

# YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 26-11

## Resolution to Appoint Board of Viewers for Abandonment of Beaver Lane

WHEREAS, pursuant to Sections 7-14-2101, 7-14-2102 and 7-14-2103 of the Montana Code Annotated, a board of county commissioners has the authority to manage county roads within the county. Pursuant to Section 7-14-2615 of the Montana Code Annotated, a board of county commissioners has the authority to abandon a county road after a public hearing.

WHEREAS, Beaver Lane is a dedicated public road on the Plat of Zeiler Acreage Tracts. Plat of Zeiler Acreage Tracts. Doc. No.620908, filed on May 4, 1959, with the Yellowstone County Clerk and Recorder. **Exhibit 1 – Plat; Exhibit 2, Line Map; Exhibit 3 – Aerial Map.** The road is a dead end, approximately 260-feet long. The road has not been constructed. Keith and Jerlyn Nokes, who own Tract 1 of Zeiler Acreage Tracts have a driveway on the right-of-way for the road that they use to access their land. The Yellowstone County Board of County Commissioners has the authority to manage the road, including the authority to abandon the road.

WHEREAS, on September 14, 2025, the Board received a petition from the Nokes to abandon Beaver Lane. **Exhibit 4 – Petition.** All the landowners who own land that abut the road the Nokes' requested the Board abandon have agreed to the abandonment – George Nilson, Harold Zeiler Family Revocable Living Trust through Gloria Zeiler and Richard Zeiler Family Revocable Living Trust through Celesta Zeiler. The Nokes would like the Board to abandon the road because it was never constructed and is not needed by the public. The intent is to have the abandoned right-of-way aggregated into Tract 1 of Zeiler Acreage Tracts owned by the Nokes. The Board reviewed the petition. The petition appears legally sufficient to appoint a Board of Viewers to investigate the proposed abandonment.

NOW THEREFORE, BE IT RESOLVED,

The Yellowstone County Board of County Commissioners creates a Board of Viewers to investigate the proposed abandonment. The Board appoints Chris White, a Yellowstone County Commissioner; Jeff Martin, the Yellowstone County Clerk and Recorder / Yellowstone County Surveyor; Lora Mattox, a Transportation Planner with the City of Billings / Yellowstone County Planning Department, and Jay Anderson, a Deputy Director with the Yellowstone County Public Works Department, to the Board of Viewers. The Board of Viewers shall submit a report to the Board that makes a recommendation as to the proposed abandonment.

After the Board of Viewers submits the report, the Board shall hold a public hearing on the proposed abandonment. At the hearing, the Board shall receive comments on the proposed abandonment and consider the Board of Viewers' Report and any comments on the proposed abandonment. After the hearing, the Board may or may not abandon the road. If the Board believes that it is in the best interest of the public to abandon the road, it shall pass a resolution of intent to abandon the road with conditions. Once the Nokes' have satisfied the conditions, the

Board shall pass a resolution that abandons the road. If the Board believes it is not in the best interest of the public to abandon the road, it shall pass a resolution not to abandon the road.

Passed and Adopted on the 24<sup>th</sup> day of February 2026.

BOARD OF COUNTY COMMISSIONERS  
YELLOWSTONE COUNTY, MONTANA

\_\_\_\_\_  
Mark Morse, Chair

\_\_\_\_\_  
Michael J. Waters, Member

ATTEST:

\_\_\_\_\_  
Chris White, Member

\_\_\_\_\_  
Jeff Martin, Clerk and Recorder

**Attachments**

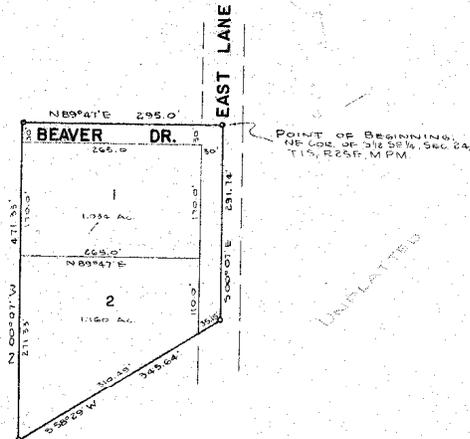
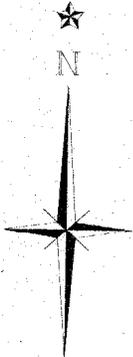
- Exhibit 1 - Plat
- Exhibit 2 - Line Map
- Exhibit 3 - Aerial Map
- Exhibit 4 - Petition

# ZEILER ACREAGE TRACTS

SITUATED IN THE 1/2 SE 1/4 SECTION 24, T-1-S, R-25-E, M.P.M.  
YELLOWSTONE COUNTY, MONTANA.

Plat & Survey By Sage Engineers & Land Planners, Inc. Billings, Montana

SCALE: 1"=100'  
APRIL 1959



**CERTIFICATE OF SURVEY**

STATE OF MONTANA }  
County of Yellowstone } ss.

I, Jack F. Mueller, Montana Registered Land Surveyor #20286, being first duly sworn, deposes and says that during the month of April, 1959, a survey was made under his supervision of a tract of land to be known as ZEILER ACREAGE TRACTS in accordance with the request of the owners thereof and in conformity with the provisions of Chapter 6, Title 11-601 to 11-616, inclusive, Revised Codes of Montana of 1947, said subdivision, description of boundaries and dimensions being in accordance with the **CERTIFICATE OF INDICATION** and as shown on the annexed plat; that iron pipe monuments of suitable size were set at all intersection points as indicated on the plat by a mark thus —; that the plat conforms with the work on the ground; that the gross area of the said platted tract is 2.896 acres and the net area is 2.706 acres.

