

**APPRAISAL REPORT
2019 PLACID LAKE APPRAISALS
PLACID LAKE, MISSOULA COUNTY, MT
FOR
THE STATE OF MONTANA,
THE MONTANA BOARD OF
LAND COMMISSIONERS (LAND BOARD)
AND THE DEPARTMENT OF NATURAL REESOURCES AND
CONSERVATION (DNRC)**



PREPARED BY:
NICHOLAS J HOGAN, MAI
HALL - WIDDOSS & COMPANY, P.C.
1001 SW HIGGINS AVE., SUITE 201
MISSOULA, MT 59803

TABLE OF CONTENTS

SCOPE OF WORK.....	5
Extraordinary Assumptions:.....	7
PURPOSE OF APPRAISAL	9
EXPOSURE TIME	11
GENERAL AREA MAP	13
GENERAL AREA & NEIGHBORHOOD DATA & TRENDS.....	14
HIGHEST AND BEST USE	19
THE APPRAISAL PROCESS.....	23
SALES COMPARISON APPROACH.....	24-47

ADDENDA:

Assumptions and Limiting Conditions
Contract
Taxes
Zoning Map & Regulations
Flood Maps (2) East and West
Appraiser Qualifications & License

Hall - Widdoss & Company, P.C.

Real Property Valuations & Consulting

1001 SW Higgins Avenue, Suite 201

Missoula, MT 59803

Ph. (406) 721-3822 Fax (406) 721-7848

[*steve.hall@hall-widdoss.com*](mailto:steve.hall@hall-widdoss.com)

[*nickhogan@gmail.com*](mailto:nickhogan@gmail.com)

[*matthall7667@hotmail.com*](mailto:matthall7667@hotmail.com)

*Steven A. Hall, MAI, CCIM
MT & ID General Certified*

*Nicholas J. Hogan, MAI
MT, ID, WY General Certified*

*Matt S. Hall, MAI
MT General Certified*

*John Widdoss, MAI, ARA
Spearfish, SD 57783
(605) 642-8844*

July 18, 2019

Mr. Michael Atwood
Real Estate Management Chief
Department of Natural Resources and Conservation
Trust Land Management Division
PO Box 201601
1539 11th Ave.
Helena, MT 59620 – 1601

RE: Summary appraisal report, 2019 Placid Lake appraisals

Dear Mr. Atwood:

This letter of transmittal is an introduction to the report that follows which includes the market information as well as the individual valuations of the subject properties. The following report, defined by the Scope of Work, is hereby presented in the requested narrative report format containing 47 pages plus addenda. Under general requirements, the appraisal report has been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

In addition, this report is intended to be in full compliance with all applicable laws & regulations affecting this service & report in which jurisdiction the subject property is located. The report also complies with Attachment B of the contract which is supplemental appraisal instructions; 2019 Placid Lake Appraisals. This report also complies with Attachment A, Scope of Work for the Appraisals of Potential Property Sales Through the Cabin/Homesite Sales Program; 2019 Placid Lake Appraisals. The Scope of Work is key to understanding this appraisal service and the report option requested. Please read that section carefully as it most clearly defines the service rendered.

Specific reference to the issue of competency is required. I have adequate current, practical experience in the appraisal of recreational lake front property. I was involved with two separate appraisals of in excess of 300 properties on Priest Lake for Idaho Department of lands in 2013/2014. I have also been involved in appraisals of properties on Flathead Lake. As such, it is my opinion I have both technical as well as geographic competence to provide this service.

The subject properties are Placid Lake lots each improved with a single-family residence. The appraisal for each homesite will include a total market value of the property, with the hypothetical condition that land and improvements are fee simple ownership, with one owner. It will also include a separate market value for the state own homesite (land), under the hypothetical condition of it being vacant raw land exclusive of real property improvements. The third value will be an allocated or separate market value of the non-state owned improvements, from the total market value derived.

DNRC Lot	Land Value	Real Property
994	\$580,000	\$670,000
992	\$490,000	\$550,000
995	\$513,000	\$665,000
996	\$539,000	\$600,000
997	\$423,000	\$985,000
998	\$348,000	\$500,000
999	\$345,000	\$435,000
1000	\$348,000	\$415,000
1001	\$357,000	\$480,000
1002	\$320,000	\$445,000

If there is anything further, please don't hesitate to contact me.

Professionally yours,
HALL - WIDDOSS & COMPANY, PC.

NICHOLAS J. HOGAN, MAI
MT General Certificate No. REA-REG-LIC-370
Expires 3/31/20

SCOPE OF WORK

The Scope of Work was previously defined as the Scope of the Appraisal. Based on requirements of the Uniform Standards of Professional Appraisal Practice (latest edition is USPAP – 2018/2019) promulgated by the Appraisal Standards Board of the Appraisal Foundation and the guide notes to the Standards of Professional Appraisal Practice adopted by the Appraisal Institute, this has become the primary element defining the appraisal conducted here. USPAP involves binding requirements and specific guidelines that deal with the procedures to be followed in developing an appraisal, an analysis or opinion and with the reporting or communication of that appraisal opinion defined as Standards 1 & 2. The appraisal service & reporting option must be consistent with the Scope of Work defining the appraisal service and how it is to be communicated. The appraisal has complied with the regulatory requirements of the State of Montana based on compliance with Standards & Ethics defined within USPAP.

The scope of work rule states the appraiser must:

1. identify the problem to be solved;
2. determine and perform the scope of work necessary to develop credible assignment results; and
3. disclose the scope of work in the report.

Pursuant to Problem Identification as found in USPAP, the appraisal assignment requires the appraiser to “gather and analyze” information about those assignment elements that are necessary to properly adequately identify the appraisal problem to be solved. These are, at a minimum:

1. Client: The clients are the State of Montana, the Montana Board of Land Commissioners (Land Board), and the Department of Natural Resources and Conservation (DNRC).
2. Intended user: The intended users include the clients as well as the individual owners. The individual owners are Sally Rusk, Crystal Kirchhoff and Susan Kowalczyk, Terry Vick, Nick Natalie – Lopuch, Heidi Wadsworth, Margaret Coldiron, James E Nelson, David and Nancy Kinsey, Louis C. Erck Revocable Trust, and Beverly Jean Mitchell Family Trust.
3. Purpose/Intended Use: The purpose of the appraisal is to provide the clients with a credible opinion of current market value of the subject properties and is intended for use in the decision-making process concerning the potential sale of said subject properties.

Type of value: The type of value, as required for the individual appraisals, is market value. Based on the client request the definition of fair market value is found in MCA 70 – 30 – 313.

70-30-313. Current fair market value. Current fair market value is the price that would be agreed to by a willing and informed seller and buyer, taking into consideration, but not limited to, the following factors:

- (1) the highest and best reasonably available use and its value for such use, provided current use may not be presumed to be the highest and best use;
 - (2) the machinery, equipment, and fixtures forming part of the real estate taken; and
 - (3) any other relevant factors as to which evidence is offered.
4. Effective date of value: The effective date of value is reflective of the inspection of the individual subject properties. Those inspections occurred on two separate days. The first inspection occurred on May 31, 2019 and the second inspection occurred on June 4, 2019. Please refer to the individual subject analysis for the effective date of value for the individual subject properties.
5. Subject characteristics: Deals with the extent of the subject property such as inspection/property viewing, property rights appraised, etc. The subject properties are 10 individual cabin sites situated on the southerly side of Placid Lake. Each property has physical and legal access as well as frontage to Placid Lake.
6. Assignment conditions: Refers to hypothetical conditions, assumptions & limiting conditions.

For the reader's edification, I have incorporated definitions for hypothetical conditions and extraordinary assumptions. These definitions are taken from the USPAP 2018-19.

"HYPOTHETICAL CONDITION: a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis."

"EXTRAORDINARY ASSUMPTION: an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis."

Extraordinary Assumptions:

- None.

-Hypothetical Conditions

- Per the client instructions, the cabin site (land) is valued under the hypothetical condition that it is vacant raw land, without any site improvements, utilities, or buildings. Each of the individual subject properties has non-state owned structural and site improvements. Therefore, that portion of the analysis I have made the hypothetical condition that the subject property is vacant raw land, without any site improvements, utilities or buildings.
- Based on scope of work, for purposes of valuation and analysis I have assumed each of the subject properties has physical and legal access.
- Based on Attachment A subject properties are to be appraised with the hypothetical condition that the leases/licenses associated with the underlying land did not exist.
- The following hypothetical condition is associated with only cabin site 997. Cabin Site 997 is currently under construction. The client requested an as is date of value as of the date of inspection. To complete that valuation I analyzed the subject property on the basis of a fully completed structure, then deducted the estimated finished costs. Therefore, the at completion value of all real and personal property shown uses the hypothetical condition the subject property, cabin site 997, was fully completed as of the date of inspection.

-Jurisdictional Exceptions:

- None.

The use of extraordinary assumptions and hypothetical conditions within the report should be viewed within the context that their use might affected the assignment results.

8. Prior Services

Pursuant to USPAP, it is required to identify to the reader of the report whether the appraiser(s) have rendered an appraisal service on the subject property(ies) within the last three years of the date of the current assignment. I have not appraised any the subject properties within the last three years.

Rights to be Appraised

The appraiser shall determine the Fee Simple market value for the land as though vacant and unimproved, based on the highest and best use, and subject to any outstanding rights and reservations of record.

In terms of the appraisal service requested, the properties to be appraised are defined as recreational tracts pursuant to the hypothetical condition noted above reflecting vacant & unimproved land tracts as well as the total fee simple value and the value of the lessee owned improvements. The property type suggests that only the sales comparison approach is relevant and peer review would expect to see.

Even though the individual sites are leased, the valuation of the land, as though vacant & unimproved, would not typically incorporate an income capitalization approach for valuation purposes. Lake front land is most often purchased for a recreational use, independent of a motivation for lease income.

Relevant to the preceding paragraph, factual market data gathered or researched for this appraisal includes land sales and improved sales where an allocation of the improvement contribution is reasonably defined through seller or buyer identification or through comparison of vacant site sales and/or through a replacement cost new less depreciation (RCNLD) analysis of the sale.

It is recognized that Montana is a non-disclosure State and verification of sales is commonly handled through real estate agent confirmation as well as buyer and/or seller verification. There are times when the confirming party does not wish to be identified or where the price is not to be divulged. All of these elements are considered appropriate and common under peer review. I have relied upon the NW Montana MLS service to assist in the appraisal research for the Seeley Lake area Chain of Lakes.

Report Option - Standard Rule 2-2: The 2018/2019 USPAP edition has provided “In reporting the results of a real property appraisal, an appraiser must communicate each analysis, opinion, and conclusion in a manner that is not misleading.” Standards Rule 2-2 states “Each written real property appraisal report must be prepared under one of the following options and prominently state which option is used: Appraisal Report or Restricted Appraisal Report.” Under Comments, “When the intended users include parties other than the client, an Appraisal Report must be provided. When the intended users do not include parties other than the client, a Restricted Appraisal Report may be provided.”

“An appraiser must use care when characterizing the type of report and level of information communicated upon completion of an assignment. An appraiser may use any other label in addition to, but not in place of, the label set forth in this Standard for the type of report provided.” It is my opinion this allows an appraiser to include the descriptive phrase of Summary Appraisal Report, Narrative Appraisal Report or Self-Contained Appraisal Report. These terms clearly form around the core description which is “Appraisal Report”. For this appraisal, the reporting option is an **Appraisal Report**. The client requested an Appraisal Report in Summary Report Format.

It is acknowledged that I lack special expertise or knowledge with respect to the detection and measurement of hazardous substances. For this appraisal, I have not been provided either a Phase I or Phase II environmental audit relating to this topic for any of the lessee personal property improvements. I have assumed there to be no environmental concerns relating to the individual cottage sites and this is a typical assumption & limiting condition. For “popcorn” ceilings, it is assumed this is an asbestos containing material.

I have assumed there is a marginal health hazard when left “in-situ” but removal can be an expensive process. This type of ceiling is viewed by the market as a negative feature and will be discussed and adjusted for where appropriate.

The following identifies the individuals, companies and governmental agencies that have been contacted during this investigation. It should be noted that this is not considered to be an all-inclusive list although it does identify the primary contacts made.

Missoula County Appraiser/Assessor	Missoula County Planning
Missoula County Treasurer	Missoula County Sanitarian
Missoula County Clerk and Recorder	Selkirk Board of Realtors MLS
Northwest Montana Realtors MLS	Kevin Wetherell
Amy Peterson	Lorin Peterson
Robin Matthews-Barnes	Clint Roberts
Jennifer Slayden	Scott Kennedy

PURPOSE OF APPRAISAL

The purpose of the appraisal is to provide an opinion of the **Fee Simple market value** of the individual sites as described in the respective appraisal reports. The valuations are to:

1. Include a total market value of the property, with the hypothetical condition that land and improvements are in fee simple ownership, with one owner.
2. Include a separate market value for the state-owned cabin or home site (land), under the hypothetical condition of it being vacant raw land exclusive of real property improvements.
3. Allocated separate market value for the non-state-owned improvements, from the total market value derived above in 1.
4. Valuation improvements must account for all forms of obsolescence.

The Appraisal Foundation requires an appraiser to conclude the value is “in terms of cash” or “of financing terms equivalent to cash”. I believe that is well beyond the public perception of the definition and what is a practical form of measurement. Some buyers have sufficient capital to pay cash. Other buyers choose to finance part or most of their purchase. Where financing terms did not specifically alter or impact price, I believe the requirement of identifying cash or equivalent is adequate. To clarify, it is my opinion the sales best relate to the term “or financing terms equivalent to cash”. I do not believe there is a market distinction between “in terms of cash or of financing terms equivalent to cash”.

DEFINITIONS (source citation USPAP 2018/2019, Definitions, pages 3-6). There are a few specific definitions that are believed to be critical for proper understanding. As such, this report will provide the USPAP definition for the terms used in this appraisal assignment and report.

APPRAISAL: (noun) the act or process of developing an opinion of value; an opinion of value. (adjective) of or pertaining to appraising and related functions such as appraisal practice or appraisal services. Comment: An appraisal must be numerically expressed as a specific amount, as a range of numbers, or as a relationship (e.g. not more than, not less than) to a previous value opinion or numerical benchmark (e.g. assessed value, collateral value).

ASSIGNMENT: a valuation service that is provided by an appraiser as a consequence of an agreement with a client.

ASSIGNMENT CONDITIONS: Assumptions, extraordinary assumptions, hypothetical conditions, laws and regulations, jurisdictional exceptions, and other conditions that affect the scope of work

EXTRAORDINARY ASSUMPTION: See definition included under Scope of Work.

HYPOTHETICAL CONDITION: See definition included under Scope of Work.

CLIENT: the party or parties who engage, by employment or contract an appraiser in a specific assignment. Comment: The client may be an individual, group, or entity, and may engage and communicate with the appraiser directly or through an agent.

CREDIBLE: worthy of belief. Comment: Credible assignment results require support, by relevant evidence and logic, to the degree necessary for the intended use.

INTENDED USER: the client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment.

INTENDED USE: the use(s) of an appraiser's reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment.

MARKET VALUE: a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. Comment: Forming an opinion of market value is the purpose of many real property appraisal assignments, particularly when the client's intended use includes more than one intended user. The conditions included in market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories. (more of this definition exists but not shown in this appraisal report).

REAL ESTATE: an identified parcel or tract of land, including improvements, if any.

REAL PROPERTY: the interests, benefits, and rights inherent in the ownership of real estate. Comment: In some jurisdictions, the terms real estate and real property have the same legal meaning. The separate definitions recognize the traditional distinction between the two concepts in appraisal theory.

SCOPE OF WORK: See the definition under Scope of Work

VALUE: the monetary relationship between properties and those who buy, sell, or use those properties. Comment: Value expresses an economic concept. As such, it is never a fact but always an opinion of the worth of a property at a given time in accordance with a specific definition of value. In appraisal practice, value must always be qualified - for example, market value, liquidation value, or investment value.

Additional definitions taken from The Dictionary of Real Estate Appraisal, Sixth Edition, are presented below and which have critical relevance to the appraisal of real estate and real property:

fee simple estate. Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat

encumbrance. Any claim or liability that affects or limits the title to property. An encumbrance can affect the title such as a mortgage or other lien, or it can affect the physical condition of the property such as an easement. An encumbrance cannot prevent the transfer of possession, but it does remain after the transfer.

encroachment. 1. Trespassing on the domain of another. 2. Partial or gradual displacement of an existing use by another use, e.g., locating commercial or industrial improvements in a residential district.

easement. The right to use another's land for a stated purpose. See also affirmative easement; conservation easement; easement appurtenant; easement by prescription; easement in gross; historic preservation easement; negative easement.

easement appurtenant. An easement that is attached to, benefits, and passes with the transfer of the dominant estate; runs with the land for the benefit of the dominant estate and continues to burden the servient estate, although such an estate may be transferred to new owners. See Also easement in gross.

EXPOSURE TIME

It is a requirement of the Uniform Standards of Professional Appraisal Practice (USPAP) to incorporate discussion & analysis of **Exposure Time** within a market value analysis of the subject property. As defined, page 4, Exposure Time:

"estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal (Advisory Opinion 35, Reasonable Exposure Time in Real and Personal Property Opinions of Value.). Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

It is often assumed that this is consistent with the concept of **Marketing Period (Time)**. This has been defined within the "**The Dictionary of Real Estate Appraisal, Sixth Edition**", published by The Appraisal Institute as follows:

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and market time.)

The simple issue between these two definitions is one of historical evidence (exposure time is always presumed to precede the effective date of the appraisal) and prospective or future occurrence (marketing time). These may be the same in a stable market or opposite trends in a changing market.

The situation could be a relatively weak or soft market noted by historical evidence yet current trends reflect a strong demand and investor expectations for continued strong demand. That could present opposite exposure time and marketing time discussions/conclusions.

The appraisal analysis, I emphasized and primarily use sales from the Seeley Lake chain of lakes. That includes Placid Lake, Salmon Lake, Seeley Lake, Lake Alva, Lake Inez, as well as Big Sky Lake. Overall, there are fewer sales within this market especially for vacant land. The analysis only uncovered three sales and one listing of vacant land on any of the lakes noted above. In addition, there are very few sales of single-family residences on any of the lakes noted above. All of the improved sales noted had days on market less than 365 days. The overall range of five improved sales was from a low of 39 days on market to an upper end of 363 days on market. Overall, there is a reasonable expectation that the individual properties could be marketed in less than a one year's timeframe.

GENERAL AREA MAP



GENERAL AREA & NEIGHBORHOOD DATA & TRENDS

I have not included a discussion of the general area in the sense of the property having influences associated with both the Missoula market and the Kalispell/Flathead market. Rather, I have concentrated only on a presentation of the neighborhood that is clearly indicated as the Seeley-Swan Valley ranging from Clearwater Junction on the South and Bigfork on the north.

This is an approximate 92-mile-long valley that is formed by the Mission Mountains on the west and the Swan Mountains on the east. The Swan River Basin is said to be located within the Northern Rocky Mountain Physiographic Province. The Mission Range reaches elevations of 9,800 feet above mean sea level and the Swan Range reaches elevations of 9,400 feet AMSL. This neighborhood is a heavily forested area with mountains forming the west and east boundaries and the valley bottom reflecting lakes, rivers and streams as well as glacial moraine pot and kettle topography reflecting a myriad of small lakes, ponds, wetlands, etc.

The Clearwater River flows south within the south half of Seeley-Swan Valley from its source at Clearwater Lake and then empties into the Black foot River just SW of Clearwater Junction. The series of lakes found to the south end of the valley include Rainy Lake, Lake Alva, Lake Inez, Seeley Lake, Placid Lake, Elbow Lake, Salmon Lake and Blanchard Lake. The north valley flows from Summit Lake and Lindberg Lake and this is the start of the Swan River which flows northwesterly through the Swan Valley to Flathead Lake at Bigfork. The headwaters of the Swan River include several lakes including Lindbergh Lake, Cygnet Lake and Holland Lake to the south and Swan Lake to the north that is a highly prized recreational resource.

This is a very sparsely populated neighborhood. The town of Seeley Lake is the service and trade center for the Clearwater drainage and the south part of Swan Valley. Seeley Lake provides basic services while medical and major shopping and services are found in either Missoula or Kalispell. There are also some limited public services for light groceries, restaurants and gasoline at several other locations in the Swan Valley along Highway 83. The town of Bigfork, located at the north end of the neighborhood, provides limited public services. Bigfork is well known for its gift shops, art galleries and theater. Missoula and Kalispell are full service communities. Both Missoula County and Flathead County (Kalispell) have shown strong growth over the past three decades.

Missoula and Kalispell have scheduled airline service, so they serve as a major entry point for the out-of-state visitor. The Seeley Swan valley is served by a primary highway running north/south through the area from Clearwater Junction to Bigfork referred to as State Highway 83. Within the neighborhood, gravel surfaced county and Forest Service roads provide access from Highway 83 to the lakes and into the mountains. The 2-million-acre Bob Marshall Wilderness area lies just 5-8 miles northeast of Highway 83. The Mission Mountain Wilderness lies just a few miles southwest of Highway 83. The Seeley-Swan area serves as a jumping-off point for guided horse pack and hiking trips into these wilderness areas. This area serves as a recreation area for the populations found in the major Montana communities of Missoula, Kalispell, Helena and Great Falls.

The area also serves a much wider geographic population as many tourists recreate in the Seeley-Swan valley; many becoming residents after having visited the area. Many recreationists and recreation land buyers are from out-of-state.

The largest employer is found in Seeley Lake with Pyramid Mountain Lumber Company being a sawmill that provides good paying, year around employment for ~150 sawmill workers. As with any base industry, the “ripple-effect”, produces two to three times that in support businesses such as logging and equipment maintenance, accounting and legal services, etc. The northerly Swan Valley is a bedroom area for many people who work in the Bigfork and Kalispell area.

Tourism is an increasingly important part of the local economy, creating more jobs but usually these reflect lower paying and part-time jobs. Bigfork has a 27-hole golf course and resort community called Eagle Bend. Seeley Lake has an 18-hole golf course and resort called Double Arrow. These are an example of the other recreational attractions to the area. Mostly, the recreational characteristics have been associated with outstanding hunting, fishing, lake, river, stream and mountain recreating (hiking, biking, etc.).

People/investors have been attracted to the amount of underdeveloped or lightly developed forested mountains in this area. The ownership patterns in the area reflect USDA Forest Service and Plum Creek Timberland for the majority of these mountainous areas in the Mission and Swan Mountain Ranges. The public lands provide recreation used such as hiking, hunting, fishing, camping, berry picking, firewood gathering, snowmobiling and cross-country skiing. The lakes in the valley bottoms serve as locations for water-oriented activities such as boating, canoeing, water skiing and fishing. White water rafting is a popular activity on the Blackfoot River and lower Swan River. There are State Parks on Salmon Lake and Placid Lake. The State also maintains fishing and camping facilities on the Clearwater River and the Blackfoot River. The U.S. Forest Service maintains public camp grounds on Seeley Lake, Lake Alva, Lindbergh Lake, Holland Lake and Swan Lake. The Forest Service also manages a canoe trail along the Clearwater River.

Fall recreation is mostly associated with hunting. The Montana Department of Fish, Wildlife and Parks manage the large Blackfoot-Clearwater Game Range near the southeast part of the neighborhood. Hunting is allowed for whitetail deer, mule deer, elk, moose, mountain goat, mountain lion, black bear and mountain grouse. The area around Lindbergh Lake is excellent whitetail deer summer range, with summer populations over 30 deer per square mile. Good duck hunting can be found in the Blackfoot area and on the southeast part of Swan Lake. Viewing and photographing wildlife is another popular recreation activity. This area harbors populations of rare wildlife species such as grizzly bear, wolverine, lynx, loons, bald eagles and bull trout. There is a national wildlife refuge at the south end of Swan Lake.

Winter recreation includes snowmobiling, cross country skiing, dog sledding and ice fishing. These add a winter dimension to recreation. The Seeley Lake area boasts of 15 groomed snowmobile trails covering 350 miles. There also are groomed snowmobile trails on Crane Mountain, northwest of Swan Lake.

Utility service includes electricity and telephone service available in all developed areas. Seeley Lake has both grade and high schools. There are two small grade schools in the Swan. High school students attend school in Seeley Lake or Bigfork. Mail service is generally limited to the Highway 83 area.

A major economic focal point during the past few years in this area has been the Double Arrow Ranch. This major cattle ranch has been subdivided into 800 residential/recreation lots, a golf course, a lodge and related support business. All of these lots have been sold and about 30 new homes were being built each year prior to the Great Recession of 2008/2009. Since that point, construction activity has fallen sharply.

There are some signs of renewed construction activity at some of the higher price points, but not to pre-recessionary levels. The Double Arrow Ranch recently expanded their golf course to 18 holes and added another 50 new residential lots. There are also lodge and resort facilities on Seeley Lake, Swan Lake and Holland Lake. Swan Lake has experienced extensive development of its lakeshore for recreation homes and retirement homes since Champion International Corporation sold off its extensive lake frontage on this lake in the mid 1980's. Other corporate timber company lands fronting on Salmon Lake and Placid Lake have been sold to developers. Developers have subdivided most of the lakeshore. Many of these new lakeshore lots are now being developed with expensive vacation homes.

This area has experienced rapid expansion of its tourist-oriented economy during the last few years, similar to what is happening all over western Montana. Many out-of-state people are choosing to buy recreation type of real estate for vacation use and retirement use. Many affluent buyers usually attempt to buy lakefront property. Recreational and residential property values increased very substantially from the late 1980's thru 2005.

Seeley-Swan recreation land prices are some of the highest prices in western Montana. One of the unique aspects of this area is its location between two spectacular mountain ranges, offering excellent mountain views in two directions. The other is the abundance of lakes & streams for water-based recreation.

Trends:

The Great Recession of 2008/2009 had a strong impact on out of state buyers for recreational property. Sales volume of all property types in the valley fell significantly with almost no sales activity in 2009. In the following years sales activity has been sparse, but then had shown some signs of improving. More recently the overall real estate market has been improving although there is generally less lakefront activity as there are fewer properties available for sale.

Market Analysis:

The Appraisal of Real Estate, Thirteenth Edition, published by the Appraisal Institute deals with the term *market analysis*. The Page 173 shows a definition of this term as “***A process for examining the demand for and supply of a property type and the geographic market area for that property type. This process is sometimes referred to as a use in search of a site.*** In addition, there is a *marketability analysis*. This is defined as “***A process that investigates how a particular piece of property will be absorbed, sold, or leased under current or anticipated market conditions; includes a market study or analysis of the general class of property being studied. This process is sometimes referred to as a site in search of a use***”. The latter includes market analysis and an opinion of capture (sometimes referred to as fair share). As part of this analysis, the appraiser is required to analyze the two types of real estate markets; capital markets (buyers and sellers) and fundamental markets (user market).

The basics of marketability (measure of market support) tend to rely on an equilibrium between *supply* and *demand*; particularly as these terms apply to economic models. Therefore, if the subject is priced according to its location (land value) and physical attributes (improvements) where it will capture its share (fair share) of the market, there would be market support for the real estate. This is both a consideration of current or existing supply as well as the incorporation of future growth in competition (supply).

There are very clear issues involved in all three valuation approaches that deal with market/marketability analysis. The market analysis presented here is **NOT** intended to be a fundamental market analysis. Rather, it is a recognition of the appraisal analysis that identifies the subject property as to a particular real estate product (type) and the real estate market in which this property competes (location, MT). The reader is instructed that under a scope of work analysis, it is my opinion that I believe an inferred market analysis is adequate to allow for a credible appraisal result.

Inferred Market Analysis, as defined in the 13th Edition is “Demand projected on the basis of historic trends, current market conditions, rates of change, and absorption patterns.” Market study is defined as “A macroeconomic analysis that examines the general market conditions of supply, demand, and pricing or the demographics of demand for a specific area or property type. A market study may also include analyses of construction and absorption trends.

Product Analysis:

The subject property consists of individual cabin site situated on Placid Lake. Three of the properties are near the south easterly corner of Placid Lake and the remainder are on the south westerly corner of the lake. Overall, there is no significant difference between areas on Placid Lake, although there can be some minor differences with the quality of lake frontage. Placid Lake is situated on a chain of lakes including Salmon Lake, Placid Lake, Seeley Lake, as well as lakes to the north including Lake Inez and Lake Alva as well as Lindbergh Lake.

Demand Analysis:

Overall, there are fewer lakefront sales on this chain of lakes, in general terms. Only three vacant lakefront sales from 2016 were uncovered in any of the chain of lakes noted above. In addition, there are fewer single-family residential sales on any of these lakes.

The tabulation below outlines the average sales price, median sales price as well as number of sales and total days on market for 2014 through 2018. The inputs into the MLS system works single-family residences in the community of Seeley Lake. This tabulation tends to show an uptick in pricing where 2015 had an average sales price of \$251,279 and 2018 had an average sales price of \$339,852. Overall, days on market was relatively consistent ranging from 308 days on market to 466 days on market. Number of sales varied from 56 sales in 2014 to 88 sales in 2016.

Year	Average Sales Price	Median Sales Price	CDOM	No. Sales
2014	\$271,174	\$232,500	417	56
2015	\$251,279	\$247,500	351	64
2016	\$305,363	\$292,030	466	88
2017	\$319,372	\$253,500	337	57
2018	\$339,852	\$281,000	308	76

Supply:

Overall, the supply of lakefront properties in the Seeley chain of lakes is relatively limited. There is only one current listing and there have been very few sales on any of the Seeley Chain of Lakes. The only listing uncovered was 7860 Lindbergh Lake Rd. which has frontage to Lindbergh Lake. This property has been on the market for just over 300 days at a price of \$499,900. Again, there are no current listings of single-family residences or vacant land with frontage to Placid Lake.

Subject Marketability:

Overall, the marketability of the subject properties would be considered good. There simply are very few listings of either vacant land or single-family residential land with frontage to Placid Lake. There are a number of secondary lots that have been listed for a significant amount of time. However, none of these have garnered any level of market acceptance at the current list price levels. Further, these are not comparable to the subject properties.

HIGHEST AND BEST USE

The following definition of Highest and Best Use is taken from The Appraisal Institute, "The Dictionary of Real Estate Appraisal, Sixth Edition."

"1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximal productivity. 2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid (IVS 3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)"

Previous definitions taken from the Fifth Edition of the Dictionary of Real Estate Appraisal included the following for **highest and best use of land or a site as though vacant** and the definition of **highest and best use of property as improved**.

AS VACANT:

"Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements."

AS IMPROVED:

"The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one."

Implied within this determination of Highest and Best Use is that the result is formed by the appraisers' interpretation of market evidence; e.g. that the use determined from analysis represents an interpretative opinion and not a fact to be found. In appraisal practice, the concept of Highest and Best Use requires the appraiser give consideration to any and all uses to which the property was capable of being adapted.

Consideration must be given these uses, recognizing the limitations imposed first by governmental regulations such as zoning ordinances, building codes and health standards and secondly, by the attitudes of the typical investors in real property of this type in the area encompassing the subject property.

The land value is based on a premise of the Highest and Best Use of the property as though vacant. There are four tests which are considered in developing an opinion as to the Highest and Best Use of the property. These four tests include an examination of uses that are **physically possible, legally permissible, financially feasible and maximally productive.**

There are five general uses which are considered. These include residential, commercial, industrial, agricultural and recreation. Within the Idaho & Montana markets I have found it more prudent to begin the analysis with legally possible since this helps refine the analysis quickly and to the point.

Based on the latest USPAP seminar, the highest and best use of the real estate needs to address 4 questions; these are 1.) Physical Use; 2.) Timing of Use; 3.) What is Most Likely Use; and 4.) Who is Most Likely Buyer? For purposes of this appraisal, I believe Physical Use must include both legally permissible and physically possible.

Legally Possible:

The individual properties to be appraised are located within Zoning District #8A. – Placid Lake area. The intent of the district is as follows. A dramatic increase in the recreational use of Placid Lake has threatened the quality of the lake and lakeshore environment and the health and safety of Lake users. Property owners in and around the lake seek to preserve the traditional and distinctive quality of life enjoyed in and around Placid Lake which includes protection of the water quality threatened by overuse of the lake by boating and recreational use.

SECTION I – USES

It is unlawful to erect, establish, operate or maintain:

- Taverns
- Bars
- Nightclubs
- Dance Halls
- Stores
- Service Stations
- Cafes
- Hotels or Motels
- Or any commercial activity of a similar nature or kind as enumerated herein.

SECTION II – VARIANCES

The Board of County Commissioners may authorize such variance from these regulations as will not be contrary to the public interest where, owing to special conditions, literal enforcement would result in unnecessary hardship.

Permitted uses include single-family dwellings, structures accessory to permitted uses including garages, sheds, and docks as permitted by the Missoula County shoreline regulation. Home occupation defined as an activity involving the sale of goods or services conducted entirely within the dwelling which is clearly incidental and factually subordinate to the use of the dwelling and does not change the character thereof is permitted. No window display or other public display of material or merchandise is allowed. No sign shall be displayed on the premises advertising occupation carried on in the home except one sign which shall be no more than 2 ft.² area and shall be attached flush to the house. No outside display or storage of products, materials or machinery. No more than one employee who is not a member of the immediate family. The use shall not occupy more than 25% of the gross floor area of the main building.

Prohibited uses include all commercial and industrial uses as well as boat marina and boat ramps. Overall, the zoning tends to preclude all commercial and industrial uses and only allows for a limited home-based business.

The subject zoning has space and density requirements. The minimum lake frontage is 150 feet, as measured along the mean low water line of the lake. The minimum lot size is 1.0 acres. The minimum building setback from the typical high water mark of the lake is 50 horizontal feet from the high water line. Several of the subject properties do not meet the zoning in terms of minimum lake frontage and minimum lot size. The Missoula County zoning desk indicated these are legal nonconforming lots as they were originally developed prior to the resolution which is Citizen Initiated Zoning District 8A. The resolution is 2008 – 143 and went into effect December 1, 2008.

DNRC Lot	GEO Code
994	04-2540-28-1-02-17-0000
992	04-2540-28-1-02-05-0000
995	04-2540-30-1-01-01-0000
996	04-2540-30-1-01-03-0000
997	04-2540-30-1-02-01-0000
998	04-2540-30-1-02-09-0000
999	04-2540-30-1-02-03-0000
1000	04-2540-30-1-02-13-0000
1001	04-2540-30-1-02-15-0000
1002	04-2540-30-1-02-19-0000

All of the subject lots that do not meet the space and density requirements are considered legal nonconforming uses by Missoula County. There is no significant impact to usability or marketability by the overall sizes of the subject property.

Physically Possible:

Each of the lots have direct frontage to Placid Lake and that is the basis of the recreational land use. Each lot has legal and physical access. The subject properties have utilities consisting of electrical power and telephone service. There is no natural gas service. The lots have access to drawing water or drilled wells.

Financial Feasibility:

Each site can be used for either or both recreational utility and/or residential use. The key points to be discussed in each site appraisal will be the suitability and adaptability for on-site sewer, for access, for topographic issues including slope, waterfront qualities, lake depth qualities and overall usability.

Maximal Productivity:

The maximum productivity of each site will be the ability to incorporate both residential & recreational aspects of land use. Each site supports a single dwelling unit and each provides lake frontage. The Scope of Work clearly indicates each lot is to be considered to have legal and physical access. Each site has power & phone to the lot line, without consideration of how those utilities were brought to the lot line.

