

CARBON COUNTY COMMISSIONERS AGENDA

DATE: **April 29, 2025 (Tuesday)**

8:30 a.m. PLEDGE OF ALLEGIANCE

8:35 a.m. PUBLIC COMMENT PERIOD – On matters within the Commissioners’ jurisdiction

**9:00 a.m. MIKE PILATI REQUEST FOR TAX REFUND/REDUCTION – TRACT 3 COS
1259**

9:30 a.m.

10:00 a.m.

10:30 a.m. CONSENT AGENDA

11:00 a.m. COMMISSIONER DISTRICT REPORTS

11:30 a.m.

1:00 p.m. PRELIMINARY BUDGET – ENVIRONMENTAL HEALTH

1259

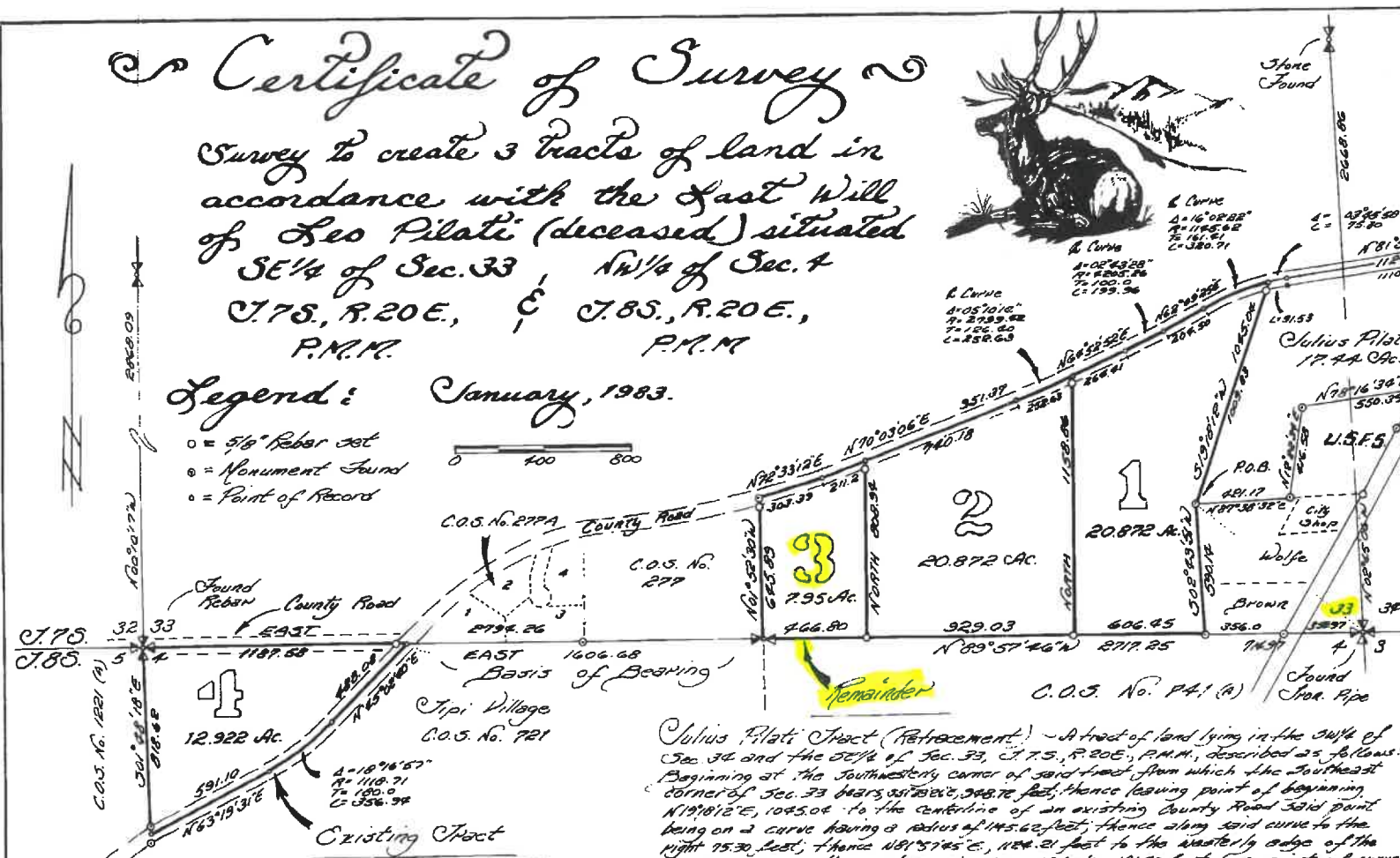
1259

Certificate of Survey

Survey to create 3 tracts of land in accordance with the Last Will of Leo Pilati (deceased) situated SE 1/4 of Sec. 33, NW 1/4 of Sec. 4, T.7S., R.20E., & T.8S., R.20E., P.M.M.

Legend: January, 1983.

