

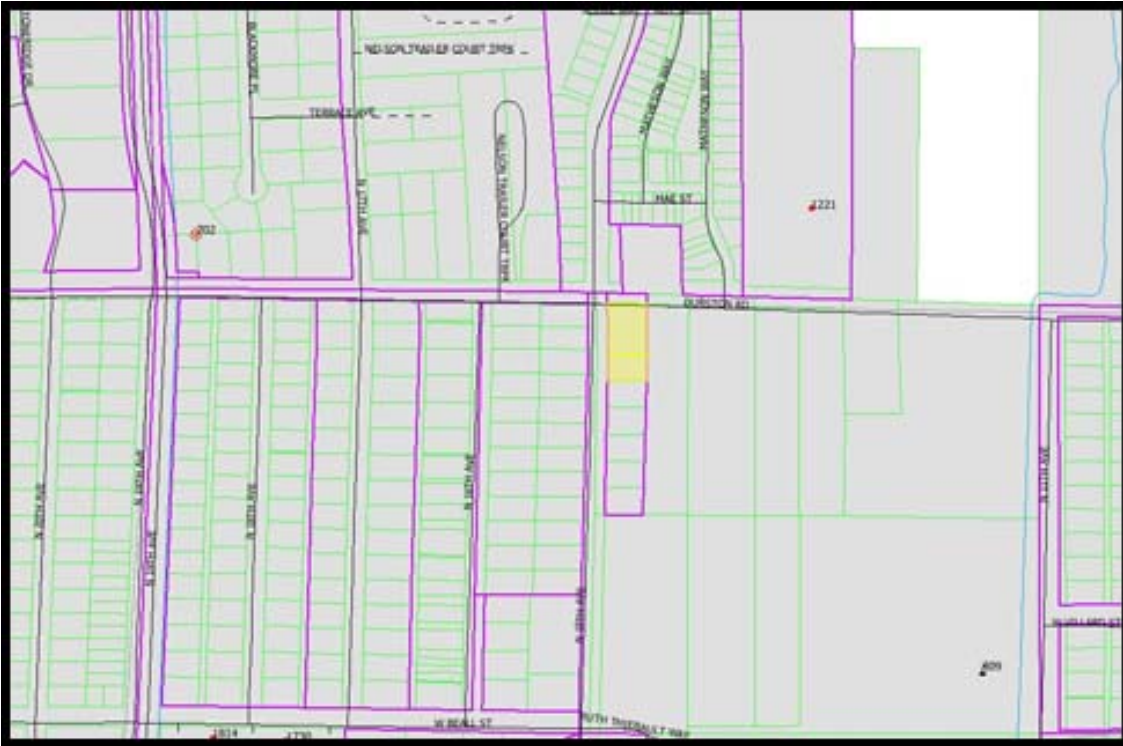
# 1412 Durston Road

The 1935 built, 1665 square foot log home (1,056 sf main level & 609 sf basement) features two main level bedrooms, one bath. The home has a cabin feel with fire place and 4 season back porch and a 2 car detached garage.



But the house is just the start on this property ...

The property is located at the light controlled intersection of Durston & 15<sup>th</sup> just south of the newly developed Walton Homestead and features two legally described parcels with R3 zoning.



R3 zoning provides a multi-family density requiring 3,000 square feet per dwelling unit. In a simpler world, this would translate to 8 dwelling units on the 25,000+ square foot property ... but of course this is Bozeman. The two tracks measure approximately 120' east/west and 220' north/south with the southern 40' being the second parcel. R3 zoning requires a minimum lot width of 50' and a minimum area of 5,000 square feet for a single family dwelling and a minimum of 60' and 6,000 square feet for two dwellings. Translated ... this means the lots would need to be reconfigured to facilitate the maximum density (boundary realignment rather than subdivision). Additional requirements of the lot include a 25' setback from Durston and a 20' setback from 15<sup>th</sup> Avenue.

This property offers an immediate use of the existing home, together with an outstanding re-development opportunity in a marquee location.