The individual appraisals will discuss and detail the maximal productivity of each site based on the physical characteristics of each. In broad categorization, these are all single residential/recreational lots capable of supporting a single dwelling unit with some ancillary buildings such as garage and storage shed. They can support decks and the lake frontage will allow for the installation of a dock; unless there is a site-specific reason that would preclude that improvement (none are found with the subject properties).

Who is the Most Likely Buyer:

The most likely buyer would be a recreational or possibly full-time user of the property. The subject properties have frontage to Placid Lake and that is the driving factor in this submarket. For purposes of highest and best use the primary expectation is for an integrated highest and best use between residential and recreational.

THE APPRAISAL PROCESS

The appraisal process is an orderly procedure wherein the problem is defined, the work necessary to solve the problem is planned, and the data involved is acquired, classified, analyzed and interpreted into an estimate of value requested.

There are three traditional approaches utilized by the appraisal professional which render a preliminary indication of value. They are generally referred to as the Cost Approach, the Income Approach and the Sales Comparison Approach.

The ***Cost Approach*** is an estimation of the value of the land, as if vacant, by market comparisons, and then the depreciated or contributory value of the improvements is added. The ***Income Capitalization Approach*** produces a value indication by capitalizing the net income or earnings power of the property by a rate reflected by market transactions or behaviors. The ***Sales Comparison Approach*** is a technique that produces an indication of value by a direct comparison of similar property types that have recently sold to the subject property; appropriate adjustments made when and where necessary.

The three approaches to value do not necessarily apply to all types of property as the appraiser must decide whether a particular approach is applicable in each instance. The key to this decision is whether or not the approach is practical as a yardstick of market performance or merely a theoretical application.

These observations are particularly pertinent in the appraisal of properties in transition to a higher and better use as well as special use properties where value-in-use is more applicable than market value.

The individual appraisals of the sites are based on the overall value of the property as well as segregated values for the underlying land and non-state on the structural and site improvements. In this instance the income approach is not something that would allow for a reliable and credible opinion of current market value. In addition, the overall age of the structural improvements as well as the value of the underlying land makes the cost approach unreliable and non-credible.

SALES COMPARISON APPROACH

A definition of this approach taken from the "The Dictionary of Real Estate Appraisal, Sixth Edition" published by The Appraisal Institute has shown the following:

Sales Comparison Approach. *The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available.*

Under standard application of this approach, generally the comparable sales are reviewed in terms of physical similarities or dissimilarities, market condition differences, terms of sale, motivation factors involved, etc. When sufficient data is available, the approach takes on added dimension or credence. When there are very few comparable sales with only a relative degree of similarity, the approach is considered to be less applicable and therefore less reliable as an indication of value for the subject property.

As noted in the Fourteenth Edition of "The Appraisal of Real Estate" published by The Appraisal Institute dated 2013, the following is the identified systematic procedure employed within this technique:

- "1. *Research the competitive market for information on properties that are similar to the subject property and that have recently sold, are listed for sale, or are under contract. Information on agreements of sale, options, listings and bona fide offers may be collected. The characteristics of the properties such as property type, date of sale, size, physical condition, location, and land use constraints should be considered. The goal is to find a set of comparable sales or other evidence such as property listings or contracts as similar as possible to the subject property to ensure they reflect the actions of similar buyers. Market analysis and highest and best use analysis set the stage for the selection of appropriate comparable sales.*
- 2 *Verify the information by confirming that the data obtained is factually accurate and that the transactions reflect arm's-length market considerations. Verification should elicit additional information about the property such as buyer motivation, economic characteristics (if the property is income-producing), value component allocations, and other significant factors such as information about the market to ensure that comparisons are credible.*
- 3 *Select the most relevant units of comparison used by participants in the market (e.g., price per acre, price per square foot, price per front foot, price per dwelling unit)) and develop a comparative analysis for each unit. The appraiser's goal is to define and identify a unit of comparison that explains market behavior.*
- 4 *Look for differences between the comparable sale properties and the subject property using all appropriate elements of comparison. Then adjust the price of each sale property, reflecting how it differs, to equate it to the subject property or eliminate that property as a comparable. This step typically involves using the most similar sale properties and then adjusting for any remaining differences. If a transaction does not reflect the actions of a buyer who would also be attracted to the subject property, the appraiser should be concerned about comparability.*
- 5 *Reconcile the various value indications produced from the analysis of comparables to a value conclusion. A value opinion can be expressed as a single point estimate, as a range of values, or in terms of a relations (e.g. more or less than a given amount).*

In terms of direct comparison, there are ten basic elements that should be factored into the technique. These consist of:

1. *Real property rights conveyed*
2. *Financing terms (i.e., cash equivalency)*
3. *Conditions of sale (i.e. motivation)*
4. *Expenditures made immediately after purchase*
5. *Market conditions (i.e., time)*
6. *Location*
7. *Physical characteristics (e.g., size, soils, access, construction quality, condition)*
8. *Economic characteristics (e.g., expense ratios, lease provisions, management, tenant mix)*
9. *Use (e.g., zoning, water and riparian rights, environmental, building codes, flood zones)*
10. *Non-realty components of value (e.g., business value, chattel, franchises, trademarks)*

The sales comparison approach is reflective of the basic principles of Anticipation, Balance, Change, Competition, Contribution, Externalities, Opportunity Costs, Substitution, and Supply/Demand. The essence of comparison is direct similarity and that focuses on similarity of highest and best use and then physical characteristics.

Property Rights Conveyed: The sales represent a fee simple conveyance where the transactions do not reflect unusual limitations to the private property rights associated with real estate ownership. The sales typically include utility easements where the easement is along a boundary line. There are no sales where an adjustment for property rights conveyed is necessary.

Financing Terms: The definition of market value requires the conclusion to represent a cash sale price ***or its' equivalent***. There are many interpretations of what constitutes a cash sale but emphasis should be on cash equivalency. In simple terms, have financing conditions affected the price paid? If the terms did not influence price, then the sale is regarded as cash equivalent. There are times a seller does not nor would they accept a full cash sale due to tax consequences. As such, the fact the property sold on contract is not a significant element to price paid as long as the terms of the contract sale did not influence the price paid. In full review of the sales, I have found no transaction to require a cash equivalent adjustment. Where terms are questionable, I will discuss the possible affect within that particular analysis.

In more conventional lending for non-waterfront residential property, the site value typically represents 25% to 35% of the total purchase price. In lakefront property sales (improved), the site value component is more typically greater than 50% of the sales price. Lenders have indicated this causes some challenge because of secondary market restrictions. Again, this is an issue of individual buyer/lender relationships and how mortgage funds are made available, at what rates, terms, etc. From my research into the recreational lake front market, this is not an issue that creates a value impact outside the market condition issues that will be discussed in another section of this report.

Conditions of Sale: This relates to the motivational influences of each sale. Specific to discussion are sales that had been influenced by an atypical condition reflected by either the seller or the buyer. Such examples are classified as either a distressed sale where the seller was required to sell because of unusual circumstances.

Most of these examples are lender sales shown as a “short sale” or an “REO” (Real Estate Owned) which is most often where a bank received the property back from the borrower under a deed-in-lieu-of-foreclosure. The bank then puts the property on the market as an REO. There are motivational issues typically influencing the listing price and that results in a lower-than-market sale price. There are no such sales for 2016, 2017, 2018 or 2019 that have been incorporated into this analysis.

Market Conditions (Time of Sale): This measurement reflects the change in price levels over time. A sale/resale of this type of property is the best determination of a time of sale adjustment. This is because there are quality and location issues that cannot be quantified when looking at paired sales. Interviews with broker, agents and other market participants, has brought forth a consensus there has been some market conditions adjustment in this market over the past one to two years. Most local real estate agents and brokers I interviewed indicated the market is steady to slightly improving.

I searched the Seeley Chain of Lakes market for sale/resales of lakefront properties, however, nothing was uncovered. Therefore, I searched the MLS for sale/resales of single-family residential properties as well as the sale/resales of vacant land. The single-family residential properties were inclusive of market conditions only; no significant remodels or additions were completed between the two sales. There were several sales of single-family residences in the Seeley Lake market that had higher prices as a result of remodels or additions. However, none of those sales were included.

These sales are indications of a rise in general market conditions and not a result of remodels or improvements. Based on Appraisal Institute course teachings, when there is less data available in the market it is appropriate to analyze the single-family residential market for indications of market conditions.

There needs to be some importance placed on a market conditions adjustment also. The vacant land sales are all from 2016. No sales of vacant lakefront properties were uncovered in the Seeley Chain of Lakes.

Sale	Date New Price	Sale	Date Old Price	Months	Mo. Compound
122 Lemar	01/26/18 \$282,000	122 Lemar	12/02/16 \$284,500	14	-0.06%
140 Grandview	11/09/18 \$265,000	140 Grandview	12/28/16 \$247,500	22	0.31%
191 Buckskin	01/23/18 \$233,000	191 Buckskin	12/17/15 \$191,000	25	0.79%
240 Dunham	10/18/16 \$345,000	240 Dunham	08/13/15 \$325,000	14	0.42%
601 Morrell Creek	09/28/17 \$250,000	601 Morrell Creek	08/09/15 \$237,000	26	0.21%
960 Whitetail	08/13/18 \$315,000	960 Whitetail	10/17/16 \$265,000	22	0.79%
1956 Snowmass	08/24/18 \$260,000	1956 Snowmass	06/11/15 \$250,000	38	0.10%

The tabulation noted above outlines seven separate sales. The sale located at 1956 Snowmass was a leasehold sale where the underlying land was owned by DNRC. For the most part, there have been increases in market conditions from roughly mid-2015 to late 2018. Only the sale/resale at 122 Lemar had a lower price in 2018 versus 2016. This property was originally listed at higher prices but no sale resulted.

Sale	Date New Price	Sale	Date Old Price	Months	Mo. Compound
Black Bear	08/10/18 \$105,000	Black Bear	01/30/18 \$95,000	6	1.60%
Overland	11/16/18 \$87,900	Overland	06/27/16 \$79,000	29	0.37%
Wolverine	08/01/17 \$89,000	Wolverine	07/22/16 \$85,000	12	0.37%

The tabulation above outlines three sale/resales of vacant land in the subject's larger market area. The sale on Black Bear was only six months separate and resulted in a monthly compound adjustment of 1.60%. Overall, I do not believe that is a reasonable basis given the overall short timeframe. The two other sales both produced monthly compound adjustment of 0.37%. Those two sales tend to track better with the sale/resales of single-family residential sales on the land. Those five pairings produced a range of indications from a low of 0.21% to an upper end of 0.79%. The arithmetic mean of 140 Grandview, 191 Buckskin, 240 Dunham, 601 Morrell Creek and 960 Whitetail was 0.50%. That excludes 122 Lemar which had a slight discount over a 14-month timeframe and 1956 Snowmass which was a leasehold sale.

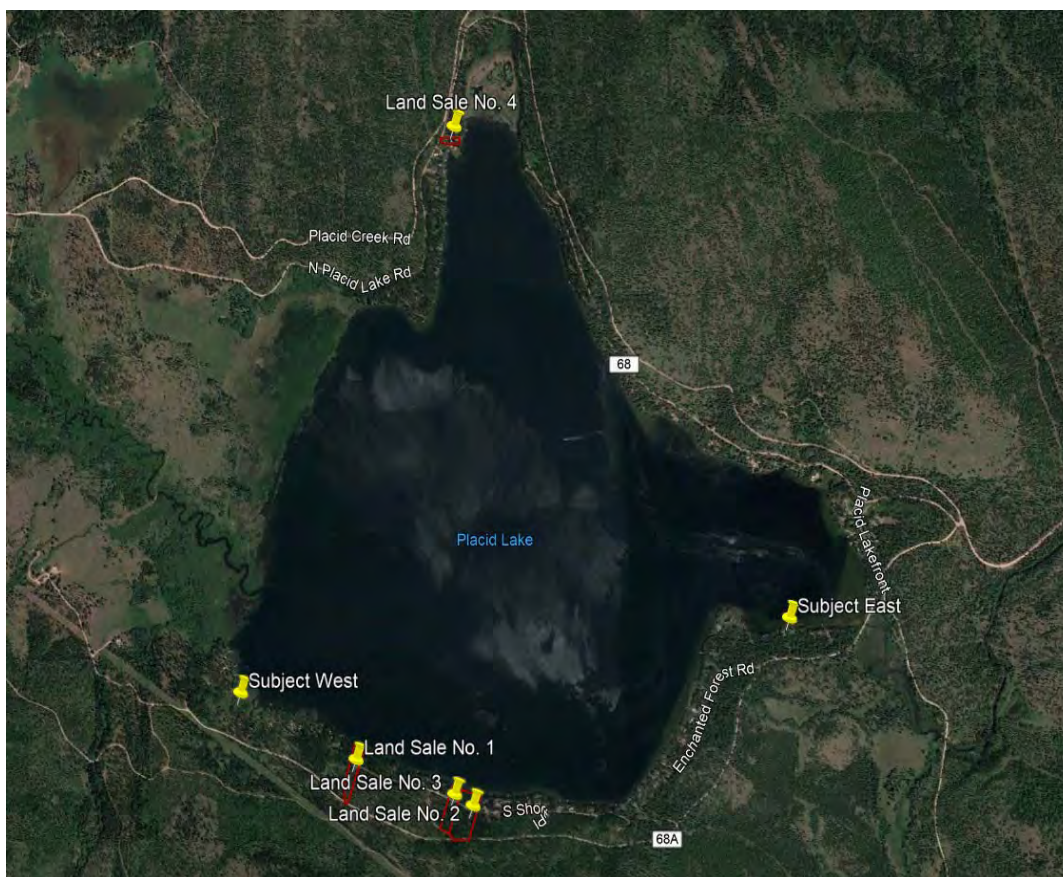
I also looked at the three land sales on Placid Lake versus Land Sale No. 4 which is a current listing on Lindbergh Lake. Land Sale No. 1 and Land Sale No. 3 both consisted of single lots with roughly 166 feet of frontage for each. These properties sold in 2016 for a price of \$545,000 and \$500,000.

The current listing on Lindbergh Lake is a smaller site both in terms of square feet and front feet. This property has 101.01 feet of frontage versus Land Sale No. 1 with 166.5 feet of frontage and Land Sale No. 3 with 166.53 feet of frontage. This property is currently listed for \$499,900 or \$4,949 per front foot. There could be some issues with lot price and the market's acceptance of a lot with roughly 100 feet of frontage versus one with roughly 166 feet of frontage. However, it would appear based on the current listing there is some expectation of a higher price especially on a price per front foot.

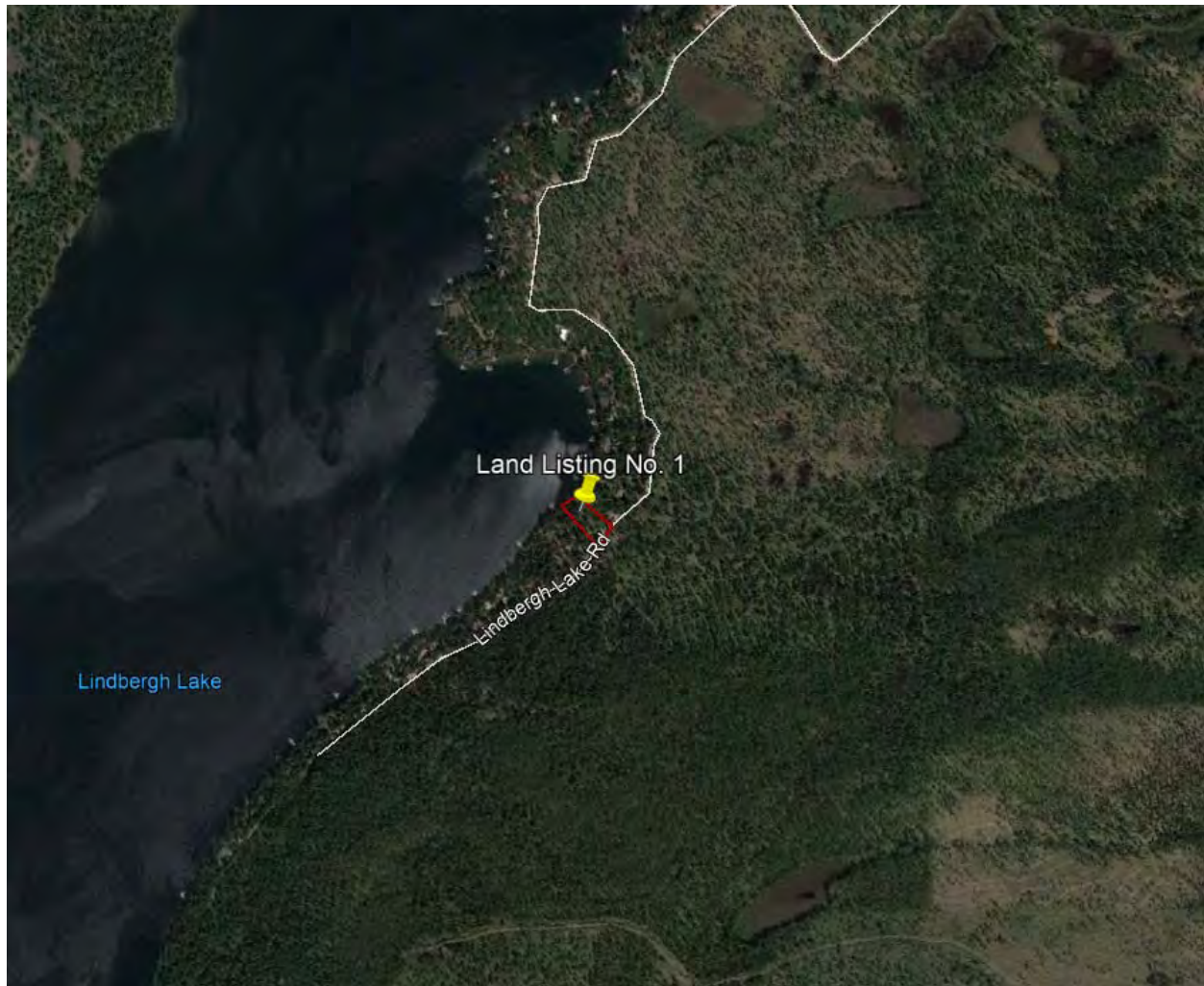
The emphasized land sale/resale monthly compound adjustments were both at 0.37%. The emphasized sale resales of single-family residential properties ranged from a low of 0.21% to 0.79% with an arithmetic mean of 0.50%. Overall there is a very strong correlation that the market conditions adjustment could be at a low of 0.37% to 0.50%. The final market conditions adjustment will be based on 0.35% which could be argued toward the lower end of the range but is well within market parameters.

Location:

There does not seem to be a “gold coast” standard for Placid Lake or any of the other Seeley Lake chain of lakes. For those reasons, there is no location adjustment made as all primary sales have been presented as Place Lake sales. There are portions of Placid Lake that have an inferior water frontage/water quality. I made an adjustment for lake quality further down in this report, but not under location.



Land Listing No. 1 is located on Lindbergh Lake, north of Placid Lake and north of the community of Seeley Lake. Lindbergh Lake would be considered at least an offsetting to slightly superior location. Placid Lake is closer to the population center of Missoula but Lindbergh Lake has a slightly higher overall desirability. However, I have not made a significant adjustment for this listing.



Road Access:

In verifying sales with brokers servicing the Placid Lake area, it was suggested that year-round vehicular access was superior to seasonal access based on many buyers wanting to recreate during all seasons. For the most part, the road access is similar for all the vacant land sales. The vacant land sales on Placid Lake are all located on the southerly side of the lake, on the same side as the subject properties.

Topography is fully define site usability. That term involves much more than the lot being suitable for a single dwelling unit given ***slope characteristics*** that affect cost of developing a site for roads (driveway), excavation & foundation work as well as wetland issues, bedrock issues, heavy tree cover, etc. That is all part of the discussion of topography.

A buildable site can have difficult access from existing road-to-building site but the actual building site can be level-to-gently sloping with good gradual-sloping shoreline. Conversely, a site can have reasonably level driveway access off the primary access road to the building site but then the site can reflect an elevated building lot that makes access to the lake/shoreline challenging. The latter characteristics is given some additional emphasis when that lakeshore access requires costly construction of stairs. Overall, the vacant land sales and the improved sales all have a reasonably similar topography. Most of the subject and the sales have a slightly sloping topography from the rear of the site down toward the lake. There are no issues with steeper driveways or construction of stairs to access the lake frontage for any of the subject or comparable sales.

Shoreline Characteristics (Actual shoreline qualities & Lake Depth) are an integral part of topography and these two issues were researched to determine if the market provided any quantifiable data to separate that analysis from the general discussion of site topography.

Discussion with local real estate brokers indicated the lake depth element was more of a personal preference and emotion that is somehow factored into the purchase decision-matrix. In other words, some buyers prefer shallow sandy lake bottom, even if very shallow, because it allows wading and swimming in low water elevations. Others prefer to have deep water access for boating activities. Unless the lake bottom depth is really shallow and creates expensive dock issues (long span), lake bottom is less a value issue and more a simple personal preference element.

Some of the subject properties located in the westerly grouping have issues with frontage. Some properties have issues with lily pads especially later in the summer. Others, such as Lot 998 have issues with inferior frontage and silty under the water. An effort to extract an adjustment for frontage quality I analyzed a number of sales on Flathead Lake. The properties located on Bayview are located within Peaceful Bay Canal which is not situated directly on Flathead Lake but does have bold access to Flathead Lake. While this is not directly similar, it does provide some basis for an adjustment and the fact that the lake frontage does affect overall price. The two sales on Peaceful Bay Canal sold for \$260,000 and \$270,000. Other similar sized sales have indications ranging from \$344,900 to an upper end of \$470,000.

Location	Price	FF	Per FF
Whitecap Lane	\$470,000	72	\$6,528
N Finley Point	\$470,000	80	\$5,875
Cedar Hills	\$350,000	96	\$3,646
Kings Point	\$344,900	102	\$3,381
Arithmetic Mean			\$4,857
49 & 35 Bayview	\$275,000	100	\$2,750
Bayview	\$260,000	97	\$2,680
Arithmetic Mean			\$2,715

The following tabulation outlines the analysis based on the two sales on Peaceful Bay Canal versus other similar type sales on Flathead Lake.

Category	Comp	FF Indication
Inferior Frontage	Average	\$2,715
Superior Frontage	Average	\$4,857
Indicated Adjustment		44.10%

The following tabulation outlines the arithmetic mean of the sales on Peaceful Bay Canal versus the sale on Kings Point. The sale on Kings point is inferior to the sales in peaceful Bay Canal in terms of the steepness of the lake frontage. Therefore, the indication below at 19.7% would be a low end factor. Overall, these sales tend to support an adjustment between a 20% and 45% for shoreline characteristics.

Category	Comp	FF Indication
Inferior Frontage	Average	\$2,715
Superior Frontage	Kings Point	\$3,381
Indicated Adjustment		19.70%

Size Adjustment:

The next issue of significance relates to a size adjustment. Theory holds that a smaller parcel should sell for a higher unit price (in this case, a higher front foot value) and conversely a larger tract should sell for a lower unit price. In terms of the amount of front feet, land Sale No. 1 and Land Sale No. 3 are mostly similar in terms of front feet as compared to the subject properties. Sale No. 2 consisted of two separate and salable lots with a total of 322.99 feet of frontage. Again, the individual lots that comprise this sale were reasonably similar to the subject in terms of site size. I have analyzed Sale No. 2 both on the basis of an overall property sale as well as on the basis of two separate lots. I have not made a specific adjustment for overall size given the comparability of Land Sale No. 1 and Land Sale No. 3 as well as the overall analysis of land Sale No. 2.

Utilities:

The utilities adjustment is based on the cost to extend utilities or a matched pairs analysis showing a similar site with utilities vs. a site without those utility services. For the most part, the individual sales have similar utilities or availability of utilities.

No other adjustments have been factored into the grid analysis that will be used for comparative analysis reflecting the sales to the individual subject properties. The reader should be aware there is seldom a direct uniformity of opinion expressed from sellers, buyers, brokers and appraisers with regard to how each of these factors is or has been incorporated into the price that was paid. Simply, there is no absolute measurement that is accurate 100% of the time. Personal preferences & perceptions are often greatly affected by the choices (number of properties available for sale, at the time the buyer wants to buy). As such, the variability in market price can be measured reasonably but never to an absolute degree or dollar amount.

Price Per Square Foot Analysis:

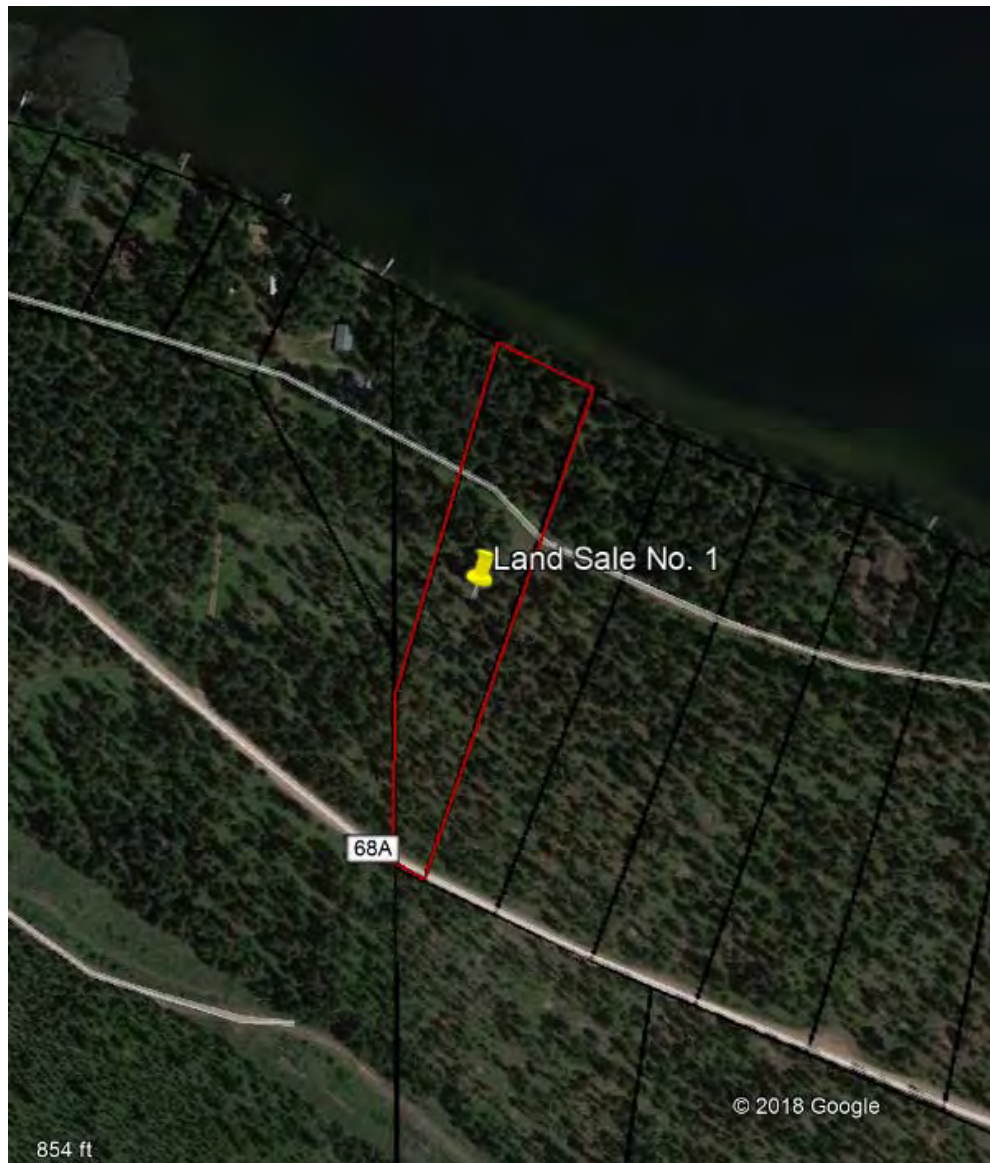
I have included the column for lot size as a per sq.ft. indication for both size and price paid. With very little effort, it becomes quite apparent the lot size does not seem to correlate with price paid. There is a lack of consistency in the mathematical analysis using this unit of measure. More importantly, the market does not discuss value using this unit measure. For these reasons, the analysis will not address the use of a price paid per sq.ft. nor will the individual appraisals utilize this unit of measure in providing an opinion of market value.

Price Per Site Valuation:

As discussed earlier, the use of a unit of value measurement should be cross-checked for reasonableness. In simple terms, an analyst can present evidence of extracted adjustments for a variety of physical dissimilarities and be thoroughly convinced the results are exactly as market participants have reacted.

Sometimes the cumulative impacts of those adjustments results in an unrealistic and unsupportable conclusion because the extracted adjustments have, individually, accounted for some other variable(s). For recreational lake front property, the entire concept of size (per front foot variation) cannot be entirely severed from topographical variability, shoreline characteristics and lake depth qualities. With the science & art of real property valuation being both interpretive and analytical, if the market being analyzed is inconsistent and/or highly subjective in standards of measurement, the interpretive portion becomes more important and the science or analytical part of appraising is less quantifiable.

Land Sale No. 1:



Land Sale No. 2:



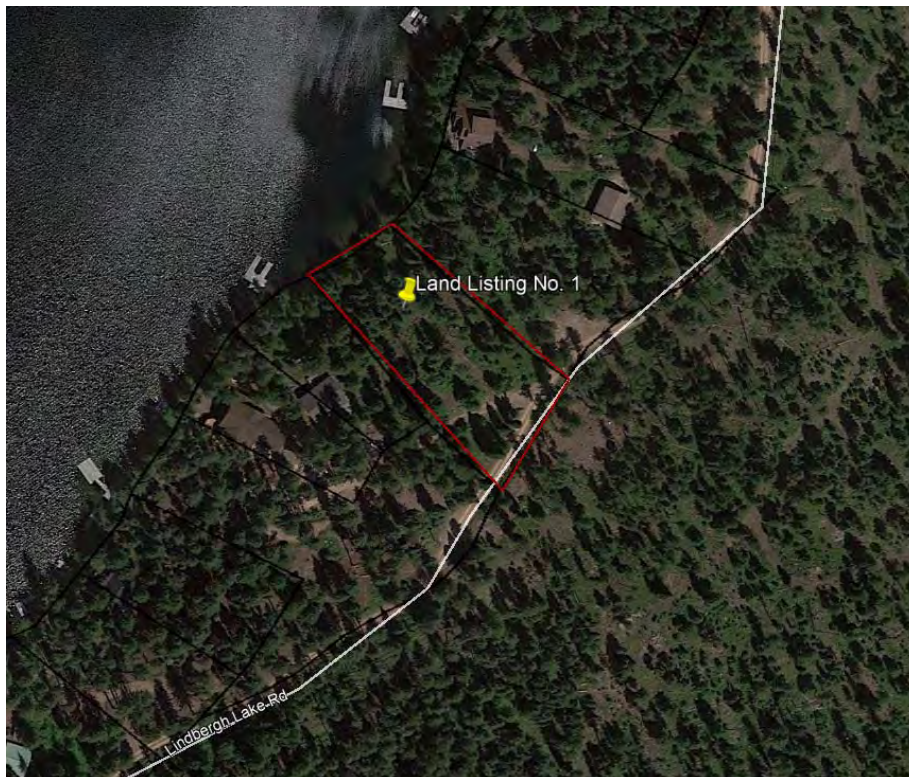
Land Sale No. 3:



Land Sale No. 4:



Land Listing No. 1:



Sales Comparison Approach - Improved Property:

The improved sales for this analysis have been outlined below. The MLS data has provided interior photographs of the sales & listings which is invaluable in gaining a proper understanding of both quality features as well as support of the broker confirmations regarding condition of the property.

Improved Sales:

Sale #	Sale #1	Sale #2	Sale #3
Address/Location	260 A Street	8619 N Placid Lake Road	115 B Street
Sale/List Price	\$500,000	\$435,000	\$627,000
Overall Price/SF	\$578.70	\$362.50	\$272.14
Impvt Only \$/SF	\$156.25	\$50.00	\$120.23
Original List Price	\$525,000	\$439,000	\$650,000
DOM	192	363	39
Date of Sale	12/10/2018	8/13/2018	6/28/2018
Concessions	0	0	0
Site (FF)	96.49	94.04	50.00
Site Value	\$365,000	\$375,000	\$350,000
Quality	Fair/Rustic	Average	Average
Design	Log	One Story	2 story Contemp
Year Built	1955/1990	1941	1997/2005
Effective Age	15	30	5
Bathrooms	1	1	2
Above Grade SF	864	1,200	2,304
Below Grade SF	0	0	0
Below Grade Finish	0	0	0
Fireplaces	1	1	1
Deck/Porch/Patio(s)	1,248	500	320
Garage (SF)	1,296	576	576
Other Living Area	480	0	0
Outbuildings	1,350	480	0
Dock (SF)	100	0	550
Boathouse (SF)	0	0	0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water	Elec., phone, sewer, water
Specialty Site Impvts	None	None	None

Improved Sale No. 1:



Improved Sale No. 2:



Improved Sale No. 3:



Sale #4	Sale #5	Sale #6
325 Enchanted Forest	7000 Lindberg Lake Rd	43688 Big Waters Ranch
\$850,000	\$785,000	\$475,000
\$422.47	\$976.37	\$702.66
\$124.25	\$167.91	\$133.14
\$860,000	\$875,000	\$575,000
57	111	385
10/4/2016	3/17/2016	5/24/2019
0	0	0
173.00	200	388.8
\$600,000	\$650,000	\$385,000
Average	Average	Average
2 story Contemp	One story cabin	One story cabin
1989	1956	1940
10	15	15
2	1	1
2,012	804	676
0	0	0
0	0	0
2	1	1
684	436	180
1,144	0	0
0	0	0
0	0	0
350	550	550
0	0	0
Elec., phone, sewer, water	Elec., phone, sewer, water	Elec., phone, sewer, water
None	None	None

Improved Sale No. 4:



Improved Sale No. 5:



Sale No. 6:



Adjustment Process:

For the adjustment process, the emphasis for quality will be related to replacement cost which acknowledges market participants, as knowledgeable buyers or sellers, would be aware of quality-and-cost correlations. Condition is based on observed condition of the subject property through inspection whereas the sale properties were verified as to condition through broker verification and through review of the interior photographs of the sales that are part of the MLS data. To some extent, the condition of the property is also observed by the personal inspection of the exterior of the sale. This combination of sources is the basis of direct comparison of property condition (sale to subject).

The adjustment process employed for site value differences has been accomplished through my personal analysis of each of the sales which was formed through a land residual analysis as well as a valuation of the underlying site with the site value deducted from sales price to compare to the RCNLD of each sale.

The adjustment employed is the subject site value less the sale site value (conversely, if the sale has a higher site value, a negative adjustment will be shown).

For building size, above grade, an adjustment will be made on the basis of the subject quality rating with differences between the subject quality and the sale quality having already been handled in the quality adjustment. For size, the subject quality will establish the base adjustment using a price per sq.ft. For example, an average quality rating for the subject will result in the use of \$50/SF that is applied to the difference in above grade size. The extraction of this adjustment was accomplished through analysis.

