

## Madison County Board of Commissioners Work Session

10:00 am Monday, January 26, 2026, until concluded

First Floor Public Meeting Room  
Administrative Office Building, Virginia City, Montana

WebEx Login:

<https://madisoncounty.my.webex.com/madisoncounty.my/j.php?MTID=m07ca414a470500a811062b9438d9dfc5>

Meeting Number: 2554 056 7742 Password: VCMadison

Join by Phone: 1-650-479-3208 Password: 82623476

Press \*6 to mute or unmute

Duke Gilman, District 1 Commissioner  
Ron Nye, District 2 Commissioner, Chairman  
Bill Todd, District 3 Commissioner

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### CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

### PUBLIC COMMENT (PLEASE LIMIT TO 5 MINUTES PER PERSON)

### REPORTS OF COMMITTEES

- Madison County Courthouse Rehabilitation and Addition
- Payroll

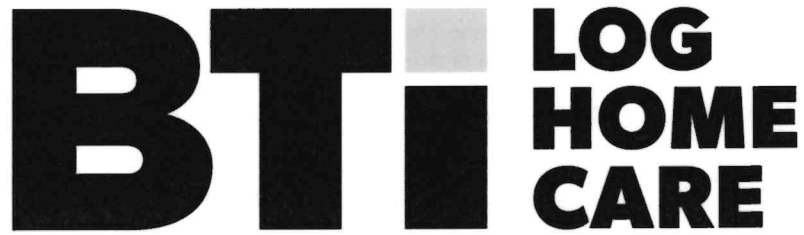
### UNFINISHED BUSINESS

- None

### NEW BUSINESS

- Big Sky - Resort Village One-Way
- Fairgrounds Discussions
  - Pavilion Upper Exterior Chinking
  - Fair Booth Agreement Insurance Requirements
- Pavilion Contract
- Forest Service Consultant Update
- DES - Joe Brummell
  - Gallatin County Inter-Local Agreement
  - FY 2025 EMPG
  - FY 2025 Close Out
- Solid Waste - Dillan Haugland
  - Ennis Dump Fence
  - Closing Dumps on Holiday
- Departmental Succession Planning
- Road Index Project
- Finance Discussions
  - Black Mountain Time Clock System
  - Automated Payments for Liabilities (AFLAC, EFTPS, Blue Cross Blue Shield, Nationwide, State of Montana, etc.)
  - Biweekly Payroll
  - Amendment to Audit Agreement with Nexus
  - Nexus Contract Amendment for the Audit Agreement (Regular Audit to Federal Audit)
  - Payroll Discussion for Dispatch and Sheriff's Time Sheets / Work Week
- Discussion on Emergency Buildings
  - T.B. Airport Building Construction Estimate
  - MCSO Evidence Room(s) Construction Estimate
  - MCSO Window Security Estimate
  - Issue Credit Card to MCSO Administrative Assistant: \$1000 limit
- Review of Madison County Building Appraisals

### ADJOURNMENT



PO Box 10248 • Bozeman, MT 59719 • Phone: 406-581-9983

Amy Robbins  
Phone: 406-500-9939

Job Address:  
2 Fairgrounds Loop  
Twin Bridges, MT 59754

Print Date: 1-20-2026

## Mad. County Fairgrounds - Upper Exterior Chinking

**Scope:**

**Includes:** Upper Cupola; horizontal lines, log-to-soffit, rafter wraps, window surrounds

**Excludes:** all other areas

**Process:**

First, the wood will be cleaned from the top down to remove dust, dirt, or debris to clean and prep surfaces. Next, backer rod or grip strip will be installed as a bond breaker in the joints. Then, chinking will be applied to all areas in the scope to seal up the log walls from the elements.

**Notes:**

-Unless otherwise specified, Sashco products will be used. Other products may result in an additional materials charge.


## Chinking

Items	Description
Exterior - Log Wash	Use a liquid concentrate for cleaning log and wood surfaces; also used to prepare the surface for a new coat of stain or topcoat.
Chinking - Backer Rod / Grip Strip	A bond breaker used to allow for stretching as the structure and log move.
Chinking - 2" - 3" lines	A sealant that goes between the logs horizontally, vertically and around log ends. This seals up the exterior from water, bugs, and air drafts. 1" - 2" lines
Chinking - Doors & Windows - <2"	Chinking around doors or windows.
Chinking - Log Ends/Log Wraps - 1" - 2" lines	Chinking around purlins or similar.
Chinking - Log to other - 1-2"	Chinking log to gable, soffit, drywall, rock, ceiling, siding, etc.  Linear Feet Estimated: 128
Drive Time-R&R	Drive time between the shop and the project.
Equipment - R&R	Equipment - R&R  Days estimated: 3
Teupen Lift Rental	Lift rental that is specialized to be non-damaging to lawns, driveways, etc. while easily maneuvering around the landscaping and structure.  *Priced per day and subject to be updated for actuals.  Days estimated: 3

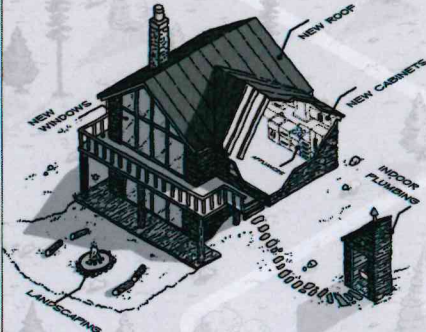
**Chinking Total:**

**\$10,826.40**

**Total Price: \$10,826.40**



**Buildertrend** Powered by **n e l n e t b a n k**  
Financing




**Explore Flexible Loan Options~**

Get Started →

- **See Offers** in Minutes with No Hard Credit Check
- **Easy Process:** Use as Much or as Little of Your Approved Amount Towards Your Project as You Need
- **Attractive Rates:** 12-months Same as Cash or Low Monthly Payment Options With No Liens or Appraisal Requirements

\*Click 'Advertising Disclosure' Link for More Information.

Advertising Disclosure (<https://www.nelnetbank.com/ratesandtermsdisclosureagra>)



Thank you for choosing BTi Log Home Care. We're committed to delivering exceptional service and results. Please review the following terms to ensure we're aligned on the project details:

1. **Estimate Validity:** Estimates are valid for 60 days. After this period, pricing may be updated to reflect current conditions.
2. **Price Guarantee:** The price will not change without a signed Change Order from both parties. Estimates reflect expected conditions (e.g., difficulty level, chink width, post & beam size, etc.). After a test blast or site visit is completed, a change order may be submitted for your approval before continuing.
3. **Preliminary Proposals:** Estimates based on remote photos and/or measurements may require a site visit to confirm details. Any adjustments will be communicated and approved before work begins.
4. **Invoicing Schedule:**
  - A 10% non-refundable deposit reserves your spot in our schedule.
  - For projects over \$10,000, a 40% downpayment will be invoiced approximately 30 days prior to the start date.
  - The final 50% will be invoiced after the completion of the job.
5. **Start Date Priority:** Scheduling is based on the order deposits are received.
6. **Design & Selection Time:** Your estimate includes up to 2 hours of in-house design, color, and product selection. Additional time is billed at \$75/hour. Changes after application begins may incur extra fees.
7. **Site Preparation:** Please clear work areas before our arrival. If we need to prepare the site, it will be billed at \$125/hour. We are not responsible for damage caused while moving items.
8. **Landscaping Precautions:** Heavy tarps and crew foot traffic may impact plants. We recommend covering delicate vegetation with buckets or similar protection.
9. **Plant Protection:** We take steps to minimize overspray, but oil-based stains can harm plants. We cannot guarantee protection from all damage.
10. **Driveway Protection:** While we make every effort to avoid spilling stain or diesel on driveways, incidental contact may occur. We will attempt cleanup but cannot be held liable for staining or surface damage to concrete or asphalt.
11. **Dust During Blasting:** Blasting may result in dust entering your home; cleanup is the homeowner's responsibility. We are not liable for any health-related complications related to dust intrusion. If there is a severe tree nut allergy, an alternative blasting media may be used.
12. **Pre-existing Conditions:** Blasting may reveal hidden issues such as log rot. We are not responsible for repairing additional log rot discovered during the project. Any such repairs can be added through a Change Order with your approval.
13. **Staining Process:** Standard application is over existing chinking/caulking. Contrasting designs require additional labor and cost.
14. **Marketing Release:** We may take photos or videos of your project to showcase our work in marketing materials such as our website, social media, or print advertising. We will never share personal information (like your name, address, or other identifying details) without your consent.

I understand and accept the proposal above.