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 24th day of April, 1959.

Jack F. Mueller  
Montana Registered Land Surveyor #20286

James M. Hutton  
Notary Public in and for the State of Montana  
Residing at Billings, Montana.  
My commission expires March 10, 1961.

**CERTIFICATE OF APPROVAL**

STATE OF MONTANA }  
County of Yellowstone } ss.

We hereby certify that we have examined the annexed plat of ZEILER ACREAGE TRACTS and the said plat conforms with the requirements of the laws of the State of Montana; that the requirements for park donation have been set by agreement with the City-County Planning Board. It is therefore approved and accepted.

IN WITNESS WHEREOF, we here set our hands and the seal of Yellowstone County, Montana this 4 day of May, 1959.

**BOARD OF COUNTY COMMISSIONERS**

Frank A. Clark Chairman  
John A. Johnson Commissioner  
Jack F. Mueller County Surveyor

James M. Hutton  
County Clerk & Recorder

**NOTICE OF APPROVAL**

STATE OF MONTANA }  
County of Yellowstone } ss.

This plat has been approved for filing by the City-County Planning Committee and conforms to the recommendations of this Committee.

James M. Hutton  
Secretary of City-County Planning Committee

James M. Hutton  
Notary Public in and for the State of Montana  
Residing at Billings, Montana.  
My commission expires March 10, 1961.

I hereby certify that the annexed plat of ZEILER ACREAGE TRACTS was filed for record in my office on the 4 day of May, 1959.

James M. Hutton  
County Clerk & Recorder

**CERTIFICATE OF INDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Paul Zeiler and Anna Marie Zeiler, husband and wife, owners of the following described tract of land, do hereby certify that they have caused to be surveyed, subdivided and platted into lots, and likewise as shown by the plat and the **CERTIFICATE OF SURVEY** hereto annexed, said tract of land being a portion of particularly described as follows, to wit: Beginning at the Northeast corner of the Section 24, T.1S., R.25E., M.P.M.; thence S60°07'N along the East line of said Section 24 a distance of 291.94 feet; thence S26°20'W a distance of 345.64 feet; thence N00°07'W a distance of 471.35 feet to the North line of the S23E. of said Section 24; thence thence S88°47'W along the North line of the S23E. of said Section 24 a distance of 286.00 feet to the point of beginning, said tract to be known and designated as ZEILER ACREAGE TRACTS and the lands included in all streets shown on the annexed plat are hereby granted and donated to the use of the public forever. If the aforesaid is used for any purposes other than those specified in section 10-01 of the Revised Codes of Montana of 1947, the full provisions of Chapter 6 of Volume 1 of the Revised Codes of Montana of 1947, as amended, shall apply.

Witness my hand and seal of my office, Notary Public in and for the State of Montana, this 24th day of April, 1959.

Anna Marie Zeiler  
Paul Zeiler

John A. Johnson  
Notary Public in and for the State of Montana  
Residing at Billings, Montana.  
My commission expires March 10, 1961.

STATE OF MONTANA }  
County of Yellowstone } ss.

On this 24th day of April, 1959, before me, a Notary Public in and for the State of Montana, personally appeared Paul Zeiler and Anna Marie Zeiler, husband and wife, known to me to be the persons who signed the foregoing **CERTIFICATE OF INDICATION**, and who, being first duly sworn, acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

James M. Hutton  
Notary Public in and for the State of Montana  
Residing at Billings, Montana.  
My commission expires March 10, 1961.

Exhibit 2 – Line Map

The image is a screenshot of a web-based parcel viewer application. The interface is primarily green and white. At the top right, a dark green header contains the text "Parcel viewer - all layers". Below this is a search bar with a magnifying glass icon and a dropdown menu showing "Physical address, Property owner, Road name". To the right of the search bar are several navigation icons: a home icon, a back arrow, a forward arrow, a refresh icon, and a zoom in (+) and zoom out (-) icon. The main map area is light gray and shows a street grid. A parcel is highlighted with a green hatched border. The parcel is labeled "2002" and "East Ln". Other parcels are labeled with numbers like "1523E 24", "003647", "003646", "2001", and "1528E 19". A north arrow is located in the bottom right corner of the map area. At the bottom left, there is a scale bar labeled "100 ft" and a small inset map showing the current location within a larger geographic context. The footer contains attribution text: "Esri Community Maps Contributors, Montana State University, Montana State Library, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, Saf... Powerarc".

Exhibit 3 – Aerial Map



PETITION TO ESTABLISH, ALTER, OR ABANDON A COUNTY ROAD

TO: YELLOWSTONE COUNTY BOARD OF COMMISSIONERS

This petition is respectfully submitted this 14 day of September, 20 25

Petitioner/Initiator (and/or) Contact Person:

NAME: KEITH NOKES

ADDRESS: 3692 WESTCLIFF AVE  
LAUGHLIN, NV 89029

PHONE NO: 510-915-0398

I swear that all of the above information is true and correct, and all the landowner's signatures are the original true and consenting landowners.