Below grade adjustments were made on the basis of 2 specific line items. One is for the actual size of the basement or lower level, regardless of finish. So, if a property has a 1,000 sq.ft. of basement space, there will be an adjustment for a conventional basement vs. an adjustment for a daylight walk-out lower level. There is a cost differential between those two types of construction so an adjustment should reflect those issues. Since almost all of the lower level adjustments will reflect a daylight walk-out space, the base cost is adjusted at \$35/SF.

The second part of the lower level adjustment is a comparison of finished area which incorporates quality. When a lower level is at an obviously lower quality than its above grade space, the individual appraisal will account for that fact in this process. At the same time, it should be understood that lower level space is less costly than above grade space, even if they are the same quality. The lower level space does not require a roof component and there is often a least one side with no window and/or frame construction and there is generally not a kitchen of the main floor size & quality. Further, the above grade area typically has vaulted ceilings or higher ceilings than the lower level so cost is, again, lower than main floor (above grade) space.

The table below reflects the adjustment numbers used for the various quality levels for lower level space.

Below Grade Finish	
Fair Rustic	\$5.00
Average	\$25.00
Good	\$45.00
Very Good	\$75.00
Excellent	\$125.00

Adjustments for fireplace & wood stove are generally based on RCNLD of this feature. Some fireplace value is simply part of the overall quality of the property but the variation between 1 fireplace and 2 fireplaces is held to be something less than RCNLD. I have adjusted fireplaces at \$5,000 to \$10,000 depending on the quality of the fireplaces. For an average quality cabin, a fireplace will contribute an estimated \$5,000 so the variation between subject and sale is adjusted on that dollar amount. For very good to excellent quality, the adjustment for fireplace is \$10,000. For good quality, the adjustment is \$7,500. For a wood stove, the adjustment is \$2,500 to \$3,500 depending on the quality of the wood stove. Some are parlor stoves with little ornamentation while others have masonry backdrops & hearth so some quality variation should be accommodated.

For Other Living Area, this is typically represented as a detached cabin, bunkhouse, area over a garage, etc. It is not considered part of the main home or cabin. As with the main cabin, quality is a very important variable. For Other Living Area, I will adjust on the basis of quality which is shown in the table below but also recognizes a critical point of what the Other Living Area reflects as to overall qualities and the structure itself.

Decks will be adjusted using a factor of \$20/SF with some variation done when the deck/patio area contains plain concrete pad area. Where a patio is rock or brick and of a certain quality, that area will be the same as the open deck adjustment. Where a deck is covered, depending on the quality of that cover, the adjustment will be higher. If it is a covered deck but not a fully enclosed screened in porch, I will use \$30/SF depending on the quality of the deck and the roof structure. For a fully enclosed screened in porch, those are shown as other living area.

For dock space, the replacement cost new is \$30/SF. The adjustment for dock size will be done on that same basis of \$30/SF although variations in physical depreciation due to shorter life expectancy may need to be accommodated on a case-by-case basis.

For garage space, the adjustment will represent the various quality levels. The adjustments reflect an attached garage although I have not been able to extract market evidence that a detached garage has any different contribution, we know a detached garage costs more to build than an attached garage.

Garage	
Fair/Rustic	\$30.00
Average	\$40.00
Good	\$50.00
Very Good	\$60.00
Excellent	\$75.00

Boathouse adjustment will be done on the equivalent quality rating & unit cost as shown above for the garage adjustment. This is consistent with the function of the space. It should be noted that many boathouse improvements fit closest to the fair/rustic category and regardless of condition, the boathouse improvement is viewed as a valuable addition to a lake front property; regardless of condition.

DNRC Lot No. 994

Site Description:

Site Description	DNRC 994		Lot 9 COS 6623		
Size	79,105	Sq. Ft.	Point Way Road		
Size (Acres)	1.82	Acres			
Waterfront - Straight Across	205	Front Ft.			
Waterfront - Plat Dimension	207.11	Front Ft.			
Average Depth of Lot	386.7	Lineal Ft.			
Road Frontage/Access	Private road access from Point Way Road to the subject.				
Topography-General Narrative	Mostly level. Slight downslope to the water frontage.				
Road-to-Building Site	Mostly level.				
Shore-to-Building Site	Slight downslope.				
Shoreline	Dirt and rocky shore, slight upslope to cabin.				
Lake Depth	Average quality.				
Shape	Irregular, but no issue with development.				
Vegetative Cover	Tract has moderate timber cover with deciduous understory; mix of conifers and deciduous trees/bushes.				
Utilities	Electrical power and telephone to lot line.				
Street Improvements	Private road access from Point Way Road to the subject.				
Zoning/Land Use	ZD #8				
Flood Hazard	Property is a lake front tract. The shoreline area is subject to seasonal fluctuations in water depth. The building site is not in a flood hazard zone based on information available.				
Easements/Encroachments	Point Way Road impacts the southerly part of the property.				

Improvement Description:

General Description					Foundation/Heating, Ventilating, A/C And Other Items					
Units	One	X	Ancillary Residential Units		Issues/Components		Remarks			
# of Stories	One story	X	1.5 Story	2 Story	Settlement	N				
Type	Det	X	Attached		Sump Pump	N				
Quality	Average				Evidence of Infestation	N				
Design	Log				Dampness	N				
Year Built	1955				EBB	N				
Condition	Average				Elec. Wall Htrs	Y				
Effective Age	10				Forced Air Furnace	Y				
Bathrooms	1				Cooling System	N				
Finished Area Above Grade	743				Wall Units	N				
Basement/Lower Level	0				Window Units	N				
Basement Finish	0				Central	N				
Attic	0				Fireplace/Wood Stove	1				
Utilities	0				Specialty Site Impvts.					
					Appliances					
Exterior Description					Interior Description					
Foundation	Log Piers				Floors	Wood				
Exterior Walls	Log				Walls	Exposed Log				
Roof Surface	Metal				Trim/Finish	Wood				
Specialty Siding Elements	None				Ceiling Finish	Exposed log purlins/wood.				
Gutters & Downspouts	None				Bath Floor	Vinyl				
Window Type	Wood frame.				Bath Wainscot	Vinyl				
Storm sash included	Yes		No	X	Deck/Porch/Patio(s)		117		SF	
Screens	Yes	X	No		Garage (SF)				SF	
Amenities					Other Living Area		180		SF	
					Outbuildings		510		SF	
Fireplace/Wood Stove	Fireplace		Wd Stove	x	Dock (SF)		280		SF	
Fencing	None				Boathouse (SF)				SF	
Other Items	None				Seawall/Retaining Wall				LF	
Comments/Remarks:					Comments/Remarks:					
Appliances	Ref	x	Range/Oven	DW	Generally open living area with enclosed sleeping porch to the north side. Bath and laundry are accessed via external doors.					
	Microwave		WD	Gar. Disp.						
Room Count - Above Grade	Rooms	3	Bedrooms	Bathrooms						1
Lower Level - Room Count	Rooms		Bedrooms	Bathrooms						
Other Living Area	None									

Value Indications:

Land Value	\$580,000
Sales Comparison Approach	\$670,000
Final Opinion of Value - Real Property	\$670,000
Final Opinion of Value - Personal Property	\$90,000
Effective Date	5/31/2019

Record Owner:

The property is found to be under the ownership of the State of Montana, DNRC School Trust Land. The site is currently leased. The Lessee is identified below:

Lessee: Crystal Circhoff and Susan Kowalczyk

Sales History:

The lessee purchased a leasehold interest in the subject property on November 14, 2017. That property was listed through the MLS under number 21711522. The purchase price for the leasehold interest was \$127,000.

Location of Property:

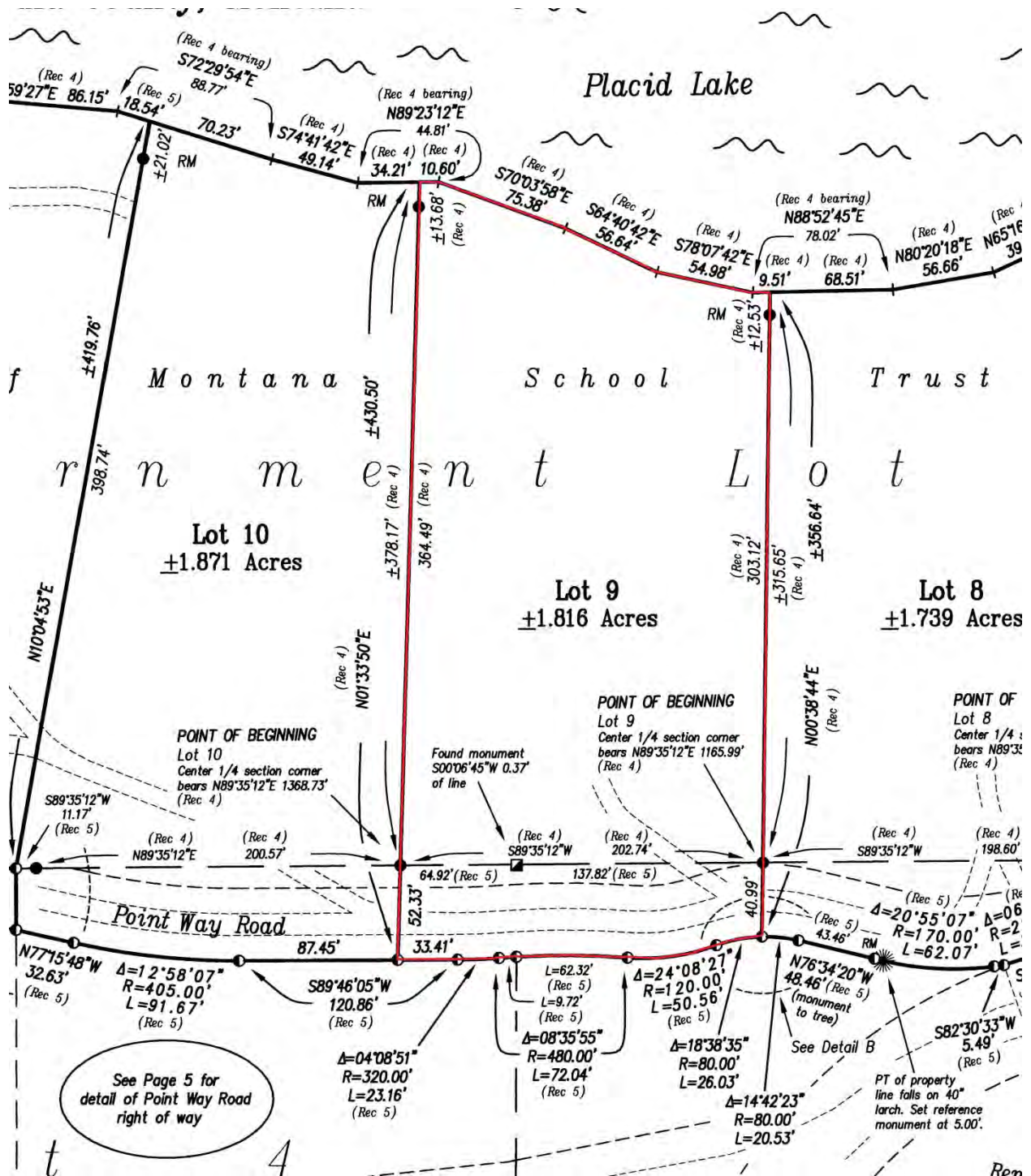
The subject property is situated on the easterly side of Placid Lake on Point Way. The property is directly north of the intersection of enchanted Forest Road and S. Placid Lake Rd. The physical address is noted by Missoula County as 240 Point Way.

Legal Description:

The site is legally identified through client records as:

Lot 9, COS 6623 Section 28, Township 16 N., Range 15 W.

Plat Map:



Subject Photographs:



Exterior view of the cabin improvements. (714)



View showing the easterly elevation of the cabin improvements. (729)



View showing the garage. (756)



View showing the shoreline and dock improvements. (836)



View looking in an easterly direction along the frontage from near the center part of the frontage. (849)



View looking in a westerly direction from near the center of the frontage. (916)



Interior view of the cabin. (614)



Additional interior view of the cabin. (618)



Interior view of the cabin. (624)



Interior view of the enclosed porch. (638)

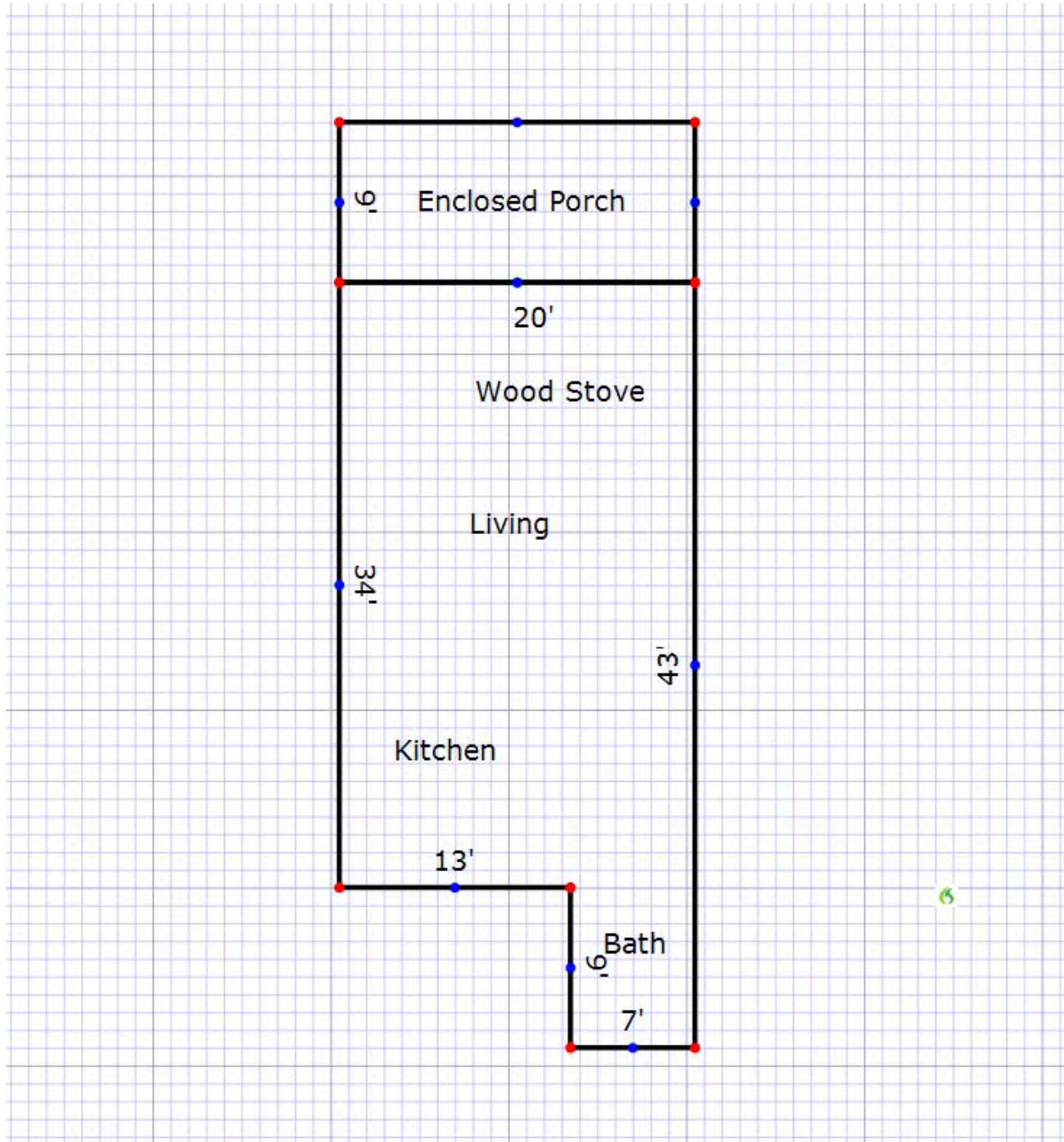


Additional interior view of the enclosed porch. (642)



Interior view of the bathroom and laundry area. (721)

Building Sketch:



Land Value:

Categories	Subject Property	Land Sale #1	Adjustments	Land Sale #2	Adjustments	Land Sale #3	Adjustments	Land Sale #4	Adjustments	Land Sale #5	Adjustments
Address/Sale Price	DNRC 994	1038 Placid View Place	\$545,000	Placid View Place	\$1,050,000	704 Placid View Place	\$500,000	7860 Lindberg Lake Road	\$499,900	8619 N Placid Lake Road	\$375,000
Price SF		\$4.70		\$4.35		\$4.40		\$15.51		\$13.86	
Price FF		\$3,273		\$3,251		\$3,002		\$4,949		\$3,988	
Property Rights Conveyed	Fee Simple	Fee Simple	\$0	Fee Simple	0	Fee Simple		Fee Simple		Fee Simple	\$0
Financing Terms	Cash Equivalent	Cash	\$0	Cash	0	Cash		Cash		Cash	\$0
Conditions of Sale	Market	Market	\$0	Market	0	Market		Market		Market	\$0
Expenditures Made Immediate to Sale	None	None	\$0	None		None	\$0	Current Listing		None	\$0
Sale Date/Market Conditions	5/31/2019	9/16/2016	\$45,995	8/1/2016	\$92,922	8/1/2016	\$44,249	5/31/2019	\$0	8/9/2018	\$9,192
Time Lapse		32		34		34		0		10	
Adjusted Sale Price	N/A	No Adjustments	\$590,995	No Adjustments	\$1,142,922	No Adjustments	\$544,249	No Adjustments	\$499,900	No Adjustments	\$384,192
Adjusted Price (\$/FF)	N/A	No Adjustments	\$3,550	No Adjustments	\$3,539	No Adjustments	\$3,268	No Adjustments	\$4,949	No Adjustments	\$4,085
Adjustments:											
Location	Placid Lake	Placid Lake		Placid Lake		Placid Lake		Lindberg Lake		Placid Lake	
Size (SF)	79,105	115,870		241,322		113,692		32,234		27,051	In FF Size
Size (FF)	207.11	166.50	Similar	322.99	Inferior	166.53	Similar	101.01	-\$643	94.04	-\$531
Topography	Mostly level. Slight downslope to the water frontage.	Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Mostly level.	
Shoreline Characteristics	Dirt and rocky shore, slight upslope to cabin.	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$532	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$531	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$490	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$742	Mostly level at shoreline. Average lake depth at shore.	-\$613
Road Frontage	Private road access from Point Way Road to the subject.	S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		East shore Lindberg Lake		NW Shore Placid Lake	
Utilities (sewer & water systems)	Electrical power and telephone to lot line.	Elec., phone		Elec., phone,		Elec. & Phone		Elec. & Phone.		Elec. & Phone, septic and well.	-\$37
Improvements and/or Common Areas	0	None		None		None		None		None	
Zoning/Land Use Reg's	ZD #8	ZD 8A		ZD 8A		ZD 8A		ZD 25A		ZD 8A	\$0
Net Adjustments			-\$532		-\$531		-\$490		-\$1,386		-\$1,181
Indicated Value FF			\$3,017		\$3,008		\$2,778		\$3,563		\$2,904
Implied Subject Value		Equal	\$624,870	Equal	\$622,942	Equal	\$575,340	Equal	\$737,993	Lower than	\$601,505
Low	\$575,340										
High	\$737,993										
Average	\$632,530										

Reconciliation:

	Value Indication	Dollar Per FF
Mean (Average)	\$632,530	\$3,054
Median	\$622,942	\$3,008
Minimum	\$575,340	\$2,778
Maximum	\$737,993	\$3,563

The arithmetic mean of all indications is \$632,530 or \$3,054 per front foot. The overall range of indications is from a low of \$2,778 per front foot to an upper end of \$3,563 per front foot. The final conclusion is shown at \$2,800 per front foot given the overall size of the subject property at 207.11 feet of frontage. That produces a rounded land value of \$580,000.

Sales Comparison Approach:

Sale #	Subject	Sale No. 1		Sale No. 2	
Address/Location	South Placid Lake Road	260 A Street	Adjustment	8619 N Placid Lake Road	Adjustment
Sale/List Price	N/A	\$500,000	\$0	\$435,000	\$0
Overall \$/SF	N/A	\$578.70	\$0	\$362.50	\$0
Impvt Only \$/SF	N/A	\$156.25	\$0	\$50.00	\$0
Original List Price	N/A	\$525,000	\$0	\$439,000	\$0
DOM	N/A	192	\$0	363	\$0
Date of Sale	5/31/2019	12/10/2018	\$507,110	8/13/2018	\$445,516
Concessions	N/A	0	\$0	0	\$0
Site (FF)	207.11	96.49	In Site Value	94.04	In Site Value
Site Value	\$580,000	\$365,000	\$215,000	\$375,000	\$205,000
Quality	Average	Average	\$0	Average	\$0
Design	Log	Log	\$0	One Story	\$0
Year Built	1955	1955/1990	See Eff. Age	1941	See Eff. Age
Effective Age	10	20	\$24,545	30	\$21,818
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	743	864	-\$9,075	1,200	-\$34,275
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	117	1,248	-\$22,620	500	-\$7,660
Garage (SF)	0	1,296	-\$38,880	576	-\$17,280
Other Living Area	180	480	-\$7,500	0	\$4,500
Outbuildings	510	1,350	-\$8,400	480	\$300
Dock (SF)	280	100	\$5,400	0	\$8,400
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	Offsets
Other Items	None	0	\$0	0	-\$2,500
Total Adjustments			\$158,470		\$178,303
Adjusted Indication-Overall			\$665,580		\$613,303
Adjusted Indication-Improvements Only			\$85,580		\$33,303

Sale #	Subject	Sale No. 3		Sale No. 4	
Address/Location	South Placid Lake Road	115 B Street	Adjustment	325 Enchanted Forest	Adjustment
Sale/List Price	N/A	\$627,000	\$0	\$850,000	\$0
Overall \$/SF	N/A	\$272.14	\$0	\$422.47	\$0
Impvt Only \$/SF	N/A	\$120.23	\$0	\$124.25	\$0
Original List Price	N/A	\$650,000	\$0	\$860,000	\$0
DOM	N/A	39	\$0	57	\$0
Date of Sale	5/31/2019	6/28/2018	\$644,588	10/4/2016	\$0
Concessions	N/A	0	\$0	0	\$0
Site (FF)	207.11	50.00	In Site Value	173.00	In Site Value
Site Value	\$580,000	\$350,000	\$230,000	\$600,000	-\$20,000
Quality	Average	Average		Average	Offsets
Design	Log	2 story Contemp	\$0	2 story Contemp	\$0
Year Built	1955	1997/2005	See Eff. Age	1989	See Eff. Age
Effective Age	10	5	-\$25,182	7	-\$13,636
Bathrooms	1.0	2	-\$5,000	2	-\$5,000
Above Grade SF	743	2,304	-\$117,075	2,012	-\$95,175
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	2	-\$10,000
Deck/Porch/Patio(s)	117	320	-\$4,060	684	-\$11,340
Garage (SF)	0	576	-\$17,280	1,144	-\$34,320
Other Living Area	180	0	\$4,500	0	\$4,500
Outbuildings	510	0	\$5,100	0	\$5,100
Dock (SF)	280	550	-\$8,100	350	-\$2,100
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None		None	-\$7,500
Other Items	None	0	Offsets	0	Offsets
Total Adjustments			\$62,903		-\$189,471
Adjusted Indication-Overall			\$689,903		\$660,529
Adjusted Indication-Improvements Only			\$109,903		\$80,529

Sale #	Subject	Sale No. 5		Sale No. 6	
Address/Location	South Placid Lake Road	7000 Lindberg Lake Rd	Adjustment	43688 Big Waters Ranch	Adjustment
Sale/List Price	N/A	\$785,000	\$0	\$475,000	
Overall \$/SF	N/A	\$976.37	\$0	\$702.66	
Impvt Only \$/SF	N/A	\$167.91	\$0	\$133.14	
Original List Price	N/A	\$875,000	\$0	\$575,000	
DOM	N/A	111	\$0	263	
Date of Sale	5/31/2019	3/17/2016	\$864,134	5/31/2019	\$475,000
Concessions	N/A	0	\$0	0	
Site (FF)	207.11	200	In Site Value	388.8	In Site Value
Site Value	\$580,000	\$650,000	-\$70,000	\$385,000	\$195,000
Quality	Average	Average	\$0	Average	
Design	Log	One story cabin	In Quality	One story cabin	In Quality
Year Built	1955	1956	See Eff. Age	1940	\$0
Effective Age	10	15	\$12,273	15	See Condition
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	743	804	-\$4,575	676	\$5,025
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	117	436	-\$6,380	180	-\$1,260
Garage (SF)	0	0	\$0	0	\$0
Other Living Area	180	0	\$4,500	0	\$4,500
Outbuildings	510	0	\$5,100	0	\$5,100
Dock (SF)	280	550	-\$8,100	550	-\$8,100
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	
Other Items	None	0	\$0	0	\$0
Total Adjustments			-\$67,182		\$200,265
Adjusted Indication-Overall			\$796,952		\$675,265
Adjusted Indication-Improvements Only			\$216,952		\$95,265

Sale No.	Adjusted Indication - Overall	Adjusted Indication - Improvements Only	Per SF
Sale No. 1	\$665,580	\$85,580	\$115.18
Sale No. 2	\$613,303	\$33,303	\$44.82
Sale No. 3	\$689,903	\$109,903	\$147.92
Sale No. 4	\$660,529	\$80,529	\$108.38
Sale No. 5	\$796,952	\$216,952	\$291.99
Sale No. 6	\$675,265	\$95,265	\$128.22

	Mean Overall	Mean Impvt Value	Mean \$/SF
Sale Nos. 1, 4, & 6	\$667,125	\$87,125	\$117.26
Sale Nos. 1, 2, 3, 4 & 6	\$660,916	\$80,916	\$108.90

Sale No. 1, Sale No. 4 and Sale No. 6 compare better to the subject property in terms of overall quality and condition. These three sales are emphasized with an average indication of \$667,125. The final conclusion of value is rounded to \$670,000.

DNRC Lot No. 992

Site Description:

Site Description	DNRC 992		Lot 3 COS 6623		
Size	54,450	Sq. Ft.	South Placid Lake Road		
Size (Acres)	1.25	Acres			
Waterfront - Straight Across	138	Front Ft.			
Waterfront - Plat Dimension	138.05	Front Ft.			
Average Depth of Lot	416.0	Lineal Ft.			
Road Frontage/Access	South Placid Lake Road.				
Topography-General Narrative	Mostly level. Slight downslope to the water frontage.				
Road-to-Building Site	Mostly level.				
Shore-to-Building Site	Slight downslope.				
Shoreline	Dirt and rocky shore, slight upslope to cabin.				
Lake Depth	Average quality.				
Shape	Irregular, but no issue with development.				
Vegetative Cover	Tract has moderate timber cover with deciduous understory; mix of conifers and deciduous trees/bushes.				
Utilities	Electrical power and telephone to lot line.				
Street Improvements	South Placid Lake Road.				
Zoning/Land Use	ZD #8				
Flood Hazard	Property is a lake front tract. The shoreline area is subject to seasonal fluctuations in water depth. The building site is not in a flood hazard zone based on information available.				
Easements/Encroachments	South Placid Lake Road impacts the southerly part of the property.				

Improvement Description:

General Description					Foundation/Heating, Ventilating, A/C And Other Items					
Units	One	X	Ancillary Residential Units			Issues/Components		Remarks		
# of Stories	One story	X	1.5 Story		2 Story	Settlement	N			
Type	Det	X	Attached			Sump Pump	N			
Quality	Average					Evidence of Infestation	N			
Design	Log					Dampness	N			
Year Built	1955					EBB	N			
Condition	Average					Elec. Wall Htrs	Y			
Effective Age	20					Forced Air Furnace	Y			
Bathrooms	1					Cooling System	N			
Finished Area Above Grade	584					Wall Units	N			
Basement/Lower Level	0					Window Units	N			
Basement Finish	0					Central	N			
Attic	0		Fireplace/Wood Stove	1						
Utilities	0					Specialty Site Impvts.				
					Appliances					
Exterior Description					Interior Description					
Foundation	Log Piers				Floors	Wood				
Exterior Walls	Log				Walls	Exposed Log				
Roof Surface	Metal				Trim/Finish	Wood				
Specialty Siding Elements	None				Ceiling Finish	Exposed log purlins/wood.				
Gutters & Downspouts	None				Bath Floor	Vinyl				
Window Type	Wood frame.				Bath Wainscot	Vinyl				
Storm sash included	Yes		No	X	Deck/Porch/Patio(s)		208		SF	
Screens	Yes	X	No		Garage (SF)				SF	
Amenities					Other Living Area		480		SF	
					Outbuildings		96		SF	
Fireplace/Wood Stove	Fireplace		Wd Stove	x	Dock (SF)		368		SF	
Fencing	None				Boathouse (SF)				SF	
Other Items	None				Seawall/Retaining Wall				LF	
Comments/Remarks:					Comments/Remarks:					
Appliances	Ref	x	Range/Oven		DW					
	Microwave		WD		Gar. Disp.					
Room Count - Above Grade	Rooms	3	Bedrooms		Bathrooms					1
Lower Level - Room Count	Rooms		Bedrooms		Bathrooms					
Other Living Area	None									

Value Indications:

Land Value	\$490,000
Sales Comparison Approach	\$550,000
Final Opinion of Value - Real Property	\$550,000
Final Opinion of Value - Personal Property	\$60,000
Effective Date	5/31/2019

Record Owner:

The property is found to be under the ownership of the State of Montana, DNRC School Trust Land. The site is currently leased. The Lessee is identified below:

Lessee: Sally Rusk.

Sales History:

The lessee acquired the property through family members. The lease has been in the same family ownership for an extended period of time.

Location of Property:

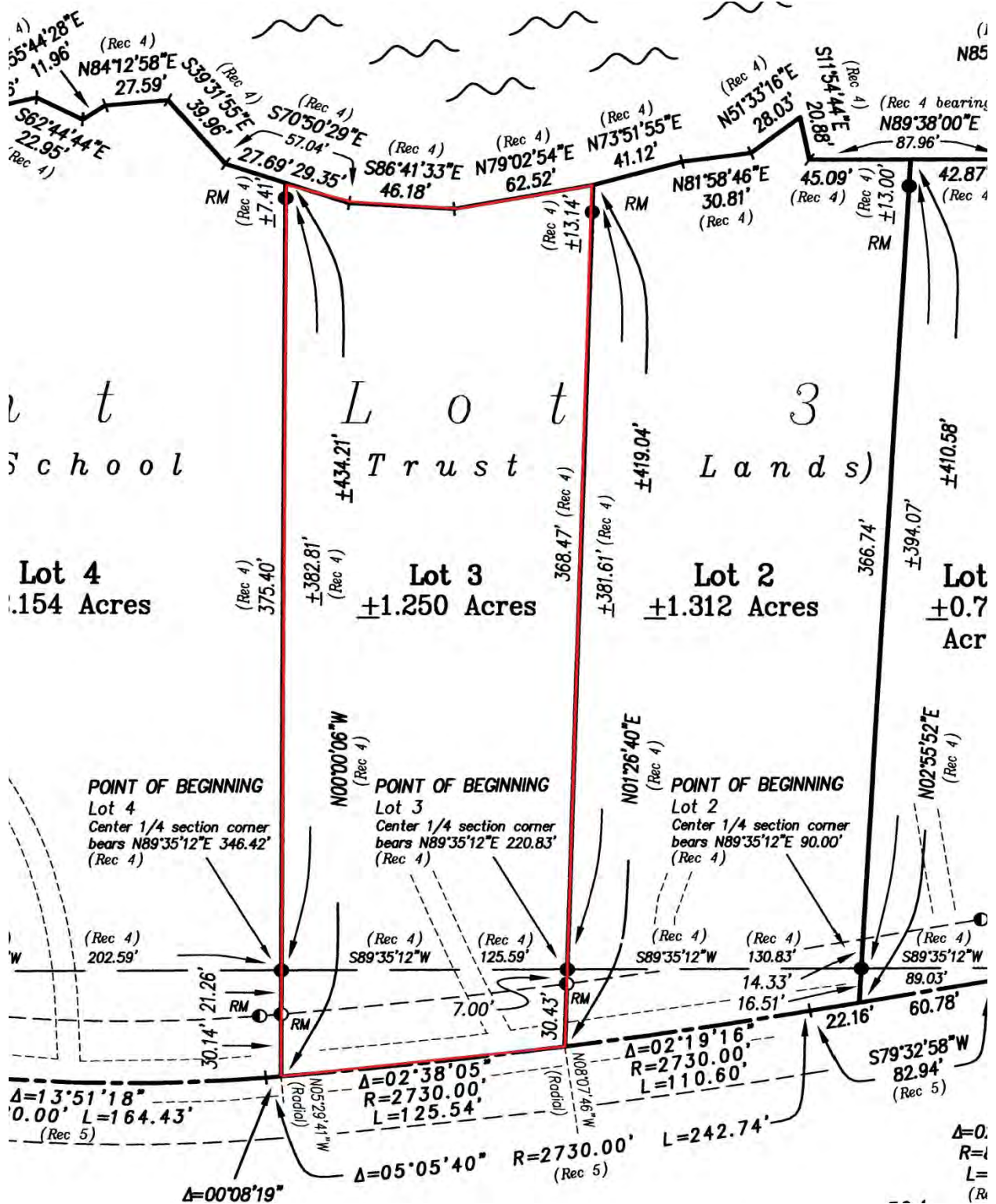
The subject property is situated on the easterly side of Placid Lake on S. Placid Lake Rd. The subject property is located just east of the intersection of enchanted Forest Road and S. Placid Lake Rd. The physical address is noted by Missoula County as 684 S. Placid Lake Rd.

Legal Description:

The site is legally identified through client records as:

Lot 3, COS 6623 Section 28, Township 16 N., Range 15 W.