**Signature:**

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**Date:**

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**Print Name:**

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DRAFT

## VENDOR SPACE AGREEMENT

This Agreement is made between the MADISON COUNTY FAIR BOARD/FAIR MANAGEMENT and the VENDOR as follows:

### DISPLAY SPACE INFORMATION

The MADISON COUNTY FAIR BOARD/FAIR MANAGEMENT will provide exhibit, display, and vendor space for Vendors, Exhibitors, and Food Vendors during the Madison County Fair, scheduled for **August 5–9, 2026**. All booths must be staffed during the fair's operating hours. Vendors may choose from indoor or outdoor spaces, and all spaces will be assigned on a first-come, first-served basis, with no guarantee of availability for all vendors. Fees are due with the VENDOR SPACE AGREEMENT. A deposit will be refunded after the fair, pending booth inspection for cleanliness, damages, and compliance with the Fair Contract. No refunds will be issued after July 5, 2026 (30 days before the Fair). All vendors must provide a copy of their general liability insurance certificate with coverage of at least \$1,000,000 per occurrence.

The Fair Board reserves the right to cancel vendor spaces not properly maintained and to evict vendors selling illegal or dangerous items (e.g., fireworks, drug paraphernalia, harmful objects).

### VENDORS and EXHIBITORS

- **Indoor Display Space:** Located in the Exhibit Building (Pavilion). Nails, staples, or similar fasteners may not be used on walls.
- **Set-up:** Vendors/Exhibitors must be set up by 12:00 PM on Thursday, August 6th and ready for business.
- **Electricity (110 volts):** Available for an additional \$15.00 fee, with limited availability and assigned on a first-come, first-served basis.
- **Generators:** Not allowed indoors.

### FOOD VENDOR SPACE

- **Set-up:** Food vendors must be fully set up by 12:00 PM on Wednesday, August 5th.
- **Electricity (110 volts):** Included in the space fee, but availability is limited and assigned on a first-come, first-served basis.
- **Regulations:** All food vendors must comply with Department of Public Health and Human Services regulations for temporary food service (contact the Sanitarian's Office for details). The food service license must be clearly displayed at the vendor booth.

### CAMPING AND PARKING

Camping spots are available for a daily fee of \$45.00. Spaces will be assigned on a first-come, first served basis. All vehicles must be parked in the designated parking lot.

**FAIR HOURS**

**Tuesday, August 4th:** Setup from 10:00 AM – 6:00 PM

**Wednesday, August 5th:** Setup from 10:00 AM – 6:00 PM

\*Food Vendors: Open 12:00 PM – 8:00 PM

**Thursday, August 6th:** Open 10:00 AM – 8:00 PM

\*Food Vendors: Optional early opening at 7:00 AM for breakfast

**Friday, August 7th:** Open 10:00 AM – 6:30 PM (Outside space remains open until 8:00 PM)

Food Vendors: Optional early opening at 7:00 AM for breakfast

**Saturday, August 8th:** Open 10:00 AM – 6:30 PM (Outside space remains open until 8:00 PM)

\*Food Vendors: Optional early opening at 7:00 AM for breakfast

**Sunday, August 9th:** Open 9:00 AM until fair closure at 11:00 AM

\*\*There is growing demand for breakfast options from Thursday through Saturday. We encourage food vendors to seize this opportunity and cater to early risers and hungry fairgoers!

**VENDOR RATES**

	Fee	Electric Fee	Deposit
<b>Nonfood Vendor</b>			
Inside 8'X 8' space	\$ 120.00	\$15.00	\$100.00
Inside 8'X 16' space	\$170.00	\$15.00	\$100.00
Inside 8'X 24' space	\$200.00	\$15.00	\$100.00
Outside 16'X16' space	\$ 120.00	\$15.00	\$100.00
Outside 16'X 32' space	\$170.00	\$15.00	\$100.00
Outside 16'X 48' space	\$220.00	\$15.00	\$100.00
Outside 16'X 64' space	\$270.00	\$15.00	\$100.00
<b>Food Vendor</b>			
All Food Booths 16'x16'	\$215.00	included	\$100.00
Other Fees	\$45 per day	N/A	
Trailer/Tent Camping			

**MADISON COUNTY FAIR**  
**RULES AND REGULATIONS**

**Section 1:** The MADISON COUNTY FAIR BOARD/FAIR MANAGEMENT reserves the final right to interpret these Rules and settle all related matters.

**Section 2:** The MADISON COUNTY FAIR BOARD/FAIR MANAGEMENT may exclude individuals who violate rules or engage in offensive conduct.

**Section 3:** While all precautions will be taken to safeguard property, the MADISON COUNTY FAIR BOARD, its officers, and agents are not responsible for loss or accidents.

**Section 4:** The MADISON COUNTY FAIR BOARD/FAIR MANAGEMENT reserves the right to regulate the dimensions, positioning of signs, and arrangement of exhibits.

**Section 5:** Digging or driving posts or stakes into the ground is prohibited unless authorized by the MADISON COUNTY FAIR BOARD/FAIR MANAGEMENT.

**Section 6:** The MADISON COUNTY FAIR BOARD/FAIR MANAGEMENT reserves the right to amend these rules as necessary. In case of conflict, Special Rules will take precedence.

**Section 7:** The MADISON COUNTY FAIR BOARD/FAIR MANAGEMENT reserves the right to regulate vehicle parking and movement on the Fairgrounds. Please note:

- Skateboards, scooters, and similar wheeled devices are allowed only in designated areas. Unauthorized items will be confiscated.
- Bicycles, ATVs, UTVs, and motorcycles are prohibited.
- All dogs must be leashed and are not permitted in livestock showing areas or bleachers. Only registered service animals are allowed inside buildings.
- Smoking is prohibited in all facilities, including restrooms, buildings, and grandstands/bleachers.
- Balloons are not allowed in the Pavilion or Jeffers Building.
- Peel-off stickers, personal posters, or signs are not permitted on the premises.

**MADISON COUNTY FAIR 2026  
VENDOR SPACE AGREEMENT**

Name: \_\_\_\_\_

Business Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Email Address: \_\_\_\_\_

Description of items to be sold:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Type and size of booth desired

INDOOR SPACE SIZE: \_\_\_\_\_ SPACE RATE: \$ \_\_\_\_\_ ELECTRIC? add \$15.00

OUTDOOR SPACE SIZE: \_\_\_\_\_ SPACE RATE: \$ \_\_\_\_\_ ELECTRIC? add \$15.00

FOOD VENDOR SIZE: \_\_\_\_\_ SPACE RATE: \$ \_\_\_\_\_

RESERVED CAMPING: add \$45 per day

Space Fee: Total \$ \_\_\_\_\_

Deposit \$100.00 \_\_\_\_\_

Camping Total \$ \_\_\_\_\_

Total Included \$ \_\_\_\_\_

**RELEASE OF LIABILITY**

In consideration for the opportunity to use the facilities and grounds of the Madison County Fairgrounds at Twin Bridges, Montana, I, the undersigned, for myself and for all of the members of the organization listed below, and their principals and heirs, administrators, and assigns hereby release, remise, and discharge Madison County, the Madison County Fair Board, and agents employees, assigns, officers, officials, and successors thereof, of all claims, demands, actions, and causes of action of any sort for injury, damage or loss to my person, equipment or other property, sustained due to negligence or any other fault in connection with my activity in and about the Madison County Fairgrounds. I realize and appreciate that risks and dangers exist and that unanticipated risks and dangers may arise. I have undertaken my endeavors at the Madison County Fairgrounds on my own judgment and at my own risk. I assume all risk of injury, damage or loss of myself, my equipment, or other property which may be sustained in connection with my activity in and about the Fairgrounds due to negligence or any other fault.

I, the undersigned, shall hold Madison County and the Madison County Fair Board, and agents, employees, assign, officers, officials, and successors thereof, harmless from any claim or cause of action for any injuries or damages occasioned by my actions or omissions, or connected with my use of the Madison County Fairgrounds or facilities.

The undersigned agrees to the terms and conditions of this Vendor Space Agreement, including the Fair Rules and Regulations and Release of Liability, this Release and Hold Harmless Agreement has been signed and executed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**Name of Event: MADISON COUNTY FAIR & RODEO—August 5-9, 2026.**

Exhibitor/ Vendor Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Fair Board/Management Signature: \_\_\_\_\_

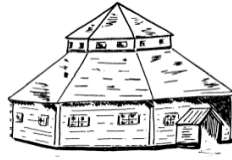
Date: \_\_\_\_\_

Fair Board

L.J Pancost, Chairperson  
Twin Bridges, MT

Jake Barnosky, Vice Chairperson  
Sheridan, MT

Mark Hoyt  
Silver Star, MT

**Madison County Fair & Rodeo**

PO Box 414  
2 Fairgrounds Loop  
Twin Bridges, MT 59754

Fair Board

Chief Croy  
Cameron, MT

Todd Nelson  
Silver Star, MT

Amy Robbins  
Fairgrounds Manager  
Phone: 406-500-9939  
arobbins@madisoncountymt.gov

**Dear Vendor,**

We are excited to invite you to be a part of the **2026 Madison County Fair!** As we prepare for another fantastic year, we look forward to your participation and the opportunity to showcase your products and services to our community.