Keith Nokes  
Petitioner's Signature

09/14/2025  
Date

List all attachments:

- Sections A, B, C, and D of the Petition
- Map of petitioned roadway and affected property
- Affected property Ownership Report
- Check for \$25.00 made payable to Yellowstone County Public Works Department
- 
- PHOTO
- CADASTRAL MAP
- PUBLIC WORKS PROPERTY DESCRIPTION





PETITION TO ESTABLISH, ALTER, OR ABANDON A COUNTY ROAD

SECTION C

Signatures and addresses of landowners in Yellowstone County  
 who wish to establish, alter, or abandon a county road  
 (minimum TEN (10) landowners)

PRINTED NAME	SIGNATURE	ADDRESS
Ken Miller	<i>Ken Miller</i>	1500 1 <sup>st</sup> Ave Laurel
Ed Whelan	<i>E Whelan</i>	3962 Pa Hollow Trail
Josh Archambault	<i>Josh Archambault</i>	7304 10 <sup>th</sup> Ave N
RICHARD STADLER	<i>Richard Stadler</i>	238 PUEBLO DR BILLINGS 59102
Jacob Haemmerle	<i>Jacob Haemmerle</i>	1841 Norma Jean Sq E 59101
<sup>NORMA J WALTER</sup> Norma J. Walter	<i>Norma J. Walter</i>	1807 East Lane Biggs MT
GRAY ARMSTRONG	<i>Gray Armstrong</i>	1701 EAST LANE
Rosemary Armstrong	<i>Rosemary Armstrong</i>	2228 Beloit Drive
Janine Johnson	<i>Janine Johnson</i>	1521 West Ln. Biggs MT
Brady Chavez	<i>Brady Chavez</i>	450 Morning Glory Dr.
Douglas J Brekke	<i>Douglas J Brekke</i>	400 3110 Morning Glory Dr
ARLISS M KELLER	<i>Arless M Keller</i>	1540 East Lane

**PETITION TO ESTABLISH, ALTER, OR ABANDON A COUNTY ROAD**

**SECTION D**

**Consent or non-consent of land owners in Yellowstone County  
abutting and / or affected by the petitioned roadway**

PRINTED NAME	SIGNATURE	ADDRESS	CONSENT	
			YES	NO
KELLY GOODMAN	<i>Kelly Goodman</i>	2201 EAST LANE	X	
GLORIA ZEILER	<i>Gloria Zeiler</i>	2424 EAST LANE	X	
GEORGE NILSON D.	<i>George D. Nilson</i>	2050 EAST LANE	X	
CELESTA ZEILER		P.O. 534, CLE ELUM WA, 98922		

*See next  
Page*

**PETITION TO ESTABLISH, ALTER, OR ABANDON A COUNTY ROAD**

**SECTION D**

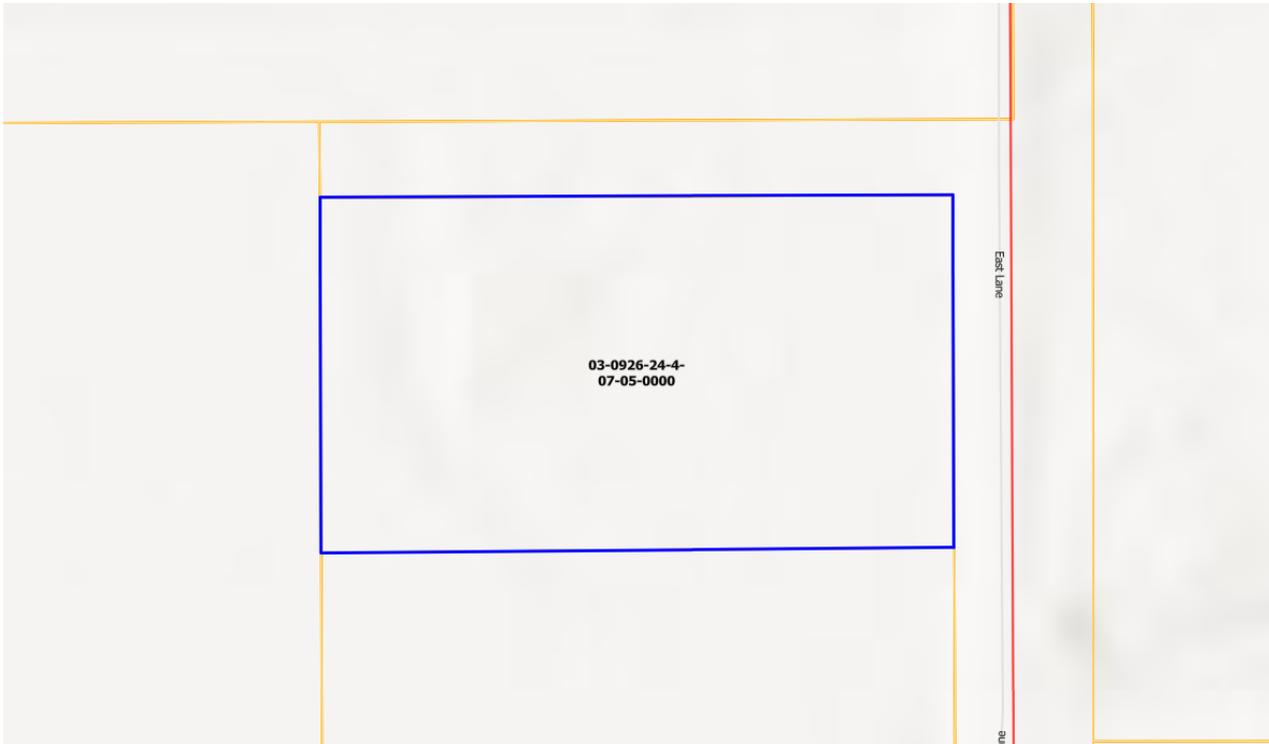
**Consent or non-consent of land owners in Yellowstone County  
abutting and / or affected by the petitioned roadway**