- = 5/8" Rebar set
- = Monument Found
- = Point of Record



Legal Descriptions:

Tract 1 ~ A tract of land lying in the SE 1/4 of Section 33, T.7S., R.20E., P.M.M., more particularly (Julius Pilati) described as follows: Beginning at the Southeast corner of said tract from which the Southeast corner of Section 33 bears S89°57'46"E, 711.97 feet; thence leaving said point of beginning N89°57'46"W, along the section line, 606.45 feet; thence leaving section line, North 1158.86 feet to the center of an existing County Road; thence along said County Road centerline the following four (4) courses: N68°52'58"E, 266.41 feet to a point of curve having a radius of 145.62 feet; thence along said curve to the left, 123.96 feet; thence N62°09'25"E, 204.50 feet to a point of curve having a radius of 145.62 feet; thence along said curve to the right, 380.71 feet; thence leaving said County Road S19°18'12"W, 1045.04 feet; thence curve to the left, 590.12 feet to the point of beginning containing 20.872 Acres.

Tract 2 ~ A tract of land lying in the SE 1/4 of Section 33, T.7S., R.20E., P.M.M., more particularly (Paul Pilati) described as follows: Beginning at the Southeast corner of said tract from which the Southeast corner of Section 33 bears, S89°57'46"E, 138.42 feet; thence leaving said point of beginning N89°57'46"W, along the section line, 929.03 feet; thence leaving section line, North, 808.94 feet to the centerline of an existing County Road; thence along said County Road centerline the following two (2) courses: N70°03'06"E, 211.14 feet to a point of curve having a radius of 279.62 feet; thence along said curve to the left, 258.63 feet; thence leaving said County Road, South, 1158.86 feet to the point of beginning containing 20.872 Acres.

Tract 3 ~ A tract of land lying in the SE 1/4 of Section 33, T.7S., R.20E., P.M.M., more particularly (Richard Pilati) described as follows: Beginning at the SE corner of Section 33, thence N01°58'30"W, 645.89 feet to the centerline of an existing County Road; thence along said centerline, N78°33'12"E, 303.39 feet; thence N70°03'06"E, 211.14 feet; thence leaving County Road, South 808.94 feet to the section line; thence N89°57'46"W, 466.80 feet to the point of beginning containing 2.950 Acres.

Tract 4 ~ A tract of land lying in the NW 1/4 of Section 4, T.8S., R.20E., P.M.M., more particularly described (Richard Pilati) as follows: Beginning at the Northwest corner of section 4, said point being in the center of an existing County Road, thence leaving said point of beginning East, along the section line, 1182.58 feet to the centerline intersection of County Roads; thence along centerline the following three courses: S45°02'40"W, 488.08 feet to a point of curve having a radius of 118.71 feet; thence along curve to the right, 536.94 feet; thence S63°03'31"W, 594.10 feet to the section line, common to sections 4 and 5, thence N01°58'30"W, along section line, 818.62 feet to the point of beginning containing 12.922 Acres.

C.O.S. No. 1259

Reference:

Last Will and Testament of Leo Pilati
Misc. Book 55, Page 388

Survey Requested By:

Richard L. Pilati
Paul A. Pilati
Julius L. Pilati

Clerk and Recorder:

The attached plat was filed for record in this office at 1:50 o'clock P.M., on this 21st day of JAN., 1983.

By James A. Zupar
Tory A. Zupar

Landowner's Certification:

We hereby certify the purpose of this survey is to create three (3) tracts in accordance with a last will - document filed in Misc. Book 55, Page 388, and that this division is exempt from review as a subdivision, pursuant to Montana Subdivision Regulations, 10.16.005 (2)(d), which states: "Divisions made for agricultural or pasture when no structure requiring water or sewage facilities are to be erected or utilized, provided the parties to the transaction enter into a covenant running with the land, revocable only by the governing body and the property owners, are exempt."

Notary:

Known to me before me this 21st day of JAN., 1983.
Notary Paul B. Pilati
Richard L. Pilati
Paul A. Pilati
Julius L. Pilati

Note: Any change in land use subjects the division to the provisions of Title 10, Chapter, Part 1, MCA.

Certificate of Surveyor:

I hereby certify the attached plat is a true representation of a survey performed by me during the month of January, 1983.

DONALD M. SCHAUER C.S.
Montana Registration No. 54305



ADMINISTRATIVE RULES OF MONTANA

42.20.601 DEFINITIONS

The following definitions apply to this subchapter:

- (1) "Agricultural products produced by the land" means crops or forage raised directly in the land's soil and used to support livestock. Agricultural products produced by the land does not mean land that is used as a platform for agricultural use such as the feeding of livestock from external sources that allow stocking rates to exceed the carrying capacity.
- (2) "Ancillary improvements," as provided in 15-1-101, MCA, means improvements necessary for the production and storage of raw agricultural commodities. These improvements do not include improvements that are used to process, treat, or package raw agricultural commodities into a value-added product, or improvements designed to accommodate and serve the public.
- (3) "Animal unit" means a cow/calf pair, including a mature cow of approximately 1,200 pounds and a calf as old as 6 months, or their equivalent.
- (4) "Animal unit month" means one animal unit grazing for one month. One animal unit month represents the amount of forage needed to properly nourish one animal unit for one month without injurious effect to vegetation on the land.
- (5) "Biological control insect" means an insect that is used to reduce or eliminate noxious weeds by interference with the weed's ecology.
- (6) "Bona fide agricultural operation" means an enterprise in which the land actually produces agricultural products provided under the term, agricultural, defined in 15-1-101, MCA, that directly contribute agricultural income.
- (7) "Carrying capacity" means the amount of grazing that a pasture will sustain without injurious effect to vegetative growth due to the quality of the soil and the environment where it occurs.
- (8) "Conservation reserve program (CRP)" means a federal farm program administered by the Farm Service Agency (FSA) that pays agricultural landowners to remove land from crop production on highly erodible soils for a specified period of time.
- (9) "Contiguous parcels of land" means separately described parcels of land under one ownership that physically touch one another or would have touched one another were the acreages not separated by:
 - (a) deeded roads and highways;
 - (b) rivers and streams;
 - (c) railroad lines; or