Plat Map:



Subject Photographs:



Exterior view of the subject property looking in a northwesterly direction. (226)



Exterior view of the storage shed. (228)



Exterior view of the subject property looking in a southeasterly direction. This view shows the enclosed porch. (403)



View showing the lake frontage. This photograph was taken looking in an easterly direction. (416)



View showing the subject docks. (423)



View looking in a westerly direction along the shoreline. (630)



Additional view looking in a westerly direction along the frontage. (649)



Interior view of the enclosed porch. (454)



Interior view of the cabin. (427)



Interior view showing the fireplace. (424)

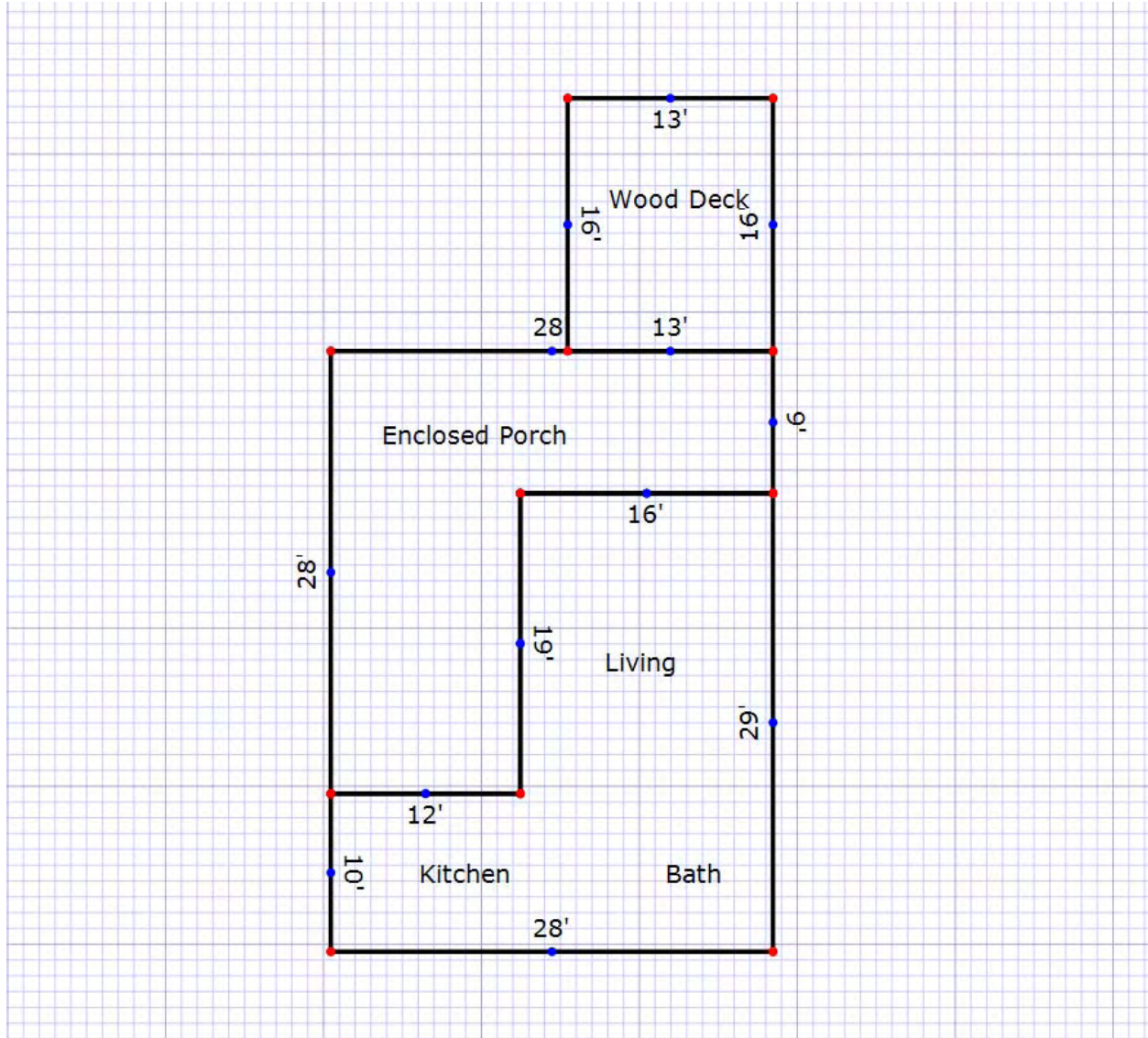


Interior view showing the kitchen. (435)



Additional interior view of the kitchen. (440)

Building Sketch:



Land Value:

Categories	Subject Property	Land Sale #1	Adjustments	Land Sale #2	Adjustments	Land Sale #3	Adjustments	Land Sale #4	Adjustments	Land Sale #5	Adjustments
Address/Sale Price	DNRC 992	1038 Placid View Place	\$545,000	Placid View Place	\$1,050,000	704 Placid View Place	\$500,000	7860 Lindberg Lake Road	\$499,900	8619 N Placid Lake Road	\$375,000
Price SF		\$4.70		\$4.35		\$4.40		\$15.51		\$13.86	
Price FF		\$3,273		\$3,251		\$3,002		\$4,949		\$3,988	
Property Rights Conveyed	Fee Simple	Fee Simple	\$0	Fee Simple	0	Fee Simple		Fee Simple		Fee Simple	\$0
Financing Terms	Cash Equivalent	Cash	\$0	Cash	0	Cash		Cash		Cash	\$0
Conditions of Sale	Market	Market	\$0	Market	0	Market		Market		Market	\$0
Expenditures Made Immediate to Sale	None	None	\$0	None		None	\$0	Current Listing		None	\$0
Sale Date/Market Conditions	5/31/2019	9/16/2016	\$45,995	8/1/2016	\$92,922	8/1/2016	\$44,249	5/31/2019	\$0	8/9/2018	\$9,192
Time Lapse		32		34		34		0		10	
Adjusted Sale Price	N/A	No Adjustments	\$590,995	No Adjustments	\$1,142,922	No Adjustments	\$544,249	No Adjustments	\$499,900	No Adjustments	\$384,192
Adjusted Price (\$/FF)	N/A	No Adjustments	\$3,550	No Adjustments	\$3,539	No Adjustments	\$3,268	No Adjustments	\$4,949	No Adjustments	\$4,085
Adjustments:											
Location	Placid Lake	Placid Lake		Placid Lake		Placid Lake		Lindberg Lake		Placid Lake	
Size (SF)	54,450	115,870		241,322		113,692		32,234		27,051	In FF Size
Size (FF)	138.05	166.50	Similar	322.99	Inferior	166.53	Similar	101.01	-\$643	94.04	-\$531
Topography	Mostly level. Slight downslope to the water frontage.	Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Mostly level.	
Shoreline Characteristics	Dirt and rocky shore, slight upslope to cabin.	2 to 3 foot drop to lake from edge. Average lake depth at shore.	\$0	2 to 3 foot drop to lake from edge. Average lake depth at shore.	\$0	2 to 3 foot drop to lake from edge. Average lake depth at shore.	\$0	2 to 3 foot drop to lake from edge. Average lake depth at shore.	\$0	Mostly level at shoreline. Average lake depth at shore.	\$0
Road Frontage	South Placid Lake Road.	S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		East shore Lindberg Lake		NW Shore Placid Lake	
Utilities (sewer & water systems)	Electrical power and telephone to lot line.	Elec., phone		Elec., phone,		Elec. & Phone		Elec. & Phone.		Elec. & Phone, septic and well.	-\$37
Improvements and/or Common Areas	0	None		None		None		None		None	
Zoning/Land Use Reg's	ZD #8	ZD 8A		ZD 8A		ZD 8A		ZD 25A		ZD 8A	\$0
Net Adjustments			\$0		\$0		\$0		-\$643		-\$568
Indicated Value FF			\$3,550		\$3,539		\$3,268		\$4,306		\$3,517
Implied Subject Value		Equal	\$490,011	Equal	\$488,499	Equal	\$451,171	Equal	\$594,394	Lower than	\$485,534
Low	\$451,171										
High	\$594,394										
Average	\$501,922										

Reconciliation:

	Value Indication	Dollar Per FF
Mean (Average)	\$501,922	\$3,636
Median	\$488,499	\$3,539
Minimum	\$451,171	\$3,268
Maximum	\$594,394	\$4,306

The overall range of frontage indications is from a low of \$3,636 per acre to an upper end of \$4,306 per acre. The arithmetic mean of all indications is \$501,922. The final conclusion takes into account all sales with a value indication of \$3,550 per front foot. That produces a rounded conclusion of \$490,000.

Sales Comparison Approach:

Sale #	Subject	Sale No. 1		Sale No. 2	
Address/Location	South Placid Lake Road	260 A Street	Adjustment	8619 N Placid Lake Road	Adjustment
Sale/List Price	N/A	\$500,000	\$0	\$435,000	\$0
Overall \$/SF	N/A	\$578.70	\$0	\$362.50	\$0
Impvt Only \$/SF	N/A	\$156.25	\$0	\$50.00	\$0
Original List Price	N/A	\$525,000	\$0	\$439,000	\$0
DOM	N/A	192	\$0	363	\$0
Date of Sale	5/31/2019	12/10/2018	\$507,110	8/13/2018	\$445,516
Concessions	N/A	0	\$0	0	\$0
Site (FF)	138.05	96.49	In Site Value	94.04	In Site Value
Site Value	\$490,000	\$365,000	\$125,000	\$375,000	\$115,000
Quality	Average	Average	\$0	Average	\$0
Design	Log	Log	\$0	One Story	\$0
Year Built	1955	1955/1990	See Eff. Age	1941	See Eff. Age
Effective Age	20	20	\$0	30	\$10,909
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	584	864	-\$21,000	1,200	-\$46,200
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	208	1,248	-\$20,800	500	-\$5,840
Garage (SF)	0	1,296	-\$38,880	576	-\$17,280
Other Living Area	480	480	\$0	0	\$12,000
Outbuildings	96	1,350	-\$12,540	480	-\$3,840
Dock (SF)	368	100	\$8,040	0	\$11,040
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	Offsets
Other Items	None	0	\$0	0	-\$2,500
Total Adjustments			\$39,820		\$73,289
Adjusted Indication-Overall			\$546,930		\$508,289
Adjusted Indication-Improvements Only			\$56,930		\$18,289

Sale #	Subject	Sale No. 3		Sale No. 4	
Address/Location	South Placid Lake Road	115 B Street	Adjustment	325 Enchanted Forest	Adjustment
Sale/List Price	N/A	\$627,000	\$0	\$850,000	\$0
Overall \$/SF	N/A	\$272.14	\$0	\$422.47	\$0
Impvt Only \$/SF	N/A	\$120.23	\$0	\$124.25	\$0
Original List Price	N/A	\$650,000	\$0	\$860,000	\$0
DOM	N/A	39	\$0	57	\$0
Date of Sale	5/31/2019	6/28/2018	\$644,588	10/4/2016	\$0
Concessions	N/A	0	\$0	0	\$0
Site (FF)	138.05	50.00	In Site Value	173.00	In Site Value
Site Value	\$490,000	\$350,000	\$140,000	\$600,000	-\$110,000
Quality	Average	Average		Average	Offsets
Design	Log	2 story Contemp	\$0	2 story Contemp	\$0
Year Built	1955	1997/2005	See Eff. Age	1989	See Eff. Age
Effective Age	20	5	-\$75,545	7	-\$59,091
Bathrooms	1.0	2	-\$5,000	2	-\$5,000
Above Grade SF	584	2,304	-\$129,000	2,012	-\$107,100
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	2	-\$10,000
Deck/Porch/Patio(s)	208	320	-\$2,240	684	-\$9,520
Garage (SF)	0	576	-\$17,280	1,144	-\$34,320
Other Living Area	480	0	\$12,000	0	\$12,000
Outbuildings	96	0	\$960	0	\$960
Dock (SF)	368	550	-\$5,460	350	\$540
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None		None	-\$7,500
Other Items	None	0	Offsets	0	Offsets
Total Adjustments			-\$81,565		-\$329,031
Adjusted Indication-Overall			\$545,435		\$520,969
Adjusted Indication-Improvements Only			\$55,435		\$30,969

Sale #	Subject	Sale No. 5		Sale No. 6	
Address/Location	South Placid Lake Road	7000 Lindberg Lake Rd	Adjustment	43688 Big Waters Ranch	Adjustment
Sale/List Price	N/A	\$785,000	\$0	\$475,000	
Overall \$/SF	N/A	\$976.37	\$0	\$702.66	
Impvt Only \$/SF	N/A	\$167.91	\$0	\$133.14	
Original List Price	N/A	\$875,000	\$0	\$575,000	
DOM	N/A	111	\$0	263	
Date of Sale	5/31/2019	3/17/2016	\$864,134	5/31/2019	\$475,000
Concessions	N/A	0	\$0	0	
Site (FF)	138.05	200	In Site Value	388.8	In Site Value
Site Value	\$490,000	\$650,000	-\$160,000	\$385,000	\$105,000
Quality	Average	Average	\$0	Average	
Design	Log	One story cabin	In Quality	One story cabin	In Quality
Year Built	1955	1956	See Eff. Age	1940	\$0
Effective Age	20	15	-\$12,273	15	See Condition
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	584	804	-\$16,500	676	-\$6,900
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	208	436	-\$4,560	180	\$560
Garage (SF)	0	0	\$0	0	\$0
Other Living Area	480	0	\$12,000	0	\$12,000
Outbuildings	96	0	\$960	0	\$960
Dock (SF)	368	550	-\$5,460	550	-\$5,460
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	
Other Items	None	0	\$0	0	\$0
Total Adjustments			-\$185,833		\$106,160
Adjusted Indication-Overall			\$678,301		\$581,160
Adjusted Indication-Improvements Only			\$188,301		\$91,160

Sale No.	Adjusted Indication - Overall	Adjusted Indication - Improvements Only	Per SF
Sale No. 1	\$546,930	\$56,930	\$97.48
Sale No. 2	\$508,289	\$18,289	\$31.32
Sale No. 3	\$545,435	\$55,435	\$94.92
Sale No. 4	\$520,969	\$30,969	\$53.03
Sale No. 5	\$678,301	\$188,301	\$322.43
Sale No. 6	\$581,160	\$91,160	\$156.10

	Mean Overall	Mean Impvt Value	Mean \$/SF
Sale Nos. 1, 4, & 6	\$549,686	\$59,686	\$102.20
Sale Nos. 1, 2, 3, 4 & 6	\$540,556	\$50,556	\$86.57

Sale No. 1, Sale No. 4 and Sale No. 6 are emphasized in the final analysis. The sales compare better to the subject property in terms of overall quality and condition. The arithmetic mean of those three indications is \$574,686. The final rounded conclusion for the subject property is \$550,000.

DNRC Lot No. 995

Site Description:

Site Description	DNRC 995		Lot 1 COS 5049		
Size	88,732	Sq. Ft.	South Placid Lake Road		
Size (Acres)	2.04	Acres			
Waterfront - Straight Across	145	Front Ft.			
Waterfront - Plat Dimension	144.60	Front Ft.			
Average Depth of Lot	Irregular	Lineal Ft.			
Road Frontage/Access	Direct access from South Placid Lake Road.				
Topography-General Narrative	Generally sloping downhill. Somewhat level to south side of the tract.				
Road-to-Building Site	Level to sloping.				
Shore-to-Building Site	General downslope.				
Shoreline	Dirt and rocky shore, upslope to cabin.				
Lake Depth	Average quality.				
Shape	Irregular, but no issue with development.				
Vegetative Cover	Tract has moderate timber cover with deciduous understory; mix of conifers and deciduous trees/bushes.				
Utilities	Electrical power and telephone to lot line.				
Street Improvements	Private road access from South Placid Lake Road to the subject.				
Zoning/Land Use	ZD #8				
Flood Hazard	Property is a lake front tract. The shoreline area is subject to seasonal fluctuations in water depth. The building site is not in a flood hazard zone based on information available.				
Easements/Encroachments	None				

Improvement Description:

General Description					Foundation/Heating, Ventilating, A/C And Other Items						
Units	One	X	Ancillary Residential Units		Issues/Components		Remarks				
# of Stories	One story	X	1.5 Story	2 Story	Settlement	N					
Type	Det	X	Attached		Sump Pump	N					
Quality	Average				Evidence of Infestation	N					
Design	Log				Dampness	N					
Year Built	1981				EBB	N					
Condition	Average				Elec. Wall Htrs	Y					
Effective Age	15				Forced Air Furnace	Y					
Bathrooms	1				Cooling System	N					
Finished Area Above Grade	864				Wall Units	N					
Basement/Lower Level	864				Window Units	N					
Basement Finish	864				Central	N					
Attic	0				Fireplace/Wood Stove	2					
Utilities	0				Specialty Site Impvts.		French drains.				
					Appliances						
Exterior Description					Interior Description						
Foundation	Block and concrete.				Floors	Carpet and vinyl					
Exterior Walls	Hardboard				Walls	Hardboard.					
Roof Surface	Metal				Trim/Finish	Wood					
Specialty Siding Elements	None				Ceiling Finish	Drywall					
Gutters & Downspouts	None				Bath Floor	Vinyl					
Window Type	Alum.				Bath Wainscot	Vinyl					
Storm sash included	Yes		No	X	Deck/Porch/Patio(s)		786		SF		
Screens	Yes	X	No		Garage (SF)				SF		
Amenities					Other Living Area				SF		
					Outbuildings		260		SF		
Fireplace/Wood Stove	Fireplace		Wd Stove	x	Dock (SF)		200		SF		
Fencing	None				Boathouse (SF)				SF		
Other Items	None				Seawall/Retaining Wall				LF		
Comments/Remarks:					Comments/Remarks:						
Appliances	Ref	x	Range/Oven	DW							
	Microwave		WD	Gar. Disp.							
Room Count - Above Grade	Rooms	3	Bedrooms	1						Bathrooms	1
Lower Level - Room Count	Rooms	3	Bedrooms	3						Bathrooms	1
Other Living Area	None										

Value Indications:

Land Value	\$513,000
Sales Comparison Approach	\$665,000
Final Opinion of Value - Real Property	\$665,000
Final Opinion of Value - Personal Property	\$152,000
Effective Date	5/31/2019

Record Owner:

The property is found to be under the ownership of the State of Montana, DNRC School Trust Land. The site is currently leased. The Lessee is identified below:

Lessee: Terry Vick

Sales History:

The subject leasehold has been in the same family for an extended period of time. There have been no sales or listings of the subject property in the past three years.

Location of Property:

The subject property is situated on the westerly side of Placid Lake off of S. Placid Lake Rd. The physical address is noted by Missoula County as 3550 S. Placid Lake Rd.

Legal Description:

The site is legally identified through client records as:

Lot 1, COS 5049 Section 30, Township 16 N., Range 15 W.

Subject Photographs:



View of the subject structural improvements looking in a south westerly direction. (350)



View from just south of the subject structural improvements looking in a northerly direction. (310)



Interior view of the subject property showing the main floor dining room. (005)



Interior view showing the main floor living room. (006)



Interior view showing the kitchen. (033)



Interior view of the basement. (258)



Additional interior view of the basement.
(300)



View of the garage. (315)



Interior view of the garage. (330)



View looking in a westerly direction in front of the cabin. (353)

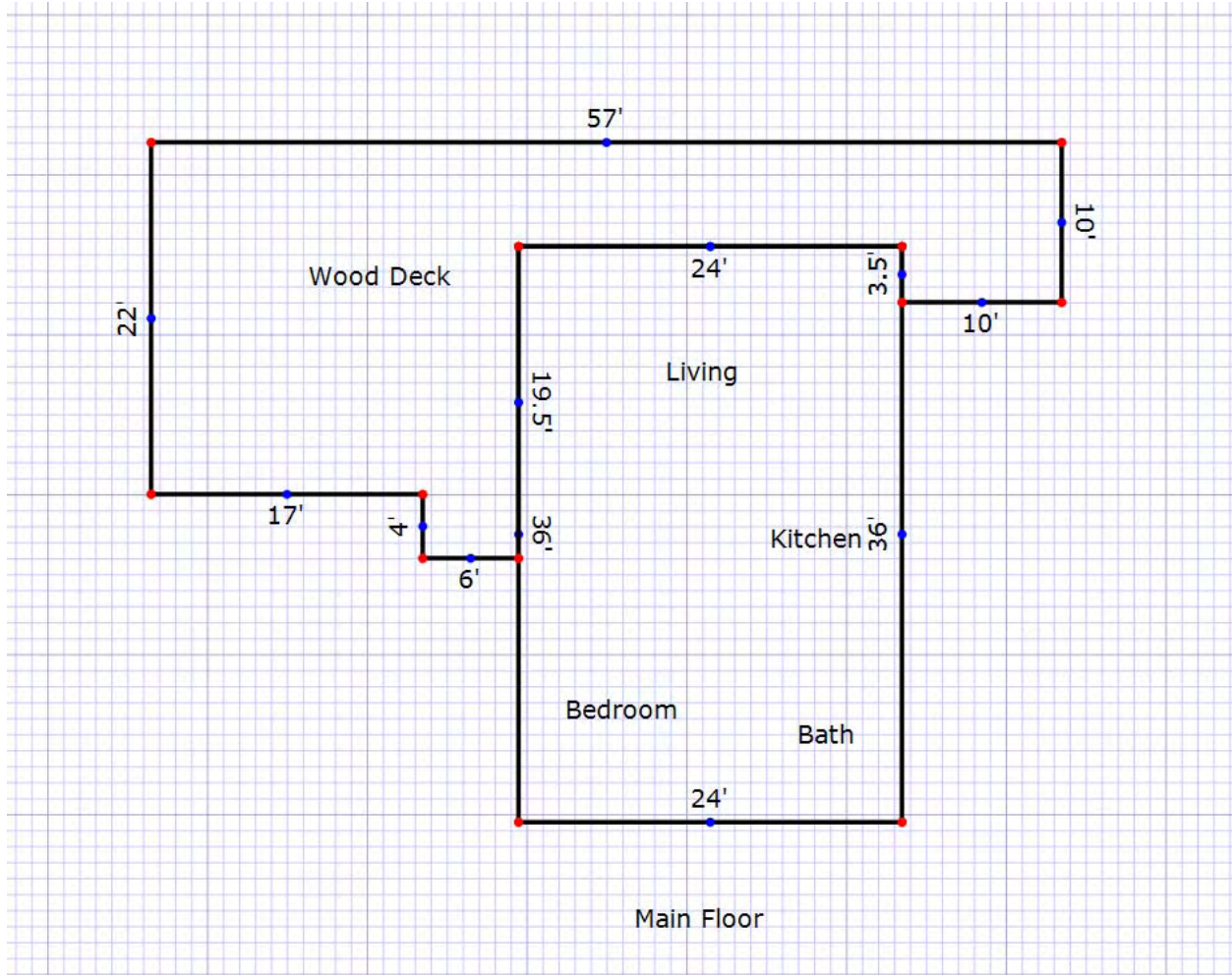


View looking in an easterly direction. The lake frontage is to the left of the photograph. (407)



View showing the water frontage. (503)

Building Sketch:



Land Value:

Categories	Subject Property	Land Sale #1	Adjustments	Land Sale #2	Adjustments	Land Sale #3	Adjustments	Land Sale #4	Adjustments	Land Sale #5	Adjustments
Address/Sale Price	DNRC 995	1038 Placid View Place	\$545,000	Placid View Place	\$1,050,000	704 Placid View Place	\$500,000	7860 Lindberg Lake Road	\$499,900	8619 N Placid Lake Road	\$375,000
Price SF		\$4.70		\$4.35		\$4.40		\$15.51		\$13.86	
Price FF		\$3,273		\$3,251		\$3,002		\$4,949		\$3,988	
Property Rights Conveyed	Fee Simple	Fee Simple	\$0	Fee Simple	0	Fee Simple		Fee Simple		Fee Simple	\$0
Financing Terms	Cash Equivalent	Cash	\$0	Cash	0	Cash		Cash		Cash	\$0
Conditions of Sale	Market	Market	\$0	Market	0	Market		Market		Market	\$0
Expenditures Made Immediate to Sale	None	None	\$0	None		None	\$0	Current Listing		None	\$0
Sale Date/Market Conditions	5/31/2019	9/16/2016	\$45,995	8/1/2016	\$92,922	8/1/2016	\$44,249	5/31/2019	\$0	8/9/2018	\$9,192
Time Lapse		32		34		34		0		10	
Adjusted Sale Price	N/A	No Adjustments	\$590,995	No Adjustments	\$1,142,922	No Adjustments	\$544,249	No Adjustments	\$499,900	No Adjustments	\$384,192
Adjusted Price (\$/FF)	N/A	No Adjustments	\$3,550	No Adjustments	\$3,539	No Adjustments	\$3,268	No Adjustments	\$4,949	No Adjustments	\$4,085
Adjustments:											
Location	Placid Lake	Placid Lake		Placid Lake		Placid Lake		Lindberg Lake		Placid Lake	
Size (SF)	88,732	115,870		241,322		113,692		32,234		27,051	In FF Size
Size (FF)	144.60	166.50	Similar	322.99	Inferior	166.53	Similar	101.01	-\$643	94.04	-\$531
Topography	Generally sloping downhill. Somewhat level to south side of the tract.	Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Mostly level.	
Shoreline Characteristics	Dirt and rocky shore, upslope to cabin.	2 to 3 foot drop to lake from edge. Average lake depth at shore.	\$0	2 to 3 foot drop to lake from edge. Average lake depth at shore.	\$0	2 to 3 foot drop to lake from edge. Average lake depth at shore.	\$0	2 to 3 foot drop to lake from edge. Average lake depth at shore.	\$0	Mostly level at shoreline. Average lake depth at shore.	\$0
Road Frontage	Direct access from South Placed Lake Road.	S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		East shore Lindberg Lake		NW Shore Placid Lake	
Utilities (sewer & water systems)	Electrical power and telephone to lot line.	Elec., phone		Elec., phone,		Elec. & Phone		Elec. & Phone.		Elec. & Phone, septic and well.	-\$37
Improvements and/or Common Areas	0	None		None		None		None		None	
Zoning/Land Use Reg's	ZD #8	ZD 8A		ZD 8A		ZD 8A		ZD 25A		ZD 8A	\$0
Net Adjustments			\$0		\$0		\$0		-\$643		-\$568
Indicated Value FF			\$3,550		\$3,539		\$3,268		\$4,306		\$3,517
Implied Subject Value		Equal	\$513,261	Equal	\$511,677	Equal	\$472,578	Equal	\$622,596	Lower than	\$508,571
Low	\$472,578										
High	\$622,596										
Average	\$525,736										

Reconciliation:

	Value Indication	Dollar Per FF
Mean (Average)	\$525,736	\$3,636
Median	\$511,677	\$3,539
Minimum	\$472,578	\$3,268
Maximum	\$622,596	\$4,306

The arithmetic mean of all indications is \$525,078 and \$3,636 per acre. Land Sale No. 1 is located in close proximity to the subject property. That sale had an adjusted conclusion near \$3,550 per front foot. The final conclusion for the subject is \$3,550 per front foot with a rounded indication of \$513,000.

Sales Comparison Approach:

Sale #	Subject	Sale No. 1		Sale No. 2	
Address/Location	South Placid Lake Road	260 A Street	Adjustment	8619 N Placid Lake Road	Adjustment
Sale/List Price	N/A	\$500,000	\$0	\$435,000	\$0
Overall \$/SF	N/A	\$578.70	\$0	\$362.50	\$0
Impvt Only \$/SF	N/A	\$156.25	\$0	\$50.00	\$0
Original List Price	N/A	\$525,000	\$0	\$439,000	\$0
DOM	N/A	192	\$0	363	\$0
Date of Sale	5/31/2019	12/10/2018	\$507,110	8/13/2018	\$445,516
Concessions	N/A	0	\$0	0	\$0
Site (FF)	144.60	96.49	In Site Value	94.04	In Site Value
Site Value	\$513,000	\$365,000	\$148,000	\$375,000	\$138,000
Quality	Average	Average	\$0	Average	\$0
Design	Wood Frame	Log	\$0	One Story	\$0
Year Built	1981	1955/1990	See Eff. Age	1941	See Eff. Age
Effective Age	15	20	\$12,273	30	\$16,364
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	864	864	\$0	1,200	-\$25,200
Below Grade SF	864	0	\$30,240	0	\$30,240
Below Grade Finish	864	0	\$21,600	0	\$21,600
Fireplaces	2	1	\$10,000	1	\$10,000
Deck/Porch/Patio(s)	786	1,248	-\$9,240	500	\$5,720
Garage (SF)	0	1,296	-\$38,880	576	-\$17,280
Other Living Area	0	480	-\$12,000	0	\$0
Outbuildings	260	1,350	-\$10,900	480	-\$2,200
Dock (SF)	200	100	\$3,000	0	\$6,000
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	Offsets
Other Items	None	0	\$0	0	-\$2,500
Total Adjustments			\$154,093		\$180,744
Adjusted Indication-Overall			\$661,202		\$615,744
Adjusted Indication-Improvements Only			\$148,202		\$102,744

Sale #	Subject	Sale No. 3		Sale No. 4	
Address/Location	South Placid Lake Road	115 B Street	Adjustment	325 Enchanted Forest	Adjustment
Sale/List Price	N/A	\$627,000	\$0	\$850,000	\$0
Overall \$/SF	N/A	\$272.14	\$0	\$422.47	\$0
Impvt Only \$/SF	N/A	\$120.23	\$0	\$124.25	\$0
Original List Price	N/A	\$650,000	\$0	\$860,000	\$0
DOM	N/A	39	\$0	57	\$0
Date of Sale	5/31/2019	6/28/2018	\$644,588	10/4/2016	\$0
Concessions	N/A	0	\$0	0	\$0
Site (FF)	144.6	50.00	In Site Value	173.00	In Site Value
Site Value	\$513,000	\$350,000	\$163,000	\$600,000	-\$87,000
Quality	Average	Average		Average	Offsets
Design	Wood Frame	2 story Contemp	\$0	2 story Contemp	\$0
Year Built	1981	1997/2005	See Eff. Age	1989	See Eff. Age
Effective Age	15	5	-\$50,364	7	-\$36,364
Bathrooms	1.0	2	-\$5,000	2	-\$5,000
Above Grade SF	864	2,304	-\$108,000	2,012	-\$86,100
Below Grade SF	864	0	\$30,240	0	\$30,240
Below Grade Finish	864	0	\$21,600	0	\$21,600
Fireplaces	2	1	\$10,000	2	\$0
Deck/Porch/Patio(s)	786	320	\$9,320	684	\$2,040
Garage (SF)	0	576	-\$17,280	1,144	-\$34,320
Other Living Area	0	0	\$0	0	\$0
Outbuildings	260	0	\$2,600	0	\$2,600
Dock (SF)	200	550	-\$10,500	350	-\$4,500
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None		None	-\$7,500
Other Items	None	0	Offsets	0	Offsets
Total Adjustments			\$45,616		-\$204,304
Adjusted Indication-Overall			\$672,616		\$645,696
Adjusted Indication-Improvements Only			\$159,616		\$132,696

Sale #	Subject	Sale No. 5		Sale No. 6	
Address/Location	South Placid Lake Road	7000 Lindberg Lake Rd	Adjustment	43688 Big Waters Ranch	Adjustment
Sale/List Price	N/A	\$785,000	\$0	\$475,000	
Overall \$/SF	N/A	\$976.37	\$0	\$702.66	
Impvt Only \$/SF	N/A	\$167.91	\$0	\$133.14	
Original List Price	N/A	\$875,000	\$0	\$575,000	
DOM	N/A	111	\$0	263	
Date of Sale	5/31/2019	3/17/2016	\$864,134	5/31/2019	\$475,000
Concessions	N/A	0	\$0	0	
Site (FF)	144.6	200	In Site Value	388.8	In Site Value
Site Value	\$513,000	\$650,000	-\$137,000	\$385,000	\$128,000
Quality	Average	Average	\$0	Average	
Design	Wood Frame	One story cabin	In Quality	One story cabin	In Quality
Year Built	1981	1956	See Eff. Age	1940	\$0
Effective Age	15	15	\$0	15	See Condition
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	864	804	\$4,500	676	\$14,100
Below Grade SF	864	0	\$30,240	0	\$30,240
Below Grade Finish	864	0	\$21,600	0	\$21,600
Fireplaces	2	1	\$10,000	1	\$10,000
Deck/Porch/Patio(s)	786	436	\$7,000	180	\$12,120
Garage (SF)	0	0	\$0	0	\$0
Other Living Area	0	0	\$0	0	\$0
Outbuildings	260	0	\$2,600	0	\$2,600
Dock (SF)	200	550	-\$10,500	550	-\$10,500
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	
Other Items	None	0	\$0	0	\$0
Total Adjustments			-\$71,560		\$208,160
Adjusted Indication-Overall			\$792,574		\$683,160
Adjusted Indication-Improvements Only			\$279,574		\$170,160

Sale No.	Adjusted Indication - Overall	Adjusted Indication - Improvements Only	Per SF
Sale No. 1	\$661,202	\$148,202	\$171.53
Sale No. 2	\$615,744	\$102,744	\$118.92
Sale No. 3	\$672,616	\$159,616	\$184.74
Sale No. 4	\$645,696	\$132,696	\$153.58
Sale No. 5	\$792,574	\$279,574	\$323.58
Sale No. 6	\$683,160	\$170,160	\$196.94

	Mean Overall	Mean Impvt Value	Mean \$/SF
Sale Nos. 3, 4, & 6	\$667,158	\$154,158	\$178.42
Sale Nos. 1, 2, 3, 4 & 6	\$655,684	\$142,684	\$165.14

Sale No. 3, Sale No. 4 and Sale No. 6 provide the primary support for the subject property. The arithmetic mean of these three sales is shown at \$667,158. The overall range of indications is fairly tight from a low of \$645,696 to an upper end of \$683,160. The final conclusion is shown at \$665,000.

DNRC Lot No. 996

Site Description:

Site Description	DNRC 996	Lot 2 COS 5049
Size	41,382 Sq. Ft.	South Placid Lake Road
Size (Acres)	0.95 Acres	
Waterfront - Straight Across	150 Front Ft.	
Waterfront - Plat Dimension	151.79 Front Ft.	
Average Depth of Lot	261.0 Lineal Ft.	
Road Frontage/Access	Direct access from South Placid Lake Road.	
Topography-General Narrative	General downslope toward lake.	
Road-to-Building Site	Level to sloping down toward lake.	
Shore-to-Building Site	General downslope toward lake.	
Shoreline	Dirt and rocky shore, slight upslope to cabin.	
Lake Depth	Average quality.	
Shape	Irregular, but no issue with development.	
Vegetative Cover	Tract has moderate timber cover with deciduous understory; mix of conifers and deciduous trees/bushes.	
Utilities	Electrical power and telephone to lot line.	
Street Improvements	Private road access from South Placid Lake Road to the subject.	
Zoning/Land Use	ZD #8	
Flood Hazard	Property is a lake front tract. The shoreline area is subject to seasonal fluctuations in water depth. The building site is not in a flood hazard zone based on information available.	
Easements/Encroachments	None.	

Improvement Description:

General Description					Foundation/Heating, Ventilating, A/C And Other Items				
Units	One	X	Ancillary Residential Units		Issues/Components		Remarks		
# of Stories	One story	X	1.5 Story		2 Story	Settlement	N		
Type	Det	X	Attached			Sump Pump	N		
Quality	Average					Evidence of Infestation	N		
Design	Log					Dampness	N		
Year Built	1950					EBB	N		
Condition	Average					Elec. Wall Htrs	Y		
Effective Age	15					Forced Air Furnace	Y		
Bathrooms	1					Cooling System	N		
Finished Area Above Grade	285					Wall Units	N		
Basement/Lower Level	0					Window Units	N		
Basement Finish	0					Central	N		
Attic	0					Fireplace/Wood Stove	1		
Utilities	0					Specialty Site Impvts.			
					Appliances				
Exterior Description					Interior Description				
Foundation	Wood Piers				Floors	Carpet and vinyl			
Exterior Walls	Log				Walls	Hardboard.			
Roof Surface	Metal				Trim/Finish	Wood			
Specialty Siding Elements	None				Ceiling Finish	Drywall			
Gutters & Downspouts	None				Bath Floor	Vinyl			
Window Type	Alum.				Bath Wainscot	Vinyl			
Storm sash included	Yes		No	X	Deck/Porch/Patio(s)		168		SF
Screens	Yes	X	No		Garage (SF)				SF
Amenities					Other Living Area		345		SF
					Outbuildings		269		SF
Fireplace/Wood Stove	Fireplace		Wd Stove	x	Dock (SF)		80		SF
Fencing	None				Boathouse (SF)				SF
Other Items	None				Seawall/Retaining Wall				LF
Comments/Remarks:					Other living area includes enclosed porch and bath/laundry.				
Appliances	Ref	x	Range/Oven		DW				
	Microwave		WD		Gar. Disp.				
Room Count - Above Grade	Rooms	1	Bedrooms	0	Bathrooms	1			
Lower Level - Room Count	Rooms	0	Bedrooms	0	Bathrooms	0			
Other Living Area	None								

Value Indications:

Land Value	\$539,000
Sales Comparison Approach	\$600,000
Final Opinion of Value - Real Property	\$600,000
Final Opinion of Value - Personal Property	\$61,000
Effective Date	6/4/2019

Record Owner:

The property is found to be under the ownership of the State of Montana, DNRC School Trust Land. The site is currently leased. The Lessee is identified below:

Lessee: Nick Natalie-Lopuch

Sales History:

The lessee purchased a leasehold interest in the subject property on July 12, 2016. That property was listed through the MLS under number 21604203. The purchase price for the leasehold interest was \$179,000.