PRINTED NAME	SIGNATURE	ADDRESS	CONSENT	
			YES	NO
KELLY GOODMAN		2201 EAST LANE		
GLORIA ZEILER		2424 EAST LANE		
GEORGE NILSON		2050 EAST LANE		
CELESTA ZEILER	<i>Celesta Zeiler</i>	P.O. 534, CLE ELUM	Yes	
		WA, 98922		



Tax Year: 2026

Scale: 1:743.71 Basemap: Cadastral Application Base Map



## Summary

### Primary Information

Property Category: RP

Subcategory: n/a

Geocode: 03-0926-24-4-07-05-0000

Assessment Code: 000C036460

#### Primary Owner:

NOKES, KEITH & JERLYN  
3692 WESTCLIFF AVE  
LAUGHLIN, NV 89029-1906

Note: See Owners section for all owners

#### Property Address:

2202 E ROUTE 9 LN  
BILLINGS, MT 59101

Certificate of Survey: n/a

Legal Description: ZEILER ACREAGE TRACTS, S24, T01 S, R25 E, Lot 1, 1969 CHAMPION 24X57 TITLE: M191991 ATTACHED TO REAL \*\*DOR DETITLE\*\*

Last Modified: 1/23/2026 20:29:16 PM

Tax Year: 2026

## General Property Information

Neighborhood: 203.006.3	Property Type: Improved Property
Living Units: 1	Levy District: 03-1981UF-O23-UF
Zoning: n/a	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	
General: n/a	Limited: n/a

## Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

## Land Summary

Land Type:	Acres:	Value:
Grazing	n/a	n/a
Fallow	n/a	n/a
Irrigated	n/a	n/a
Continuous Crop	n/a	n/a
Wild Hay	n/a	n/a
Farmsite	n/a	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	n/a	n/a
Total Forest Land	n/a	n/a
Total Market Land	1.034	n/a

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
10/15/2024	REF	ONLEY	10/16/2024	4087839	Termination of Joint Tenancy by Death
10/15/2024	n/a	n/a	10/15/2024	4087840	Warranty Deed
8/21/2024	n/a	n/a	8/23/2024	4083302	Termination of Joint Tenancy by Death

## Owners

Tax Year: 2026

## Party #1

Default Information:	NOKES, KEITH & JERLYN 3692 WESTCLIFF AVE LAUGHLIN, NV 89029-1906
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Joint Tenant w/Right of Survivorship
Last Modified:	8/7/2025 13:12:10 PM

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	124019	50700	174719	COST
2024	115564	43070	158634	COST
2023	115564	43070	158634	COST

## Market Land

### Market Land Item #1

Method: Acre	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 1.034
Class Code: 2201	Value: n/a

## Dwellings

### Dwelling #1

#### Dwelling Information

Dwelling Type MH	Style DW	Year Built 1969
Residential Type: MH	Style: DW	
Year Built: 1969	Roof Material: 5 - Metal	
Effective Year: 1970	Roof Type: 3 - Gable	
Story Height: 1.0	Attic Type: 0 - None	
Grade: L	Exterior Walls: n/a	
Class Code: 3501	Exterior Wall Finish: 5 - Maintenance Free Aluminum/Vinyl/Steel	
Year Remodeled: n/a	Degree Remodeled: n/a	

Tax Year: 2026

## Mobile Home Details

Manufacturer: n/a	Serial #: n/a
Width: n/a	Length: n/a
Model: n/a	

## Basement Information

Foundation: 1 - Wooden or Masonry Piers/Posts	Finished Area: n/a
Daylight: n/a	Basement Type: 0 - None
Quality: n/a	

## Heating/Cooling Information

Type: Central	System Type: 5 - Forced Air
Fuel Type: 3 - Gas	Heated Area: n/a

## Living Accomodations

Bedrooms: 4	Family Rooms: n/a
Full Baths: 2	Half Baths: n/a
Addl Fixtures: 3	

## Additional Information

Fire Places	Stacks: n/a
Stories: n/a	Prefab/Stove: 1
Openings: n/a	
Garage Capacity: n/a	Cost & Design: n/a
Flat Add: n/a	% Complete: n/a

Description: n/a

## Dwelling Ammenities

View: n/a	Access: n/a
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## Area Used in Cost

Basement: n/a	Addl Floors: n/a
First Floor: 1368	Second Floor: n/a
Half Story: n/a	Unfinished Area: n/a
Attic: n/a	SFLA: 1928

## Depreciation Information

CDU: n/a	Physical Condition: Poor (5)
Desirability Property: Poor (5)	Location: Fair (6)

## Depreciation Calculation

Age: 54	Pct Good: 0.14
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RCNLD: n/a

## Additions / Other Features

Tax Year: 2026

Lower Addtns	First	Second	Third	Area	Year	Cost
n/a	91 - Mobile Home Addition	n/a	n/a	560	n/a	n/a
n/a	69 - Garage, Frame, Unfinished	n/a	n/a	744	n/a	n/a
n/a	33 - Deck, Wood	n/a	n/a	128	n/a	n/a

