TO:

Jonathan Bess and Melanie Bess

3185 Hubbard Damp Rd
Maion MT 59925

File number: 3740FPT

WARRANTY DEED
(Joint Tenancy)

FOR VALUE RECEIVED,

Albert A. Hauser and Lorna L. Hauser, ^{*}joint tenants with rights of survivorship,
^{* also known as Lorna Lee Hauser}
hereinafter called GRANTOR, do(es) hereby grant, bargain, sell and convey unto:

Jonathan Bess and Melanie Bess

hereinafter called Grantees, as joint tenants (and not as tenants in common) and to the survivor of said named joint tenants, and to the heirs and assigns of such survivor, the following described premises, in **Flathead County, Montana**, to-wit:

The Northeast Quarter of the Northwest Quarter of Section 15, Township 25 North, Range 24 West, M.P.M., Flathead County, Montana.

The West Half of the Northeast Quarter of Section 15, Township 25 North, Range 24 West, P.M.M., Flathead County, Montana.

The Southeast Quarter of the Northwest Quarter of Section 15, Township 25 North, Range 24 West, M.P.M., Flathead County, Montana.

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Easements and encumbrances apparent or of record.

TO HAVE AND TO HOLD, the said premises, with its appurtenances unto the said Grantees, as joint tenants

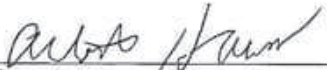
With the right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named tenants forever. And the said Grantor(s) do(es) hereby covenant to and with Grantees, he(he or they) is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances except for taxes and assessments for current and subsequent years and he (she or they) will warrant and defend same from all lawful claims whatsoever.

0780757 0780761 0780758 0780759

Approved 9/13/2021 cw



Dated this 10th day of Sept, 2021

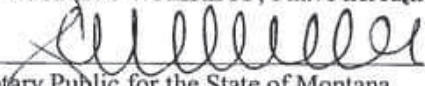

Albert A. Hauser

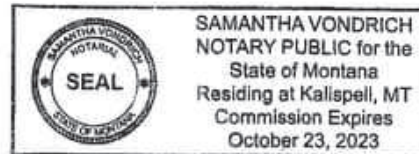

Lorna L. Hauser

State of Montana
County of Flathead

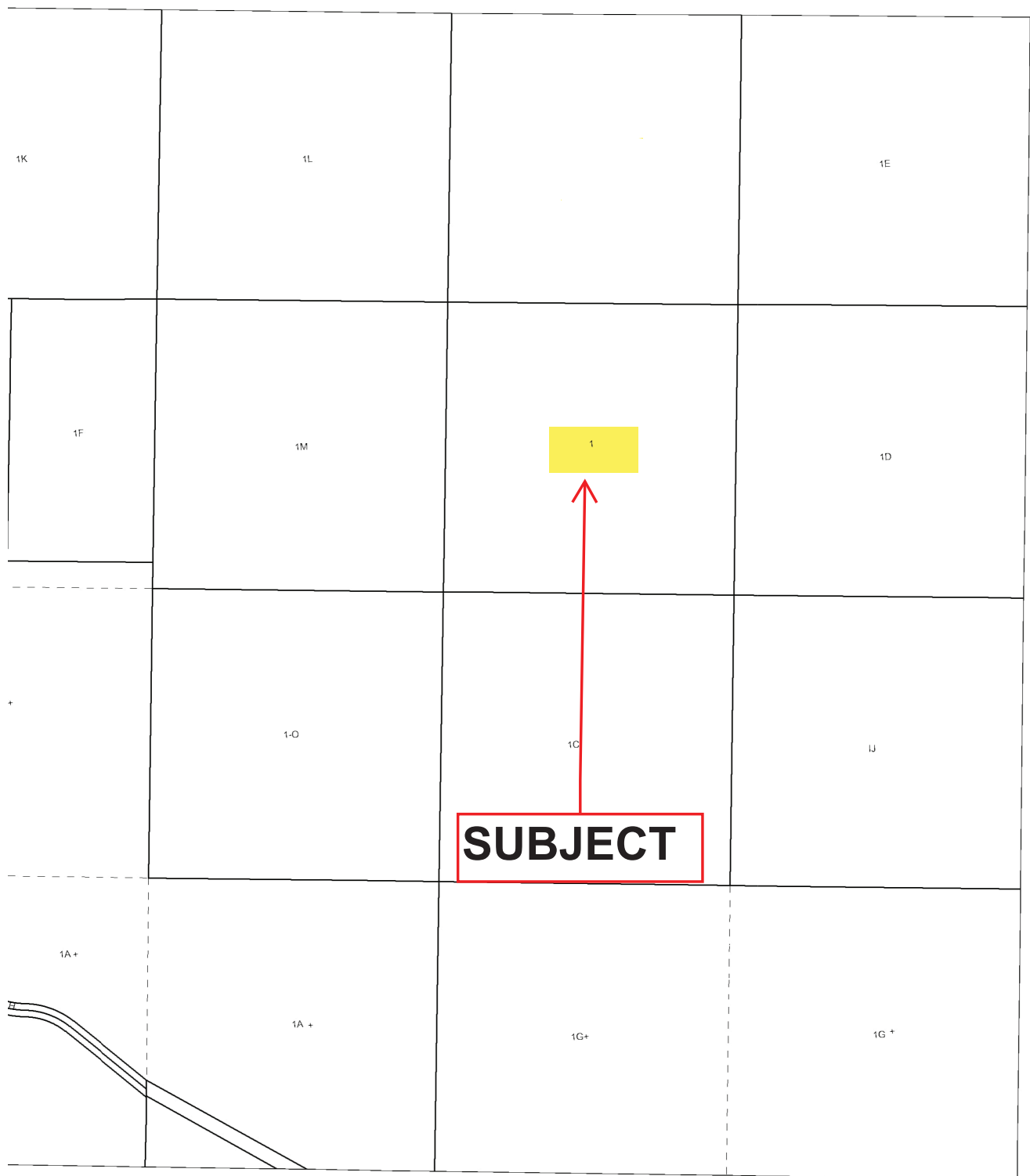
On this 10th day of Sept, 2021, before me, the undersigned, a Notary Public, personally appeared Albert A. Hauser and Lorna L. Hauser and acknowledged to me that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.