**Call Kurtis and take a look**  
**406-581-LAND(5263)**

**INFORMATION UPDATED January 31, 2008****General Parcel Information [definitions](#)**

<b>GEOCODE</b>	<b>06079812235010000</b>
<b>OWNCODE</b>	<b>10000</b>
<b>OWNER CLASSIFICATION</b>	<b>Private</b>
<b>COUNTY ASSESSOR CODE</b>	<b>000RGG5729</b>
<b>SECTION</b>	<b>12</b>
<b>TOWNSHIP</b>	<b>T02SR05E</b>
<b>LEGAL DESCRIPTION</b>	<b>DURSTON SUB 3 BOZ SEC 12 2S 5E LOT 1 BLK 1</b>
<b>PROPERTY ADDRESS</b>	<b>1412 DURSTON RD 59715</b>
<b>MUNICIPALITY</b>	<b>BOZEMAN</b>
<b>ADDITION-SUBDIVISION</b>	<b>DURSTON THIRD SUBD</b>
<b>LEVY DISTRICT</b>	
<b>COUNTY LEVY DISTRICT</b>	
<b>LEVY DISTRICT NAME</b>	
<b>TOTAL FINAL LAND VALUE</b>	<b>\$62,706.00</b>
<b>TOTAL FINAL BUILDING VALUE</b>	<b>\$81,194.00</b>
<b>2003 FULL REAPPRAISAL VALUE</b>	<b>\$143,900.00</b>
<b>2007 TAXABLE MARKET VALUE</b>	<b>\$94,139.00</b>
<b>DEED 1: BOOK, PAGE, DATE (mmddyy)</b>	<b>2187, 466D, 5/12/05</b>
<b>DEED 2: BOOK, PAGE, DATE (mmddyy)</b>	<b>160, 439D, 1/26/96</b>
<b>OWNER NAME 1</b>	<b>STEVENS AUDREY W</b>
<b>TAXPAYER</b>	<b>5378 S 45TH W</b>
<b>MAILING ADDRESS</b>	<b>IDAHO FALLS, ID 83402-5715</b>

**SITE INFORMATION [definitions](#)**

<b>Characteristic</b>	<b>CAMA Code, (Description)</b>
<b>GEOCODE</b>	<b>06079812235010000</b>
<b>NEIGHBORHOOD</b>	<b>020B</b>
<b>NEIGHBORHOOD TREND</b>	<b>2, (stable)</b>
<b>RESIDENTIAL INDICATOR</b>	<b>dwelling</b>
<b>ACCESS</b>	<b>1, (paved road) 0, (landlocked/none)</b>
<b>FRONTING</b>	<b>4, (residential street)</b>
<b>LOCATION</b>	<b>5, (neighborhood)</b>
<b>TOPOGRAPHY</b>	<b>1, (level)</b>
<b>UTILITIES</b>	<b>1, (all public) 4, (public sewer) 9, (gas)</b>

**SQUARE FOOT TYPE CLASSIFICATION & VALUATION [definitions](#)**

Property Type	Square Foot Type	Land Classification	Square Feet	Influence Factor(s)	Influence Percent	Price/ SQ Ft	Assessed Value
residential urban	1	residential city/town lot	20,230		100	\$3.10	\$62,706.00
<b>TOTALS</b>			20,230				\$62,706.00

**IMPROVEMENTS TO THE LAND**

[definitions](#)

**DWELLING NUMBER 1**

**General Info - Dwelling #1**

DWELLING TYPE	D - Dwelling
STYLE OF DWELLING	11, (log)
YEAR BUILT	1936
EFFECTIVE YEAR OF DWELLING	65
PHYSICAL CONDITION	4, (average)
GRADE	
(WORKMANSHIP & MATERIALS)	4, (fair)
CONDITION, DESIRABILITY, USEFULNESS	FR (fair)
STORY HEIGHT	1
EXTERIOR WALL CONSTRUCTION	4, (log, not over frame)
EXTERIOR WALL FINISH	0, (other)
ROOF TYPE	3, (gable)
ROOF MATERIAL	0, (asphalt shingle)
HEATING SYSTEM	2, (central)
HEATING SYSTEM TYPE	5, (forced air)
HEATING FUEL TYPE	3, (gas, natural or lpg)
MASONRY FIREPLACE CHIMNEYS	1
CHIMNEY STORIES	1
FIREPLACE OPENINGS	1
FOUNDATION	2, (concrete)
BASEMENT	2, (part)
TOTAL ROOMS (EXC HALLS AND BATHS)	7
BEDROOMS	4
FAMILY ROOMS	0
FULL BATHROOMS	1

**ADDITIONAL  
PLUMBING FIXTURES** 3  
**ATTIC** 0, (none)

### **Additions - Dwelling #1**

**FIRST FLOOR - ornamental brick trim - 60 sq feet**  
**FIRST FLOOR - enclosed porch, frame - 192 sq feet**

### **Floor Area - Dwelling #1**

**BASEMENT - 609 sq ft**  
**FIRST FLOOR - 1056 sq ft**

### **Other Building/Yard Improvement 1**

**TYPE** PA2, paving, concrete  
**QUANTITY** 1  
**YEAR OF  
CONSTRUCTION** 1936  
**MEASUREMENT** 0 0180 sq ft  
**GRADE** average  
**CONDITION** average

### **Other Building/Yard Improvement 2**

**TYPE** RG3, garage, detached,  
frame, unfinished  
**QUANTITY** 1  
**YEAR OF  
CONSTRUCTION** 1953  
**MEASUREMENT** 0 0441 sq ft  
**GRADE** low cost  
**CONDITION** average