- (d) federal or state land that is leased from the federal or state government by the owner whose land is physically touching the federal or state land.
- (10) "Denied access or DA land" is a term used by the United States Department of Agriculture Natural Resource Conservation Service (NRCS) to describe lands where they were prohibited from conducting a soil survey by the owner of the land.
- (11) "Domestic grazing land" means all lands devoted to the production of forage from introduced plants that are not part of the original flora of an area that are harvested directly by grazing animals.
- (12) "Income from agricultural production" means the gross amount of income received from the sale of food, feed, fiber commodities, livestock, poultry, bees, biological control insects, fruits, vegetables, and also includes sod, ornamental, nursery, and horticultural crops that are raised, grown, or produced for commercial purposes, income from farm rental, the sale of draft, breeding, dairy, or sporting livestock, the share of partnership or family corporation gross income received from a farming or ranching business entity, or the taxpayer's share of distributable income from an estate or trust involved in an agricultural business. When the income from agricultural production is used to qualify land for agricultural land classification, it must be reportable income for income tax purposes. Wages received as a farm employee or received from a farm corporation are not gross income from farming.
- (13) "Land use" means the utilization of land which directly relates to its classification, in accordance with 15-7-103, MCA.
- (14) "Lease" means an agreement transferring certain rights to a lessee (tenant), including possession, while still allowing the lessor (landlord) to retain fee ownership.
- (15) "Livestock" means the same as it is defined in 15-1-101, MCA.
- (16) "Native grazing land" means all lands devoted to the production of forage from native or naturalized plants that are harvested directly by grazing animals.
- (17) "Nonqualified agricultural land" means parcels of land of 20 acres or more but less than 160 acres under one ownership that are not eligible for classification as agricultural land under 15-7-202(1), MCA.
- (18) "Not completed or NOTCOM land" is a term used by the Natural Resource Conservation Service to describe lands where they have not completed a soil survey or have completed the soil survey but the results have not been published for public use.
- (19) "Parcel" means a tract or plot of land distinguishable by ownership boundaries.
- (20) "Pertinent" means scientific, verifiable information relating directly to a specific geographical area that could affect the productive capacity of the land.
- (21) "Poultry" means the same as it is defined in 15-1-101, MCA.
- (22) "Productivity" means the ability of a soil to produce crops or forage at the location, and under the environment and a specified system of management. Productivity can change over time due to changes in soil fertility or more efficient farming practices and equipment.
- (23) "Productivity value" means the per-acre value of the agricultural land based on its productivity. The productivity value is determined using the formula provided in 15-7-201, MCA, and described in the subchapter.

- (24) "Residence" means all conventionally constructed homes, as well as all mobile homes and manufactured housing, that may serve as living quarters for one or more individuals or a family, regardless of actual occupancy.
- (25) "Residential" means land used for the purpose of family housing.
- (26) "Residential use only" means land that allows buildings for the purpose of family housing and restricts commercial or industrial buildings.
- (27) "Site-specific" means data associated within a defined geographic area, usually composed of similarly situated parcels of land characterized by reoccurring patterns of soils, geology, climate, water resources, and land use. Site-specific data may refer to one continuous area or several separate nearby areas. Site-specific data rarely references an individual ownership or an individual parcel of land.
- (28) "Sole proprietorship" for the purposes of qualifying land for agricultural land classification under the provisions of 15-6-133 and 15-7-202, MCA, and ARM 42.20.682, means an ownership of agricultural land in the name of one or more individuals which can be any of the following: grandparent(s), parent(s), spouse, sibling(s), children, stepchildren, aunt(s), uncle(s), and first generation cousin(s).
- (29) "Under one ownership" means when two or more parcels of land are deeded under an owner's identical name or when an owner has obtained department recognition of parcels under one ownership through the affidavit process described in ARM 42.20.620.

Authorizing statute(s): 15-7-111, MCA

Implementing statute(s): 15-1-101, 15-6-133, 15-7-201, 15-7-202, MCA

History: NEW, 2003 MAR p. 1888, Eff. 8/29/03; AMD, 2004 MAR p. 3160, Eff. 12/17/04; AMD, 2007 MAR p. 119, Eff. 12/22/06; AMD, 2010 MAR p. 549, Eff. 2/26/10; AMD, 2014 MAR p. 2994, Eff. 12/12/14; AMD, 2016 MAR p. 2065, Eff. 1/1/17; AMD, 2020 MAR p. 1881, Eff. 10/24/20.

Montana Code Annotated 2023

TITLE 15. TAXATION CHAPTER 8. ASSESSMENT PROCEDURE Part 2. When Property Is Assessed

General Assessment Day

15-8-201. General assessment day. (1) The department shall, between January 1 and the first Monday of August in each year, ascertain the names of all taxable inhabitants and assess all property subject to taxation in each county.