To secure your space at this year's Fair, please complete and return the following items:

- Vendor/Exhibitor/Food Vendor Space Agreement
- Release of Liability Agreement
- A copy of your Liability Insurance
- Payment for your rental space and deposit, including any applicable electric charges

If you are interested in reserving a camping spot, please indicate this on the agreement and include the appropriate fee with your payment.

**Please return your completed contract and payment by **May 30, 2026****, to guarantee your participation. Space is limited and will be allocated on a first-come, first-served basis, so we encourage you to submit your materials as soon as possible.

The Madison County Fair will take place from **August 5-9, 2026**, and we are confident that your involvement will help make it a truly memorable event for all attendees.

If you have any questions or need assistance with the application process, please feel free to contact me at **406-500-9939 (new phone number) or email me at arobbins@madisoncountymt.gov.**

Thank you for being part of our Fair. We look forward to seeing you!

Warm regards,

**Amy Robbins**  
Fairgrounds Manager

# Gallatin County Emergency Management

# INVOICE



219 East Tamarack  
 Bozeman, MT 59771  
 Phone (406) 548-0111



DATE: 11/14/2025  
 INVOICE # 251114-03

Bill To: Madison County  
 103 W Wallace St  
 Virginia City, MT 59755

Ship To:

Comments or Special Instructions: **SFY26 Big Sky Interlocal**

SALESPERSON	P.O. NUMBER	SHIP DATE	SHIP VIA	F.O.B. POINT	TERMS
					Due on receipt

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
0.7	SFY26 Contracted Rate (.7 mills)	\$ 102,829.00	\$ 71,050.70



**Revenue to 2300-254**

SUBTOTAL	\$ 71,050.70
TAX RATE	0.00%
SALES TAX	-
SHIPPING & HANDLING	
<b>TOTAL</b>	<b>\$ 71,050.70</b>

Make all checks payable to **Gallatin County**  
 If you have any questions concerning this invoice, please contact us at 406-548-0111.

[www.ReadyGallatin.com](http://www.ReadyGallatin.com)  
**THANK YOU FOR YOUR BUSINESS!**

2023077

**FIRST AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN GALLATIN COUNTY AND MADISON COUNTY FOR INTERJURISDICTIONAL DISASTER AND EMERGENCY SERVICES**

This First Amendment to Interlocal Agreement Between Gallatin County and Madison County for Disaster and Emergency Services ("First Amendment") is entered this \_\_\_<sup>th</sup> day of October, 2023, between Gallatin County, Montana ("Gallatin") and Madison County, Montana ("Madison"), collectively "the Parties".

WHEREAS, on August 23, 2023, Gallatin and Madison entered into that certain Interlocal Agreement on file with the Gallatin County Clerk & Recorder (Doc. Ref. No. 2784744) relating to the provision of disaster and emergency services (hereafter, "the Interlocal"); and

WHEREAS, the Interlocal required Madison to pay Gallatin annually the amount equal to 1 mil of the Gallatin portion of the Big Sky Fire District; and

WHEREAS, the Montana State Department of Revenue recently submitted to Counties Certified Taxable Valuations; and

WHEREAS, the Certified Taxable Valuation for the Gallatin portion of the Big Sky Fire District increased substantially; and

WHEREAS, collection of 1 mil of the Certified Taxable Valuation is more than is needed to fund provision of disaster and emergency services; and

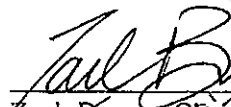
WHEREAS, the Parties desire that, except as delineated herein, all other terms and conditions of the Interlocal remain in full force and effect.

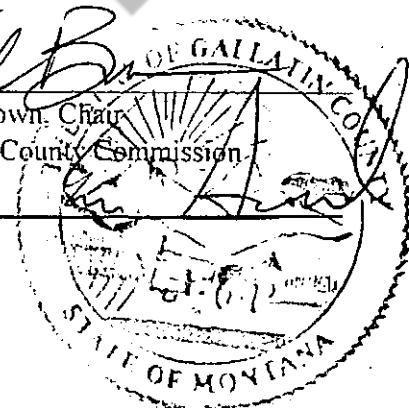
THEREFORE, in consideration of the mutual promises and conditions contained herein, the Parties agree as follows:

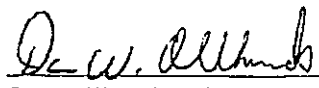
1. Paragraph 8 of the Interlocal is amended to read:  
"For the services as outlined in Section 4 of the Agreement, Madison County shall pay to Gallatin County annually an amount ~~equal~~ up to 1 Mill of the Gallatin County portion of the Big Sky Fire District."
2. All terms and conditions of the Lease not amended by this First Amendment shall remain in full force and effect.

GALLATIN COUNTY, MONTANA

MADISON COUNTY, MONTANA

  
 Zach Brown, Chair  
 Gallatin County Commission

ATTEST: 

  
 Dan Allhands, Chair  
 Madison County Commission

**2814504**



2023077

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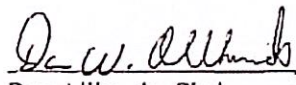
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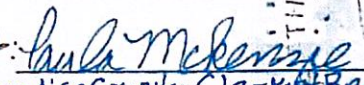
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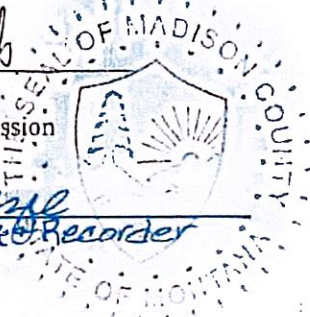
GALLATIN COUNTY, MONTANA

MADISON COUNTY, MONTANA

  
 \_\_\_\_\_  
 Zach Brown, Chair  
 Gallatin County Commission

  
 \_\_\_\_\_  
 Dan Allhands, Chair  
 Madison County Commission

  
 \_\_\_\_\_  
 Paula McKenzie  
 Madison County Clerk & Recorder



**INTERLOCAL AGREEMENT BETWEEN GALLATIN COUNTY AND  
MADISON COUNTY FOR INTERJURISDICTIONAL DISASTER AND EMERGENCY  
SERVICES WITHIN THE DEFINED SERVICE AREA**

This Interlocal Agreement ("Agreement") is made pursuant to Title 7, Chapter 11, Part 1, Montana Code Annotated ("MCA") between Gallatin County, a political subdivision of the State of Montana, with principal offices at 311 West Main Street, Bozeman, Montana 59715, and Madison County, a political subdivision of the State of Montana, with principal offices at 103 Wallace St., Virginia City, Montana 59755 (collectively Gallatin County and Madison County are "Parties").

**WHEREAS**, § 7-11-102, MCA provides that the purpose of interlocal agreements is to permit local governmental units to make the efficient use of their powers by enabling them to cooperate with other local governmental units on a basis of mutual advantage in order to provide services that will best meet the needs of their local communities; and

**WHEREAS**, Gallatin County and Madison County are both "public agencies" as the term is defined in § 7-11-103, MCA; and

**WHEREAS**, pursuant to § 7-11-104, MCA, Gallatin County and Madison County, as two public agencies, may contract to perform any administrative service, activity, or undertaking that they are authorized by law to perform; and

**WHEREAS**, Gallatin County and Madison County, have the authority to enter into this Agreement pursuant to §§ 7-11-101 through 7-11-108, MCA; and

**WHEREAS**, § 10-3-101, MCA provides that it is the policy of the State of Montana to the fullest extent practicable to authorize the creation of local and interjurisdictional organizations for disaster and emergency services in the political subdivisions of this state and to authorize for cooperation and coordination of disaster prevention, preparedness, response, and recovery; and

**WHEREAS**, § 10-3-103(5), MCA provides that "Disaster and Emergency Services" means the preparation for and the carrying out of disaster and emergency functions and responsibilities... to mitigate, prepare for, respond to, and recover from injury and damage resulting from emergencies or disasters; and

**WHEREAS**, § 10-3-103, MCA further defines the terms "disaster" and "emergency"; and

**WHEREAS**, § 10-3-201(1), MCA provides that each political subdivision within the state shall designate a local or interjurisdictional agency responsible for emergency and disaster prevention and preparedness and coordination of response and recovery; and

**WHEREAS**, § 10-3-201(3), MCA provides that each political subdivision shall apply to the provisions of Chapter 10, Parts 1 through 4 and the state disaster and emergency plan and program regarding the structure and responsibilities of the local or interjurisdictional disaster and emergency service agencies; and

**WHEREAS**, pursuant to Resolution No. 1998-29, *A Joint Resolution of the Gallatin and Madison County Commissions Creating the Big Sky Resort Area District Pursuant to Section 7-6-1539, MCA*, on or about April 14, 1998, the Gallatin County Board of County Commissioners and the Madison County Board of County Commissioners created the Big Sky Resort Area District; and

**WHEREAS**, the purpose of this Agreement is to establish a framework by which Gallatin County will provide disaster and emergency services and other defined services within the Big Sky Resort Area District otherwise within Madison County, specifically consisting of the following Defined Service Area:

Madison County area where the boundary is described as follows: Commencing at the intersection of the Gallatin-Madison County line and the Township line between Township 7 South and Township 8 South, thence due west along said Township line to the east boundary of Range 1 East, thence north along said Range boundary line to the south boundary line of Township 5 South, thence east along said Township line to the Gallatin-Madison county line, thence due south to the Point of Beginning (hereinafter the "Defined Service Area").