No additional features exist for this property

## Other Buildings

### Outbuilding/Yard Improvement #1

Type: Residential Description: RRS1 - Shed, Frame

Quantity: 1 Year Built: 1995

Grade: L Condition: Res Poor

Functional: n/a Class Code: 3501

#### Dimensions

Width/Diameter: 8 Length: 12  
 Size/Area: n/a Height: n/a  
 Bushels: n/a Circumference: n/a

### Outbuilding/Yard Improvement #2

Type: Residential Description: RRS2 - Shed, residential, metal

Quantity: 1 Year Built: 1995

Grade: L Condition: Res Fair

Functional: n/a Class Code: 3501

#### Dimensions

Width/Diameter: 8 Length: 10  
 Size/Area: n/a Height: n/a  
 Bushels: n/a Circumference: n/a

### Outbuilding/Yard Improvement #3

Type: Residential Description: RRS2 - Shed, residential, metal

Quantity: 1 Year Built: 1995

Grade: L Condition: Res Fair

Functional: n/a Class Code: 3501

#### Dimensions

Width/Diameter: 31 Length: 32  
 Size/Area: n/a Height: n/a  
 Bushels: n/a Circumference: n/a

Tax Year: 2026

## Outbuilding/Yard Improvement #4

Type: Residential	Description: RRT7 - Deck, covered patio
Quantity: 1	Year Built: 1970
Grade: L	Condition: Res Fair
Functional: n/a	Class Code: 3501

### Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 256	Height: n/a
Bushels: n/a	Circumference: n/a

## Outbuilding/Yard Improvement #5

Type: Residential	Description: RRG3 - Garage, frame, detached, unfinished
Quantity: 1	Year Built: 1981
Grade: 5	Condition: Res Fair
Functional: n/a	Class Code: 3501

### Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 528	Height: n/a
Bushels: n/a	Circumference: n/a

## Outbuilding/Yard Improvement #6

Type: Residential	Description: AAQ1 - Quonset
Quantity: 1	Year Built: 1998
Grade: A	Condition: Res Average
Functional: n/a	Class Code: 3501

### Dimensions

Width/Diameter: 48	Length: 60
Size/Area: n/a	Height: n/a
Bushels: n/a	Circumference: n/a

## Commercial

No commercial buildings exist for this parcel

## Ag/Forest Land

Tax Year: 2026

No ag/forest land exists for this parcel

## Conservation Easements

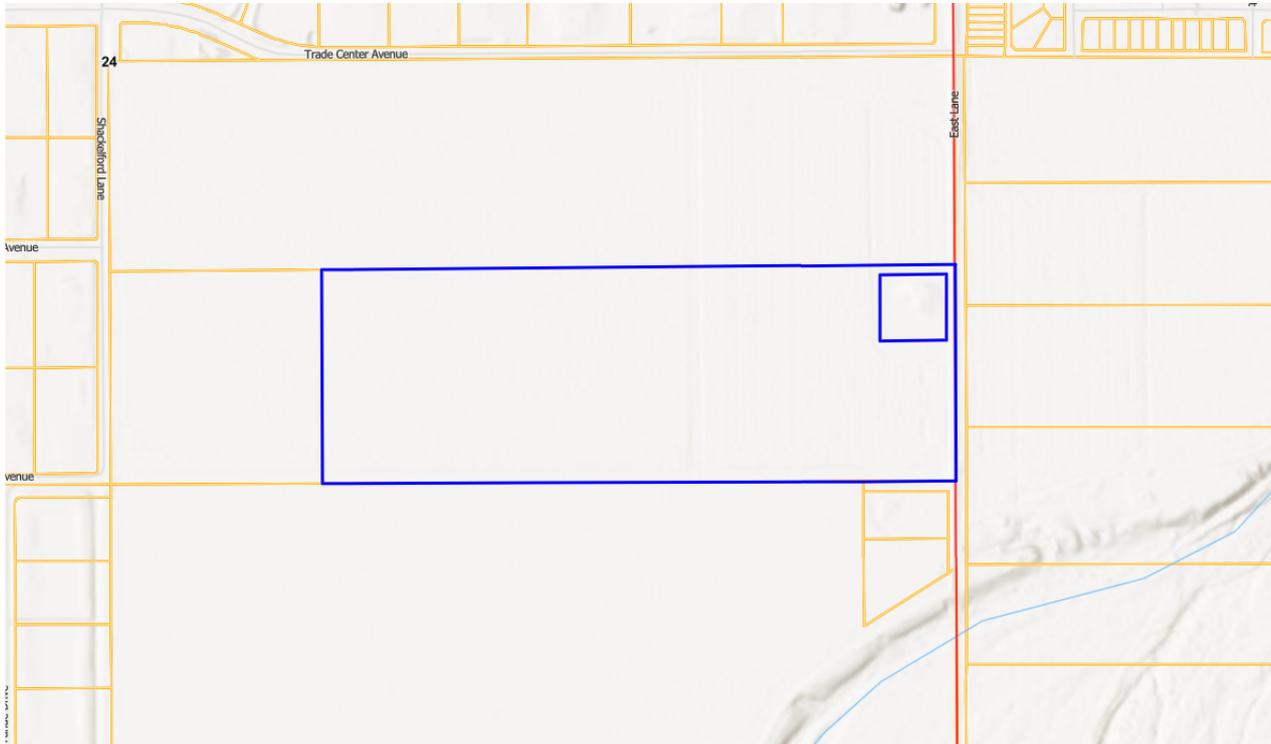
No conservation easements exist for this parcel