(2) The department shall assess property to:

(a) the person by whom it was owned or claimed or in whose possession or control it was at midnight of the preceding January 1; or

(b) except in the case of land splits, the new owner if the provisions of **15-7-304** have been met and the transfer certificate has been received and processed prior to determining the taxes that are due as provided in **15-10-305(2)**.

(3) The department shall also ascertain and assess all mobile homes arriving in the county after midnight of the preceding January 1.

(4) A mistake in the name of the owner or supposed owner of real property does not invalidate the assessment.

(5) The procedure provided by this section does not apply to:

(a) motor vehicles;

(b) motor homes, travel trailers, and campers;

(c) watercraft, snowmobiles, and off-highway vehicles;

(d) livestock;

(e) property defined as special mobile equipment in **61-1-101** that is subject to assessment for personal property taxes on the date that application is made for a special mobile equipment decal;

(f) mobile homes and manufactured homes held by a distributor or dealer as stock in trade; and

(g) property subject to the provisions of **15-16-203**.

History: En. Sec. 13, p. 78, L. 1891; re-en. Sec. 3700, Pol. C. 1895; re-en. Sec. 2510, Rev. C. 1907; re-en. Sec. 2002, R.C.M. 1921; Cal. Pol. C. Sec. 3628; amd. Sec. 3, Ch. 158, L. 1933; amd. Sec. 1, Ch. 30, L. 1935; re-en. Sec. 2002, R.C.M. 1935; amd. Sec. 9, Ch. 72, L. 1937; amd. Sec. 2, Ch. 256, L. 1955; amd. Sec. 2, Ch. 245, L. 1963; amd. Sec. 1, Ch. 86, L. 1965; amd. Sec. 2, Ch. 232, L. 1967; amd. Sec. 3, Ch. 290, L. 1967; amd. Sec. 3, Ch. 296, L. 1967; amd. Sec. 1, Ch. 40, L. 1969; amd. Sec. 1, Ch. 180, L. 1969; amd. Sec. 6, Ch. 435, L. 1971; amd. Sec. 4, Ch. 405, L. 1973; amd. Sec. 5, Ch. 414, L. 1973; amd. Sec. 10, Ch. 74, L. 1975; amd. Sec. 2, Ch. 327, L. 1975; amd. Sec. 8, Ch. 388, L. 1975; amd. Sec. 2, Ch. 507, L. 1975; amd. Sec. 3, Ch. 126, L. 1977; amd. Sec. 2, Ch. 211, L. 1977; amd. Sec. 5, Ch. 260, L. 1977; amd. Sec. 51, Ch. 566, L. 1977; R.C.M. 1947, 84-406(1) thru (3); amd. Sec. 1, Ch. 663, L. 1979; amd. Sec. 22, Ch. 712, L. 1979; amd. Sec. 12, Ch. 614, L. 1981; amd. Sec. 5, Ch. 20, L. 1985; amd. Sec. 7, Ch. 516, L. 1985; amd. Sec. 38, Ch. 370, L. 1987; amd. Sec. 6, Ch. 611, L. 1987; amd. Sec. 3, Ch. 649, L. 1987; amd. Sec. 2, Ch. 570, L. 1991; amd. Sec. 54, Ch. 27, Sp. L. November 1993; amd. Sec. 8, Ch. 200, L. 1997; amd. Sec. 3, Ch. 414, L. 1997; amd. Sec. 5, Ch. 496, L. 1997; amd. Sec. 3, Ch. 583, L. 1999; amd. Sec. 2, Ch. 34, L. 2003; amd. Sec. 9, Ch. 542, L. 2005; amd. Sec. 14, Ch. 596, L. 2005.

Return to: Mike Pickett
Printed name
Box 135
Mailing address
Red Lodge MT 59068
City, State, Zip

Doc # **398354** Fee: **\$8.00**
Quit Claim Deed
Macque L. Bohlen, Clerk & Recorder, Carbon County, MT
Recorded 2/6/2024, At 4:39 PM
By Realty shop agency

Quit Claim Deed

Veating is wrong
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged on this 6th
day of February, 2024, the undersigned, Michael Pickett
of Le Palisades Camp Ground Rd, Rt. 1, MT (street, city, state),
party of the First Part, hereby grants unto Flat Rock Trust, Michael Pickett Trust
of same as above (street, city, state),
party of the Second Part as joint tenants and not as tenants in common, with full right of
survivorship, and to their heirs and assigns forever, the herein described real estate situated in
Carbon County, Montana to wit:
Tract 8, Certificate of Survey 1259, located in the NW1/4 of
Section 4, Township 8 South, Range 20 E. P.M., on file
in the Office of the Clerk & Recorder of Carbon County, Montana
Under Document No. 225643

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging, and the
reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all
the estate, right, title and interest in said property, possession, claim and demand whatsoever as well
in law as in equity, of the said party of the First Part, of, in
or to the said premises and every part and parcel thereof _____
TO HAVE and TO HOLD, all and singular the said premises, with the appurtenances thereto
belonging, unto the said parties of the Second Part as joint tenants and not as tenants in common and
to the heirs and assigns of the survivor of said named joint tenants forever.