**WHEREAS**, the Parties purpose is to cooperate on the basis of mutual advantage to provide efficient and effective disaster and emergency services, as specified in this Agreement, to areas otherwise serviced by the Madison County; and

**WHEREAS**, it is financially and operationally efficient and advantageous to the Parties and the public to designate Madison County's disaster and emergency services to Gallatin County within the Defined Service Area; and

**NOW, THEREFORE**, in consideration of the mutual promises, benefits, and covenants made herein, the Parties agree as follows:

1. **PURPOSE OF INTERLOCAL AGREEMENT.** The purpose of this Agreement is to provide the terms and conditions upon which Madison County will confer authority and responsibility for disaster and emergency services within the Defined Service Area to Gallatin County.
2. **DEFINED SERVICE AREA.** Under this Agreement, the Defined Service Area within Madison County is described as follows:

Madison County area where the boundary is described as follows: Commencing at the intersection of the Gallatin-Madison County line and the Township line between Township 7 South and Township 8 South, thence due west along said Township line to the east boundary of Range 1 East, thence north along said Range boundary line to the south boundary line of Township 5 South, thence east along said Township line to the Gallatin-Madison county line, thence due south to the Point of Beginning

3. **DISASTER AND EMERGENCY SERVICES DEFINED.** The definitions set forth in § 10-3-103, MCA shall apply to this Agreement. Disaster and Emergency Services shall include the preparation of an interjurisdictional disaster and emergency plan and program covering the Defined Service Area, as provided in § 10-3-401, MCA. This plan shall be in accordance with and in support of the state of Montana Disaster and Emergency plan and program.
4. **DISASTER AND EMERGENCY SERVICES PROVIDED WITHIN THE DEFINED SERVICE AREA.** Gallatin County shall provide Disaster and Emergency Services within the Defined Service Area. The administration of such services shall be provided by and through Gallatin County Emergency Management. Gallatin County shall also specifically provide the following within the Defined Service Area:
  - a. Public Warning and Communication Notification System and Integrated Public Alert & Warning System (IPAWS);
  - b. Wildland Fire Suppression for any unprotected areas as otherwise required in § 7-33-22, MCA;
  - c. Administration of the Montana Department of Natural Resources and Conservation (DNRC) Cooperative Fire Protection Program as defined in the Cooperative Fire Protection Agreement; and
  - d. Open Burning/Burn Permit and Fire Restriction Coordination.
5. **MADISON COUNTY DELEGATION OF AUTHORITY.** Madison County specifically delegates to Gallatin County the authority to perform the following identified services to support the administration of Disaster and Emergency Services within the Defined Service Area:
  - a. Madison County designates Gallatin County Emergency Management as an IPAWS alerting authority for Madison County.
  - b. Madison County designates Gallatin County Chief of Emergency Management and Fire as Fire warden for the Defined Service Area.
  - c. Madison County designates Gallatin County Emergency Management as Emergency Preparedness Community Right to Know Act agency for the Defined Service Area.
  - d. Madison County designates Gallatin County All Hazard All Discipline Group as the Local Emergency Planning Committee for the Defined Service Area.
  - e. Madison County designates Gallatin County Emergency management as the Local Emergency Response Authority for the Defined Service Area.

6. **SEPARATE LEGAL ENTITY/ADMINISTRATION.** There shall be no separate legal entity created as a consequence of this Agreement. No partnership or joint venture exists or shall be deemed to exist between the Parties.

For Gallatin County, administration of this Agreement shall be the responsibility of the Chief of Emergency Management and Fire, for Gallatin County Emergency Management, or her or his designee.

For Madison County, administration of this Agreement shall be the responsibility of the Director of Emergency Management and Fire Warden, Madison County Emergency Management, or his or her designee.

7. **ACQUISITION AND DISPOSAL OF PROPERTY.** There shall be no acquisition, holding, or disposal of real or personal property arising solely from the execution of this Agreement. No real or personal property will be owned jointly during the term of this Agreement and therefore no agreement needs to be made related to the disposition of such property. Any property used by Gallatin County to provide services under this Agreement shall be and remain the property Gallatin County.
8. **PAYMENT AND MANNER OF FINANCING.** For the services as outlined in Section 4 of this Agreement, Madison County shall pay to Gallatin County annually the amount equal to 1 Mill of the Gallatin County portion of the Big Sky Fire District. Gallatin County shall notify and bill Madison County each fiscal year for the amount owed. Madison County shall submit one annual payment to Gallatin County for the amount owed within 30 days of billing.
9. **EFFECTIVE DATE.** This Agreement shall be effective on the date the last party executes this Agreement.
10. **DURATION OR TERMINATION.** The duration of this Agreement is three (3) years from the date set forth above subject to termination without cause by either party at any time during the Agreement if preceded by a ninety (90) day written notice to the other party. This Agreement will automatically renew for three (3) year terms unless either party gives ninety (90) days written notice of their intention to terminate the Agreement.
11. **LIABILITY AND INSURANCE.** Each Party hereto agrees to be responsible and assume liability for its own wrongful or negligent acts or omissions, or those of its officers, agents, or employees to the full extent required by law.
12. **NON-WAIVER.** Waiver by either Party of strict performance or any provision of this Agreement shall not be a waiver of or prejudice to the other Party's rights to require strict performance of the same provision in the future or of any other provisions.
13. **TIME IS OF THE ESSENCE.** It is mutually that time is of the essence in the performance of all obligations and conditions set forth in this Agreement.

14. **HEADINGS.** The section headings contained herein are for convenience and reference and are not intended to define or limit the scope of any provision in this Agreement.

15. **NOTICES.** All notices required under this Agreement shall be deemed properly served if delivered in writing, personally or sent by certified or registered mail to the last address previously furnished by the Parties hereto. The date of mailing shall be deemed the date of such service. Until hereafter changed by the Parties by notice in writing, notices shall be sent to:

For Gallatin County:  
Chief of Emergency Management & Fire  
Gallatin County Emergency Management  
219 East Tamarack  
Bozeman, MT 59715

For Madison County:  
Director of Emergency Management and Fire Warden  
Madison County Emergency Management  
P.O. Box 287  
Virginia City, 59755

16. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the Parties pertaining to its subject matter. No alterations, modifications, or additions to this Agreement shall be binding unless reduced to writing and signed by the parties to be charged herewith. No obligation, term, or addition to this Agreement shall be deemed waived by either Party unless the waiver is reduced to writing and signed by the Parties.

17. **APPLICABLE LAW, VENUE, AND ATTORNEY'S FEES.** This Agreement shall be governed by the laws of the State of Montana and any action to enforce any right or obligation shall be brought in the Eighteenth Judicial District, Gallatin County. The prevailing party, in any action to enforce this Agreement, shall be entitled to attorney's fees including those of the County Attorney's Office.

18. **MEDIATION.** Should a dispute arise as to the meaning of any provisions of this Agreement or the Parties' respective rights and obligations under this Agreement that cannot be resolved by the Parties' or their designees administering this Agreement, the dispute shall be submitted to mediation. A request to mediate shall be submitted in writing by the party desiring mediation and shall specify the dispute for mediation. Within ten (10) working days after receipt of a request for mediation, the party receiving the request shall submit a written response stating its position on the dispute.

If no agreement or resolution is reached within ten (10) working days after receipt of the request by the requesting Party, the requesting Party shall provide a list of three (3) names of mediators to the other Party, who shall strike one name from the list. The party requesting mediation shall then strike a name.

Any decision or recommendation of the mediator is not binding on the Parties. Each Party shall be equally responsible for the costs of the mediation.

If the Parties are unable to resolve the dispute through mediation, then such dispute may be resolved in a court of competent jurisdiction in compliance with the Applicable Law provision of this Agreement.