## Disclaimer

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Tax Year: 2026

Scale: 1:5558.38 Basemap: Cadastral Application Base Map



## Summary

### Primary Information

Property Category: RP

Subcategory: Agricultural and Timber Properties

Geocode: 03-0926-24-4-11-01-0000

Assessment Code: 000D008780

**Primary Owner:**

NILSON, GEORGE D  
2050 EAST LN  
BILLINGS, MT 59101-6382  
Note: See Owners section for all owners

**Property Address:**

EAST LN  
BILLINGS, MT 59101

Certificate of Survey: n/a

Legal Description: S24, T01 S, R25 E, S2NESE & SENWSE (LESS C/S 3004)  
29.00 AC (2000)

Last Modified: 6/21/2025 19:26:25 PM

Tax Year: 2026

## General Property Information

Neighborhood: 203.006.3	Property Type: Vacant Land
Living Units: n/a	Levy District: 03-1981UF-O23-UF
Zoning: n/a	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	
General: n/a	Limited: n/a

## Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

## Land Summary

Land Type:	Acres:	Value:
Grazing	n/a	n/a
Fallow	n/a	n/a
Irrigated	29	n/a
Continuous Crop	n/a	n/a
Wild Hay	n/a	n/a
Farmsite	n/a	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	29	n/a
Total Forest Land	n/a	n/a
Total Market Land	n/a	n/a

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
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## Owners

### Party #1

Default Information:	NILSON, GEORGE D 2050 EAST LN BILLINGS, MT 59101-6382
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	11/6/2007 21:25:3 PM

Tax Year: 2026

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	39594	n/a	39594	COST
2024	33128	n/a	33128	COST
2023	33128	n/a	33128	COST

## Market Land

No market land exists for this parcel

## Dwellings

No dwellings exist for this parcel

## Other Buildings

No other buildings exist for this parcel

## Commercial

No commercial buildings exist for this parcel

## Ag/Forest Land

Tax Year: 2026

## Ag/Forest Land Item #1

Acre Type: I - Irrigated  
Class Code: 1101

Irrigation Type: n/a  
Timber Zone: n/a

### Productivity

Quantity: 4.424  
Units: Tons/Acre

Commodity: Alfalfa

### Valuation

Acres: 18.745  
Value: n/a

Per Acre Value: n/a

## Ag/Forest Land Item #2

Acre Type: I - Irrigated  
Class Code: 1101

Irrigation Type: n/a  
Timber Zone: n/a

### Productivity

Quantity: 4.425  
Units: Tons/Acre

Commodity: Alfalfa

### Valuation

Acres: 10.255  
Value: n/a

Per Acre Value: n/a

## Conservation Easements

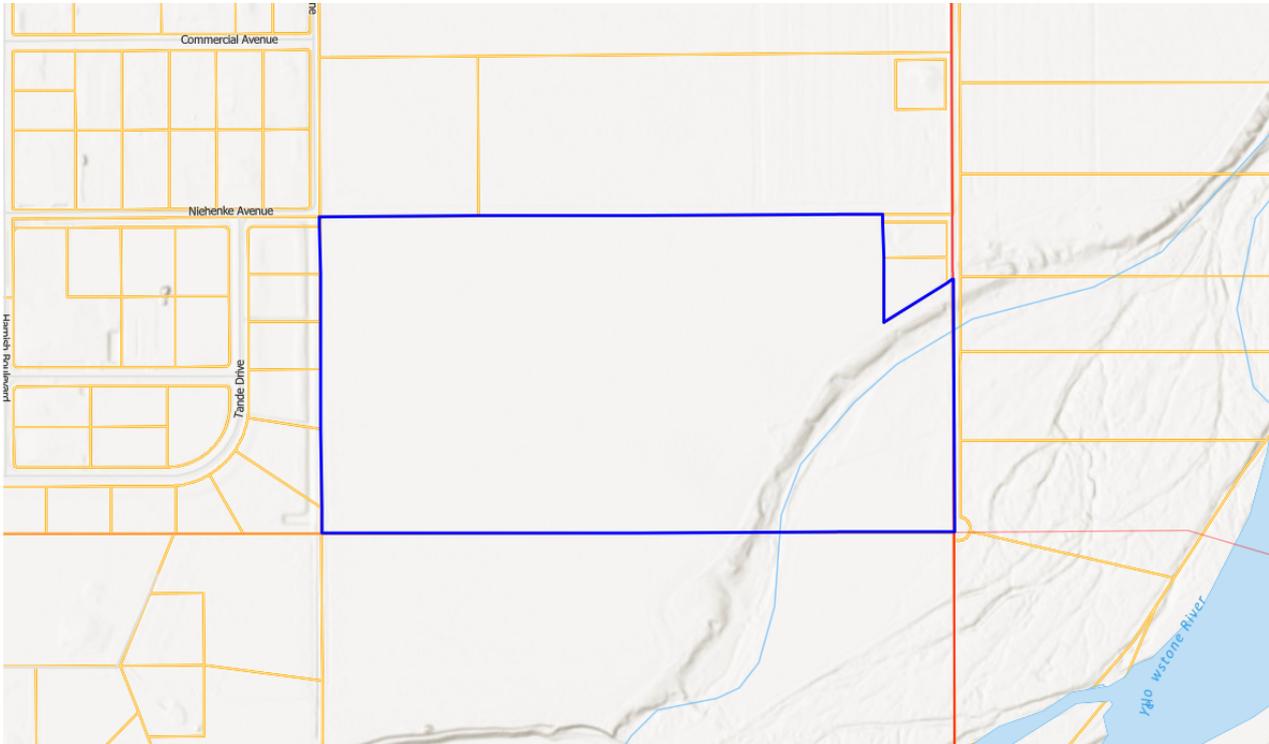
No conservation easements exist for this parcel