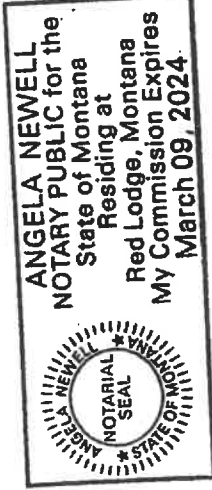
IN WITNESS WHEREOF, the Grantor(s) has/have executed the instrument the day and year first
above written.

Michael P. Pickett

STATE OF MONTANA)
County of Carbon) SS

On this 6 day of February 2024, before me, the undersigned, a Notary Public for
the state of MT, personally appeared Michael Pickett,
known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and
acknowledged to me that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day
and year in this certificate first above written.



Angela Newell
Printed Name Angela Newell
Notary Public for the State of MT
Residing at Red Lodge
Commission Expires: 3/9/2024

28002

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the undersigned, Richard Pilati, P.O. Box 1196, Red Lodge, Montana 59068 hereby convey and quitclaims unto Richard Pilati and Laverna L. Pilati, husband and wife as joint tenants with right of survivorship, P.O. Box 1196, Red Lodge, Montana 59068, all of his interest in certain real property situated in Carbon County, Montana, described as follows:

LEGAL DESCRIPTION

Tract 3, Certificate of Survey No. 1259, located in the SE¼ of Section 33, Twp. 7 South, R. 20 E., P.M.M. being 7.95 acres more or less, according to the official Plat thereof on file and of record in the office of the Carbon County Clerk and Recorder.

TO HAVE AND TO HOLD unto the Grantees and to their successors and assigns forever.

DATED this 25 day of July, 1996.


RICHARD PILATI

STATE OF MONTANA)
County of Carbon) ss

On this 25 day of July, 1996, before me, the undersigned, a Notary Public for the State of Montana, personally appeared RICHARD PILATI, known to me to be the person whose name is subscribed to this instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
Official Seal the day and year in this certificate first above



Curth Flood

Notary Public for the State of Montana
Residing at Red Lodge, Montana
My Commission Expires: 10-2-87

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State of Montana,) ss.
County of Carbon,)

This instrument No. 278002 was filed in my
office this 25th day of July 1996
at 3:23 o'clock PM

Roger D. Newman
County Clerk & Recorder

County Clerk & Recorder

278003

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the undersigned, Richard Pilati and Laverna L. Pilati, P.O. Box 1196, Red Lodge, Montana 59068 hereby convey and quitclaim unto Michael Pilati, P.O. Box 135, Red Lodge, Montana 59068, all of their interest in certain real property situated in Carbon County, Montana, described as follows:

LEGAL DESCRIPTION

Tract 3, Certificate of Survey No. 1259, located in the SE $\frac{1}{4}$ of Section 33, Twp. 7 South, R. 20 E., P.M.M. being 7.95 acres more or less, according to the official Plat thereof on file and of record in the office of the Carbon County Clerk and Recorder.

TO HAVE AND TO HOLD unto the Grantee and to his successors and assigns forever.

DATED this 25 day of July, 1996.


RICHARD PILATI

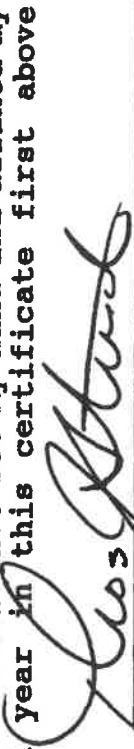

LAVERNA L. PILATI

STATE OF MONTANA)
 : ss
County of Carbon)

On this 25 day of July, 1996, before me, the undersigned, a Notary Public for the State of Montana, personally appeared RICHARD PILATI and LAVERNA L. PILATI, known to me to be the persons whose names are subscribed to this instrument, and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this certificate first above written.




Notary Public for the State of Montana
Residing at Red Lodge, Montana
My Commission Expires: 10.2.97

\\mc\dfs\deeds\pilati.qus

JIM MEAGLIA, ET UX

OT

1

WARRANTY DEED

LEO PILATI

1

LEO PILATI

THIS INDENTURE, Made the 6th day of August, in the year of our Lord one

thousand nine hundred thirty-six, between Jim Meaglia and Antonietta Meaglia, husband and wife, of Red Lodge, Carbon County, Montana, the PARTIES OF THE FIRST PART, and Leo Pilati of Red Lodge, Carbon County, Montana, the PARTY OF THE SECOND PART,

WITNESSETH: That said parties of the first part, for and in consideration of the sum of One Dollar, lawful money of the United States of America, and other valuable considerations, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, the following described real estate, situated in the County of Carbon, State of Montana, to-wit:

The Southeast quarter of Section Thirty-three in Township Seven South of Range Twenty East, M. P. M. containing one hundred sixty (160) acres according to Government Survey, also the South Half of the Northwest quarter and Lots numbered three and four of Section Four in Township Eight South of Range Twenty East, M. P. M. containing one hundred sixty and 59/100 according to Government Survey, and also the following described real estate situated in the County of Carbon and State of Montana, to-wit: Beginning at a point on the North and South Section line between Sections Thirty-three and Thirty-four in Township Seven South of Range Twenty East, M. P. M. two and 90/100 (2.90) chains north of the southwest corner of said Section Thirty-four, thence running north sixty degrees fifty minutes (60° 50') East for a distance of one and 838/1000 chains (1.838) to a stake, thence running north twenty-six degrees forty minutes (26° 40') East for a distance of twenty-four and 22/100 (24.22) chains to a stake, thence south eighty-four degrees and twenty minutes (84° 20') West, for a distance of twelve and 53/100 (12.53) chains to a stake, thence south along said section line between Sections Thirty-three and Thirty-four for a distance of twenty-one and 31/100 (21.31) chains to point of beginning, all being in the Southwest quarter of Section numbered Thirty-four, Township Seven South of Range Twenty East, M. P. M. and containing twelve and 798/1000 (12.798) acres, according to survey made by David Ley, C. E. and also all ditches and ditch rights belonging to and used and connected with the above described premises, together with ninety (90) inches of the water of Rock Creek, formerly known as Rocky Fork Creek, as decreed by the District Court of the Sixth Judicial District of the State of Montana, in and for the County of Carbon, as of the date of May 30th, 1895, to William H. Close, also forty-seven and one-half (47½) inches of the waters of Rock Creek, formerly known as the Rocky Fork Creek, as decreed by the District Court of the Sixth Judicial District of the State of Montana, in and for the County of Carbon, as of date June 5th, 1901 to William H. Close, and also one hundred (100) inches of the waters of a creek flowing down what is commonly known as "Patterson Gulch" appropriated by William H. Close; excepting and reserving from the above described premises the following tract land in the W½SW¼ of Section 34, T. 7 S. R. 20 E., M. P. M., Carbon County, Montana, more particularly described as follows: A strip of land 80 feet wide, being 40 feet wide on each side of the following described center line: Beginning at a point, which said point is North 1704.3 feet and east 674.3 feet, more or less, from the southwest corner of said Section 34; thence from the said point of beginning, S. 30 06' W., 1251.6 feet to a point, which said point is north 621.5 feet and east 46.6 feet, more or less from the southwest corner of said Section 34 and containing in all 2.30 acres more or less; also excepting and reserving from the above described premises a plot of land being a portion of the SE¼SW¼ Sec. 33 and SW¼SW¼ Sec. 34, Township 7 S., Range 20 East, more particularly described as follows: Beginning at a point on the section line between Sections 33 and 34 T. 7 S. R. 20 E. 191.4 feet north of the SE corner of said Section 33, thence N. 60 50' E. 122.3 feet, thence N. 26 33' E. 409.7 feet thence West at right angles to the above mentioned Section line 978 feet, thence South parallel to the above mentioned Section line 584 feet to the South line of Section 33 thence East along said South line Sec. 33 356 feet, thence N. 60 50' E. 15.5 feet thence North 60 50 East, 341 feet, to point of beginning, containing 8.45 acres; also excepting and reserving from the above described premises all that portion of the Southeast quarter Section 33 township 7 So. Range 20 East that is north of the north line of County road known as Close Road, containing 93.3 acres, more particularly described as follows: Beginning at the quarter corner East side Section 33 Township 7 South Range 20 East M. P. M. thence south along section line 1002 feet to north line of County road, thence along north line County road S. 81 52' W. 353 feet, thence S. 74 57' W 200 feet, thence S 59 41' W 400

268903
QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the undersigned, JULIUS L. PILATI and PAUL A. PILATI of Red Lodge, Montana, 59068, hereby remise, release and quitclaim unto RICHARD L. PILATI of Red Lodge, Montana, 59068, real property in Carbon County, Montana, described as follows:

Tracts 3 and 4 of Certificate of Survey No. 1259, Carbon County, Montana, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of said County.

Together with all appurtenances:

TO HAVE AND TO HOLD unto the Grantee and to his heirs and assigns forever.

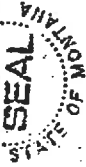
DATED this 22nd day of March, 1994.

STATE OF MONTANA
County of Carbon

ss.

On this 22nd day of March, 1994, before me, the undersigned, a Notary Public for the State of Montana, personally appeared JULIUS L. PILATI, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.



STATE OF MONTANA
County of Carbon

ss.

On this 22nd day of March, 1994, before me, the undersigned, a Notary Public for the State of Montana, personally appeared PAUL A. PILATI, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.



Notary Public for the State of Montana, Residing at Red Lodge
My commission expires 11-1-95

State of Montana }
County of Carbon }
I hereby certify that the within instrument was filed in this office for record the 22nd day of March, A.D. 1994
at 2:52 PM and was duly recorded in book 129 of
Deeds, page 900

John S. Phillips
Recorder
By John S. Phillips Deputy

←

Return to Search



Property

Address:

Geocode:

Tax Year:

W FORK RD RED LODGE, MT 59068

10-0356-33-4-04-04-0000

2025



Summary

Primary Information	
Property Category: RP	Subcategory: Agricultural and Timber Properties
Geocode: 10-0356-33-4-04-04-0000	Assessment Code: 0060788010
Primary Owner: PILATI BYPASS TRUST .5981457 INTEREST PO BOX 135 RED LODGE, MT 59068-0135 <i>Note: See Owners section for all owners</i>	Property Address: W FORK RD RED LODGE, MT 59068
Certificate of Survey: 1259	Legal Description: S33, T07 S, R20 E, C.O.S. 1259, PARCEL TR 3, ACRES 7.95
Last Modified: 3/29/2025 21:13:20 PM	