- 19. **COMPLIANCE WITH LAW.** The Parties shall comply with all applicable federal, state, and local law in performing under this Agreement.
- 20. **ASSIGNMENT.** Neither Party may assign, transfer, or convey any right or obligation set forth in this Agreement without the prior written consent of the other Party.
- 21. **AMENDMENTS.** The terms and conditions of this Agreement may not be modified or amended except by an instrument in writing executed by each of the Parties. No oral modification shall be enforceable.
- 22. **SEVERABILITY.** The provisions of this Agreement shall be deemed independent and severable, and the invalidity, partial invalidity, or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of any other provision herein.
- 23. **AUTHORITY.** Each individual executing this Agreement represents and warrants that he or she is duly authorized to execute and deliver this Agreement on the Party's behalf for whom they executed the Agreement.
- 24. **DELIVERY OF COPIES AND RECORDATION.** Gallatin County and Madison County will be responsible for filing an executed copy of this Agreement with the appropriate county clerk and recorder offices. Upon execution and recordation, Gallatin County will file a copy of this interlocal agreement with the Montana Secretary of State as required by Section 7-11-107, MCA. Gallatin County shall provide a copy of this Agreement to the Montana Disaster and Emergency Services Division.

GALLATIN COUNTY, MONTANA

By: *[Signature]*  
Chair, Board of County Commissioners

MADISON COUNTY, MONTANA


By: *[Signature]*  
Chair, Board of County Commissioners

ATTEST:

*[Signature]*  
Gallatin County Clerk and Recorder

ATTEST:

*[Signature]*  
Madison County Clerk and Recorder





# QUOTATION

## Coastal Netting Systems

PO Box 1946  
 Bakersfield, CA 93303  
 Phone (661) 631-1582 Toll free: (800) 726-3354  
 Fax (661) 325-0813

No. **01082026**

Date: January 8, 2026

Prepared for: Madison County Solid Waste

Ship To: Madison County Solid Waste  
 Ennis, Montana

Email Address

[dhauglad@madisoncountymt.gov](mailto:dhauglad@madisoncountymt.gov)

Soil Condition

Landfill

Delivery to Job Site	Quotation Expiration Date	Phone Number	Requested by	Prepared by	Sales Tax
Common Carrier	Until Revoked	406-498-7209	Dillan Haugland	Ruben Rosales	Out of Taxing Area

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
30	12' High X 20' Long X 8' Wide Coastal Portable Litter Unit with Dozer Blade/Bucket Lifting System & Tow & Galvanized Shackles - TOREX HEAVY Netting Litter Control Panel with Closed Ends - Black STRYK Anti-Corrosion Finish on Units	\$ 5,975.00	\$ 179,250.00
	COASTAL MODEL 12-20-8-L with Tow & Galvanized Shackles		\$ -
1	Assembly Booklet with Photo Directions - Included		\$ -
	Covers 600 Lineal Feet		\$ -
	12'x20' Rear Replacement Net = \$225 each		\$ -
	12' Replacement Side Net = \$155 each		\$ -
	1 Truck Can Carry 12 Units.		\$ -
3	Delivery Truck @ \$3,425.00 = \$10,275.00		\$ -
<b>SUBTOTAL</b>			\$ 179,250.00
			\$ -
<b>SUBTOTAL</b>			\$ 179,250.00
FREIGHT CHARGE			\$ 10,275.00
<b>TOTAL</b>			<b>\$ 189,525.00</b>

While the information presented in the Quotation is believed to be correct, Coastal Netting assumes no responsibility or liability for its accuracy. The values presented for wind speed and geotechnical should not be used or relied on without competent examination and verification of its accuracy and suitability by engineers or other licensed professionals. Use of the values presented does not imply approval by the governing building code bodies responsible for approval.

Thank you  
 Your Business is Appreciated

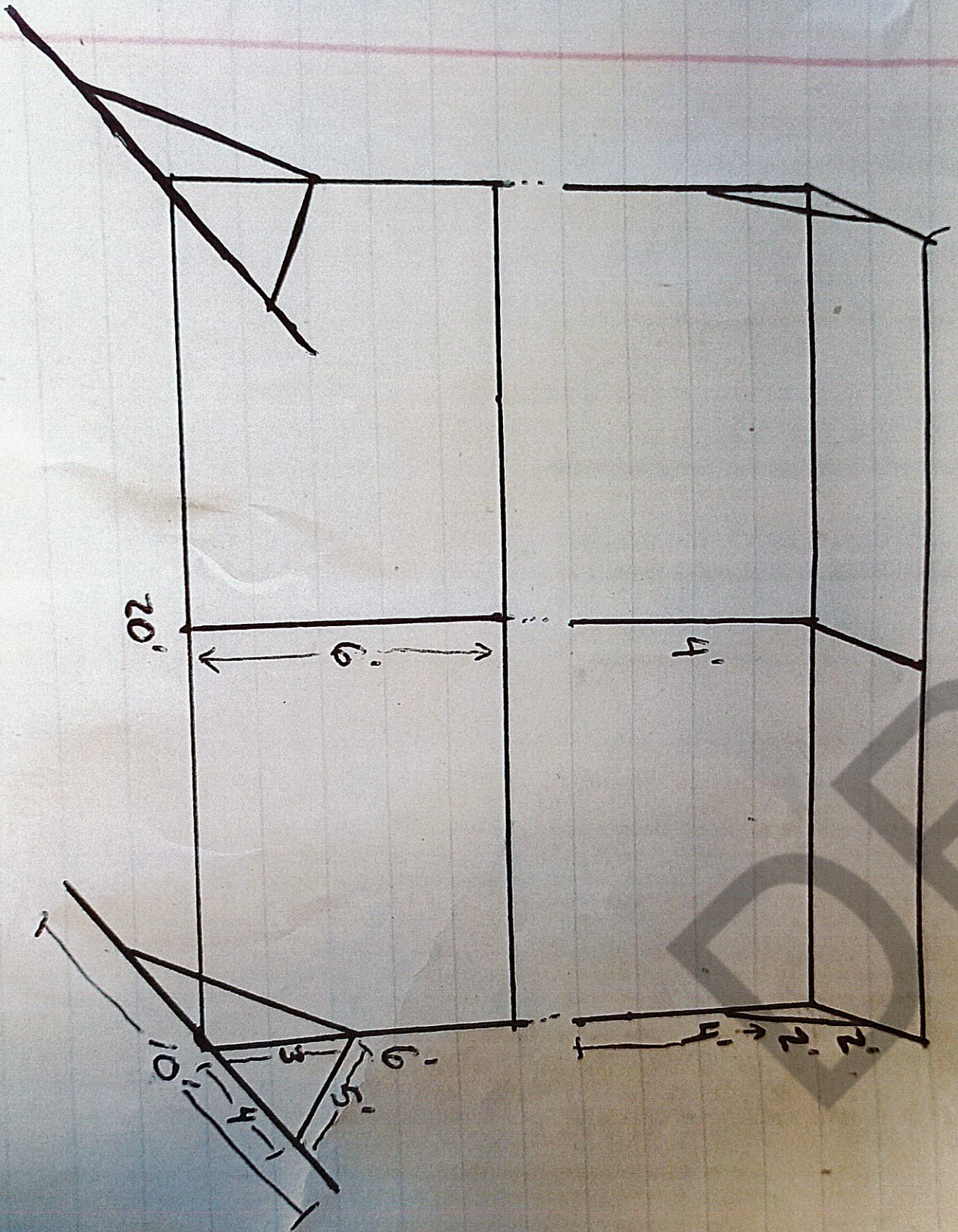
Discounts Not Allowed on Freight  
 Charges or Sales Tax

Quotations are based on information provided by the customer. Calculations used in preparing the Quotation are subject to review by our engineers. We are pleased to work in conjunction with the customer's engineers or local building department officials. Additional charges may be incurred in this process. A 30% deposit shall be due at the time your order is placed.