Location of Property:

The subject property is situated on the westerly side of Placid Lake off of S. Placid Lake Rd. The physical address is noted by Missoula County as 3580 S. Placid Lake Rd.

Legal Description:

The site is legally identified through client records as:

Lot 2, COS 5049 Section 30, Township 16 N., Range 15 W.

1999



Subject Photographs:



View of the cabin looking in a westerly direction. (058)



View from the same location as the previous photograph looking in a northwesterly direction. (100)



View of the detached laundry and bathroom. (001)



Interior view of the detached bathroom. (009)



Interior view of the enclosed porch. (751)



Interior view of the cabin. (805)



Interior view of the kitchen area within the cabin. (809)



Additional interior view of the kitchen area. (814)



View from the subject dock looking in a southwesterly direction. (846)



View from the same location as the previous photograph but looking in a more westerly direction. (847)

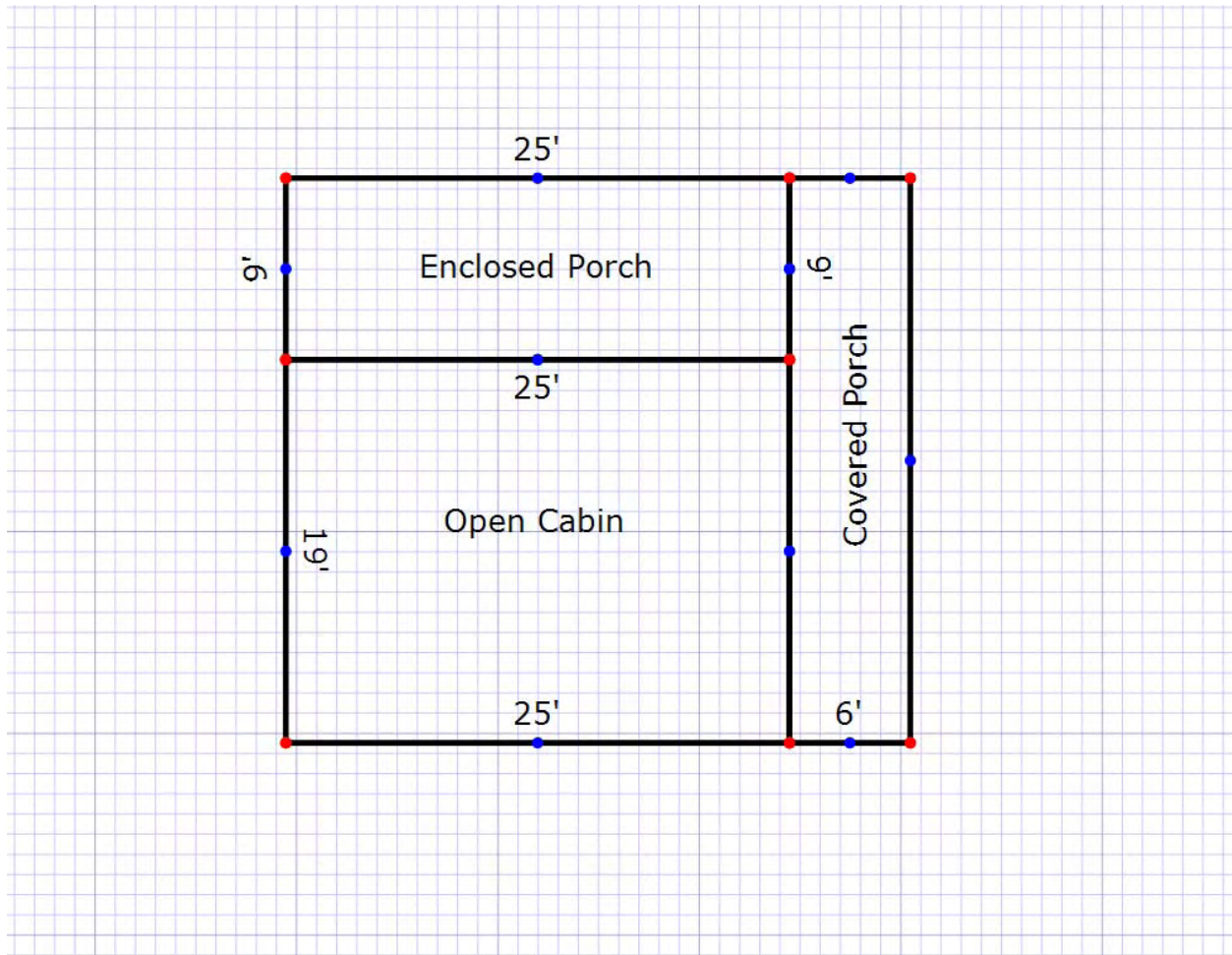


View of the subject shoreline looking in an easterly direction. (900)



View from near the north easterly corner of the property looking in a westerly direction. (934)

Building Sketch:



Land Value:

Categories	Subject Property	Land Sale #1	Adjustments	Land Sale #2	Adjustments	Land Sale #3	Adjustments	Land Sale #4	Adjustments	Land Sale #5	Adjustments
Address/Sale Price	DNRC 996	1038 Placid View Place	\$545,000	Placid View Place	\$1,050,000	704 Placid View Place	\$500,000	7860 Lindberg Lake Road	\$499,900	8619 N Placid Lake Road	\$375,000
Price SF		\$4.70		\$4.35		\$4.40		\$15.51		\$13.86	
Price FF		\$3,273		\$3,251		\$3,002		\$4,949		\$3,988	
Property Rights Conveyed	Fee Simple	Fee Simple	\$0	Fee Simple	0	Fee Simple		Fee Simple		Fee Simple	\$0
Financing Terms	Cash Equivalent	Cash	\$0	Cash	0	Cash		Cash		Cash	\$0
Conditions of Sale	Market	Market	\$0	Market	0	Market		Market		Market	\$0
Expenditures Made Immediate to Sale	None	None	\$0	None		None	\$0	Current Listing		None	\$0
Sale Date/Market Conditions	6/4/2019	9/16/2016	\$46,189	8/1/2016	\$93,298	8/1/2016	\$44,427	6/4/2019	\$0	8/9/2018	\$9,318
Time Lapse		33		34		34		0		10	
Adjusted Sale Price	N/A	No Adjustments	\$591,189	No Adjustments	\$1,143,298	No Adjustments	\$544,427	No Adjustments	\$499,900	No Adjustments	\$384,318
Adjusted Price (\$FF)	N/A	No Adjustments	\$3,551	No Adjustments	\$3,540	No Adjustments	\$3,269	No Adjustments	\$4,949	No Adjustments	\$4,087
Adjustments:											
Location	Placid Lake	Placid Lake		Placid Lake		Placid Lake		Lindberg Lake		Placid Lake	
Size (SF)	41,382	115,870		241,322		113,692		32,234		27,051	In FF Size
Size (FF)	151.79	166.50	Similar	322.99	Inferior	166.53	Similar	101.01	-\$643	94.04	-\$531
Topography	General downslope toward lake.	Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Mostly level.	
Shoreline Characteristics	Dirt and rocky shore, slight upslope to cabin.	2 to 3 foot drop to lake from edge. Average lake depth at shore.	\$0	2 to 3 foot drop to lake from edge. Average lake depth at shore.	\$0	2 to 3 foot drop to lake from edge. Average lake depth at shore.	\$0	2 to 3 foot drop to lake from edge. Average lake depth at shore.	\$0	Mostly level at shoreline. Average lake depth at shore.	\$0
Road Frontage	Direct access from South Placid Lake Road.	S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		East shore Lindberg Lake		NW Shore Placid Lake	
Utilities (sewer & water systems)	Electrical power and telephone to lot line.	Elec., phone		Elec., phone,		Elec. & Phone		Elec. & Phone.		Elec. & Phone, septic and well.	-\$37
Improvements and/or Common Areas	0	None		None		None		None		None	
Zoning/Land Use Regs	ZD #8	ZD 8A		ZD 8A		ZD 8A		ZD 25A		ZD 8A	\$0
Net Adjustments			\$0		\$0		\$0		-\$643		-\$568
Indicated Value FF			\$3,551		\$3,540		\$3,269		\$4,306		\$3,518
Implied Subject Value		Equal	\$538,959	Equal	\$537,296	Equal	\$496,239	Equal	\$653,554	Lower than	\$534,036
Low	\$496,239										
High	\$653,554										
Average	\$552,017										

Reconciliation:

	Value Indication	Dollar Per FF
Mean (Average)	\$552,017	\$3,637
Median	\$537,296	\$3,540
Minimum	\$496,239	\$3,269
Maximum	\$653,554	\$4,306

The average of all sales is \$552,017. Sale No. 1 is located in closest proximity to the subject property. This sale had an adjusted indication of \$3551 per front foot. Using a rounded conclusion of \$3,550 per front foot produces an indicated land value of \$539,000.

Sales Comparison Approach:

Sale #	Subject	Sale No. 1		Sale No. 2	
Address/Location	South Placid Lake Road	260 A Street	Adjustment	8619 N Placid Lake Road	Adjustment
Sale/List Price	N/A	\$500,000	\$0	\$435,000	\$0
Overall \$/SF	N/A	\$578.70	\$0	\$362.50	\$0
Impvt Only \$/SF	N/A	\$156.25	\$0	\$50.00	\$0
Original List Price	N/A	\$525,000	\$0	\$439,000	\$0
DOM	N/A	192	\$0	363	\$0
Date of Sale	6/4/2019	12/10/2018	\$507,276	8/13/2018	\$445,663
Concessions	N/A	0	\$0	0	\$0
Site (FF)	151.79	96.49	In Site Value	94.04	In Site Value
Site Value	\$539,000	\$365,000	\$174,000	\$375,000	\$164,000
Quality	Average	Average	\$0	Average	\$0
Design	Log	Log	\$0	One Story	\$0
Year Built	1950	1955/1990	See Eff. Age	1941	See Eff. Age
Effective Age	15	20	\$12,273	30	\$16,364
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	285	864	-\$43,425	1,200	-\$68,625
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	168	1,248	-\$21,600	500	-\$6,640
Garage (SF)	0	1,296	-\$38,880	576	-\$17,280
Other Living Area	345	480	-\$3,375	0	\$8,625
Outbuildings	269	1,350	-\$10,810	480	-\$2,110
Dock (SF)	80	100	-\$600	0	\$2,400
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	Offsets
Other Items	Shore Station	0	\$12,500	0	\$12,500
Total Adjustments			\$80,083		\$109,234
Adjusted Indication-Overall			\$587,359		\$544,234
Adjusted Indication-Improvements Only			\$48,359		\$5,234

Sale #	Subject	Sale No. 3		Sale No. 4	
Address/Location	South Placid Lake Road	115 B Street	Adjustment	325 Enchanted Forest	Adjustment
Sale/List Price	N/A	\$627,000	\$0	\$850,000	\$0
Overall \$/SF	N/A	\$272.14	\$0	\$422.47	\$0
Impvt Only \$/SF	N/A	\$120.23	\$0	\$124.25	\$0
Original List Price	N/A	\$650,000	\$0	\$860,000	\$0
DOM	N/A	39	\$0	57	\$0
Date of Sale	6/4/2019	6/28/2018	\$644,799	10/4/2016	\$0
Concessions	N/A	0	\$0	0	\$0
Site (FF)	151.79	50.00	In Site Value	173.00	In Site Value
Site Value	\$539,000	\$350,000	\$189,000	\$600,000	-\$61,000
Quality	Average	Average		Average	Offsets
Design	Log	2 story Contemp	\$0	2 story Contemp	\$0
Year Built	1950	1997/2005	See Eff. Age	1989	See Eff. Age
Effective Age	15	5	-\$50,364	7	-\$36,364
Bathrooms	1.0	2	-\$5,000	2	-\$5,000
Above Grade SF	285	2,304	-\$151,425	2,012	-\$129,525
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	2	-\$10,000
Deck/Porch/Patio(s)	168	320	-\$3,040	684	-\$10,320
Garage (SF)	0	576	-\$17,280	1,144	-\$34,320
Other Living Area	345	0	\$8,625	0	\$8,625
Outbuildings	269	0	\$2,690	0	\$2,690
Dock (SF)	80	550	-\$14,100	350	-\$8,100
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None		None	-\$7,500
Other Items	Shore Station	0	\$12,500	0	\$12,500
Total Adjustments			-\$28,394		-\$278,314
Adjusted Indication-Overall			\$598,606		\$571,686
Adjusted Indication-Improvements Only			\$59,606		\$32,686

Sale #	Subject	Sale No. 5		Sale No. 6	
Address/Location	South Placid Lake Road	7000 Lindberg Lake Rd	Adjustment	43688 Big Waters Ranch	Adjustment
Sale/List Price	N/A	\$785,000	\$0	\$475,000	
Overall \$/SF	N/A	\$976.37	\$0	\$702.66	
Impvt Only \$/SF	N/A	\$167.91	\$0	\$133.14	
Original List Price	N/A	\$875,000	\$0	\$575,000	
DOM	N/A	111	\$0	263	
Date of Sale	6/4/2019	3/17/2016	\$864,418	6/4/2019	\$475,000
Concessions	N/A	0	\$0	0	
Site (FF)	151.79	200	In Site Value	388.8	In Site Value
Site Value	\$539,000	\$650,000	-\$111,000	\$385,000	\$154,000
Quality	Average	Average	\$0	Average	
Design	Log	One story cabin	In Quality	One story cabin	In Quality
Year Built	1950	1956	See Eff. Age	1940	\$0
Effective Age	15	15	\$0	15	See Condition
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	285	804	-\$38,925	676	-\$29,325
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	168	436	-\$5,360	180	-\$240
Garage (SF)	0	0	\$0	0	\$0
Other Living Area	345	0	\$8,625	0	\$8,625
Outbuildings	269	0	\$2,690	0	\$2,690
Dock (SF)	80	550	-\$14,100	550	-\$14,100
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	
Other Items	Shore Station	0	\$12,500	0	\$12,500
Total Adjustments			-\$145,570		\$134,150
Adjusted Indication-Overall			\$718,848		\$609,150
Adjusted Indication-Improvements Only			\$179,848		\$70,150

Sale No.	Adjusted Indication - Overall	Adjusted Indication - Improvements Only	Per SF
Sale No. 1	\$587,359	\$48,359	\$169.68
Sale No. 2	\$544,234	\$5,234	\$18.36
Sale No. 3	\$598,606	\$59,606	\$209.15
Sale No. 4	\$571,686	\$32,686	\$114.69
Sale No. 5	\$718,848	\$179,848	\$631.05
Sale No. 6	\$609,150	\$70,150	\$246.14

	Mean Overall	Mean Impvt Value	Mean \$/SF
Sale Nos. 1, 4, & 6	\$589,398	\$50,398	\$176.84
Sale Nos. 1, 2, 3, 4 & 6	\$582,207	\$43,207	\$151.60

Sale No. 1, Sale No. 4 and Sale No. 6 are considered the better comparables in terms of overall quality and condition. The subject improvements represent a recent remodel with new floors, countertops, appliances, cabinets, lights as well as a buried propane tank. The overall range of value from those three sales is \$571,686 to an upper end of \$609,150. The arithmetic mean of those three sales is \$589,398. The final conclusion of value is \$600,000.

DNRC Lot No. 997

Site Description:

Site Description	DNRC 997		Lot 6 COS 5049		
Size	62,726	Sq. Ft.	South Placid Lake Road		
Size (Acres)	1.44	Acres			
Waterfront - Straight Across	192	Front Ft.			
Waterfront - Plat Dimension	192.06	Front Ft.			
Average Depth of Lot	320.0	Lineal Ft.			
Road Frontage/Access	Direct access from South Placid Lake Road.				
Topography-General Narrative	General downslope toward lake.				
Road-to-Building Site	General downslope from rear of site toward the building site.				
Shore-to-Building Site	General downslope toward lake.				
Shoreline	Dirt and rocky shore, slight upslope to cabin. Shoreline is impacted by shallow depths and lily pads.				
Lake Depth	Shallow generally.				
Shape	Irregular, but no issue with development.				
Vegetative Cover	Tract has moderate timber cover with deciduous understory; mix of conifers and deciduous trees/bushes.				
Utilities	Electrical power and telephone to lot line.				
Street Improvements	Private road access from South Placid Lake Road to the subject.				
Zoning/Land Use	ZD #8				
Flood Hazard	Property is a lake front tract. The shoreline area is subject to seasonal fluctuations in water depth. The building site is not in a flood hazard zone based on information available.				
Easements/Encroachments	None.				

Improvement Description:

General Description					Foundation/Heating, Ventilating, A/C And Other Items					
Units	One	X	Ancillary Residential Units			Issues/Components		Remarks		
# of Stories	One story	X	1.5 Story		2 Story	Settlement	N			
Type	Det	X	Attached			Sump Pump	N			
Quality	Very good					Evidence of Infestation	N			
Design	Wood frame					Dampness	N			
Year Built	2019					EBB	N			
Condition	Average					Elec. Wall Htrs	Y			
Effective Age	1					Forced Air Furnace	Y			
Bathrooms	1.5					Cooling System	N			
Finished Area Above Grade	1,430					Wall Units	N			
Basement/Lower Level	1,470					Window Units	N			
Basement Finish	1,470					Central	N			
Attic	0					Fireplace/Wood Stove	1			
Utilities	0					Specialty Site Impvts.				
					Appliances					
Exterior Description					Interior Description					
Foundation	Concrete				Floors					
Exterior Walls	Hardiplank boards and shingles				Walls	Drywall				
Roof Surface	Standing seam metal				Trim/Finish	Wood				
Specialty Siding Elements	None				Ceiling Finish	Drywall with exposed beams.				
Gutters & Downspouts	None				Bath Floor	Vinyl				
Window Type	Vinyl				Bath Wainscot	Fiberglass				
Storm sash included	Yes		No	X	Deck/Porch/Patio(s)		992	SF		
Screens	Yes	X	No		Garage (SF)		784	SF		
Amenities					Other Living Area			SF		
					Outbuildings			SF		
Fireplace/Wood Stove	Fireplace	x	Wd Stove		Dock (SF)		376	SF		
Fencing	None				Boathouse (SF)			SF		
Other Items	None				Seawall/Retaining Wall			LF		
Comments/Remarks:										
Appliances	Ref	x	Range/Oven		DW					
	Microwave		WD		Gar. Disp.					
Room Count - Above Grade	Rooms	3	Bedrooms	2	Bathrooms	1.5				
Lower Level - Room Count	Rooms	3	Bedrooms	2	Bathrooms	1				
Other Living Area	None									

Value Indications:

Land Value	\$423,000
Sales Comparison Approach	\$985,000
Opinion of Value - Real Property & Personal Property	\$985,000
Opinion of Value - Personal Property At Completion	\$562,000
Less Finish Costs	\$206,000
As Is Value - Personal Property	\$356,000
Effective Date	6/4/2019

Record Owner:

The property is found to be under the ownership of the State of Montana, DNRC School Trust Land. The site is currently leased. The Lessee is identified below:

Lessee: Heidi Wadsworth

Sales History:

The lessee is on the leasehold interest in the subject property for an extended period of time.

Location of Property:

The subject property is situated on the westerly side of Placid Lake off of S. Placid Lake Rd. The physical address is noted by Missoula County as 3800 S. Placid Lake Rd.

Legal Description:

The site is legally identified through client records as:

Lot 6, COS 5049 Section 30, Township 16 N., Range 15 W.

Plat Map:



Subject Photographs:



Front view of the subject property looking in a northeasterly direction. (713)



Additional front view of the subject property. (722)



View of the subject property as seen from near the lake frontage. (821)



View of the subject's lake frontage looking in a westerly direction. (850)



Additional view of the subject's lake frontage looking in a westerly direction. (858)



Lake frontage view looking in an easterly direction. (014)



View looking north from the subject property toward Placid Lake. This photograph shows the shallow water depths. (935)



Interior view showing the under construction living room. (321)



Additional interior view of the main level.
(329)



Interior view showing the basement. (411)

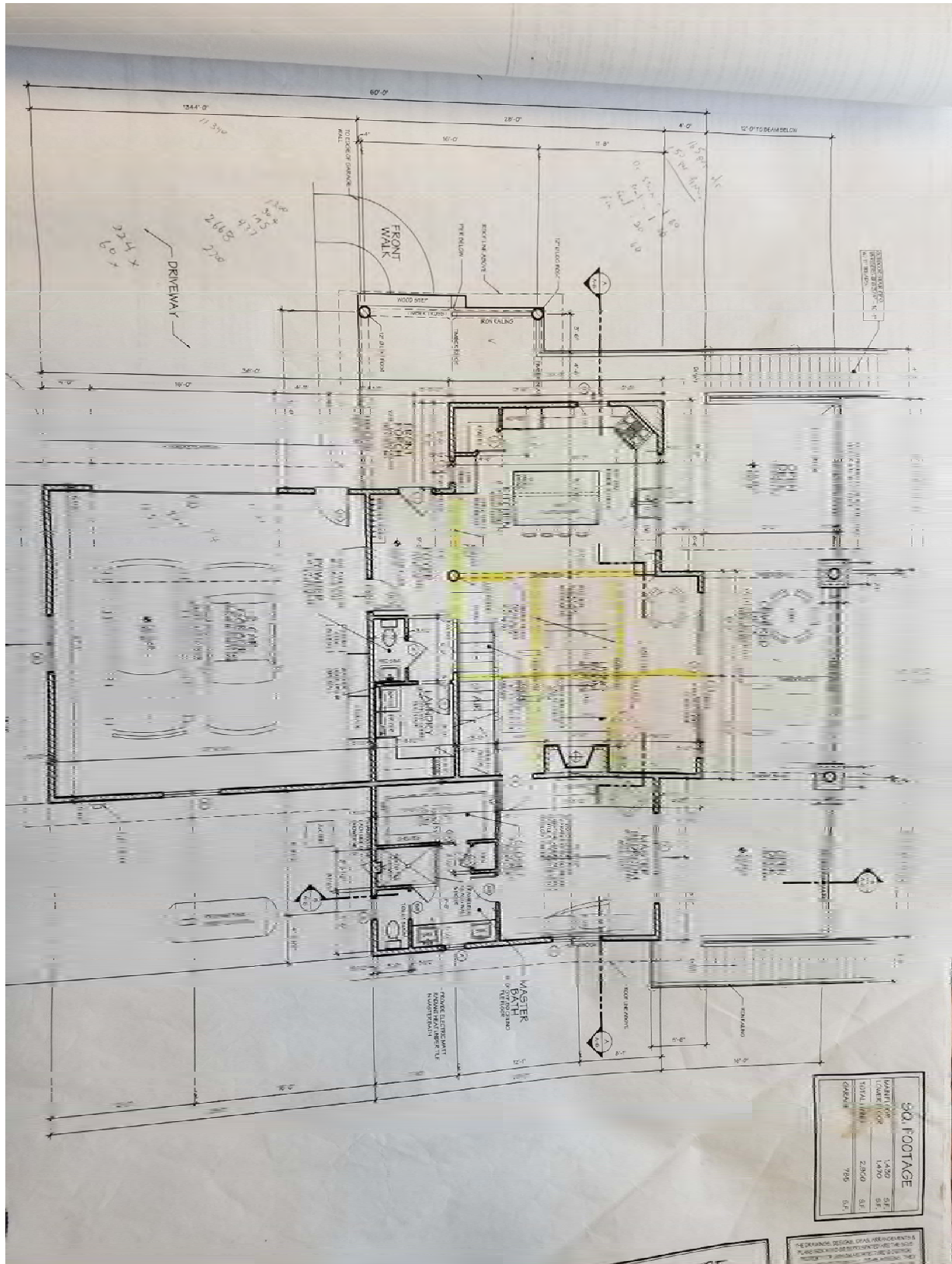


Exterior view looking in a northwesterly
direction. (930)



view looking in an easterly direction showing
the subject southerly boundary. (034)

Building Sketch:



Land Value:

Categories	Subject Property	Land Sale #1	Adjustments	Land Sale #2	Adjustments	Land Sale #3	Adjustments	Land Sale #4	Adjustments	Land Sale #5	Adjustments
Address/Sale Price	DNRC 997	1038 Placid View Place	\$545,000	Placid View Place	\$1,050,000	704 Placid View Place	\$500,000	7860 Lindberg Lake Road	\$499,900	8619 N Placid Lake Road	\$375,000
Price SF		\$4.70		\$4.35		\$4.40		\$15.51		\$13.86	
Price FF		\$3,273		\$3,251		\$3,002		\$4,949		\$3,988	
Property Rights Conveyed	Fee Simple	Fee Simple	\$0	Fee Simple	0	Fee Simple		Fee Simple		Fee Simple	\$0
Financing Terms	Cash Equivalent	Cash	\$0	Cash	0	Cash		Cash		Cash	\$0
Conditions of Sale	Market	Market	\$0	Market	0	Market		Market		Market	\$0
Expenditures Made Immediate to Sale	None	None	\$0	None		None	\$0	Current Listing		None	\$0
Sale Date/Market Conditions	6/4/2019	9/16/2016	\$46,189	8/1/2016	\$93,298	8/1/2016	\$44,427	6/4/2019	\$0	8/9/2018	\$9,318
Time Lapse		33		34		34		0		10	
Adjusted Sale Price	N/A	No Adjustments	\$591,189	No Adjustments	\$1,143,298	No Adjustments	\$544,427	No Adjustments	\$499,900	No Adjustments	\$384,318
Adjusted Price (\$/FF)	N/A	No Adjustments	\$3,551	No Adjustments	\$3,540	No Adjustments	\$3,269	No Adjustments	\$4,949	No Adjustments	\$4,087
Adjustments:											
Location	Placid Lake	Placid Lake		Placid Lake		Placid Lake		Lindberg Lake		Placid Lake	
Size (SF)	62,726	115,870		241,322		113,692		32,234		27,051	In FF Size
Size (FF)	192.06	166.50	Similar	322.99	Inferior	166.53	Similar	101.01	-\$643	94.04	-\$531
Topography	General downslope toward lake.	Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Mostly level.	
Shoreline Characteristics	Dirt and rocky shore, slight upslope to cabin. Shoreline is impacted by shallow depths and lily pads.	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,243	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,239	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,144	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,732	Mostly level at shoreline. Average lake depth at shore.	-\$1,430
Road Frontage	Direct access from South Placid Lake Road.	S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		East shore Lindberg Lake		NW Shore Placid Lake	
Utilities (sewer & water systems)	Electrical power and telephone to lot line.	Elec., phone		Elec., phone,		Elec. & Phone		Elec. & Phone.		Elec. & Phone, septic and well.	-\$37
Improvements and/or Common Areas	0	None		None		None		None		None	
Zoning/Land Use Reg's	ZD #8	ZD 8A		ZD 8A		ZD 8A		ZD 25A		ZD 8A	\$0
Net Adjustments			-\$1,243		-\$1,239		-\$1,144		-\$2,376		-\$1,999
Indicated Value FF			\$2,308		\$2,301		\$2,125		\$2,573		\$2,088
Implied Subject Value		Equal	\$443,264	Equal	\$441,896	Equal	\$408,129	Equal	\$494,264	Lower than	\$401,001
Low	\$401,001										
High	\$494,264										
Average	\$437,711										

Reconciliation:

	Value Indication	Dollar Per FF
Mean (Average)	\$517,475	\$2,694
Median	\$512,500	\$2,668
Minimum	\$499,900	\$2,603
Maximum	\$545,000	\$2,838

In terms of the land valuation, the data presented did not reflect any sales of similar location and lake shore quality/frontage. The subject property is located on the SW end of the lake where depths as shallow with muddy/muck shore bottoms and significant lily pad growth. The shore bottom qualities are highly inferior due to the limited direct shore access. A typical power boat may face difficulties with getting stuck in the mud that would attempt to land at the shore. I found no sales that reflected this same type of location with the same type of shore bottom qualities.

The overall range of indications is shown from a low of \$2,603 per front foot to an upper end of \$2,837 per front foot. The arithmetic mean of the five indications is \$2,694 per acre and the median is \$2,603 per acre. The final conclusion is estimated at \$2,200 per front foot which produces a rounded land value of \$423,000.

Sales Comparison Approach:

Sale #	Subject	Sale No. 1		Sale No. 2	
Address/Location	South Placid Lake Road	260 A Street	Adjustment	8619 N Placid Lake Road	Adjustment
Sale/List Price	N/A	\$500,000	\$0	\$435,000	\$0
Overall \$/SF	N/A	\$578.70	\$0	\$362.50	\$0
Impvt Only \$/SF	N/A	\$156.25	\$0	\$50.00	\$0
Original List Price	N/A	\$525,000	\$0	\$439,000	\$0
DOM	N/A	192	\$0	363	\$0
Date of Sale	6/4/2019	12/10/2018	\$507,276	8/13/2018	\$445,663
Concessions	N/A	0	\$0	0	\$0
Site (FF)	192.06	96.49	In Site Value	94.04	In Site Value
Site Value	\$423,000	\$365,000	\$58,000	\$375,000	\$48,000
Quality	Very good	Average	\$54,000	Average	\$24,000
Design	Wood frame	Log	\$0	One Story	\$0
Year Built	2019	1955/1990	See Eff. Age	1941	See Eff. Age
Effective Age	1	20	\$46,636	30	\$31,636
Bathrooms	1.5	1	\$2,500	1	\$2,500
Above Grade SF	1,430	864	\$56,600	1,200	\$23,000
Below Grade SF	1,470	0	\$51,450	0	\$51,450
Below Grade Finish	1,470	0	\$66,150	0	\$66,150
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	992	1,248	-\$5,120	500	\$9,840
Garage (SF)	784	1,296	-\$15,360	576	\$6,240
Other Living Area	0	480	-\$12,000	0	\$0
Outbuildings	0	1,350	-\$13,500	480	-\$4,800
Dock (SF)	376	100	\$8,280	0	\$11,280
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	Offsets
Other Items		0		0	\$0
Total Adjustments			\$297,636		\$269,296
Adjusted Indication-Overall			\$804,913		\$704,296
Adjusted Indication-Improvements Only			\$381,913		\$281,296

Sale #	Subject	Sale No. 3		Sale No. 4	
Address/Location	South Placid Lake Road	115 B Street	Adjustment	325 Enchanted Forest	Adjustment
Sale/List Price	N/A	\$627,000	\$0	\$850,000	\$0
Overall \$/SF	N/A	\$272.14	\$0	\$422.47	\$0
Impvt Only \$/SF	N/A	\$120.23	\$0	\$124.25	\$0
Original List Price	N/A	\$650,000	\$0	\$860,000	\$0
DOM	N/A	39	\$0	57	\$0
Date of Sale	6/4/2019	6/28/2018	\$644,799	10/4/2016	\$0
Concessions	N/A	0	\$0	0	\$0
Site (FF)	192.06	50.00	In Site Value	173.00	In Site Value
Site Value	\$423,000	\$350,000	\$73,000	\$600,000	-\$177,000
Quality	Very good	Average	\$110,800	Average	\$100,000
Design	Wood frame	2 story Contemp	\$0	2 story Contemp	\$0
Year Built	2019	1997/2005	See Eff. Age	1989	See Eff. Age
Effective Age	1	5	\$20,145	7	\$27,273
Bathrooms	1.5	2	-\$2,500	2	-\$2,500
Above Grade SF	1,430	2,304	-\$65,550	2,012	-\$58,200
Below Grade SF	1,470	0	\$51,450	0	\$51,450
Below Grade Finish	1470	0	\$66,150	0	\$66,150
Fireplaces	1	1	\$0	2	-\$10,000
Deck/Porch/Patio(s)	992	320	\$13,440	684	\$6,160
Garage (SF)	784	576	\$6,240	1,144	-\$10,800
Other Living Area	0	0	\$0	0	\$0
Outbuildings	0	0	\$0	0	\$0
Dock (SF)	376	550	-\$5,220	350	\$780
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None		None	-\$7,500
Other Items	0	0	\$0	0	\$0
Total Adjustments			\$267,955		-\$14,187
Adjusted Indication-Overall			\$894,955		\$835,813
Adjusted Indication-Improvements Only			\$471,955		\$412,813

Sale #	Subject	Sale No. 5		Sale No. 6	
Address/Location	South Placid Lake Road	7000 Lindberg Lake Rd	Adjustment	43688 Big Waters Ranch	Adjustment
Sale/List Price	N/A	\$785,000	\$0	\$475,000	
Overall \$/SF	N/A	\$976.37	\$0	\$702.66	
Impvt Only \$/SF	N/A	\$167.91	\$0	\$133.14	
Original List Price	N/A	\$875,000	\$0	\$575,000	
DOM	N/A	111	\$0	263	
Date of Sale	6/4/2019	3/17/2016	\$864,418	6/4/2019	\$475,000
Concessions	N/A	0	\$0	0	
Site (FF)	192.06	200	In Site Value	388.8	In Site Value
Site Value	\$423,000	\$650,000	-\$227,000	\$385,000	\$38,000
Quality	Very good	Average	\$54,000	Average	\$36,000
Design	Wood frame	One story cabin	In Quality	One story cabin	In Quality
Year Built	2019	1956	See Eff. Age	1940	\$0
Effective Age	1	15	\$34,364	15	See Condition
Bathrooms	1.5	1	\$2,500	1	\$2,500
Above Grade SF	1,430	804	\$109,550	676	\$131,950
Below Grade SF	1,470	0	\$51,450	0	\$51,450
Below Grade Finish	1,470	0	\$66,150	0	\$66,150
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	992	436	\$11,120	180	\$16,240
Garage (SF)	784	0	\$23,520	0	\$23,520
Other Living Area	0	0	\$0	0	\$0
Outbuildings	0	0	\$0	0	\$0
Dock (SF)	376	550	-\$5,220	550	-\$5,220
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	
Other Items	0	0	\$0	0	\$0
Total Adjustments			\$120,434		\$360,590
Adjusted Indication-Overall			\$984,852		\$835,590
Adjusted Indication-Improvements Only			\$561,852		\$412,590

Sale No.	Adjusted Indication - Overall	Adjusted Indication - Improvements Only	Per SF
Sale No. 1	\$804,913	\$381,913	\$267.07
Sale No. 2	\$704,296	\$281,296	\$196.71
Sale No. 3	\$894,955	\$471,955	\$330.04
Sale No. 4	\$835,813	\$412,813	\$288.68
Sale No. 5	\$984,852	\$561,852	\$392.90
Sale No. 6	\$835,590	\$412,590	\$288.52

	Mean Overall	Mean Impvt Value	Mean \$/SF
Sale Nos. 3 and 4	\$905,207	\$482,207	\$337
Sale Nos. 1, 2, 3, 4 & 6	\$815,113	\$392,113	\$274.21

Overall, Sale No. 3 is considered the best evidence of value. This property was originally built in 1997 then remodeled in 2005. It has a slightly higher effective age but most similar to the subject of all sales. This property has a much larger main floor area but does not have the basement area associated with the subject property.