General Property Information	
Neighborhood: 210.001	Property Type: Vacant Land
Living Units: 0	Levy District: 10-1056-1
Zoning:	Ownership: 100%
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership: General: 0 Limited: 0	

Property Factors

Topography: n/a
Utilities: n/a
Access: n/a
Location: n/a

Fronting: n/a
Parking Type: n/a
Parking Quantity: n/a
Parking Proximity: n/a

Land Summary

Land Type	Acres	Value
Grazing	7.95	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	7.95	0
Total Forest Land	0	0
Total Market Land	0	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
3/21/2025			3/21/2025	402797	Quit Claim Deed
2/6/2024			2/6/2024	398354	Quit Claim Deed
7/25/1996	2780	02-03	N/A		
3/30/1994	0129	00900	N/A		
1/1/1971	0055	00391	N/A		
1/1/1971	M055	00391	N/A		

Owners

Party #1



Montana Cadastral

Discl...

Map Data Sources User Guide

Interest Type: Fee Simple
Last Modified: 1/23/2025 10:27:44 AM

Party #2

Default Information: PILATI LAVERNE L - TRUSTEE
PO BOX 135 RED LODGE, MT 59068-0135
Ownership %: 100
Primary Owner: Yes
Interest Type: Fee Simple
Last Modified: 1/23/2025 10:27:44 AM

Party #3

Default Information: PILATI MICHAEL L - TRUSTEE
PO BOX 135 RED LODGE, MT 59068-0135
Ownership %: 100
Primary Owner: Yes
Interest Type: Fee Simple
Last Modified: 1/23/2025 10:27:44 AM

Party #4

Default Information: PILATI REVOC TRUST .4018543 INTEREST
PO BOX 135 RED LODGE, MT 59068-0135
Ownership %: 100

Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	1/23/2025 10:27:44 AM

 Appraisals

Appraisal History				
Tax Year	Land Value	Building Value	Total Value	Method
2024	188628	0	188628	COST
2023	656	0	656	COST
2022	628	0	628	COST

 Market Land

No market land info exists for this parcel

 Dwellings

No dwellings exist for this parcel

 Other Buildings

No other buildings or yard improvements exist for this parcel

 Commercial

No commercial buildings exist for this parcel

 Ag/Forest Land

Land Items

Ag/Forest Land Item #1

Acre Type: G - Grazing	Irrigation Type:
Class Code: 1601	Timber Zone:
Productivity	
Quantity: 0.335	Commodity: Grazing Fee
Units: AUM/Acre	
Valuation	
Acres: 7.95	Per Acre Value: 0
Value: 0	

Easements

No easements exist for this parcel

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10:31:02

CARBON COUNTY
Expenditure Budget by Fund/Org Split Report -- MultiYear Actuals
For the Year: 2025 - 2026

Page: 1 of 7
Report ID: B240A2

1000 GENERAL FUND

Org	Account	Object	Actuals				Current	%	Prelim.	Budget	Final	% Old
			21-22	22-23	23-24	24-25	Budget	Exp.	Budget	Changes	Budget	Budget
							24-25	24-25	25-26	25-26	25-26	25-26

215 ENVIROMENTAL HEALTH / PUBLIC HEALTH OFFICER												
440110 ADMINISTRATION												
	330	PUBLIC, SUBSCR, DUES, FEE					0	0%			0	0%
	370	TRAVEL, MEALS, ETC	519	334	639	475	1,000	48%	1,000		1,000	100%
		MEALS FOR BOARD OF HEALTH NOON MEETINGS										
		Account:	519	334	639	475	1,000	48%	1,000	0	1,000	100%
440160 ENVIRONMENTAL HEALTH SERVICES												
	210	OFFICE SUPPLIES	3,252	13,957	6,661	3,445	6,000	57%	6,000		6,000	100%
		Inspection Tablets										
	220	OPERATING SUPPLIES	654	1,278	1,675	80	1,550	5%	1,550		1,550	100%
	231	GAS, OIL, DIESEL, GREASE	910	1,066	1,128	798	1,500	53%	1,500		1,500	100%
	232	MOTOR VEHICLE PARTS	10	421	706	35	1,000	4%	1,000		1,000	100%
	239	TIRES, TUBES ETC.	568		985		500	0%			0	0%
	241	CONSUMABLE TOOLS			16		0	0%			0	0%
	311	POSTAGE, BOX RENT ETC.	366	1,219	809		400	0%	400		400	100%
	312	FREIGHT AND SHIPPING	16	127	129	14	150	9%	150		150	100%
	320	PRINTING, BINDING ETC.		174	72		0	0%	500		500	*****
		Reprint Development Guides										
	330	PUBLIC, SUBSCR, DUES, FEE	1,853	2,134	2,744	1,228	2,000	61%	2,000		2,000	100%
		Sanitarian Trainings for Continuing Education Requirements										
	332	SOFTWARE SUBSCRIPTIONS	777	2,714	2,581	2,117	2,000	106%	2,750		2,750	138%
		SILLO STORAGE FOR COSAs										
	345	TELEPHONE	1,204	1,654	1,710	1,139	1,200	95%	1,400		1,400	117%
		2 Cell Phones @ \$50/mo ea= 1,200										
	355	DATA PROCESSING SERVICES	2,005	2,109	2,674	2,455	2,900	85%	2,900		2,900	100%
		MORISON MAIERLE \$2500										
	357	OTHER PROFESSIONAL SERV	15,858	9,250	3,278	2,740	4,000	69%	5,000		5,000	125%
		ENGINEERING WEST TRAINING ASSISTANCE-\$3000										
		SPRY-Backup-\$1000										
		Rebel River Website-\$1000										
	361	REPAIR & MAINT MOTOR VEH	100	190	527	40	1,000	4%	1,000		1,000	100%
	370	TRAVEL, MEALS, ETC	473	1,386	1,930		1,900	0%	2,100		2,100	111%
		TRAVEL FOR TRAININGS - CONTINUING EDUCATION (MEHA, NEHA)										
	380	TRAINING SERVICES					0	0%			0	0%
		combined with 330										
	390	OTHER PURCHASED SERVICES	-730	4,450	6,660	10,785	4,500	240%	13,000		13,000	289%
		DEQ REVIEWS (OFF-SET, BY FEE REVENUE)										
		AMOUNT SHOULD MATCH REVENUE LINE 1000-323015										
	531	BUILDING & OFFICE RENT					0	0%			0	0%
	944	TRANSPORTATION EQUIPMENT					0	0%			0	0%
	949	OTHER MACHINERY & EQUIP				267	0	***			0	0%
		Account:	27,316	42,129	34,285	25,143	30,600	82%	41,250	0	41,250	134%