25 Panels 20' long 12' tall    500 Linear feet

<b>1 1/2 Pipe</b>	\$7,000		200 sticks	Pacific steel Great Falls
<b>Wire</b>	\$2,750		25 rolls	Imoc
<b>Drill stem</b>	\$2,000		25 sticks	Anderson Fence Dillon
<b>Labor</b>	\$3,750	Half day each if we build all of them		High school shop classes might build some
<b>Misc. (Wire/gas)</b>	\$1,000			
	<b>\$16,500</b>			

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1401 3rd Street NW Great Falls, MT 59404 (406) 771-7222

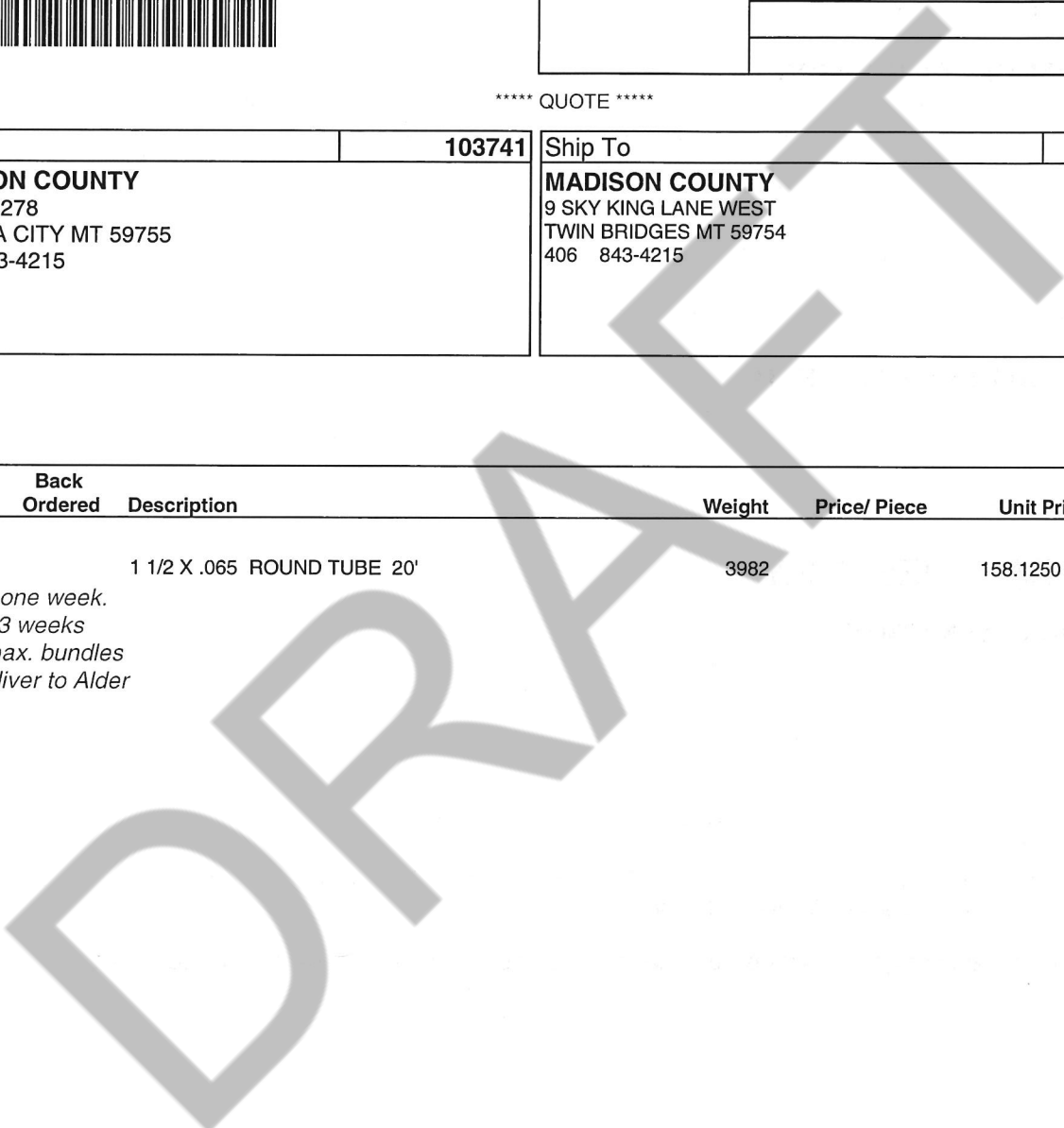


<b>QUOTE</b>		<b>1</b>
<b>Quote</b>	1554740	
<b>Invoice</b>		
<b>Quote Date</b>	1/8/2026	
<b>Cust PO</b>		
<b>Ordered By</b>	DILLON	<b>Salesperson</b> STEVEN W G
<b>Method</b>		

\*\*\*\*\* QUOTE \*\*\*\*\*

<b>Bill To</b>	<b>103741</b>	<b>Ship To</b>	<b>1561392</b>
<b>MADISON COUNTY</b> PO BOX 278 VIRGINIA CITY MT 59755 406 843-4215		<b>MADISON COUNTY</b> 9 SKY KING LANE WEST TWIN BRIDGES MT 59754 406 843-4215	

Shipped	Back Ordered	Description	Weight	Price/ Piece	Unit Price	Extended Price
		200 EA 1 1/2 X .065 ROUND TUBE 20'	3982		158.1250 CF	6,325.00
60 pc in one week. Bal. in 2-3 weeks #1000 max. bundles OK to deliver to Alder						



<b>SIGNATURE:</b>	<b>Total Weight :</b>	3982	<b>SubTotal</b>	\$6,325.00
			<b>Total Taxes</b>	\$ 0.00
			<b>Total</b>	<b>\$6,325.00</b>

This is a Quote \*\*\* Good Thru 1/8/2026 \*\*\* Subject to Price and Availability \*\*\*

MACo	

Member	Name	Building Description	Location Number
Madison County	Offsite - Madison County		MA28- 1
<b>Madison County</b>	<b>Courthouse</b>	<b>Courthouse</b>	<b>MA28-001</b>
Madison County	Madison Valley Manor	Madison Valley Manor	MA28-002
Madison County	Extension Office	Extension Office	MA28-003
Madison County	Search & Rescue - 513 S Com	Search & Rescue	MA28-004
Madison County	Public Health	Formally - Public Health	MA28-007
Madison County	Radio Repeater Station - VC P	Radio Repeater Station, VC Pas	MA28-008
<b>Madison County</b>	<b>Radio Repeater Station, Sierr</b>	<b>Radio Repeater Station, Sierra</b>	<b>MA28-009</b>
Madison County	Cemetery Equipment & Pumps	Cemetery Equipment & Pumps	MA28-010
Madison County	Landfill Equipment Building	Landfill Equipment Building	MA28-011
Madison County	Weed Shop	Weed Shop	MA28-012
Madison County	Weed Office	Weed Office	MA28-013
Madison County	Alder Road - S&R Shop	Alder Road - S&R Shop	MA28-014
Madison County	Alder Road - Scales	Alder Road - Scales	MA28-015
Madison County	Alder Road - Main Shop	Alder Road - Main Shop	MA28-016
Madison County	Harrison Road Shop	Harrison Road Shop	MA28-017
Madison County	Ennis Road Shop	Ennis Road Shop	MA28-018
Madison County	SRE Shop	SRE Shop	MA28-019
Madison County	Twin Bridges - Road Shop	Twin Bridges - Road Shop	MA28-021
Madison County	Shirley Hangar - SRE	Shirley Hangar/ SRE	MA28-022
Madison County	Pilot's Shack	Formally - Pilot's Shack	MA28-023
Madison County	Fuel Station	Fuel Station	MA28-024
Madison County	Fairgrounds Office Building	Fairgrounds Office Building	MA28-025
Madison County	Octagonal Pavilion	Octagonal Pavilion	MA28-026
Madison County	Jeffers Square Building	Jeffers Square Building	MA28-027
Madison County	4-H Exhibit Building	4-H Exhibit Building	MA28-028
Madison County	Exhibit - Craft Building	Exhibit / Craft Building	MA28-029
Madison County	Garage	Garage	MA28-031
Madison County	Thompson-Hickman County Mu	Thompson-Hickman County Mus	MA28-032
Madison County	School House	School House	MA28-033
Madison County	Tobacco Root Mountain Care C	Tobacco Root Mountain Care Ce	MA28-034
<b>Madison County</b>	<b>Senior Citizen Bus Barn</b>	<b>Senior Citizen Bus Barn</b>	<b>MA28-035</b>
<b>Madison County</b>	<b>Thompson-Hickman County I</b>	<b>Thompson-Hickman County M</b>	<b>MA28-036</b>
Madison County	Courthouse Annex	Courthouse Annex	MA28-037
Madison County	Search & Rescue Office - 402 S	Search & Rescue Office	MA28-038
Madison County	Equipment Building	Equipment Building	MA28-039
Madison County	Dairy Barn	Dairy Barn	MA28-041
Madison County	Open Beef Barn	Open Beef Barn	MA28-042
Madison County	Beef Breeding Barn	Beef Breeding Barn	MA28-043
Madison County	Sheep Barn	Sheep Barn	MA28-044
Madison County	Hog Barn	Hog Barn	MA28-045
Madison County	4-H Sales Barn	4-H Sales Barn	MA28-046