This sale had an adjusted indication of \$894,955. Overall, Sale No. 3 and Sale No. 4 with some support by Sale No. 5 is the best evidence of value. Therefore, the overall range of values for the subject property is likely between \$900,000 and \$985,000. Given the overall quality of the subject property as well as the new condition I have emphasized the upper end of the range at \$985,000.

The subject property is partially finished. The client requested an as is value as of the date of inspection. Therefore, it is necessary to deduct the finished costs associated with the subject property. The subject property owner is also the general contractor and provided an estimate of cost to finish the property. The total estimated finished costs are \$206,000.

DNRC Lot No. 998

Site Description:

Site Description	DNRC 998		Lot 9 COS 5049		
Size	109,379	Sq. Ft.	South Placid Lake Road		
Size (Acres)	2.51	Acres			
Waterfront - Straight Across	173	Front Ft.			
Waterfront - Plat Dimension	173.75	Front Ft.			
Average Depth of Lot	410.0	Lineal Ft.			
Road Frontage/ Access	Direct access from South Placid Lake Road.				
Topography-General Narrative	General downslope toward lake.				
Road-to-Building Site	General downslope toward building site.				
Shore-to-Building Site	Mostly level to slight downslope.				
Shoreline	Dirt and rocky shore, slight upslope to cabin. Heavily impacted by marshy swamp and shallow depths.				
Lake Depth	Inferior overall. Fairly shallow.				
Shape	Irregular, but no issue with development.				
Vegetative Cover	Tract has moderate timber cover with deciduous understory; mix of conifers and deciduous trees/bushes.				
Utilities	Electrical power and telephone to lot line.				
Street Improvements	Private road access from South Placid Lake Road to the subject.				
Zoning/Land Use	ZD #8				
Flood Hazard	Property is a lake front tract. The shoreline area is subject to seasonal fluctuations in water depth. The building site is not in a flood hazard zone based on information available.				
Easements/Encroachments	None.				

Improvement Description:

General Description					Foundation/Heating, Ventilating, A/C And Other Items					
Units	One	X	Ancillary Residential Units			Issues/Components	Remarks			
# of Stories	One story	X	1.5 Story		2 Story	Settlement	N			
Type	Det	X	Attached			Sump Pump	N			
Quality	Average					Evidence of Infestation	N			
Design	Wood Frame					Dampness	N			
Year Built	1935					EBB	N			
Condition	Average					Elec. Wall Htrs	Y			
Effective Age	20					Forced Air Furnace	Y			
Bathrooms	1					Cooling System	N			
Finished Area Above Grade	993					Wall Units	N			
Basement/Lower Level	0					Window Units	N			
Basement Finish	0					Central	N			
Attic	0					Fireplace/Wood Stove	1			
Utilities	0					Speciatly Site Impvts.				
						Appliances				
Exterior Description					Interior Description					
Foundation	Concrete				Floors	Carpet and vinyl				
Exterior Walls	Hardboard				Walls	Hardboard.				
Roof Surface	Metal				Trim/Finish	Wood				
Specialty Siding Elements	None				Ceiling Finish	Drywall				
Gutters & Downspouts	None				Bath Floor	Vinyl				
Window Type	Alum.				Bath Wainscot	Vinyl				
Storm sash included	Yes		No	X	Deck/Porch/Patio(s)		740		SF	
Screens	Yes	X	No		Garage (SF)		984		SF	
Amenities					Other Living Area		818		SF	
					Outbuildings		12		SF	
Fireplace/Wood Stove	Fireplace	x	Wd Stove		Dock (SF)		250		SF	
Fencing	None				Boathouse (SF)				SF	
Other Items	None				Seawall/Retaining Wall				LF	
Comments/Remarks:										
Appliances	Ref	x	Range/Oven		DW					
	Microwave		WD		Gar. Disp.					
Room Count - Above Grade	Rooms	3	Bedrooms	2	Bathrooms					1
Lower Level - Room Count	Rooms	0	Bedrooms	0	Bathrooms					0
Other Living Area										

Value Indications:

Land Value	\$348,000
Sales Comparison Approach	\$500,000
Final Opinion of Value - Real Property	\$500,000
Final Opinion of Value - Personal Property	\$152,000
Effective Date	5/31/2019

Record Owner:

The property is found to be under the ownership of the State of Montana, DNRC School Trust Land. The site is currently leased. The Lessee is identified below:

Lessee: Margaret Coldiron

Sales History:

The lessee has owned the leasehold interest for a significant period of time.

Location of Property:

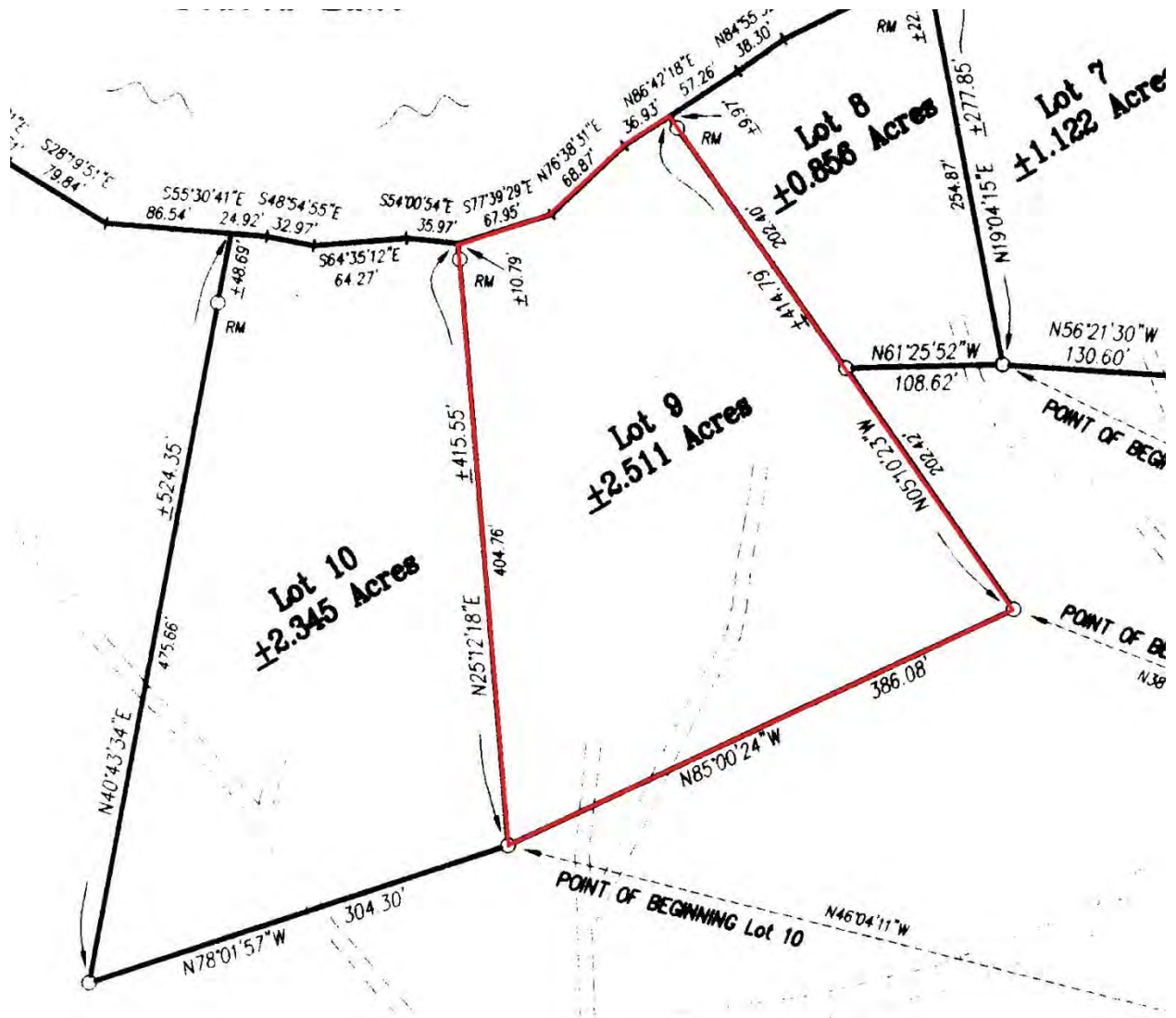
The subject property is situated on the westerly side of Placid Lake off of S. Placid Lake Rd. The physical address is noted by Missoula County as 3884 S. Placid Lake Rd.

Legal Description:

The site is legally identified through client records as:

Lot 9, COS 5049 Section 30, Township 16 N., Range 15 W.

Plat Map:



Subject Photographs:



View of the subject structural improvements from near the lake. (321)



View showing the subject lake frontage looking in a westerly direction. (323)



View looking out toward Placid Lake from the subject lake frontage. (325)



View showing the garage building and sleeping cabin area. (548)



View showing the easterly elevation of the subject property improvements. (559)



View from near the structural improvements looking toward Placid Lake. (603)



View from the main entry road looking toward the subject improvements and Placid Lake. (830)



View showing the southerly elevation of the structural improvements. (918)



View showing the screened in porch. (941)



View showing the kitchen area. (949)

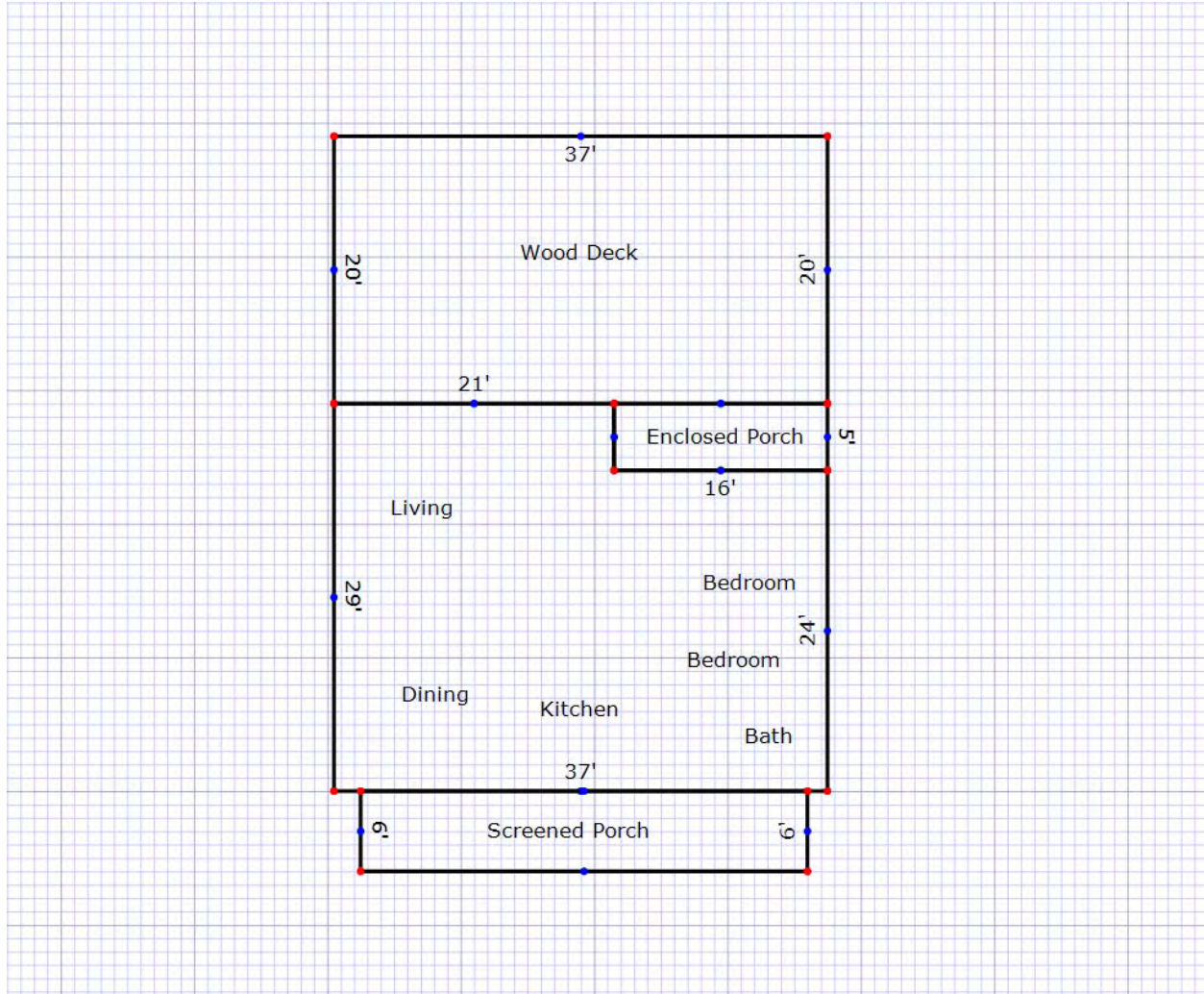


Bedroom view. (107)



Living room view. (119)

Building Sketch:



Land Value:

Categories	Subject Property	Land Sale #1	Adjustments	Land Sale #2	Adjustments	Land Sale #3	Adjustments	Land Sale #4	Adjustments	Land Sale #5	Adjustments
Address/Sale Price	DNRC 998	1038 Placid View Place	\$545,000	Placid View Place	\$1,050,000	704 Placid View Place	\$500,000	7860 Lindberg Lake Road	\$499,900	8619 N Placid Lake Road	\$375,000
Price SF		\$4.70		\$4.35		\$4.40		\$15.51		\$13.86	
Price FF		\$3,273		\$3,251		\$3,002		\$4,949		\$3,988	
Property Rights Conveyed	Fee Simple	Fee Simple	\$0	Fee Simple	0	Fee Simple		Fee Simple		Fee Simple	\$0
Financing Terms	Cash Equivalent	Cash	\$0	Cash	0	Cash		Cash		Cash	\$0
Conditions of Sale	Market	Market	\$0	Market	0	Market		Market		Market	\$0
Expenditures Made Immediate to Sale	None	None	\$0	None		None	\$0	Current Listing		None	\$0
Sale Date/Market Conditions	5/31/2019	9/16/2016	\$45,995	8/1/2016	\$92,922	8/1/2016	\$44,249	5/31/2019	\$0	8/9/2018	\$9,192
Time Lapse		32		34		34		0		10	
Adjusted Sale Price	N/A	No Adjustments	\$590,995	No Adjustments	\$1,142,922	No Adjustments	\$544,249	No Adjustments	\$499,900	No Adjustments	\$384,192
Adjusted Price (\$/FF)	N/A	No Adjustments	\$3,550	No Adjustments	\$3,539	No Adjustments	\$3,268	No Adjustments	\$4,949	No Adjustments	\$4,085
Adjustments:											
Location	Placid Lake	Placid Lake		Placid Lake		Placid Lake		Lindberg Lake		Placid Lake	
Size (SF)	109,379	115,870		241,322		113,692		32,234		27,051	In FF Size
Size (FF)	173.75	166.50	Similar	322.99	Inferior	166.53	Similar	101.01	-\$643	94.04	-\$531
Topography	General downslope toward lake.	Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Mostly level.	
Shoreline Characteristics	Dirt and rocky shore, slight upslope to cabin. Heavily impacted by marshy swamp and shallow depths.	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,420	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,415	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,307	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,980	Mostly level at shoreline. Average lake depth at shore.	-\$1,634
Road Frontage	Direct access from South Placid Lake Road.	S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		East shore Lindberg Lake		NW Shore Placid Lake	
Utilities (sewer & water systems)	Electrical power and telephone to lot line.	Elec., phone		Elec., phone,		Elec. & Phone		Elec. & Phone.		Elec. & Phone, septic and well.	-\$37
Improvements and/or Common Areas	0	None		None		None		None		None	
Zoning/Land Use Reg's	ZD #8	ZD 8A		ZD 8A		ZD 8A		ZD 25A		ZD 8A	\$0
Net Adjustments			-\$1,420		-\$1,415		-\$1,307		-\$2,623		-\$2,202
Indicated Value FF			\$2,130		\$2,123		\$1,961		\$2,326		\$1,883
Implied Subject Value		Equal	\$370,038	Equal	\$368,896	Equal	\$340,707	Equal	\$404,149	Lower than	\$327,158
Low	\$327,158										
High	\$404,149										
Average	\$362,189										

Reconciliation:

	Value Indication	Dollar Per FF
Mean (Average)	\$362,189	\$2,085
Median	\$368,896	\$2,123
Minimum	\$327,158	\$1,883
Maximum	\$404,149	\$2,326

In terms of the land valuation, the data presented did not reflect any sales of similar location and lake shore quality/frontage. The subject property is located on the SW end of the lake where depths as shallow with muddy/muck shore bottoms and significant lily pad growth. The shore bottom qualities are highly inferior due to the limited direct shore access. A typical power boat may face difficulties with getting stuck in the mud that would attempt to land at the shore. I found no sales that reflected this same type of location with the same type of shore bottom qualities.

The overall range of indications is shown from a low of \$1,883 per front foot to an upper end of \$2,326 per front foot. The arithmetic mean of the five indications is \$2,085 per acre and the median is \$2,123 per acre. The final conclusion is estimated at \$2,000 per front foot which produces a rounded land value of \$348,000.

Sales Comparison Approach:

Sale #	Subject	Sale No. 1		Sale No. 2	
Address/Location	South Placid Lake Road	260 A Street	Adjustment	8619 N Placid Lake Road	Adjustment
Sale/List Price	N/A	\$500,000	\$0	\$435,000	\$0
Overall \$/SF	N/A	\$578.70	\$0	\$362.50	\$0
Impvt Only \$/SF	N/A	\$156.25	\$0	\$50.00	\$0
Original List Price	N/A	\$525,000	\$0	\$439,000	\$0
DOM	N/A	192	\$0	363	\$0
Date of Sale	5/31/2019	12/10/2018	\$507,110	8/13/2018	\$445,516
Concessions	N/A	0	\$0	0	\$0
Site (FF)	173.75	96.49	In Site Value	94.04	In Site Value
Site Value	\$348,000	\$365,000	-\$17,000	\$375,000	-\$27,000
Quality	Average	Average	\$0	Average	\$0
Design	Wood Frame	Log	\$0	One Story	\$0
Year Built	1935	1955/1990	See Eff. Age	1941	See Eff. Age
Effective Age	20	20	\$0	30	\$10,909
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	993	864	\$9,675	1,200	-\$15,525
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	740	1,248	-\$10,160	500	\$4,800
Garage (SF)	984	1,296	-\$9,360	576	\$12,240
Other Living Area	818	480	\$8,450	0	\$20,450
Outbuildings	12	1,350	-\$13,380	480	-\$4,680
Dock (SF)	250	100	\$4,500	0	\$7,500
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	
Other Items		0		0	
Total Adjustments			-\$27,275		\$8,694
Adjusted Indication-Overall			\$479,835		\$443,694
Adjusted Indication-Improvements Only			\$131,835		\$95,694

Sale #	Subject	Sale No. 3		Sale No. 4	
Address/Location	South Placid Lake Road	115 B Street	Adjustment	325 Enchanted Forest	Adjustment
Sale/List Price	N/A	\$627,000	\$0	\$850,000	\$0
Overall \$/SF	N/A	\$272.14	\$0	\$422.47	\$0
Impvt Only \$/SF	N/A	\$120.23	\$0	\$124.25	\$0
Original List Price	N/A	\$650,000	\$0	\$860,000	\$0
DOM	N/A	39	\$0	57	\$0
Date of Sale	5/31/2019	6/28/2018	\$644,588	10/4/2016	\$0
Concessions	N/A	0	\$0	0	\$0
Site (FF)	173.75	50.00	In Site Value	173.00	In Site Value
Site Value	\$348,000	\$350,000	-\$2,000	\$600,000	-\$252,000
Quality	Average	Average		Average	Offsets
Design	Wood Frame	2 story Contemp	\$0	2 story Contemp	\$0
Year Built	1935	1997/2005	See Eff. Age	1989	See Eff. Age
Effective Age	20	5	-\$75,545	7	-\$59,091
Bathrooms	1.0	2	-\$5,000	2	-\$5,000
Above Grade SF	993	2,304	-\$98,325	2,012	-\$76,425
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	2	-\$10,000
Deck/Porch/Patio(s)	740	320	\$8,400	684	\$1,120
Garage (SF)	984	576	\$12,240	1,144	-\$4,800
Other Living Area	818	0	\$20,450	0	\$20,450
Outbuildings	12	0	\$120	0	\$120
Dock (SF)	250	550	-\$9,000	350	-\$3,000
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None		None	
Other Items	0	0		0	
Total Adjustments			-\$148,660		-\$388,626
Adjusted Indication-Overall			\$478,340		\$461,374
Adjusted Indication-Improvements Only			\$130,340		\$113,374

Sale #	Subject	Sale No. 5		Sale No. 6	
Address/Location	South Placid Lake Road	7000 Lindberg Lake Rd	Adjustment	43688 Big Waters Ranch	Adjustment
Sale/List Price	N/A	\$785,000	\$0	\$475,000	
Overall \$/SF	N/A	\$976.37	\$0	\$702.66	
Impvt Only \$/SF	N/A	\$167.91	\$0	\$133.14	
Original List Price	N/A	\$875,000	\$0	\$575,000	
DOM	N/A	111	\$0	263	
Date of Sale	5/31/2019	3/17/2016	\$864,134	5/31/2019	\$475,000
Concessions	N/A	0	\$0	0	
Site (FF)	173.75	200	In Site Value	388.8	In Site Value
Site Value	\$348,000	\$650,000	-\$302,000	\$385,000	-\$37,000
Quality	Average	Average	\$0	Average	
Design	Wood Frame	One story cabin	In Quality	One story cabin	In Quality
Year Built	1935	1956	See Eff. Age	1940	\$0
Effective Age	20	15	-\$12,273	15	See Condition
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	993	804	\$14,175	676	\$23,775
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	740	436	\$6,080	180	\$11,200
Garage (SF)	984	0	\$29,520	0	\$29,520
Other Living Area	818	0	\$20,450	0	\$20,450
Outbuildings	12	0	\$120	0	\$120
Dock (SF)	250	550	-\$9,000	550	-\$9,000
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	
Other Items		0		0	
Total Adjustments			-\$252,928		\$39,065
Adjusted Indication-Overall			\$611,206		\$514,065
Adjusted Indication-Improvements Only			\$263,206		\$166,065

Sale No.	Adjusted Indication - Overall	Adjusted Indication - Improvements Only	Per SF
Sale No. 1	\$479,835	\$131,835	\$132.76
Sale No. 2	\$443,694	\$95,694	\$96.37
Sale No. 3	\$478,340	\$130,340	\$131.26
Sale No. 4	\$461,374	\$113,374	\$114.17
Sale No. 5	\$611,206	\$263,206	\$265.06
Sale No. 6	\$514,065	\$166,065	\$167.24

	Mean Overall	Mean Impvt Value	Mean \$/SF
Sale Nos. 1, 4, & 6	\$485,091	\$137,091	\$138.06
Sale Nos. 1, 2, 3, 4 & 6	\$475,461	\$127,461	\$128.36

Sale No. 1, Sale No. 4 and Sale No. 6 are emphasized in the final analysis. These three sales produced an overall range from \$461,374 to an upper end of \$514,065. The arithmetic mean of those three sales is \$485,091. The final conclusion is rounded to \$500,000.

DNRC Lot No. 999

Site Description:

Site Description	DNRC 999		Lot 11 COS 5049		
Size	35,501	Sq. Ft.	South Placid Lake Road		
Size (Acres)	0.82	Acres			
Waterfront - Straight Across	167	Front Ft.			
Waterfront - Plat Dimension	166.52	Front Ft.			
Average Depth of Lot	261.0	Lineal Ft.			
Road Frontage/Access	Direct access from South Placed Lake Road.				
Topography-General Narrative	General downslope toward lake.				
Road-to-Building Site	Level to sloping down toward lake.				
Shore-to-Building Site	Mostly level to slight downslope to lake.				
Shoreline	Dirt and rocky shore, impacted by mud and lilly pads.				
Lake Depth	Fairly shallow, overall.				
Shape	Irregular, but no issue with development.				
Vegetative Cover	Tract has moderate timber cover with deciduous understory; mix of conifers and deciduous trees/bushes.				
Utilities	Electrical power and telephone to lot line.				
Street Improvements	Private road access from South Placid Lake Road to the subject. Property does have some issues with road from South Placid Lake Road being muddy in spring.				
Zoning/Land Use	ZD #8				
Flood Hazard	Property is a lake front tract. The shoreline area is subject to seasonal fluctuations in water depth. The building site is not in a flood hazard zone based on information available.				
Easements/Encroachments	None.				

Improvement Description:

General Description					Foundation/Heating, Ventilating, A/C And Other Items					
Units	One	X	Ancillary Residential Units		Issues/Components		Remarks			
# of Stories	One story	X	1.5 Story	2 Story	Settlement	N				
Type	Det	X	Attached		Sump Pump	N				
Quality	Average				Evidence of Infestation	N				
Design	Log				Dampness	N				
Year Built	1930				EBB	N				
Condition	Average				Elec. Wall Htrs	Y				
Effective Age	20				Forced Air Furnace	Y				
Bathrooms	1				Cooling System	N				
Finished Area Above Grade	1,080				Wall Units	N				
Basement/Lower Level	0				Window Units	N				
Basement Finish	0				Central	N				
Attic	0		Fireplace/Wood Stove	1						
Utilities	0				Specialty Site Impvts.					
					Appliances					
Exterior Description					Interior Description					
Foundation	Wood Piers				Floors	Carpet and vinyl				
Exterior Walls	Log				Walls	Hardboard.				
Roof Surface	Metal				Trim/Finish	Wood				
Specialty Siding Elements	None				Ceiling Finish	Drywall				
Gutters & Downspouts	None				Bath Floor	Vinyl				
Window Type	Alum.				Bath Wainscot	Vinyl				
Storm sash included	Yes		No	X	Deck/Porch/Patio(s)		392	SF		
Screens	Yes	X	No		Garage (SF)			SF		
Amenities					Other Living Area			SF		
					Outbuildings		368	SF		
Fireplace/Wood Stove	Fireplace		Wd Stove	x	Dock (SF)		369	SF		
Fencing	None				Boathouse (SF)			SF		
Other Items	None				Seawall/Retaining Wall			LF		
Comments/Remarks:										
Appliances	Ref	x	Range/Oven	DW						
	Microwave		WD	Gar. Disp.						
Room Count - Above Grade	Rooms	4	Bedrooms	2					Bathrooms	1
Lower Level - Room Count	Rooms	0	Bedrooms	0					Bathrooms	0
Other Living Area	None									

Value Indications:

Land Value	\$345,000
Sales Comparison Approach	\$435,000
Final Opinion of Value - Real Property	\$435,000
Final Opinion of Value - Personal Property	\$90,000
Effective Date	6/4/2019

Record Owner:

The property is found to be under the ownership of the State of Montana, DNRC School Trust Land. The site is currently leased. The Lessee is identified below:

Lessee: James E. Nelson

Sales History:

The lessee has owned the leasehold estate for a significant period of time.

Location of Property:

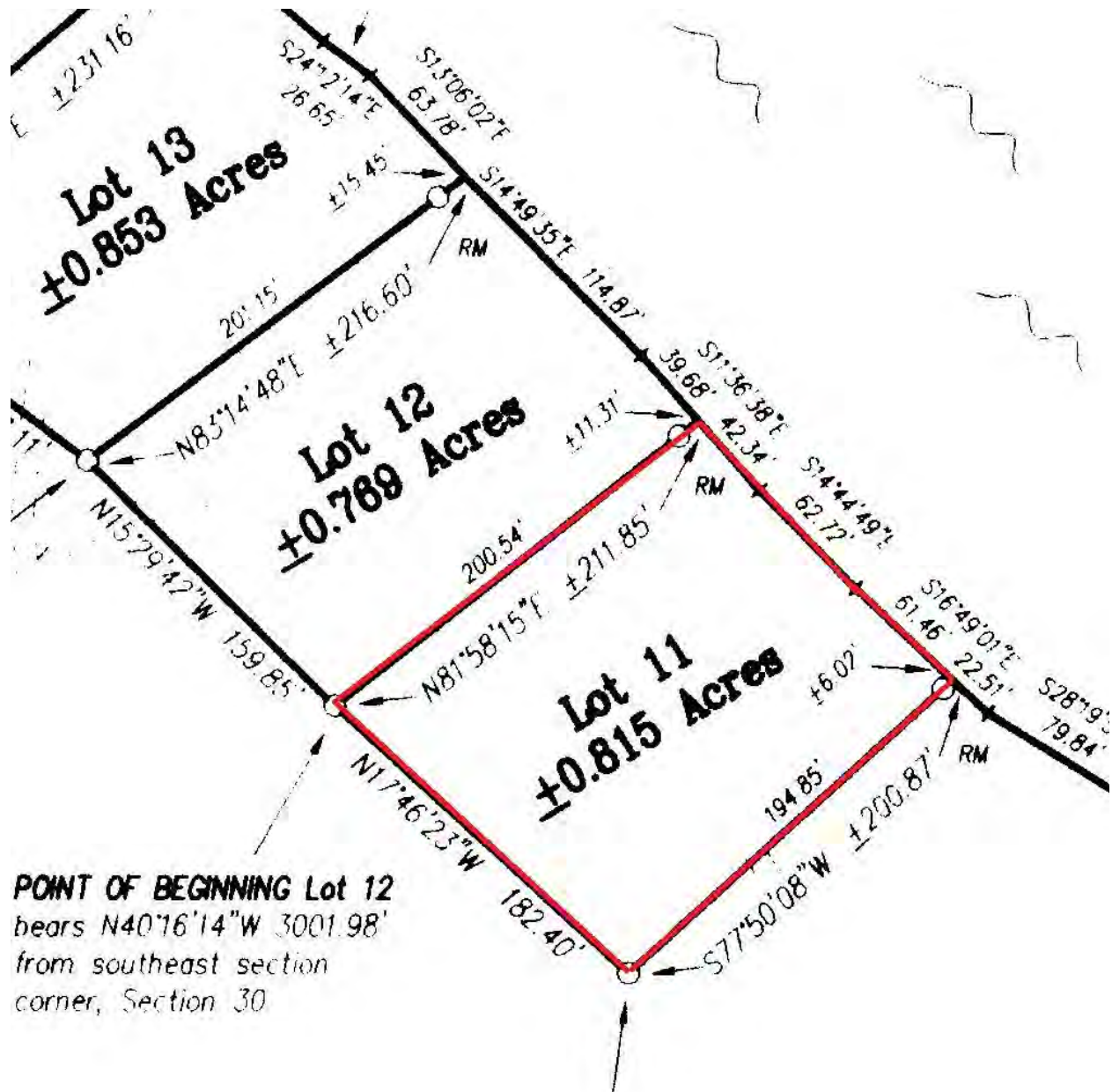
The subject property is situated on the westerly side of Placid Lake off of S. Placid Lake Rd. The physical address is noted by Missoula County as 4070 S. Placid Lake Rd.

Legal Description:

The site is legally identified through client records as:

Lot 11, COS 5049 Section 30, Township 16 N., Range 15 W.