04/18/25
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CARBON COUNTY
Expenditure Budget by Fund/Org Split Report -- MultiYear Actuals
For the Year: 2025 - 2026

Page: 2 of 4
Report ID: B240A2

1000 GENERAL FUND

					Current	%	Prelim.	Budget	Final	% Old	
					Budget	Exp.	Budget	Changes	Budget	Budget	
Org	Account	Object	21-22	22-23	23-24	24-25	24-25	25-26	25-26	25-26	25-26

Fund:			27,835	42,463	34,924	25,618	31,600	81%	42,250	0	42,250 133%

04/18/25
10:24:43

CARBON COUNTY
Expenditure Budget by Fund/Org Split Report -- MultiYear Actuals
For the Year: 2025 - 2026

Page: 4 of 4
Report ID: B240A2

4001 GENERAL/BUILDING CAPITAL IMPROVEMENT

Org	Account	Object	Actuals				Current	%	Prelim.	Budget	Final	% Old
			21-22	22-23	23-24	24-25	Budget	Exp.	Budget	Changes	Budget	Budget
							24-25	24-25	25-26	25-26	25-26	25-26
215 ENVIROMENTAL HEALTH / PUBLIC HEALTH OFFICER												
440160 ENVIRONMENTAL HEALTH SERVICES												
944	TRANSPORTATION EQUIPMENT		33,418				9,859	0%				0 0%
	Rev \$12,000											
	Cash -\$2,141.43											
947	OFFICE MACHINERY & EQUIP.						6,918	0%				0 0%
	COPIER REPLACEMENT 2027											
949	OTHER MACHINERY & EQUIP						0	0%				0 0%
	Account:		33,418				16,777	0%	0	0		0 0%
	Orgn:		33,418				16,777	0%	0	0		0 0%
	Fund:		33,418				16,777	0%	0	0		0 0%
Grand Total:			61,971	42,463	34,924	25,618	48,377		42,250	0	42,250	

Preliminary Budget Request

Wage Increase 2025-2026



Employee: Lori Kane

Department: Env. Health

Current: Scale: Admin

Rate: 85%

Requested: Scale: Admin

Rate: 90%

Requested Effective Date: 7/1/25

Comments: Lori may be the longest-serving public servant in the building. Her willingness and ability to field high-level Sanitarian inquiries is invaluable & irreplaceable. Additionally, over the past year she has assisted with managing the daily work of the new Clerk position (Birkelo).

[Signature] 18 Apr 25

Department Head Signature

Date

ALL WAGE INCREASE REQUESTS TO BE CONSIDERED AT THE AUGUST 28th COMMISSIONERS MEETING

Budgetary Impact: _____ (total annual wage + fringe increase)

☐ Approved ☐ Denied _____
Presiding Officer Date

Comments: _____

HR Acknowledgement: _____

Date Processed: _____

Retro Pay total: _____

RECEIVED
APR 18 2025

BY: PRH-Finance

Future workforce needs

These Forms are to be completed if your preliminary budget includes a request for a

Internal factors				External factors		
Projected growth	Anticipated changes to processes	Annual employee turnover rate	Anticipated changes to technology	Economic trends	Department-related factors	
The estimated increase in workload over the next 5 years	Changes in business processes that would impact future workforce needs	Turnover rate (annual) = $\frac{\text{\#Terminates (annual)}}{\text{\# Employees at the beginning of the annual period}}$	The expected changes / additions to the organization's current tech to support its growth	Economic trends (e.g., unemployment, recession or GDP growth)	Factors unique / specific to the Department which impact workforce	

Env. Health is adequately staffed:

2.0 FTE Sanitationians

1.0 FTE Admin

• 1 FTE Clerk