## Disclaimer

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Tax Year: 2026

Scale: 1:7427.09 Basemap: Cadastral Application Base Map



## Summary

### Primary Information

Property Category: RP

Subcategory: Agricultural and Timber Properties

Geocode: 03-0926-24-4-01-01-0000

Assessment Code: 000D008810

#### Primary Owner:

ZEILER, HAROLD E OR GLORIA D CO-TRSTE  
2424 EAST LN  
BILLINGS, MT 59101-6355

Note: See Owners section for all owners

#### Property Address:

2424 EAST LN  
BILLINGS, MT 59101

Certificate of Survey: n/a

Legal Description: S24, T01 S, R25 E, FRAC S2SE

Last Modified: 1/23/2026 10:6:31 AM

Tax Year: 2026

## General Property Information

Neighborhood: 203.006.3	Property Type: Improved Property
Living Units: n/a	Levy District: 03-1981UF-O23-UF
Zoning: n/a	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	
General: n/a	Limited: n/a

## Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

## Land Summary

Land Type:	Acres:	Value:
Grazing	7.481	n/a
Fallow	n/a	n/a
Irrigated	68.949	n/a
Continuous Crop	n/a	n/a
Wild Hay	n/a	n/a
Farmsite	1	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	77.43	n/a
Total Forest Land	n/a	n/a
Total Market Land	n/a	n/a

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/2/1997	0018	81052	N/A	n/a	n/a
6/11/1997	0018	78228	N/A	n/a	n/a
6/11/1997	0018	78229	N/A	n/a	n/a

## Owners

Tax Year: 2026

## Party #1

Default Information:	ZEILER, HAROLD E OR GLORIA D CO-TRSTE 2424 EAST LN BILLINGS, MT 59101-6355
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	11/6/2007 21:25:3 PM

## Party #2

Default Information:	HAROLD E ZEILER FAMILY REVOC LVG TR 2424 EAST LN BILLINGS, MT 59101-6355
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	11/6/2007 21:25:3 PM

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	96563	41570	138133	COST
2024	80907	33080	113987	COST
2023	80907	33080	113987	COST

## Market Land

No market land exists for this parcel

## Dwellings

### Dwelling #1

#### Dwelling Information

Dwelling Type	Style	Year Built
SFR	03 - Ranch	1920

Tax Year: 2026

Residential Type: SFR  
 Year Built: 1920  
 Effective Year: 1960  
 Story Height: 1.0  
 Grade: 3  
 Class Code: 3110  
 Year Remodeled: n/a

Style: 03 - Ranch  
 Roof Material: 10 - Asphalt Shingle  
 Roof Type: 3 - Gable  
 Attic Type: 0 - None  
 Exterior Walls: 1 - Frame  
 Exterior Wall Finish: 4 - Asbestos  
 Degree Remodeled: n/a

### Mobile Home Details

Manufacturer: n/a  
 Width: n/a  
 Model: n/a

Serial #: n/a  
 Length: n/a

### Basement Information

Foundation: 2 - Concrete  
 Daylight: N  
 Quality: n/a

Finished Area: n/a  
 Basement Type: 0 - None

### Heating/Cooling Information

Type: None

System Type: 5 - Forced Air

Fuel Type: 3 - Gas

Heated Area: n/a

### Living Accomodations

Bedrooms: 1

Family Rooms: n/a

Full Baths: 1

Half Baths: n/a

Addl Fixtures: 2

### Additional Information

Fire Places  
 Stories: n/a  
 Openings: n/a

Stacks: n/a  
 Prefab/Stove: n/a

Garage Capacity: n/a

Cost & Design: n/a

Flat Add: n/a

% Complete: n/a

Description: n/a

### Dwelling Ammenities

View: n/a

Access: n/a

### Area Used in Cost

Basement: n/a

Addl Floors: n/a

First Floor: 724

Second Floor: n/a

Half Story: n/a

Unfinished Area: n/a

Attic: n/a

SFLA: 724

### Depreciation Information

CDU: n/a

Physical Condition: Unsound (1)

Desirability  
 Property: Unsound (1)

Location: Unsound (1)

### Depreciation Calculation

Tax Year: 2026

Age: 64		Pct Good: 0.14					
RCNLD: n/a							
<b>Additions / Other Features</b>							
Lower Addtns n/a	First 14 - Porch, Frame, Enclosed	Second n/a	Third n/a	Area 100	Year n/a	Cost n/a	
No additional features exist for this property							

## Other Buildings

### Outbuilding/Yard Improvement #1

Type: Residential	Description: RPA2 - Concrete
Quantity: 1	Year Built: 1980
Grade: A	Condition: Res Poor
Functional: n/a	Class Code: 3110
<b>Dimensions</b>	
Width/Diameter: 6	Length: 9
Size/Area: n/a	Height: n/a
Bushels: n/a	Circumference: n/a