[Back](#)

**INFORMATION UPDATED January 31, 2008****General Parcel Information [definitions](#)**

<b>GEOCODE</b>	<b>06079812235060000</b>
<b>OWNCODE</b>	<b>10000</b>
<b>OWNER CLASSIFICATION</b>	<b>Private</b>
<b>COUNTY ASSESSOR CODE</b>	<b>000RGG5730</b>
<b>SECTION</b>	<b>12</b>
<b>TOWNSHIP</b>	<b>T02SR05E</b>
<b>LEGAL DESCRIPTION</b>	<b>DURSTONS SUB 3 BOZ SEC 12 2S 5E N2 LOT 2 BLK 1</b>
<b>PROPERTY ADDRESS</b>	<b>DURSTON RD 59715</b>
<b>MUNICIPALITY</b>	<b>BOZEMAN</b>
<b>ADDITION-SUBDIVISION</b>	<b>DURSTON THIRD SUBD</b>
<b>LEVY DISTRICT</b>	
<b>COUNTY LEVY DISTRICT</b>	
<b>LEVY DISTRICT NAME</b>	
<b>TOTAL FINAL LAND VALUE</b>	<b>\$28,584.00</b>
<b>TOTAL FINAL BUILDING VALUE</b>	<b>\$0.00 <a href="#">Explanation</a></b>
<b>2003 FULL REAPPRAISAL VALUE</b>	<b>\$28,584.00</b>
<b>2007 TAXABLE MARKET VALUE</b>	<b>\$17,341.00</b>
<b>DEED 1: BOOK, PAGE, DATE (mmddyy)</b>	<b>2187, 466D, 5/12/05</b>
<b>DEED 2: BOOK, PAGE, DATE (mmddyy)</b>	<b>160, 439D, 1/26/96</b>
<b>OWNER NAME 1</b>	<b>STEVENS AUDREY W</b>
<b>TAXPAYER</b>	<b>5378 S 45TH W</b>
<b>MAILING ADDRESS</b>	<b>IDAHO FALLS, ID 83402-5715</b>

**SITE INFORMATION [definitions](#)**

<b>Characteristic</b>	<b>CAMA Code, (Description)</b>
<b>GEOCODE</b>	<b>06079812235060000</b>
<b>NEIGHBORHOOD</b>	<b>020B</b>
<b>NEIGHBORHOOD TREND</b>	<b>2, (stable)</b>
<b>RESIDENTIAL INDICATOR</b>	<b>vacant lot</b>
<b>ACCESS</b>	<b>1, (paved road) 0, (landlocked/none)</b>
<b>FRONTING LOCATION</b>	<b>4, (residential street) 5, (neighborhood)</b>
<b>TOPOGRAPHY</b>	<b>1, (level)</b>
<b>UTILITIES</b>	<b>1, (all public) 4, (public sewer) 0, (none)</b>

**SQUARE FOOT TYPE CLASSIFICATION & VALUATION [definitions](#)**

<b>Property Type</b>	<b>Square Foot Type</b>	<b>Land Classification</b>	<b>Square Feet</b>	<b>Influence Factor(s)</b>	<b>Influence Percent</b>	<b>Price/SQ Ft</b>	<b>Assessed Value</b>
vacant land urban	1	residential city/town lot	4,720		100	\$6.06	\$28,584.00
<b>TOTALS</b>			<b>4,720</b>				<b>\$28,584.00</b>

[Back](#)



New Search

History

Payoff

**Tax ID:** RGG5729**Status:** Current**Receipt:** 5729**Owner(s):**  
STEVENS AUDREY W**Mailing Address:**5378 S 45TH W  
IDAHO FALLS, ID 834025715**Levy District:**

0350-08, 7C Bozeman(C)BZP

**2007 Value:****Market:** \$94,139.00  
**Taxable:** \$2,890.00**2007 Taxes:****First Half:** \$823.60  
**Second Half:** \$817.59  
**Total:** \$1,641.19  
**City Taxes:** \$0.00**2007 Payments:****First Half:** \$823.60  
**Second Half:** \$817.59  
**Total:** \$1,641.19**Legal Records:****Geo Code:** 06-0798-12-2-35-01-0000 **Deed Book:** 2187 **Page:** 466D **Date:** 05/12/2005  
**Property address:** 01412 W DURSTON RD  
**Subdivision:** (DU3) Durston Third Subdivision **Lot:** 001 **Block:** 001  
**TRS:** T020S, R050E, Sec. 12  
**Legal:** DURSTON SUB 3 BOZ  
SEC 12 2S 5E  
LOT 1  
BLK 1**Note:** Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria will result in an in search.