Plat Map:



Subject Photographs:



View showing the subject cabin. This photograph was taken looking in an easterly direction. (922)



View of the subject's lake frontage looking in a southeasterly direction. (038)



View of the subject lake frontage looking out into the lake. (134)



Additional view of the subject's lake frontage looking in a northwesterly direction. (137)



Additional view of the cabin looking in a south southerly direction. (144)



Interior view showing a bedroom. (000)



Additional interior view showing a bedroom. (010)



Interior view showing the living room area. (036)



Interior view showing the kitchen. (042)



Additional interior view showing the living room area. (113)

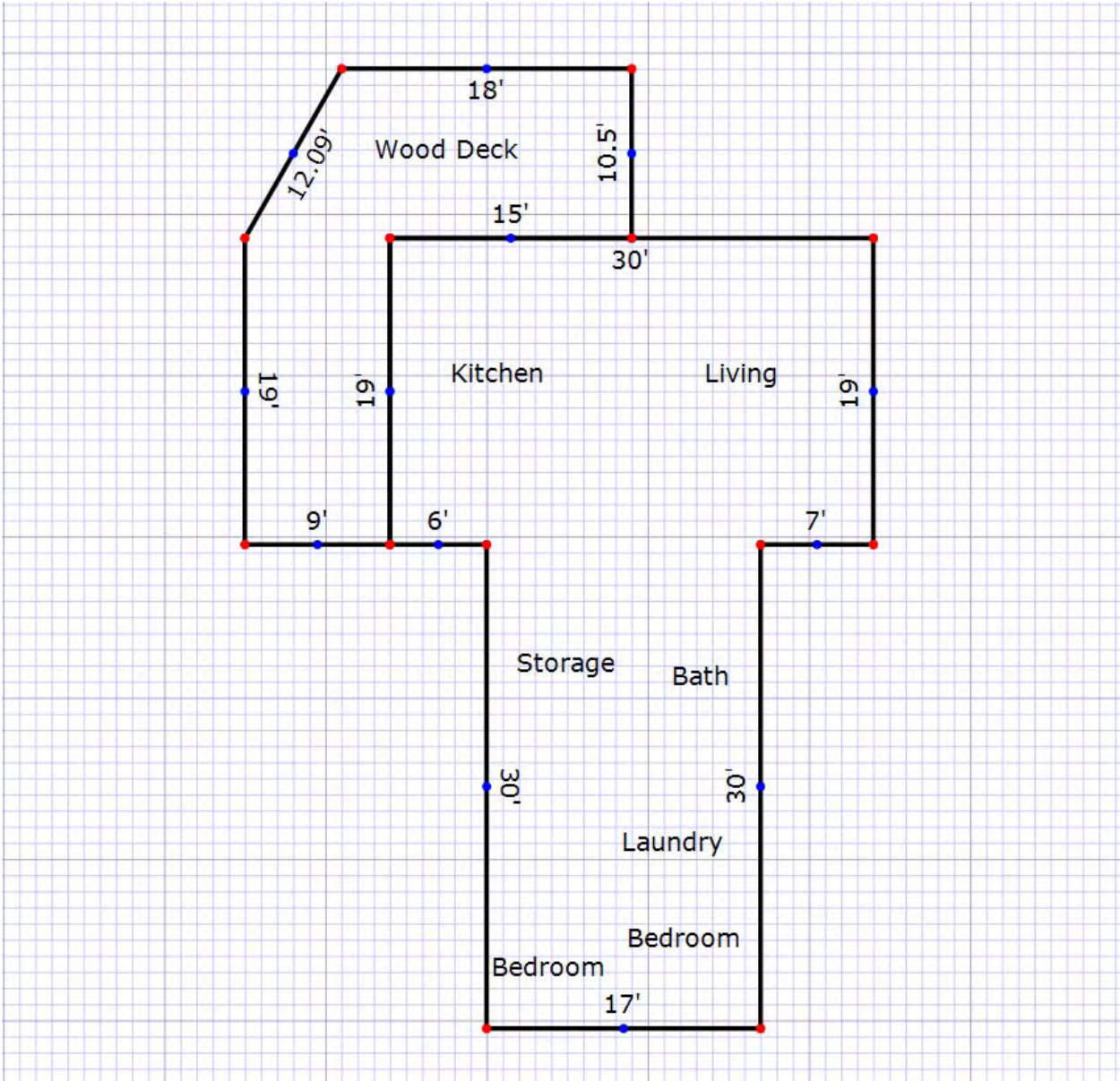


View showing one of the storage buildings. (933)



View showing the storage building near the lake frontage. (843)

Building Sketch:



Land Value:

Categories	Subject Property	Land Sale #1	Adjustments	Land Sale #2	Adjustments	Land Sale #3	Adjustments	Land Sale #4	Adjustments	Land Sale #5	Adjustments
Address/Sale Price	DNRC 999	1038 Placid View Place	\$545,000	Placid View Place	\$1,050,000	704 Placid View Place	\$500,000	7860 Lindberg Lake Road	\$499,900	8619 N Placid Lake Road	\$375,000
Price SF		\$4.70		\$4.35		\$4.40		\$15.51		\$13.86	
Price FF		\$3,273		\$3,251		\$3,002		\$4,949		\$3,988	
Property Rights Conveyed	Fee Simple	Fee Simple	\$0	Fee Simple	0	Fee Simple		Fee Simple		Fee Simple	\$0
Financing Terms	Cash Equivalent	Cash	\$0	Cash	0	Cash		Cash		Cash	\$0
Conditions of Sale	Market	Market	\$0	Market	0	Market		Market		Market	\$0
Expenditures Made Immediate to Sale	None	None	\$0	None		\$0		Current Listing		None	\$0
Sale Date/Market Conditions	6/4/2019	9/16/2016	\$46,189	8/1/2016	\$93,298	8/1/2016	\$44,427	6/4/2019	\$0	8/9/2018	\$9,318
Time Lapse		33		34		34		0		10	
Adjusted Sale Price	N/A	No Adjustments	\$591,189	No Adjustments	\$1,143,298	No Adjustments	\$544,427	No Adjustments	\$499,900	No Adjustments	\$384,318
Adjusted Price (\$/FF)	N/A	No Adjustments	\$3,551	No Adjustments	\$3,540	No Adjustments	\$3,269	No Adjustments	\$4,949	No Adjustments	\$4,087
Adjustments:											
Location	Placid Lake	Placid Lake		Placid Lake		Placid Lake		Lindberg Lake		Placid Lake	
Size (SF)	35,501	115,870		241,322		113,692		32,234		27,051	In FF Size
Size (FF)	166.52	166.50	Similar	322.99	Inferior	166.53	Similar	101.01	-\$643	94.04	-\$531
Topography	General downslope toward lake.	Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Mostly level.	
Shoreline Characteristics	Dirt and rocky shore, impacted by mud and lily pads.	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,420	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,416	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,308	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,980	Mostly level at shoreline. Average lake depth at shore.	-\$1,635
Road Frontage	Direct access from South Placed Lake Road.	S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		East shore Lindberg Lake		NW Shore Placid Lake	
Utilities (sewer & water systems)	Electrical power and telephone to lot line.	Elec., phone		Elec., phone,		Elec. & Phone		Elec. & Phone.		Elec. & Phone, septic and well.	-\$37
Improvements and/or Common Areas	0	None		None		None		None		None	
Zoning/Land Use Reg's	ZD #8	ZD 8A		ZD 8A		ZD 8A		ZD 25A		ZD 8A	\$0
Net Adjustments			-\$1,420		-\$1,416		-\$1,308		-\$2,623		-\$2,203
Indicated Value FF			\$2,130		\$2,124		\$1,962		\$2,326		\$1,884
Implied Subject Value		Equal	\$354,756	Equal	\$353,662	Equal	\$326,637	Equal	\$387,332	Lower than	\$313,650
Low	\$313,650										
High	\$387,332										
Average	\$347,207										

Reconciliation:

	Value Indication	Dollar Per FF
Mean (Average)	\$347,207	\$2,085
Median	\$353,662	\$2,124
Minimum	\$313,650	\$1,884
Maximum	\$387,332	\$2,326

In terms of the land valuation, the data presented did not reflect any sales of similar location and lake shore quality/frontage. The subject property is located on the SW end of the lake where depths as shallow with muddy/muck shore bottoms and significant lily pad growth. The shore bottom qualities are highly inferior due to the limited direct shore access. A typical power boat may face difficulties with getting stuck in the mud that would attempt to land at the shore. I found no sales that reflected this same type of location with the same type of shore bottom qualities.

The overall range of indications is shown from a low of \$2,085 per front foot to an upper end of \$2,326 per front foot. The arithmetic mean of the five indications is \$2,085 per acre and the median is \$2,124 per acre. The final conclusion is estimated at \$2,000 per front foot which produces a rounded land value of \$333,000.

Sales Comparison Approach:

Sale #	Subject	Sale No. 1		Sale No. 2	
Address/Location	South Placid Lake Road	260 A Street	Adjustment	8619 N Placid Lake Road	Adjustment
Sale/List Price	N/A	\$500,000	\$0	\$435,000	\$0
Overall \$/SF	N/A	\$578.70	\$0	\$362.50	\$0
Impvt Only \$/SF	N/A	\$156.25	\$0	\$50.00	\$0
Original List Price	N/A	\$525,000	\$0	\$439,000	\$0
DOM	N/A	192	\$0	363	\$0
Date of Sale	6/4/2019	12/10/2018	\$507,276	8/13/2018	\$445,663
Concessions	N/A	0	\$0	0	\$0
Site (FF)	166.52	96.49	In Site Value	94.04	In Site Value
Site Value	\$333,000	\$365,000	-\$32,000	\$375,000	-\$42,000
Quality	Average	Average	\$0	Average	\$0
Design	Log	Log	\$0	One Story	\$0
Year Built	1930	1955/1990	See Eff. Age	1941	See Eff. Age
Effective Age	20	20	\$0	30	\$10,909
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	1,080	864	\$16,200	1,200	-\$9,000
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	392	1,248	-\$17,120	500	-\$2,160
Garage (SF)	0	1,296	-\$38,880	576	-\$17,280
Other Living Area	0	480	-\$12,000	0	\$0
Outbuildings	368	1,350	-\$9,820	480	-\$1,120
Dock (SF)	369	100	\$8,070	0	\$11,070
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	Offsets
Other Items		0		0	\$0
Total Adjustments			-\$85,550		-\$49,581
Adjusted Indication-Overall			\$421,726		\$385,419
Adjusted Indication-Improvements Only			\$88,726		\$52,419

Sale #	Subject	Sale No. 3		Sale No. 4	
Address/Location	South Placid Lake Road	115 B Street	Adjustment	325 Enchanted Forest	Adjustment
Sale/List Price	N/A	\$627,000	\$0	\$850,000	\$0
Overall \$/SF	N/A	\$272.14	\$0	\$422.47	\$0
Impvt Only \$/SF	N/A	\$120.23	\$0	\$124.25	\$0
Original List Price	N/A	\$650,000	\$0	\$860,000	\$0
DOM	N/A	39	\$0	57	\$0
Date of Sale	6/4/2019	6/28/2018	\$644,799	10/4/2016	\$0
Concessions	N/A	0	\$0	0	\$0
Site (FF)	166.52	50.00	In Site Value	173.00	In Site Value
Site Value	\$333,000	\$350,000	-\$17,000	\$600,000	-\$267,000
Quality	Average	Average		Average	Offsets
Design	Log	2 story Contemp	\$0	2 story Contemp	\$0
Year Built	1930	1997/2005	See Eff. Age	1989	See Eff. Age
Effective Age	20	5	-\$75,545	7	-\$59,091
Bathrooms	1.0	2	-\$5,000	2	-\$5,000
Above Grade SF	1,080	2,304	-\$91,800	2,012	-\$69,900
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	2	-\$10,000
Deck/Porch/Patio(s)	392	320	\$1,440	684	-\$5,840
Garage (SF)	0	576	-\$17,280	1,144	-\$34,320
Other Living Area	0	0	\$0	0	\$0
Outbuildings	368	0	\$3,680	0	\$3,680
Dock (SF)	369	550	-\$5,430	350	\$570
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None		None	
Other Items	0	0	\$0	0	\$0
Total Adjustments			-\$206,935		-\$446,901
Adjusted Indication-Overall			\$420,065		\$403,099
Adjusted Indication-Improvements Only			\$87,065		\$70,099

Sale #	Subject	Sale No. 5		Sale No. 6	
Address/Location	South Placid Lake Road	7000 Lindberg Lake Rd	Adjustment	43688 Big Waters Ranch	Adjustment
Sale/List Price	N/A	\$785,000	\$0	\$475,000	
Overall \$/SF	N/A	\$976.37	\$0	\$702.66	
Impvt Only \$/SF	N/A	\$167.91	\$0	\$133.14	
Original List Price	N/A	\$875,000	\$0	\$575,000	
DOM	N/A	111	\$0	263	
Date of Sale	6/4/2019	3/17/2016	\$864,418	6/4/2019	\$475,000
Concessions	N/A	0	\$0	0	
Site (FF)	166.52	200	In Site Value	388.8	In Site Value
Site Value	\$333,000	\$650,000	-\$317,000	\$385,000	-\$52,000
Quality	Average	Average	\$0	Average	
Design	Log	One story cabin	In Quality	One story cabin	In Quality
Year Built	1930	1956	See Eff. Age	1940	\$0
Effective Age	20	15	-\$12,273	15	See Condition
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	1,080	804	\$20,700	676	\$30,300
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	392	436	-\$880	180	\$4,240
Garage (SF)	0	0	\$0	0	\$0
Other Living Area	0	0	\$0	0	\$0
Outbuildings	368	0	\$3,680	0	\$3,680
Dock (SF)	369	550	-\$5,430	550	-\$5,430
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	
Other Items	0	0	\$0	0	\$0
Total Adjustments			-\$311,203		-\$19,210
Adjusted Indication-Overall			\$553,215		\$455,790
Adjusted Indication-Improvements Only			\$220,215		\$122,790

Sale No.	Adjusted Indication - Overall	Adjusted Indication - Improvements Only	Per SF
Sale No. 1	\$421,726	\$88,726	\$82.15
Sale No. 2	\$385,419	\$52,419	\$48.54
Sale No. 3	\$420,065	\$87,065	\$80.62
Sale No. 4	\$403,099	\$70,099	\$64.91
Sale No. 5	\$553,215	\$220,215	\$203.90
Sale No. 6	\$455,790	\$122,790	\$113.69

	Mean Overall	Mean Impvt Value	Mean \$/SF
Sale Nos. 1, 4, & 6	\$426,872	\$93,872	\$86.92
Sale Nos. 1, 2, 3, 4 & 6	\$417,220	\$84,220	\$77.98

Sale No. 1, Sale No. 4 and Sale No. 6 are emphasized in the final analysis. The overall range of these three sales is from a low of \$403,099 to an upper end of \$455,790. The arithmetic mean of these three sales is \$426,872. The final conclusion is rounded to \$435,000.

DNRC Lot No. 1000

Site Description:

Site Description	DNRC 1000		Lot 12 COS 5049		
Size	33,498	Sq. Ft.	South Placid Lake Road		
Size (Acres)	0.77	Acres			
Waterfront - Straight Across	154	Front Ft.			
Waterfront - Plat Dimension	154.55	Front Ft.			
Average Depth of Lot	209.0	Lineal Ft.			
Road Frontage/Access	Direct access from South Placid Lake Road.				
Topography-General Narrative	General downslope toward lake.				
Road-to-Building Site	Slight upslope from rear of lot to cabin site.				
Shore-to-Building Site	General downslope toward lake.				
Shoreline	Dirt and rocky shore, slight upslope to cabin. Frontage is impacted by lily pads and shallow depths.				
Lake Depth	Impacted by shallow depths and lily pads.				
Shape	Irregular, but no issue with development.				
Vegetative Cover	Tract has moderate timber cover with deciduous understory; mix of conifers and deciduous trees/bushes.				
Utilities	Electrical power and telephone to lot line.				
Street Improvements	Private road access from South Placid Lake Road to the subject.				
Zoning/Land Use	ZD #8				
Flood Hazard	Property is a lake front tract. The shoreline area is subject to seasonal fluctuations in water depth. The building site is not in a flood hazard zone based on information available.				
Easements/Encroachments	None.				

Improvement Description:

General Description					Foundation/Heating, Ventilating, A/C And Other Items						
Units	One	X	Ancillary Residential Units		Issues/Components		Remarks				
# of Stories	One story	X	1.5 Story	2 Story	Settlement	N					
Type	Det	X	Attached		Sump Pump	N					
Quality	Average				Evidence of Infestation	N					
Design	Log				Dampness	N					
Year Built	1955				EBB	N					
Condition	Average				Elec. Wall Htrs	Y					
Effective Age	20				Forced Air Furnace	Y					
Bathrooms	1				Cooling System	N					
Finished Area Above Grade	594				Wall Units	N					
Basement/Lower Level	0				Window Units	N					
Basement Finish	0				Central	N					
Attic	0		Fireplace/Wood Stove	1							
Utilities	0				Specialty Site Impvts.						
					Appliances						
Exterior Description					Interior Description						
Foundation	Wood Piers				Floors	Carpet and vinyl					
Exterior Walls	Log				Walls	Hardboard.					
Roof Surface	Metal				Trim/Finish	Wood					
Specialty Siding Elements	None				Ceiling Finish	Drywall					
Gutters & Downspouts	None				Bath Floor	Vinyl					
Window Type	Alum.				Bath Wainscot	Vinyl					
Storm sash included	Yes		No	X	Deck/Porch/Patio(s)		658		SF		
Screens	Yes	X	No		Garage (SF)				SF		
Amenities					Other Living Area		334		SF		
					Outbuildings		40		SF		
Fireplace/Wood Stove	Fireplace		Wd Stove	x	Dock (SF)		240		SF		
Fencing	None				Boathouse (SF)				SF		
Other Items	None				Seawall/Retaining Wall				LF		
Comments/Remarks:					Other living area includes enclosed porch and bath/laundry.						
Appliances	Ref	x	Range/Oven	DW							
	Microwave		WD	Gar. Disp.							
Room Count - Above Grade	Rooms	2	Bedrooms	0						Bathrooms	1
Lower Level - Room Count	Rooms	0	Bedrooms	0						Bathrooms	0
Other Living Area	None										

Value Indications:

Land Value	\$348,000
Sales Comparison Approach	\$415,000
Final Opinion of Value - Real Property	\$415,000
Final Opinion of Value - Personal Property	\$67,000
Effective Date	6/4/2019

Record Owner:

The property is found to be under the ownership of the State of Montana, DNRC School Trust Land. The site is currently leased. The Lessee is identified below:

Lessee: David and Nancy Kinsey, et.al.

Sales History:

The lessee has owned the leasehold interest in the subject property for an extended period of time.

Location of Property:

The subject property is situated on the westerly side of Placid Lake off of S. Placid Lake Rd. The physical address is noted by Missoula County as 4126 S. Placid Lake Rd.

Legal Description:

The site is legally identified through client records as:

Lot 12, COS 5049 Section 30, Township 16 N., Range 15 W.

Subject Photographs:



View of the subject structural improvements as seen from the subject dock. (738)



View from the subject dock looking in a northwesterly direction. (747)



View looking in a southeasterly direction along the subject frontage. (753)



View of the rear elevation of the subject cabin. (937)



Interior view of the subject bathroom. (742)



Interior view of the kitchen. (749)



Interior view of the main area of the cabin. (808)



Additional interior view of the main area of the cabin. (816)



View of the enclosed porch. (834)



Exterior view of the sleeping cabin. (442)



Interior view of the sleeping cabin. (138)



View from near the south easterly corner of the tract looking in a northwesterly direction. (355)

The floor plan shows a house with the following dimensions and areas:

- Overall Dimensions:** 30' wide by 41' deep.
- Rooms and Dimensions:**
 - Wood Deck:** 30' wide by 15' deep.
 - Enclosed Porch:** 7' wide by 19' deep.
 - Open Cabin:** 27' wide by 27' deep.
 - Kitchen:** 8' wide by 22' deep.
 - Bath:** 22' wide by 27' deep.
- Area Calculations:**
 - Area of Wood Deck: $30' \times 15' = 450$ sq ft.
 - Area of Enclosed Porch: $7' \times 19' = 133$ sq ft.
 - Area of Open Cabin: $27' \times 27' = 729$ sq ft.
 - Area of Kitchen: $8' \times 22' = 176$ sq ft.
 - Area of Bath: $22' \times 27' = 594$ sq ft.

Land Value:

Categories	Subject Property	Land Sale #1	Adjustments	Land Sale #2	Adjustments	Land Sale #3	Adjustments	Land Sale #4	Adjustments	Land Sale #5	Adjustments
Address/Sale Price	DNRC 999	1038 Placid View Place	\$545,000	Placid View Place	\$1,050,000	704 Placid View Place	\$500,000	7860 Lindberg Lake Road	\$499,900	8619 N Placid Lake Road	\$375,000
Price SF		\$4.70		\$4.35		\$4.40		\$15.51		\$13.86	
Price FF		\$3,273		\$3,251		\$3,002		\$4,949		\$3,988	
Property Rights Conveyed	Fee Simple	Fee Simple	\$0	Fee Simple	0	Fee Simple		Fee Simple		Fee Simple	\$0
Financing Terms	Cash Equivalent	Cash	\$0	Cash	0	Cash		Cash		Cash	\$0
Conditions of Sale	Market	Market	\$0	Market	0	Market		Market		Market	\$0
Expenditures Made Immediate to Sale	None	None	\$0	None		None	\$0	Current Listing		None	\$0
Sale Date/Market Conditions	6/4/2019	9/16/2016	\$46,189	8/1/2016	\$93,298	8/1/2016	\$44,427	6/4/2019	\$0	8/9/2018	\$9,318
Time Lapse		33		34		34		0		10	
Adjusted Sale Price	N/A	No Adjustments	\$591,189	No Adjustments	\$1,143,298	No Adjustments	\$544,427	No Adjustments	\$499,900	No Adjustments	\$384,318
Adjusted Price (\$/FF)	N/A	No Adjustments	\$3,551	No Adjustments	\$3,540	No Adjustments	\$3,269	No Adjustments	\$4,949	No Adjustments	\$4,087
Adjustments:											
Location	Placid Lake	Placid Lake		Placid Lake		Placid Lake		Lindberg Lake		Placid Lake	
Size (SF)	33,498	115,870		241,322		113,692		32,234		27,051	In FF Size
Size (FF)	154.55	166.50	Similar	322.99	Inferior	166.53	Similar	101.01	-\$643	94.04	-\$531
Topography	General downslope toward lake.	Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Mostly level.	
Shoreline Characteristics	Dirt and rocky shore, slight upslope to cabin. Frontage is impacted by lily pads and shallow depths.	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,243	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,239	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,144	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,732	Mostly level at shoreline. Average lake depth at shore.	-\$1,430
Road Frontage	Direct access from South Placed Lake Road.	S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		East shore Lindberg Lake		NW Shore Placid Lake	
Utilities (sewer & water systems)	Electrical power and telephone to lot line.	Elec., phone		Elec., phone,		Elec. & Phone		Elec. & Phone.		Elec. & Phone, septic and well.	-\$37
Improvements and/or Common Areas	0	None		None		None		None		None	
Zoning/Land Use Reg's	ZD #8	ZD 8A		ZD 8A		ZD 8A		ZD 25A		ZD 8A	\$0
Net Adjustments			-\$1,243		-\$1,239		-\$1,144		-\$2,376		-\$1,999
Indicated Value FF			\$2,308		\$2,301		\$2,125		\$2,573		\$2,088
Implied Subject Value		Equal	\$356,693	Equal	\$355,592	Equal	\$328,420	Equal	\$397,733	Lower than	\$322,684
Low	\$322,684										
High	\$397,733										
Average	\$352,224										

Reconciliation:

	Value Indication	Dollar Per FF
Mean (Average)	\$352,224	\$2,279
Median	\$355,592	\$2,301
Minimum	\$322,684	\$2,088
Maximum	\$397,733	\$2,573

In terms of the land valuation, the data presented did not reflect any sales of similar location and lake shore quality/frontage. The subject property is located on the SW end of the lake where depths as shallow with muddy/muck shore bottoms and significant lily pad growth. The shore bottom qualities are highly inferior due to the limited direct shore access. A typical power boat may face difficulties with getting stuck in the mud that would attempt to land at the shore. I found no sales that reflected this same type of location with the same type of shore bottom qualities.

The overall range of indications is shown from a low of \$2,088 per front foot to an upper end of \$2,573 per front foot. The arithmetic mean of the five indications is \$2,279 per acre and the median is \$2,301 per acre. The final conclusion is estimated at \$2,250 per front foot which produces a rounded land value of \$348,000.

Sales Comparison Approach:

Sale #	Subject	Sale No. 1		Sale No. 2	
Address/Location	South Placid Lake Road	260 A Street	Adjustment	8619 N Placid Lake Road	Adjustment
Sale/List Price	N/A	\$500,000	\$0	\$435,000	\$0
Overall \$/SF	N/A	\$578.70	\$0	\$362.50	\$0
Impvt Only \$/SF	N/A	\$156.25	\$0	\$50.00	\$0
Original List Price	N/A	\$525,000	\$0	\$439,000	\$0
DOM	N/A	192	\$0	363	\$0
Date of Sale	6/4/2019	12/10/2018	\$507,276	8/13/2018	\$445,663
Concessions	N/A	0	\$0	0	\$0
Site (FF)	154.55	96.49	In Site Value	94.04	In Site Value
Site Value	\$348,000	\$365,000	-\$17,000	\$375,000	-\$27,000
Quality	Average	Average	\$0	Average	\$0
Design	Log	Log	\$0	One Story	\$0
Year Built	1955	1955/1990	See Eff. Age	1941	See Eff. Age
Effective Age	20	20	\$0	30	\$10,909
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	594	864	-\$20,250	1,200	-\$45,450
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	658	1,248	-\$11,800	500	\$3,160
Garage (SF)	0	1,296	-\$38,880	576	-\$17,280
Other Living Area	334	480	-\$3,650	0	\$8,350
Outbuildings	40	1,350	-\$13,100	480	-\$4,400
Dock (SF)	240	100	\$4,200	0	\$7,200
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	Offsets
Other Items		0		0	\$0
Total Adjustments			-\$100,480		-\$64,511
Adjusted Indication-Overall			\$406,796		\$370,489
Adjusted Indication-Improvements Only			\$58,796		\$22,489

Sale #	Subject	Sale No. 3		Sale No. 4	
Address/Location	South Placid Lake Road	115 B Street	Adjustment	325 Enchanted Forest	Adjustment
Sale/List Price	N/A	\$627,000	\$0	\$850,000	\$0
Overall \$/SF	N/A	\$272.14	\$0	\$422.47	\$0
Impvt Only \$/SF	N/A	\$120.23	\$0	\$124.25	\$0
Original List Price	N/A	\$650,000	\$0	\$860,000	\$0
DOM	N/A	39	\$0	57	\$0
Date of Sale	6/4/2019	6/28/2018	\$644,799	10/4/2016	\$0
Concessions	N/A	0	\$0	0	\$0
Site (FF)	154.55	50.00	In Site Value	173.00	In Site Value
Site Value	\$348,000	\$350,000	-\$2,000	\$600,000	-\$252,000
Quality	Average	Average		Average	Offsets
Design	Log	2 story Contemp	\$0	2 story Contemp	\$0
Year Built	1955	1997/2005	See Eff. Age	1989	See Eff. Age
Effective Age	20	5	-\$75,545	7	-\$59,091
Bathrooms	1.0	2	-\$5,000	2	-\$5,000
Above Grade SF	594	2,304	-\$128,250	2,012	-\$106,350
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	2	-\$10,000
Deck/Porch/Patio(s)	658	320	\$6,760	684	-\$520
Garage (SF)	0	576	-\$17,280	1,144	-\$34,320
Other Living Area	334	0	\$8,350	0	\$8,350
Outbuildings	40	0	\$400	0	\$400
Dock (SF)	240	550	-\$9,300	350	-\$3,300
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None		None	
Other Items	0	0	\$0	0	\$0
Total Adjustments			-\$221,865		-\$461,831
Adjusted Indication-Overall			\$405,135		\$388,169
Adjusted Indication-Improvements Only			\$57,135		\$40,169

Sale #	Subject	Sale No. 5		Sale No. 6	
Address/Location	South Placid Lake Road	7000 Lindberg Lake Rd	Adjustment	43688 Big Waters Ranch	Adjustment
Sale/List Price	N/A	\$785,000	\$0	\$475,000	
Overall \$/SF	N/A	\$976.37	\$0	\$702.66	
Impvt Only \$/SF	N/A	\$167.91	\$0	\$133.14	
Original List Price	N/A	\$875,000	\$0	\$575,000	
DOM	N/A	111	\$0	263	
Date of Sale	6/4/2019	3/17/2016	\$864,418	6/4/2019	\$475,000
Concessions	N/A	0	\$0	0	
Site (FF)	154.55	200	In Site Value	388.8	In Site Value
Site Value	\$348,000	\$650,000	-\$302,000	\$385,000	-\$37,000
Quality	Average	Average	\$0	Average	
Design	Log	One story cabin	In Quality	One story cabin	In Quality
Year Built	1955	1956	See Eff. Age	1940	\$0
Effective Age	20	15	-\$12,273	15	See Condition
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	594	804	-\$15,750	676	-\$6,150
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	658	436	\$4,440	180	\$9,560
Garage (SF)	0	0	\$0	0	\$0
Other Living Area	334	0	\$8,350	0	\$8,350
Outbuildings	40	0	\$400	0	\$400
Dock (SF)	240	550	-\$9,300	550	-\$9,300
Boathouse (SF)	0	0	\$0	0	\$0
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	
Other Items	0	0	\$0	0	\$0
Total Adjustments			-\$326,133		-\$34,140
Adjusted Indication-Overall			\$538,285		\$440,860
Adjusted Indication-Improvements Only			\$190,285		\$92,860

Sale No.	Adjusted Indication - Overall	Adjusted Indication - Improvements Only	Per SF
Sale No. 1	\$406,796	\$58,796	\$98.98
Sale No. 2	\$370,489	\$22,489	\$37.86
Sale No. 3	\$405,135	\$57,135	\$96.19
Sale No. 4	\$388,169	\$40,169	\$67.62
Sale No. 5	\$538,285	\$190,285	\$320.35
Sale No. 6	\$440,860	\$92,860	\$156.33

	Mean Overall	Mean Impvt Value	Mean \$/SF
Sale Nos. 1, 4, & 6	\$411,942	\$63,942	\$107.65
Sale Nos. 1, 2, 3, 4 & 6	\$402,290	\$54,290	\$91.40

Emphasis is to Sale No. 1, Sale No. 4 and Sale No. 6. Those three sales produced an overall range of indications from a low of \$388,169 to an upper end of \$440,860. The arithmetic mean of those three sales is \$411,942. The final conclusion is rounded to \$415,000.

DNRC Lot No. 1001

Site Description:

Site Description	DNRC 1001	Lot 13 COS 5049
Size	37,157 Sq. Ft.	South Placid Lake Road
Size (Acres)	0.85 Acres	
Waterfront - Straight Across	173.93 Front Ft.	
Waterfront - Plat Dimension	173.93 Front Ft.	
Average Depth of Lot	215.0 Lineal Ft.	
Road Frontage/Access	Private access from South Placid Lake Road.	
Topography-General Narrative	Overall gentle to moderate slope from Point Way Road setting the southerly boundary toward the lake frontage.	
Road-to-Building Site	Mostly gentle to level.	
Shore-to-Building Site	Steeper slope from lake up to level building site.	
Shoreline	Mostly rocky/brushy with some sandy beach areas.	
Lake Depth	Dirt and rocky shore, upslope to cabin. Impacted by lily and muddy lake bottom.	
Shape	Irregular, but no issue with development.	
Vegetative Cover	Tract has moderate timber cover with deciduous understory; mix of conifers and deciduous trees/bushes.	
Utilities	Electrical power and telephone to lot line.	
Street Improvements	Private access from South Placid Lake Road.	
Zoning/Land Use	ZD #8	
Flood Hazard	Property is a lake front tract. The shoreline area is subject to seasonal fluctuations in water depth. The building site is not in a flood hazard zone based on information available.	
Easements/Encroachments	None.	

Improvement Description:

				Foundation/Heating, Ventilating, A/C And Other Items			
Units	One	X	Ancillary Residential Units	Issues/Components		Remarks	
# of Stories	One story		1.5 Story	2 Story	Settlement	N	
Type	Det	X	Attached		Sump Pump	N	
Quality	Average				Evidence of Infestation	N	
Design	Log				Dampness	N	
Year Built	1930				EBB	N	
Condition	Average				Elec. Wall Htrs	Y	
Effective Age	20				Forced Air Furnace	Y	
Bathrooms	1				Cooling System	N	
Finished Area Above Grade	877				Wall Units	N	
Basement/Lower Level	0				Window Units	N	
Basement Finish	0				Central	N	
Attic	0				Fireplace/Wood Stove	1	
Utilities	0				Specialty Site Impvts.		
				Appliances			
Exterior Description				Interior Description			
Foundation	Log piers			Floors			
Exterior Walls	Log			Walls			
Roof Surface	Metal			Trim/Finish			
Specialty Siding Elements	None			Ceiling Finish			
Gutters & Downspouts	None			Bath Floor			
Window Type	Wood frame.			Bath Wainscot			
Storm sash included	Yes		No	X	Deck/Porch/Patio(s)	1,109	SF
Screens	Yes	X	No		Garage (SF)	296	SF
Amenities				Other Living Area	538	SF	
				Outbuildings	192	SF	
Fireplace/Wood Stove	Fireplace	x	Wd Stove		Dock (SF)	496	SF
Fencing	None				Boathouse (SF)	176	SF
Other Items	None				Seawall/Retaining Wall		LF
Comments/Remarks:				Enclosed porch, sleeping cabin and outdoor toilet/sink included in other living area.			
Appliances	Ref	x	Range/Oven	x	DW	Additional Comments:	
	Microwave		WD		Gar. Disp.		
Room Count - Above Grade	Rooms		Bedrooms	1	Bathrooms	1	
Lower Level - Room Count	Rooms		Bedrooms		Bathrooms		
Other Living Area							

Value Indications:

Land Value	\$357,000
Sales Comparison Approach	\$480,000
Final Opinion of Value - Real Property	\$480,000
Final Opinion of Value - Personal Property	\$123,000
Effective Date	6/4/2019

Record Owner:

The property is found to be under the ownership of the State of Montana, DNRC School Trust Land. The site is currently leased. The Lessee is identified below:

Lessee: Louis C. Erck Revocable Trust

Sales History:

The lessee has owned the leasehold since roughly 1971.

Location of Property:

The subject property is situated on the westerly side of Placid Lake off of S. Placid Lake Rd. The physical address is noted by Missoula County as 4150 S. Placid Lake Rd.

Legal Description:

The site is legally identified through client records as:

Lot 13, COS 5049 Section 30, Township 16 N., Range 15 W.

Plat Map:



Subject Photographs:



View of the subject cabin looking in a southeasterly direction. (929)



Additional view of the subject cabin looking in a southerly direction. (954)



View of the subject sleeping cabin. (316)



Interior view of the sleeping cabin. (332)



View of the subject garage. (642)



View of the outhouse with flushable toilet and running water. (849)



View from the subject dock looking in a westerly direction toward the cabin. The boat house is situated to the front left of the photograph. (638)



View of the subject's frontage as seen from the subject dock. (646)



Additional view of the water frontage looking in a northwesterly direction. (659)



Interior view of the enclosed porch. (201)

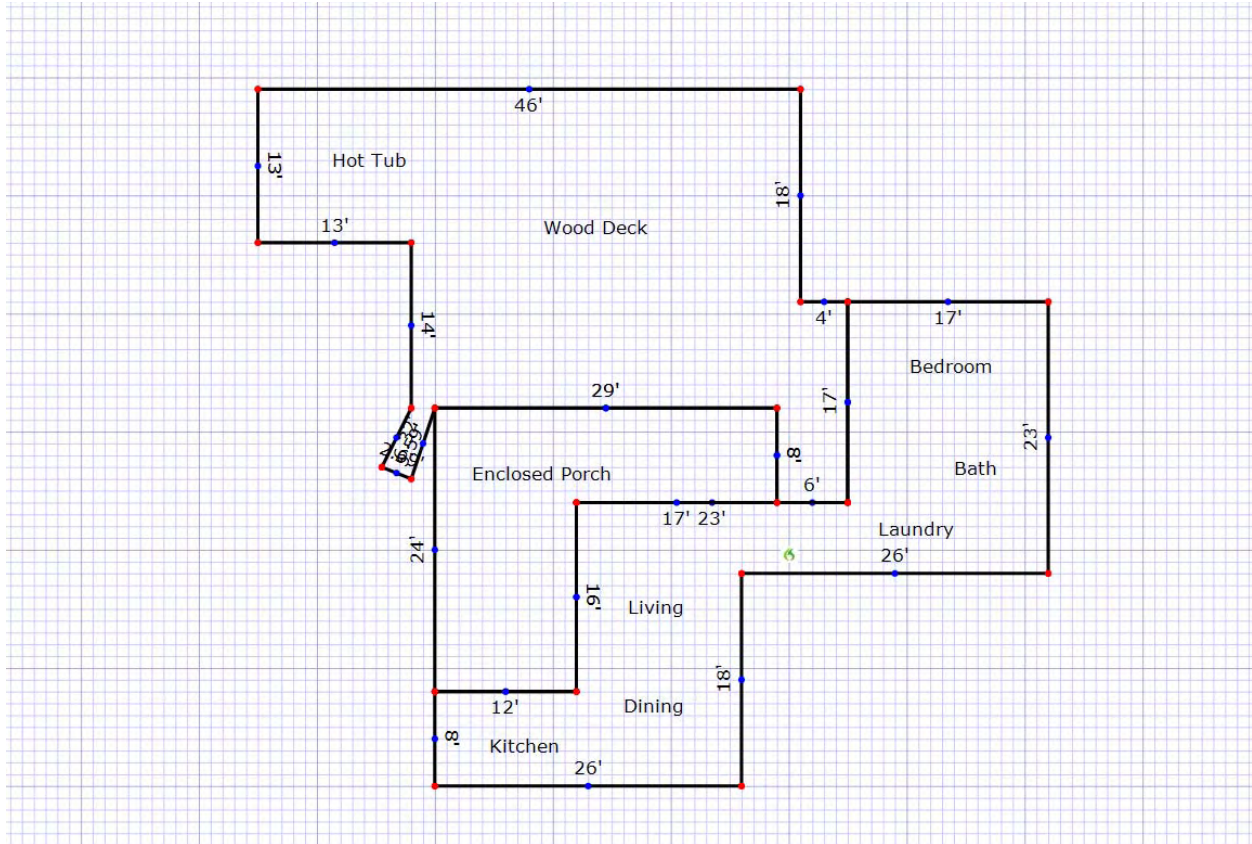


Interior view of the subject bedroom. (606)



Interior view of the living room and kitchen. (613)

Building Sketch:



Land Value:

Categories	Subject Property	Land Sale #1	Adjustments	Land Sale #2	Adjustments	Land Sale #3	Adjustments	Land Sale #4	Adjustments	Land Sale #5	Adjustments
Address/Sale Price	DNRC 1001	1038 Placid View Place	\$545,000	Placid View Place	\$1,050,000	704 Placid View Place	\$500,000	7860 Lindberg Lake Road	\$499,900	8619 N Placid Lake Road	\$375,000
Price SF		\$4.70		\$4.35		\$4.40		\$15.51		\$13.86	
Price FF		\$3,273		\$3,251		\$3,002		\$4,949		\$3,988	
Property Rights Conveyed	Fee Simple	Fee Simple	\$0	Fee Simple	0	Fee Simple		Fee Simple		Fee Simple	\$0
Financing Terms	Cash Equivalent	Cash	\$0	Cash	0	Cash		Cash		Cash	\$0
Conditions of Sale	Market	Market	\$0	Market	0	Market		Market		Market	\$0
Expenditures Made Immediate to Sale	None	None	\$0	None		None	\$0	Current Listing		None	\$0
Sale Date/Market Conditions	6/4/2019	9/16/2016	\$46,189	8/1/2016	\$93,298	8/1/2016	\$44,427	6/4/2019	\$0	8/9/2018	\$9,318
Time Lapse		33		34		34		0		10	
Adjusted Sale Price	N/A	No Adjustments	\$591,189	No Adjustments	\$1,143,298	No Adjustments	\$544,427	No Adjustments	\$499,900	No Adjustments	\$384,318
Adjusted Price (\$/FF)	N/A	No Adjustments	\$3,551	No Adjustments	\$3,540	No Adjustments	\$3,269	No Adjustments	\$4,949	No Adjustments	\$4,087
Adjustments:											
Location	Placid Lake	Placid Lake		Placid Lake		Placid Lake		Lindberg Lake		Placid Lake	
Size (SF)	37,157	115,870		241,322		113,692		32,234		27,051	In FF Size
Size (FF)	173.93	166.50	Similar	322.99	Inferior	166.53	Similar	101.01	-\$643	94.04	-\$531
Topography	Overall gentle to moderate slope from Point Way Road setting the southerly boundary toward the lake frontage.	Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Mostly level.	
Shoreline Characteristics	Mostly rocky brushy with some sandy bench areas.	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,243	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,239	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,144	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,732	Mostly level at shoreline. Average lake depth at shore.	-\$1,430
Road Frontage	Private access from South Placid Lake Road.	S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		East shore Lindberg Lake		NW Shore Placid Lake	
Utilities (sewer & water systems)	Electrical power and telephone to lot line.	Elec., phone		Elec., phone,		Elec. & Phone		Elec. & Phone.		Elec. & Phone, septic and well.	-\$37
Improvements and/or Common Areas	0	None		None		None		None		None	
Zoning/Land Use Reg's	ZD #8	ZD 8A		ZD 8A		ZD 8A		ZD 25A		ZD 8A	\$0
Net Adjustments			-\$1,243		-\$1,239		-\$1,144		-\$2,376		-\$1,999
Indicated Value FF			\$2,308		\$2,301		\$2,125		\$2,573		\$2,088
Implied Subject Value		Equal	\$401,421	Equal	\$400,182	Equal	\$369,603	Equal	\$447,607	Lower than	\$363,147
Low	\$363,147										
High	\$447,607										
Average	\$396,392										

Reconciliation:

	Value Indication	Dollar Per FF
Mean (Average)	\$396,392	\$2,279
Median	\$400,182	\$2,301
Minimum	\$363,147	\$2,088
Maximum	\$447,607	\$2,573

In terms of the land valuation, the data presented did not reflect any sales of similar location and lake shore quality/frontage. The subject property is located on the SW end of the lake where depths as shallow with muddy/muck shore bottoms and significant lily pad growth. The shore bottom qualities are highly inferior due to the limited direct shore access. A typical power boat may face difficulties with getting stuck in the mud that would attempt to land at the shore. I found no sales that reflected this same type of location with the same type of shore bottom qualities.