Notary Public for the State of Montana
Notary Resides: _____
My commission expires: _____



15 25 24



The map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Customer Agreement for Non-Insured Products and Services

Customer understands that many of the Products and Services available from Fidelity National Financial, Inc., its subsidiaries, affiliates, partners, licensors and/or authorized agents (collectively referred to herein as “the Company”) through a Customer Service representative or other Company employee, the Global Premier Services (“GPS”) website or any derivative website or mobile app, are not insured and do not provide the benefit or protection afforded by a policy of title insurance. If Customer desires such protection, a policy of title insurance, binder, commitment or guarantee should be requested from the Company.

Non-insured products that may be available via the GPS site or app include, but are not limited to: Property Profiles, eFarms, Lead Locators, AVMs, Foreclosure Reports, Subject Property Reports, Property Valuation Reports, Premium Leads and Owners and Encumbrance Reports.

**BY THE EXECUTION AND SUBMISSION OF THIS CUSTOMER AGREEMENT,
CUSTOMER ACKNOWLEDGES AND AGREES:**

- a. That the Company’s sole obligation under a non-insured report and this Customer Agreement shall be to set forth information such as the ownership of and liens and encumbrances against the land as requested and in doing so, the Company is not acting as an abstractor of title.
- b. That the Company shall not be obligated under a non-insured report to pay costs, attorneys’ fees, or expenses incurred in any action, proceeding, or other claim brought against Customer.
- c. That a non-insured report is not an abstract of title, title opinion, preliminary report or commitment to issue title insurance.
- d. That the Company’s liability under a non-insured report for an error or omission is, as stated below, limited and that if Customer desires that the Company assume additional liability, a policy of title insurance, binder, commitment, or guarantee should be requested from the Company.
- e. That any dissemination of non-insured reports to third parties is subject to all terms, conditions and limitations of this Customer Agreement and Customer agrees to make third parties aware of these limitations of liability.
- f. That the GPS website and mobile app may contain additional Terms and Conditions governing access to and use of the sites themselves. Nothing contained herein should be deemed to alter, amend or conflict with those Terms and Conditions.
- g. That the report is not valid and the Company shall have no liability thereunder unless the Limitations of Liability as stated below are attached thereto.

LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS, OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.