Property Tax data was last updated 06/03/2008

**Payments can be sent to:**Gallatin County Treasurer  
311 West Main, Room 210  
Bozeman, MT 59715**Please direct any questions to:**(406)582-3030 or [treasurer@gallatin.mt.gov](mailto:treasurer@gallatin.mt.gov)



New Search

History

Payoff

**Tax ID:** RGG5730**Status:** Current**Receipt:** 5730**Owner(s):**  
STEVENS AUDREY W**Mailing Address:**5378 S 45TH W  
IDAHO FALLS, ID 834025715**Levy District:**

0350-08, 7C Bozeman(C)BZP

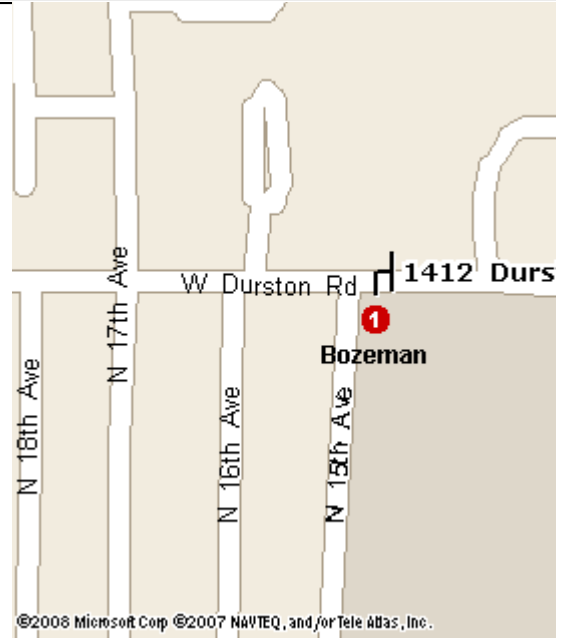
**2007 Value:****Market:** \$17,341.00  
**Taxable:** \$532.00**2007 Taxes:****First Half:** \$150.51  
**Second Half:** \$150.49  
**Total:** \$301.00  
**City Taxes:** \$0.00**2007 Payments:****First Half:** \$150.51  
**Second Half:** \$150.49  
**Total:** \$301.00**Legal Records:****Geo Code:** 06-0798-12-2-35-06-0000 **Deed Book:** 2187 **Page:** 466D **Date:** 05/12/2005  
**Property address:** W DURSTON RD  
**Subdivision:** (DU3) Durston Third Subdivision **Lot:** 002 **Block:** 001  
**TRS:** T020S, R050E, Sec. 12  
**Legal:** DURSTONS SUB 3 BOZ  
SEC 12 2S 5E  
N2 LOT  
2 BLK 1**Note:** Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria will result in an in search.

Property Tax data was last updated 06/03/2008

**Payments can be sent to:**Gallatin County Treasurer  
311 West Main, Room 210  
Bozeman, MT 59715**Please direct any questions to:**(406)582-3030 or [treasurer@gallatin.mt.gov](mailto:treasurer@gallatin.mt.gov)

Mls # [151815](#)

**1412 Durston Road**



Status	<b>Active</b>	Condo Name		Horse	<b>Not Allowed</b>
Price	<b>\$369,000</b>	Apprx Sqft	<b>1665</b>	Levels	<b>Single Floor with E</b>
Area	<b>Boz N ofMain/E of19th 1NE</b>	Est SqFt Total	<b>1665</b>	Log	<b>Yes</b>
City	<b>Bozeman</b>	Apx Lot Sz - SqFt	<b>.57</b>	Acres #	<b>0.57</b>
Bedrooms	<b>2</b>	Apx Tax \$		Subdiv.	<b>OTHER</b>
Baths	<b>1</b>	Days On Market	<b>29</b>	Wtr Amen	<b>None</b>
Type	<b>Single Family Under 1Acre</b>	Garage	<b>2 Detached</b>		
Year Built	<b>1935</b>				

APPLIANCES	<b>Range, Refrigerator</b>	POSSESSION	<b>Funding</b>
BASEMENT	<b>Partial-Unfin, Non-egress Windows</b>	ROOF	<b>Asphalt, Shingle</b>
DRIVEWAY	<b>Gravel</b>	SEWER	<b>City</b>
HEATING	<b>Gas, Forced Air</b>	STREET	<b>Paved</b>
EXTERIOR	<b>Log</b>	STYLE	<b>Cabin</b>
		Directions	<b>SE corner 15th &amp; Durston</b>
		WATER/DOMESTIC	<b>City</b>

Excellent location for a small project



Kurtis Nason Real Estate  
 Kurtis Nason - (406) 581-5263  
 204 N 11TH  
 BOZEMAN MT 59715  
 nason@landteam.com



Durston

15th Avenue

Bozeman High School Property



Image © 2008 DigitalGlobe

© 2008 Tele Atlas

©2008 Google