The overall range of indications is shown from a low of \$2,088 per front foot to an upper end of \$2,573 per front foot. The arithmetic mean of the five indications is \$2,279 per acre and the median is \$2,300 per acre. The final conclusion is estimated at \$2,050 per front foot which produces a rounded land value of \$357,000.

Sales Comparison Approach:

Sale #	Subject	Sale No. 1		Sale No. 2	
Address/Location	South Placid Lake Road	260 A Street	Adjustment	8619 N Placid Lake Road	Adjustment
Sale/List Price	N/A	\$500,000	\$0	\$435,000	\$0
Overall \$/SF	N/A	\$578.70	\$0	\$362.50	\$0
Impvt Only \$/SF	N/A	\$156.25	\$0	\$50.00	\$0
Original List Price	N/A	\$525,000	\$0	\$439,000	\$0
DOM	N/A	192	\$0	363	\$0
Date of Sale	6/4/2019	12/10/2018	\$507,276	8/13/2018	\$445,663
Concessions	N/A	0	\$0	0	\$0
Site (FF)	173.93	96.49	In Site Value	94.04	In Site Value
Site Value	\$357,000	\$365,000	-\$8,000	\$375,000	-\$18,000
Quality	Average	Average	\$0	Average	\$0
Design	Log	Log	\$0	One Story	\$0
Year Built	1930	1955/1990	See Eff. Age	1941	See Eff. Age
Effective Age	20	20	\$0	30	\$10,909
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	877	864	\$975	1,200	-\$24,225
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	1,109	1,248	-\$2,780	500	\$12,180
Garage (SF)	296	1,296	-\$30,000	576	-\$8,400
Other Living Area	538	480	\$1,450	0	\$13,450
Outbuildings	192	1,350	-\$11,580	480	-\$2,880
Dock (SF)	496	100	\$11,880	0	\$14,880
Boathouse (SF)	176	0	\$8,800	0	\$8,800
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	Offsets
Other Items		0		0	\$0
Total Adjustments			-\$29,255		\$6,714
Adjusted Indication-Overall			\$478,021		\$441,714
Adjusted Indication-Improvements Only			\$121,021		\$84,714

Sale #	Subject	Sale No. 3		Sale No. 4	
Address/Location	South Placid Lake Road	115 B Street	Adjustment	325 Enchanted Forest	Adjustment
Sale/List Price	N/A	\$627,000	\$0	\$850,000	\$0
Overall \$/SF	N/A	\$272.14	\$0	\$422.47	\$0
Impvt Only \$/SF	N/A	\$120.23	\$0	\$124.25	\$0
Original List Price	N/A	\$650,000	\$0	\$860,000	\$0
DOM	N/A	39	\$0	57	\$0
Date of Sale	6/4/2019	6/28/2018	\$644,799	10/4/2016	\$0
Concessions	N/A	0	\$0	0	\$0
Site (FF)	173.93	50.00	In Site Value	173.00	In Site Value
Site Value	\$357,000	\$350,000	\$7,000	\$600,000	-\$243,000
Quality	Average	Average		Average	Offsets
Design	Log	2 story Contemp	\$0	2 story Contemp	\$0
Year Built	1930	1997/2005	See Eff. Age	1989	See Eff. Age
Effective Age	20	5	-\$75,545	7	-\$59,091
Bathrooms	1.0	2	-\$5,000	2	-\$5,000
Above Grade SF	877	2,304	-\$107,025	2,012	-\$85,125
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	2	-\$10,000
Deck/Porch/Patio(s)	1,109	320	\$15,780	684	\$8,500
Garage (SF)	296	576	-\$8,400	1,144	-\$25,440
Other Living Area	538	0	\$13,450	0	\$13,450
Outbuildings	192	0	\$1,920	0	\$1,920
Dock (SF)	496	550	-\$1,620	350	\$4,380
Boathouse (SF)	176	0	\$8,800	0	\$8,800
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None		None	-\$7,500
Other Items	0	0	\$0	0	\$0
Total Adjustments			-\$150,640		-\$398,106
Adjusted Indication-Overall			\$476,360		\$451,894
Adjusted Indication-Improvements Only			\$119,360		\$94,894

Sale #	Subject	Sale No. 5		Sale No. 6	
Address/Location	South Placid Lake Road	7000 Lindberg Lake Rd	Adjustment	43688 Big Waters Ranch	Adjustment
Sale/List Price	N/A	\$785,000	\$0	\$475,000	
Overall \$/SF	N/A	\$976.37	\$0	\$702.66	
Impvt Only \$/SF	N/A	\$167.91	\$0	\$133.14	
Original List Price	N/A	\$875,000	\$0	\$575,000	
DOM	N/A	111	\$0	263	
Date of Sale	6/4/2019	3/17/2016	\$864,418	6/4/2019	\$475,000
Concessions	N/A	0	\$0	0	
Site (FF)	173.93	200	In Site Value	388.8	In Site Value
Site Value	\$357,000	\$650,000	-\$293,000	\$385,000	-\$28,000
Quality	Average	Average	\$0	Average	
Design	Log	One story cabin	In Quality	One story cabin	In Quality
Year Built	1930	1956	See Eff. Age	1940	\$0
Effective Age	20	15	-\$12,273	15	See Condition
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	877	804	\$5,475	676	\$15,075
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	1,109	436	\$13,460	180	\$18,580
Garage (SF)	296	0	\$8,880	0	\$8,880
Other Living Area	538	0	\$13,450	0	\$13,450
Outbuildings	192	0	\$1,920	0	\$1,920
Dock (SF)	496	550	-\$1,620	550	-\$1,620
Boathouse (SF)	176	0	\$8,800	0	\$8,800
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	
Other Items	0	0	\$0	0	\$0
Total Adjustments			-\$254,908		\$37,085
Adjusted Indication-Overall			\$609,510		\$512,085
Adjusted Indication-Improvements Only			\$252,510		\$155,085

Sale No.	Adjusted Indication - Overall	Adjusted Indication - Improvements Only	Per SF
Sale No. 1	\$478,021	\$121,021	\$137.99
Sale No. 2	\$441,714	\$84,714	\$96.60
Sale No. 3	\$476,360	\$119,360	\$136.10
Sale No. 4	\$451,894	\$94,894	\$108.20
Sale No. 5	\$609,510	\$252,510	\$287.93
Sale No. 6	\$512,085	\$155,085	\$176.84

	Mean Overall	Mean Impvt Value	Mean \$/SF
Sale Nos. 1, 4, & 6	\$480,667	\$123,667	\$141.01
Sale Nos. 1, 2, 3, 4 & 6	\$472,015	\$115,015	\$131.15

Sale No. 1, Sale No. 4 and Sale No. 6 are emphasized in the final analysis. The overall range of values by these three sales represents a low of \$451,894 to an upper end of \$512,085. The arithmetic mean of these three indications is \$480,667. The final conclusion is estimated at \$480,000.

DNRC Lot No. 1002

Site Description:

Site Description	DNRC 1002	Lot 15 COS 5049
Size	22,259 Sq. Ft.	South Placid Lake Road
Size (Acres)	0.51 Acres	
Waterfront - Straight Across	136 Front Ft.	
Waterfront - Plat Dimension	136.28 Front Ft.	
Average Depth of Lot	Irregular Lineal Ft.	
Road Frontage/Access	Private road access from South Placid Lake Road to the subject.	
Topography-General Narrative	Mostly rolling, cabin site situated above with downslope to lake and to rear of property.	
Road-to-Building Site	Mostly rolling.	
Shore-to-Building Site	Slight downslope.	
Shoreline	Dirt and rocky shore, slight upslope to cabin. Impacted by lily and muddy lake bottom.	
Lake Depth	Average quality. Somewhat more shallow depth and issues with lily pads.	
Shape	Irregular, but no issue with development.	
Vegetative Cover	Tract has moderate timber cover with deciduous understory; mix of conifers and deciduous trees/bushes.	
Utilities	Electrical power and telephone to lot line.	
Street Improvements	Private road access from South Placid Lake Road to the subject.	
Zoning/Land Use	ZD #8	
Flood Hazard	Property is a lake front tract. The shoreline area is subject to seasonal fluctuations in water depth. The building site is not in a flood hazard zone based on information available.	
Easements/Encroachments	None.	

Improvement Description:

General Description					Foundation/Heating, Ventilating, A/C And Other Items					
Units	One	X	Ancillary Residential Units		Issues/Components		Remarks			
# of Stories	One story		1.5 Story		2 Story	Settlement	N			
Type	Det	X	Attached			Sump Pump	N			
Quality	Average					Evidence of Infestation	N			
Design	Log					Dampness	N			
Year Built	Unknown					EBB	N			
Condition	Average					Elec. Wall Htrs	Y			
Effective Age	10					Forced Air Furnace	Y			
Bathrooms	1					Cooling System	N			
Finished Area Above Grade	915					Wall Units	N			
Basement/Lower Level	0					Window Units	N			
Basement Finish	0					Central	N			
Attic	0					Fireplace/Wood Stove	1			
Utilities	0					Specialty Site Impvts.				
						Appliances				
Exterior Description					Interior Description					
Foundation	Concrete				Floors					
Exterior Walls	Lot				Walls					
Roof Surface	Metal				Trim/Finish					
Specialty Siding Elements	None				Ceiling Finish					
Gutters & Downspouts	None				Bath Floor					
Window Type	Wood frame.				Bath Wainscot					
Storm sash included	Yes		No	X	Deck/Porch/Patio(s)		360		SF	
Screens	Yes	X	No		Garage (SF)				SF	
Amenities					Other Living Area		326		SF	
					Outbuildings				SF	
Fireplace/Wood Stove	Fireplace	x	Wd Stove		Dock (SF)		368		SF	
Fencing	None				Boathouse (SF)		160		SF	
Other Items	None				Seawall/Retaining Wall				LF	
Comments/Remarks:					Comments/Remarks:					
Appliances	Ref	x	Range/Oven		DW	Additional Comments:				
	Microwave		WD		Gar. Disp.					
Room Count - Above Grade	Rooms	3	Bedrooms	1	Bathrooms					1
Lower Level - Room Count	Rooms		Bedrooms		Bathrooms					
Other Living Area	None									

Value Indications:

Land Value	\$320,000
Sales Comparison Approach	\$445,000
Final Opinion of Value - Real Property	\$445,000
Final Opinion of Value - Personal Property	\$125,000
Effective Date	5/31/2019

Record Owner:

The property is found to be under the ownership of the State of Montana, DNRC School Trust Land. The site is currently leased. The Lessee is identified below:

Lessee: Beverly Jean Mitchell Family Trust

Sales History:

The lessee purchased a leasehold interest in the subject property on July 31, 2013. That property was listed through the MLS under number 20134323. The purchase price for the leasehold interest was \$199,000.

Location of Property:

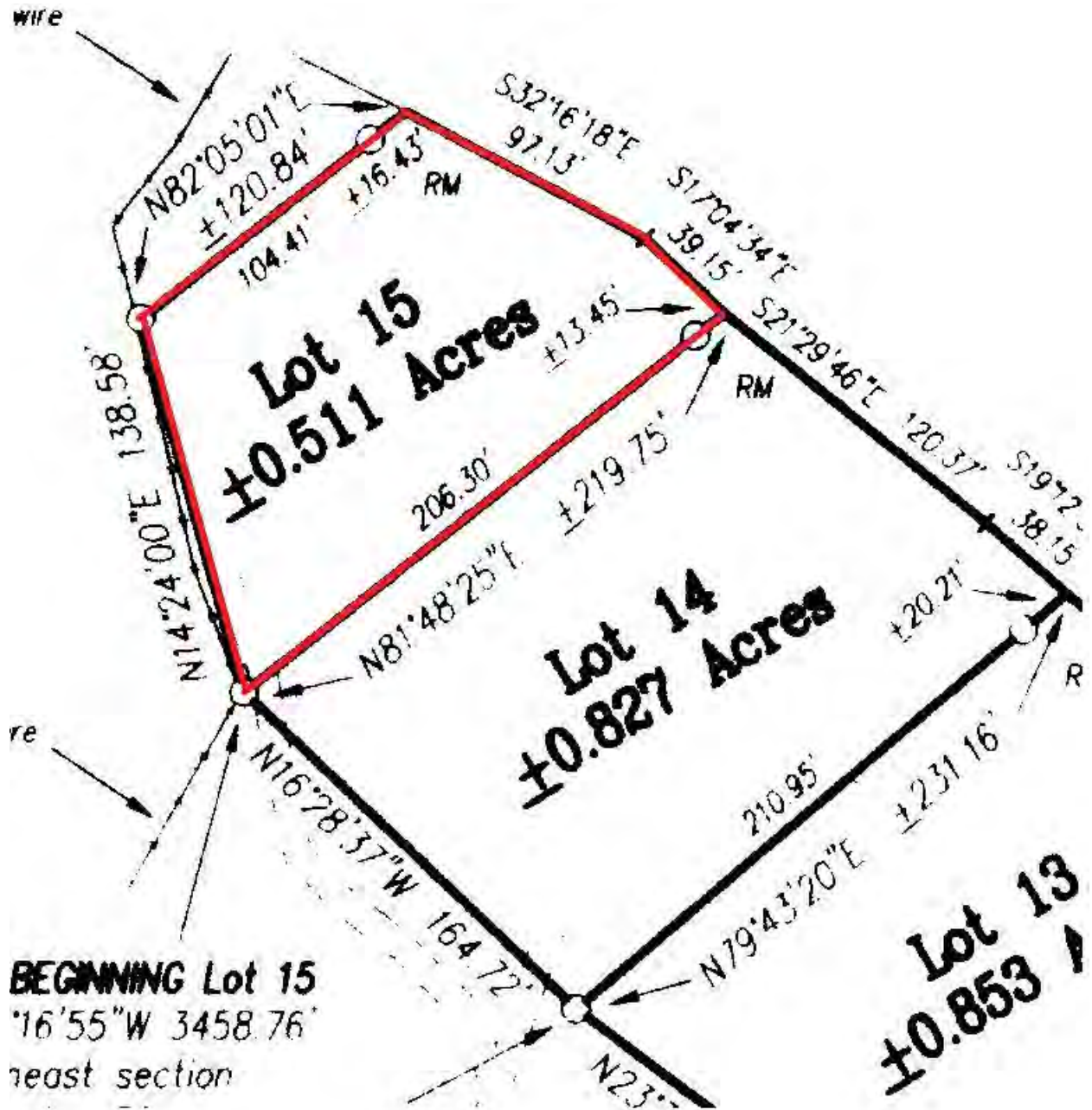
The subject property is situated on the westerly side of Placid Lake off of S. Placid Lake Rd. The physical address is noted by Missoula County as 4240 S. Placid Lake Rd.

Legal Description:

The site is legally identified through client records as:

Lot 15, COS 5049 Section 30, Township 16 N., Range 15 W.

Plat Map:



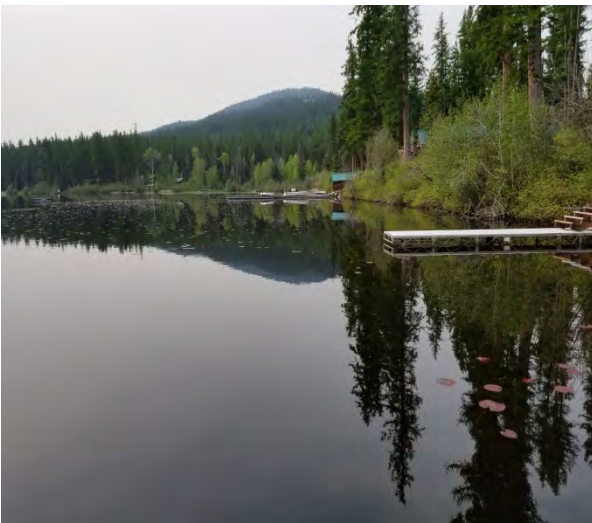
Subject Photographs:



View of the subject cabin as seen from the Placid Lake frontage. (201)



View of the lake front elevation of the subject cabin. (248)



View from the subject dock looking in a south easterly direction. (207)



Additional view of the subject cabin. (347)



Interior view of the subject bathroom. (135)



Interior view of the subject bedroom. (141)



Interior view of the living room showing the fireplace. (200)



Interior view of the enclosed porch. (205)



Interior view of the subject kitchen. (234)



Additional interior view of the kitchen. (238)

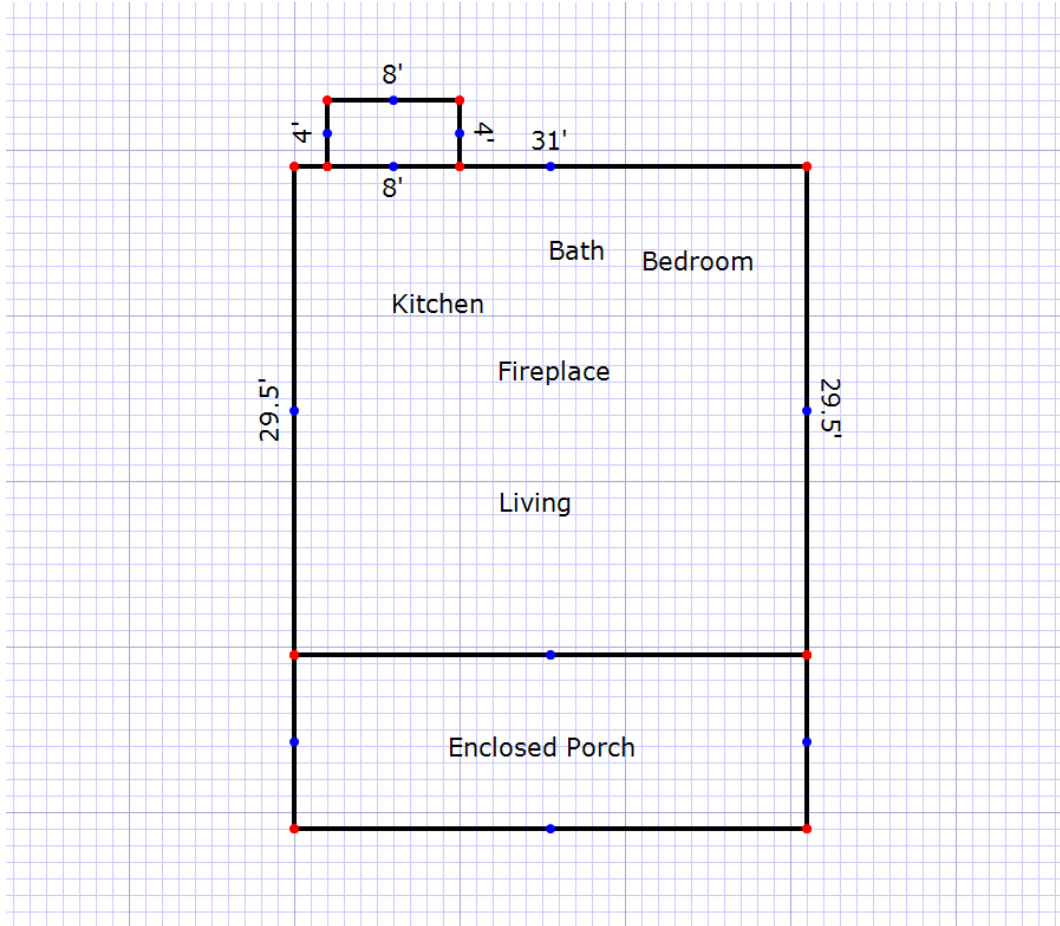


View of the subject's main access looking in a northerly direction. (331)



View looking away from the subject property toward the county road. (248)

Building Sketch:



Land Value:

Categories	Subject Property	Land Sale #1	Adjustments	Land Sale #2	Adjustments	Land Sale #3	Adjustments	Land Sale #4	Adjustments	Land Sale #5	Adjustments
Address/Sale Price	DNRC 1002	1038 Placid View Place	\$545,000	Placid View Place	\$1,050,000	704 Placid View Place	\$500,000	7860 Lindberg Lake Road	\$499,900	8619 N Placid Lake Road	\$375,000
Price SF		\$4.70		\$4.35		\$4.40		\$15.51		\$13.86	
Price FF		\$3,273		\$3,251		\$3,002		\$4,949		\$3,988	
Property Rights Conveyed	Fee Simple	Fee Simple	\$0	Fee Simple	0	Fee Simple		Fee Simple		Fee Simple	\$0
Financing Terms	Cash Equivalent	Cash	\$0	Cash	0	Cash		Cash		Cash	\$0
Conditions of Sale	Market	Market	\$0	Market	0	Market		Market		Market	\$0
Expenditures Made Immediate to Sale	None	None	\$0	None		None	\$0	Current Listing		None	\$0
Sale Date/Market Conditions	5/31/2019	9/16/2016	\$45,995	8/1/2016	\$92,922	8/1/2016	\$44,249	5/31/2019	\$0	8/9/2018	\$9,192
Time Lapse		32		34		34		0		10	
Adjusted Sale Price	N/A	No Adjustments	\$590,995	No Adjustments	\$1,142,922	No Adjustments	\$544,249	No Adjustments	\$499,900	No Adjustments	\$384,192
Adjusted Price (\$/FF)	N/A	No Adjustments	\$3,550	No Adjustments	\$3,539	No Adjustments	\$3,268	No Adjustments	\$4,949	No Adjustments	\$4,085
Adjustments:											
Location	Placid Lake	Placid Lake		Placid Lake		Placid Lake		Lindberg Lake		Placid Lake	
Size (SF)	22,259	115,870		241,322		113,692		32,234		27,051	In FF Size
Size (FF)	136.28	166.50	Similar	322.99	Inferior	166.53	Similar	101.01	-\$643	94.04	-\$531
Topography	Mostly rolling, cabin site situated above with downslope to lake and to rear of property.	Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Sloping down toward lake. Building site more gentle slope.		Mostly level.	
Shoreline Characteristics	Dirt and rocky shore, slight upslope to cabin. Impacted by lily and muddy lake bottom.	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,242	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,238	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,144	2 to 3 foot drop to lake from edge. Average lake depth at shore.	-\$1,732	Mostly level at shoreline. Average lake depth at shore.	-\$1,430
Road Frontage	Private road access from South Placid Lake Road to the subject.	S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		S Placid View Place and S Placid Lake Rd		East shore Lindberg Lake		NW Shore Placid Lake	
Utilities (sewer & water systems)	Electrical power and telephone to lot line.	Elec., phone		Elec., phone,		Elec. & Phone		Elec. & Phone.		Elec. & Phone, septic and well.	-\$37
Improvements and/or Common Areas	0	None		None		None		None		None	
Zoning/Land Use Reg's	ZD #8	ZD 8A		ZD 8A		ZD 8A		ZD 25A		ZD 8A	\$0
Net Adjustments			-\$1,242		-\$1,238		-\$1,144		-\$2,376		-\$1,998
Indicated Value FF			\$2,307		\$2,300		\$2,124		\$2,573		\$2,087
Implied Subject Value		Equal	\$314,424	Equal	\$313,453	Equal	\$289,501	Equal	\$350,715	Lower than	\$284,443
Low	\$284,443										
High	\$350,715										
Average	\$310,507										

Reconciliation:

	Value Indication	Dollar Per FF
Mean (Average)	\$310,507	\$2,278
Median	\$313,453	\$2,300
Minimum	\$284,443	\$2,087
Maximum	\$350,715	\$2,573

In terms of the land valuation, the data presented did not reflect any sales of similar location and lake shore quality/frontage. The subject property is located on the SW end of the lake where depths as shallow with muddy/muck shore bottoms and significant lily pad growth. The shore bottom qualities are highly inferior due to the limited direct shore access. A typical power boat may face difficulties with getting stuck in the mud that would attempt to land at the shore. I found no sales that reflected this same type of location with the same type of shore bottom qualities.

The overall range of indications is shown from a low of \$2,087 per front foot to an upper end of \$2,573 per front foot. The arithmetic mean of the five indications is \$2,278 per acre and the median is \$2,300 per acre. The final conclusion is estimated at \$2,350 per front foot which produces a rounded land value of \$320,000.

Sales Comparison Approach:

Sale #	Subject	Sale No. 1		Sale No. 2	
Address/Location	South Placid Lake Road	260 A Street	Adjustment	8619 N Placid Lake Road	Adjustment
Sale/List Price	N/A	\$500,000	\$0	\$435,000	\$0
Overall \$/SF	N/A	\$578.70	\$0	\$362.50	\$0
Impvt Only \$/SF	N/A	\$156.25	\$0	\$50.00	\$0
Original List Price	N/A	\$525,000	\$0	\$439,000	\$0
DOM	N/A	192	\$0	363	\$0
Date of Sale	5/31/2019	12/10/2018	\$507,110	8/13/2018	\$445,516
Concessions	N/A	0	\$0	0	\$0
Site (FF)	136.28	96.49	In Site Value	94.04	In Site Value
Site Value	\$320,000	\$365,000	-\$45,000	\$375,000	-\$55,000
Quality	Average	Average	\$0	Average	\$0
Design	Log	Log	\$0	One Story	\$0
Year Built	Unknown	1955/1990	See Eff. Age	1941	See Eff. Age
Effective Age	10	20	\$24,545	30	\$21,818
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	915	864	\$3,825	1,200	-\$21,375
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	360	1,248	-\$17,760	500	-\$2,800
Garage (SF)	0	1,296	-\$38,880	576	-\$17,280
Other Living Area	326	480	-\$3,850	0	\$8,150
Outbuildings	0	1,350	-\$13,500	480	-\$4,800
Dock (SF)	368	100	\$8,040	0	\$11,040
Boathouse (SF)	160	0	\$8,000	0	\$8,000
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	Offsets
Other Items	None	0	\$0	0	-\$2,500
Total Adjustments			-\$74,580		-\$54,747
Adjusted Indication-Overall			\$432,530		\$380,253
Adjusted Indication-Improvements Only			\$112,530		\$60,253

Sale #	Subject	Sale No. 3		Sale No. 4	
Address/Location	South Placid Lake Road	115 B Street	Adjustment	325 Enchanted Forest	Adjustment
Sale/List Price	N/A	\$627,000	\$0	\$850,000	\$0
Overall \$/SF	N/A	\$272.14	\$0	\$422.47	\$0
Impvt Only \$/SF	N/A	\$120.23	\$0	\$124.25	\$0
Original List Price	N/A	\$650,000	\$0	\$860,000	\$0
DOM	N/A	39	\$0	57	\$0
Date of Sale	5/31/2019	6/28/2018	\$644,588	10/4/2016	\$0
Concessions	N/A	0	\$0	0	\$0
Site (FF)	136.28	50.00	In Site Value	173.00	In Site Value
Site Value	\$320,000	\$350,000	-\$30,000	\$600,000	-\$280,000
Quality	Average	Average		Average	Offsets
Design	Log	2 story Contemp	\$0	2 story Contemp	\$0
Year Built	Unknown	1997/2005	See Eff. Age	1989	See Eff. Age
Effective Age	10	5	-\$25,182	7	-\$13,636
Bathrooms	1.0	2	-\$5,000	2	-\$5,000
Above Grade SF	915	2,304	-\$104,175	2,012	-\$82,275
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	2	-\$10,000
Deck/Porch/Patio(s)	360	320	\$800	684	-\$6,480
Garage (SF)	0	576	-\$17,280	1,144	-\$34,320
Other Living Area	326	0	\$8,150	0	\$8,150
Outbuildings	0	0	\$0	0	\$0
Dock (SF)	368	550	-\$5,460	350	\$540
Boathouse (SF)	160	0	\$8,000	0	\$8,000
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None		None	-\$7,500
Other Items	None	0	Offsets	0	Offsets
Total Adjustments			-\$170,147		-\$422,521
Adjusted Indication-Overall			\$456,853		\$427,479
Adjusted Indication-Improvements Only			\$136,853		\$107,479

Sale #	Subject	Sale No. 5		Sale No. 6	
Address/Location	South Placid Lake Road	7000 Lindberg Lake Rd	Adjustment	43688 Big Waters Ranch	Adjustment
Sale/List Price	N/A	\$785,000	\$0	\$475,000	
Overall \$/SF	N/A	\$976.37	\$0	\$702.66	
Impvt Only \$/SF	N/A	\$167.91	\$0	\$133.14	
Original List Price	N/A	\$875,000	\$0	\$575,000	
DOM	N/A	111	\$0	263	
Date of Sale	5/31/2019	3/17/2016	\$864,134	5/31/2019	\$475,000
Concessions	N/A	0	\$0	0	
Site (FF)	136.28	200	In Site Value	388.8	In Site Value
Site Value	\$320,000	\$650,000	-\$330,000	\$385,000	-\$65,000
Quality	Average	Average	\$0	Average	
Design	Log	One story cabin	In Quality	One story cabin	In Quality
Year Built	Unknown	1956	See Eff. Age	1940	\$0
Effective Age	10	15	\$12,273	15	See Condition
Bathrooms	1.0	1	\$0	1	\$0
Above Grade SF	915	804	\$8,325	676	\$17,925
Below Grade SF	0	0	\$0	0	\$0
Below Grade Finish	0	0	\$0	0	\$0
Fireplaces	1	1	\$0	1	\$0
Deck/Porch/Patio(s)	360	436	-\$1,520	180	\$3,600
Garage (SF)	0	0	\$0	0	\$0
Other Living Area	326	0	\$8,150	0	\$8,150
Outbuildings	0	0	\$0	0	\$0
Dock (SF)	368	550	-\$5,460	550	-\$5,460
Boathouse (SF)	160	0	\$8,000	0	\$8,000
Site Utilities	Elec., phone, sewer, water	Elec., phone, sewer, water		Elec., phone, sewer, water	
Specialty Site Impvts	0	None	\$0	None	
Other Items	None	0	\$0	0	\$0
Total Adjustments			-\$300,232		-\$32,785
Adjusted Indication-Overall			\$563,902		\$442,215
Adjusted Indication-Improvements Only			\$243,902		\$122,215

Sale No.	Adjusted Indication - Overall	Adjusted Indication - Improvements Only	Per SF
Sale No. 1	\$432,530	\$112,530	\$122.98
Sale No. 2	\$380,253	\$60,253	\$65.85
Sale No. 3	\$456,853	\$136,853	\$149.57
Sale No. 4	\$427,479	\$107,479	\$117.46
Sale No. 5	\$563,902	\$243,902	\$266.56
Sale No. 6	\$442,215	\$122,215	\$133.57

	Mean Overall	Mean Impvt Value	Mean \$/SF
Sale Nos. 1, 4, & 6	\$434,075	\$114,075	\$124.67
Sale Nos. 1, 2, 3, 4 & 6	\$427,866	\$107,866	\$117.89

Sale No. 1, Sale No. 4 and Sale No. 6 are the primary indications of value given the more similar overall quality and condition. These three sales produced an overall adjusted indication ranging from \$427,479 to an upper end of \$442,215. The overall value is estimated at \$445,000.

VALUE ESTIMATE AND CERTIFICATION

The undersigned does hereby certify that (except as otherwise noted in this appraisal report):

1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
4. I have performed no services as an appraiser, regarding the property that is the subject of this report within a three year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment was not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
9. I have made a personal inspection of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the person signing this certification.
11. As of the date of this report, Nicholas J. Hogan, MAI has completed the continuing education program of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. This report is in compliance with applicable regulations governing appraisal services and appraisal reporting requirements for the State of Montana.

DNRC Lot	Land Value	Real Property
994	\$580,000	\$670,000
992	\$490,000	\$550,000
995	\$513,000	\$665,000
996	\$539,000	\$600,000
997	\$423,000	\$985,000
998	\$348,000	\$500,000
999	\$345,000	\$435,000
1000	\$348,000	\$415,000
1001	\$357,000	\$480,000
1002	\$320,000	\$445,000

NICHOLAS J. HOGAN, MAI
MT General Certificate No. REA-REG-LIC-370
Expires 3/31/20