## Commercial

No commercial buildings exist for this parcel

## Ag/Forest Land

### Ag/Forest Land Item #1

Acre Type: FSA - Farmsite on agricultural land Class Code: 2001	Irrigation Type: n/a Timber Zone: n/a
<b>Productivity</b>	
Quantity: n/a Units: n/a	Commodity: N/A
<b>Valuation</b>	
Acres: 1 Value: n/a	Per Acre Value: n/a

Tax Year: 2026

## Ag/Forest Land Item #2

Acre Type: G - Grazing  
Class Code: 1601

Irrigation Type: n/a  
Timber Zone: n/a

### Productivity

Quantity: 0.218  
Units: AUM/Acre

Commodity: Grazing Fee

### Valuation

Acres: 1.471  
Value: n/a

Per Acre Value: n/a

## Ag/Forest Land Item #3

Acre Type: G - Grazing  
Class Code: 1601

Irrigation Type: n/a  
Timber Zone: n/a

### Productivity

Quantity: 0.289  
Units: AUM/Acre

Commodity: Grazing Fee

### Valuation

Acres: 2.71  
Value: n/a

Per Acre Value: n/a

## Ag/Forest Land Item #4

Acre Type: G - Grazing  
Class Code: 1601

Irrigation Type: n/a  
Timber Zone: n/a

### Productivity

Quantity: 0.641  
Units: AUM/Acre

Commodity: Grazing Fee

### Valuation

Acres: 3.3  
Value: n/a

Per Acre Value: n/a

## Ag/Forest Land Item #5

Acre Type: I - Irrigated  
Class Code: 1101

Irrigation Type: n/a  
Timber Zone: n/a

### Productivity

Quantity: 3.947  
Units: Tons/Acre

Commodity: Alfalfa

### Valuation

Acres: 3.551  
Value: n/a

Per Acre Value: n/a

Tax Year: 2026

## Ag/Forest Land Item #6

Acre Type: I - Irrigated  
Class Code: 1101

Irrigation Type: n/a  
Timber Zone: n/a

### Productivity

Quantity: 4.424  
Units: Tons/Acre

Commodity: Alfalfa

### Valuation

Acres: 64.282  
Value: n/a

Per Acre Value: n/a

## Ag/Forest Land Item #7

Acre Type: I - Irrigated  
Class Code: 1101

Irrigation Type: n/a  
Timber Zone: n/a

### Productivity

Quantity: 4.425  
Units: Tons/Acre

Commodity: Alfalfa

### Valuation

Acres: 1.116  
Value: n/a

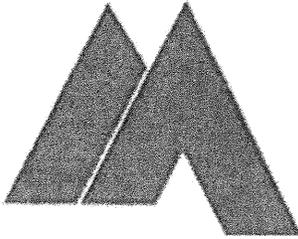
Per Acre Value: n/a

## Conservation Easements

No conservation easements exist for this parcel

## Disclaimer

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**FIRST  
MONTANA  
TITLE** COMPANY OF  
BILLINGS

FMT OF BILLINGS LLC  
2737 Montana Avenue  
Billings, Montana 59101  
Phone: 406-248-3000  
Fax: 406-248-9928

October 16, 2024

RE: File No: **B2436483**

RE: Loan No.:

To Whom It May Concern:

This is your recorded document(s) for 2202 East Lane, Billings, MT 59101. We e-recorded the document so the front page is your recording proof and there is no stamp on the original document. Please keep the recording information attached to the original document(s).

Sincerely,

**FMT of Billings LLC**

*Darla Mae Berumen*

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**Authorized Signatory**

**darla@firstmontanatile.com**

After Recording Return To:

Keith & Jerlyn Nokes  
3692 Westcliff Ave  
Laughlin, NV 89029

First Montana Title Co.

B2436483

**WARRANTY DEED**

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the undersigned

**Earnestine Eleanor Zeiler also known as Ernestine E. Zeiler, Grantor,**

does hereby grant, convey, transfer, sell, and warrant unto

**Keith Nokes and Jerlyn Nokes, as joint tenants with right of survivorship whose current mailing address is**

3692 Westcliff Ave, Laughlin, NV 89029, Grantee,

and to his/her successors and assigns forever, that certain real property situated in Yellowstone County, State of Montana, which is more particularly described as follows:

**All of Tract No. 1 of Zeiler Acreage Tracts, according to the official plat thereof now on file and of record in the office of the Clerk and Recorder of Yellowstone County, Montana under Document No. 620908**

TOGETHER WITH all buildings, improvements, tenements, hereditaments, and appurtenances currently existing thereon, SUBJECT, however, to the following:

- (a) All reservations and exceptions in patents or deeds from the United States or the State of Montana;
- (b) All applicable building, zoning, use, health, sanitation, environmental, and other similar laws, restrictions, ordinances, rules, and regulations, including but not limited to all covenants, restrictions, reservations, and exceptions of record;
- (c) All general and special taxes and assessments for the year 2024 and subsequent years;
- (d) All existing easements and rights-of-way;
- (e) All apparent interests and rights;
- (f) All discrepancies, conflicts in boundary lines, shortage in area and encroachments;
- (g) All water rights, claims or title to water;



www.realtor.com/realestateandhomes-detail/501W1440719125\_zpid\_zhmlbqg24

Clark County Parcel | Treason King Estate | LAZER VEE SITE | HOME SERVICE ONLINE | UNITED FREE STUFF | Welp | HomeAdvisor

Save



Off Market: \$372,300 (2 beds, 2 baths, 1,368 Square Feet)