Madison County	Storage Building - Sales	Storage Building, Sales	MA28-047
Madison County	Sheep Breeding Barn	Sheep Breeding Barn	MA28-048
Madison County	Restrooms	Restrooms	MA28-049
Madison County	Open Horse Stalls (44)	Open Horse Stalls (44)	MA28-050
Madison County	Horse Stalls Box (16)	Horse Stalls Box (16)	MA28-051
Madison County	Grandstand	Grandstand	MA28-052
Madison County	Rodeo Pump House	Rodeo Pump House	MA28-053
<b>Madison County</b>	<b>Sales Barn Bleachers Alumi</b>	<b>Sales Barn Bleachers Alumin</b>	<b>MA28-054</b>
Madison County	Rodeo Announcer Stand	Rodeo Announcer Stand	MA28-055
Madison County	Rodeo Steel-Wood Bleachers	Rodeo Steel-Wood Bleachers	MA28-056
Madison County	TRMCC - Garage	TRMCC - Garage	MA28-057
Madison County	TRMCC - Record Storage Build	TRMCC - Record Storage Buildi	MA28-058
Madison County	Discovery Gazebo	Discovery Gazebo	MA28-059
Madison County	Fuel Station	Fuel Station	MA28-061
<b>Madison County</b>	<b>Pit Privy</b>	<b>Pit Privy</b>	<b>MA28-062</b>
Madison County	Landfill Compactor	Landfill Compactor	MA28-063
Madison County	Alder Road - Fuel Site	Alder Road - Fuel Site	MA28-064
Madison County	Ennis Road - Storage Shed	Ennis Road - Storage Shed	MA28-065
Madison County	Twin Bridges - Road Shop (New	Twin Bridges - Road Shop (New	MA28-066
Madison County	Madison Valley Manor - Garage	Madison Valley Manor - Garage	MA28-067
Madison County	Landfill Waste Containers (X3)	Landfill Waste Containers (X3)	MA28-068
Madison County	Landfill Waste Containers (X3)	Landfill Waste Containers (X3)	MA28-069
Madison County	Landfill Waste Containers (X3)	Landfill Waste Containers (X3)	MA28-070
Madison County	Landfill Waste Containers (X3)	Landfill Waste Containers (X3)	MA28-071
Madison County	Landfill Waste Containers (X3)	Landfill Waste Containers (X3)	MA28-072
Madison County	Landfill Waste Containers (X3)	Landfill Waste Containers (X3)	MA28-073
Madison County	Equipment only-Landfill Waste	Landfill Waste Containers (X3)	MA28-074
Madison County	Landfill Waste Containers (X3)	Landfill Waste Containers (X3)	MA28-075
Madison County	Landfill Waste Containers (X3)	Landfill Waste Containers (X3),	MA28-076
Madison County	Landfill Waste Containers (X3)	Landfill Waste Containers (X3)	MA28-077
<b>Madison County</b>	<b>Landfill Waste Containers (X3)</b>	<b>Landfill Waste Containers (X3)</b>	<b>MA28-078</b>
Madison County	Club House	Club House	MA28-079
Madison County	Cart Barn 1	Cart Barn 1	MA28-080
Madison County	Cart Barn 2	Cart Barn 2	MA28-081
Madison County	Machine Shop	Machine Shop	MA28-082
Madison County	Rose Mason House	Rose Mason House	MA28-083
Madison County	New SRE Building	New SRE Building	MA28-084
Madison County	Pump House	Pump House	MA28-086
Madison County	Storage Garage	Storage Garage	MA28-087
Madison County	Sheriff and Des	Sheriff and Des	MA28-089
Madison County	Chicken - Rabbit Barn	Chicken/Rabbit Barn	MA28-091
Madison County	Radio Repeater Station - West	Radio Repeater Station - West	MA28-092
Madison County	Compactors	Compactors	MA28-093
Madison County	Maintenance Storage Building	Maintenance Storage Building	MA28-094
Madison County	Scale House	Scale House	MA28-095
Madison County	South Storage Building	South Storage Building	MA28-097
Madison County	North Storage Building	North Storage Building	MA28-098
<b>Madison County</b>	<b>Radio Repeater Station - Bea</b>	<b>Radio Repeater Station - Bear</b>	<b>MA28-099</b>
Madison County	Close Up Booth	Close Up Booth	MA28-100
Madison County	Beer Garden	Beer Garden	MA28-102

Madison County	Horse Stall Outhouse	Horse Stall Outhouse	MA28-103
Madison County	North Outhouse	Outhouses	MA28-104
Madison County	Far Outhouse	Far Outhouse	MA28-105
<b>Madison County</b>	<b>Radio Repeater Station - VC H</b>	<b>Radio Repeater Station - VC H</b>	<b>MA28-106</b>
Madison County	SRE Building - Twin Bridges Ai	SRE Building - Twin Bridges Airp	MA28-108
Madison County	Sheridan Public Health	Public Health	MA28-110
<b>Madison County</b>	<b>Ruby Valley S&amp;R Garage</b>	<b>Metal Garage</b>	<b>MA28-111</b>
<b>Madison County</b>	<b>OPEN HORSE STALLS (7)</b>	<b>OPEN HORSE STALLS (7)</b>	<b>MA28-112</b>
<b>Madison County</b>	<b>SOUTH OUTHOUSE</b>	<b>SOUTH OUTHOUSE</b>	<b>MA28-113</b>
<b>Madison County</b>	<b>RODEO CANOPY</b>	<b>RODEO CANOPY</b>	<b>MA28-114</b>
<b>Madison County</b>	<b>RODEO OFFICE AND CONCE</b>	<b>RODEO OFFICE AND CONCE</b>	<b>MA28-115</b>
			<b>103</b>

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**Building Export Report**

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Street1	City	Period Start	Appraised Value Date	Appraised Value	Appraised Content Value
		1/1/2026		0.00	
<b>100 E Wallace St</b>	<b>Virginia City</b>	<b>1/1/2026</b>	<b>6/17/2025</b>	<b>6,433,500.00</b>	<b>614,000.00</b>
211 N Main St	Ennis	1/1/2026	6/18/2025	5,480,000.00	780,000.00
103 W Legion Ave	Whitehall	1/1/2026	6/18/2025	0.00	40,000.00
513 S Comley Way	Ennis	1/1/2026	6/18/2025	700,000.00	15,000.00
7 Placer Loop	Virginia City	1/1/2026	6/17/2025	750,000.00	75,000.00
	Virginia City	1/1/2026	6/17/2025	490,000.00	375,000.00
<b>Cottonwood Creek Rd</b>	<b>Dillon</b>	<b>1/1/2026</b>	<b>4/11/2011</b>	<b>263,947.00</b>	
3172 MT Hwy 287	Sheridan	1/1/2026	6/17/2025	37,000.00	0.00
55 Bear Gulch Rd	Twin Bridges	1/1/2026	6/17/2025	128,000.00	5,000.00
2298 MT Hwy 287	Alder	1/1/2026	6/17/2025	348,000.00	10,000.00
2298 MT Hwy 287	Alder	1/1/2026	6/17/2025	150,000.00	16,000.00
2299 MT Hwy 287	Alder	1/1/2026	6/17/2025	345,000.00	35,000.00
38 Judy Ln	Alder	1/1/2026	6/17/2025	178,000.00	0.00
42 Judy Ln	Alder	1/1/2026	6/17/2025	840,000.00	84,000.00
7554 US Hwy 287	Harrison	1/1/2026	6/18/2025	610,000.00	61,000.00
12 Varney Rd	Ennis	1/1/2026	6/18/2025	553,500.00	75,000.00
Ennis-Big Sky Airport	Ennis	1/1/2026	6/18/2025	765,000.00	5,000.00
108 S Madison Rd	Twin Bridges	1/1/2026	6/18/2025	990,000.00	0.00
Airport	Twin Bridges	1/1/2026	6/17/2025	883,000.00	0.00
Airport	Twin Bridges	1/1/2026	6/17/2025	60,000.00	2,000.00
9 Skyking Ln	Twin Bridges	1/1/2026	6/17/2025	221,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	2,967,000.00	27,000.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	1,230,000.00	5,000.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	590,000.00	10,000.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	495,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	400,000.00	10,000.00
100 E Wallace St	Virginia City	1/1/2026	6/17/2025	40,000.00	5,000.00
217 E Idaho St	Virginia City	1/1/2026	6/17/2025	2,376,000.00	226,000.00
313 E Idaho St	Virginia City	1/1/2026	6/17/2025	2,420,000.00	0.00
326 Madison St	Sheridan	1/1/2026	6/17/2025	6,246,000.00	915,000.00
<b>102 Ruby St</b>	<b>Sheridan</b>	<b>1/1/2026</b>		<b>0.00</b>	
<b>217 E Idaho St</b>	<b>Virginia City</b>	<b>1/1/2026</b>	<b>12/31/2013</b>	<b>614,075.00</b>	
103 Wallace St	Virginia City	1/1/2026	6/17/2025	6,864,000.00	668,000.00
402 S Main St	Sheridan	1/1/2026	6/17/2025	1,302,500.00	129,000.00
30 Recycle Way	Ennis	1/1/2026	6/18/2025	122,000.00	9,000.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	370,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	200,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	280,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	290,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	260,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	260,000.00	0.00

Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	7,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	170,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	130,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	200,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	150,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	340,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	30,000.00	0.00
<b>Fairgrounds</b>	<b>Twin Bridges</b>	<b>1/1/2026</b>	<b>5/21/2020</b>	<b>41,400.00</b>	
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	5,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	90,000.00	0.00
326 Madison St	Sheridan	1/1/2026	6/17/2025	40,000.00	5,000.00
326 Madison St	Sheridan	1/1/2026	6/17/2025	20,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	50,000.00	0.00
Ennis-Big Sky Airport	Ennis	1/1/2026	6/18/2025	187,100.00	0.00
<b>Ennis-Big Sky Airport</b>	<b>Ennis</b>	<b>1/1/2026</b>	<b>4/11/2011</b>	<b>7,369.00</b>	
55 Bear Gulch Rd	Twin Bridges	1/1/2026	6/17/2025	47,000.00	0.00
38 Judy Ln	Alder	1/1/2026	6/17/2025	30,000.00	4,000.00
12 Varney Rd	Ennis	1/1/2026	6/18/2025	14,000.00	2,000.00
9 Skyking Ln	Twin Bridges	1/1/2026	6/17/2025	990,000.00	100,000.00
211 N Main St	Ennis	1/1/2026	6/18/2025	50,000.00	5,000.00
55 Bear Gulch Rd	Twin Bridges	1/1/2026	6/17/2025	60,000.00	0.00
30 Recycle Way	Ennis	1/1/2026	6/18/2025	90,000.00	0.00
2264 MT Hwy 287	Alder	1/1/2026	6/17/2025	90,000.00	0.00
108 MT Hwy 359	Cardwell	1/1/2026	6/18/2025	60,000.00	0.00
26 Sand Coulee Rd	Sheridan	1/1/2026	6/17/2025	110,000.00	0.00
226 Pony Rd	Harrison	1/1/2026	6/18/2025	60,000.00	0.00
6380 US Hwy 287 N	Norris	1/1/2026	6/18/2025	60,000.00	0.00
68 N Palisades Dr	Cameron	1/1/2026	6/18/2025	60,000.00	0.00
94 Bench Rd	Silver Star	1/1/2026	6/18/2025	60,000.00	0.00
1622 MT Hwy 287	Virginia City	1/1/2026	6/17/2025	132,000.00	0.00
<b>137 Jack Creek Bench Rd</b>	<b>Ennis</b>	<b>1/1/2026</b>	<b>5/21/2020</b>	<b>68,000.00</b>	
110 Golf Course Dr	Ennis	1/1/2026	6/18/2025	575,000.00	0.00
110 Golf Course Dr	Ennis	1/1/2026	6/18/2025	160,000.00	0.00
110 Golf Course Dr	Ennis	1/1/2026	6/18/2025	190,000.00	0.00
110 Golf Course Dr	Ennis	1/1/2026	6/18/2025	280,000.00	0.00
111 E Wallace Street	Virginia City	1/1/2026	6/17/2025	390,000.00	37,000.00
Ennis-Big Sky Airport	Ennis	1/1/2026	6/18/2025	680,000.00	0.00
110 Golf Course Dr	Ennis	1/1/2026	6/18/2025	150,000.00	0.00
30 Recycle Way	Ennis	1/1/2026	6/18/2025	70,000.00	0.00
7 Placer Loop	Virginia City	1/1/2026	6/17/2025	903,000.00	77,000.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	340,000.00	0.00
5 Rochester Rd	Twin Bridges	1/1/2026	6/18/2025	91,000.00	90,000.00
30 Recycle Way	Ennis	1/1/2026	6/18/2025	124,000.00	0.00
7 Placer Loop	Virginia City	1/1/2026	6/17/2025	650,000.00	65,000.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	50,000.00	0.00
7 Placer Loop	Virginia City	1/1/2026	6/17/2025	230,000.00	10,000.00
7 Placer Loop	Virginia City	1/1/2026	6/17/2025	280,000.00	0.00
<b>399 S Beartrap Canyon</b>	<b>Norris</b>	<b>1/1/2026</b>	<b>5/21/2020</b>	<b>8,600.00</b>	
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	50,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	60,000.00	0.00

Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	30,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	40,000.00	0.00
Fairgrounds	Twin Bridges	1/1/2026	6/18/2025	40,000.00	0.00
<b>1085 MT-287</b>	<b>Virginia City</b>	<b>1/1/2026</b>	<b>5/21/2021</b>	<b>164,000.00</b>	
Twin Bridges Airport	Twin Bridges	1/1/2026	6/17/2025	930,000.00	10,000.00
401 S Main Street	Sheridan	1/1/2026	6/17/2025	510,000.00	50,000.00
<b>402 S Main St</b>	<b>Sheridan</b>	<b>1/1/2026</b>			
<b>Fairgrounds</b>	<b>Twin Bridges</b>	<b>1/1/2026</b>	<b>6/18/2025</b>	<b>80,000.00</b>	<b>0.00</b>
<b>Fairgrounds</b>	<b>Twin Bridges</b>	<b>1/1/2026</b>	<b>6/18/2025</b>	<b>40,000.00</b>	<b>0.00</b>
<b>Fairgrounds</b>	<b>Twin Bridges</b>	<b>1/1/2026</b>	<b>6/18/2025</b>	<b>9,000.00</b>	<b>0.00</b>
<b>Fairgrounds</b>	<b>Twin Bridges</b>	<b>1/1/2026</b>	<b>6/18/2025</b>	<b>60,000.00</b>	<b>2,000.00</b>
				<b>58,185,991.00</b>	<b>4,653,000.00</b>

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Appraised Historical Reproduction Value	Builders Risk	Contents	Inland Marine	Other	Replacement Value	Stated Value
	0.00	0.00	0.00	\$0.00	0.00	0
<b>10,363,500.00</b>	<b>4,500,000.00</b>	<b>619,592.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>10,363,500.00</b>	<b>0</b>
0.00	0.00	281,924.00	0.00	\$0.00	5,480,000.00	0
0.00	0.00	26,354.00	0.00	\$0.00	0.00	0
0.00	0.00	22,081.00	0.00	\$0.00	700,000.00	0
0.00	0.00	250,000.00	0.00	\$0.00	750,000.00	0
0.00	0.00	0.00	0.00	\$0.00	490,000.00	0
	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>468,874.48</b>	<b>0</b>
0.00	0.00	0.00	0.00	\$0.00	0.00	17100
0.00	0.00	17,000.00	0.00	\$0.00	128,000.00	0
0.00	0.00	57,041.00	0.00	\$0.00	348,000.00	0
0.00	0.00	10,403.00	0.00	\$0.00	150,000.00	0
0.00	0.00	55,204.00	0.00	\$0.00	345,000.00	0
0.00	0.00	0.00	0.00	\$0.00	178,000.00	0
0.00	0.00	81,765.00	0.00	\$0.00	840,000.00	0
0.00	0.00	45,000.00	0.00	\$0.00	610,000.00	0
0.00	0.00	45,000.00	0.00	\$0.00	553,500.00	0
0.00	0.00	20,600.00	0.00	\$0.00	765,000.00	0
0.00	0.00	0.00	0.00	\$0.00	990,000.00	0
0.00	0.00	0.00	0.00	\$0.00	883,000.00	0
0.00	0.00	0.00	0.00	\$0.00	60,000.00	0
0.00	0.00	0.00	0.00	\$0.00	0.00	120984
0.00	0.00	0.00	0.00	\$0.00	2,967,000.00	0
0.00	0.00	46,507.00	0.00	\$0.00	1,230,000.00	0
0.00	0.00	0.00	0.00	\$0.00	590,000.00	0
0.00	0.00	0.00	0.00	\$0.00	495,000.00	0
0.00	0.00	0.00	0.00	\$0.00	400,000.00	0
0.00	0.00	15,450.00	0.00	\$0.00	40,000.00	0
0.00	0.00	200,000.00	0.00	\$0.00	2,376,000.00	0
0.00	0.00	10,300.00	0.00	\$0.00	0.00	89000
0.00	0.00	216,768.00	0.00	\$0.00	6,246,000.00	0
	<b>250,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>0</b>
	<b>0.00</b>	<b>80,000.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>847,407.01</b>	<b>0</b>
0.00	0.00	420,000.00	0.00	\$0.00	6,864,000.00	0
0.00	0.00	100,000.00	0.00	\$0.00	1,302,500.00	0
0.00	0.00	0.00	0.00	\$0.00	122,000.00	0
0.00	0.00	0.00	0.00	\$0.00	0.00	20000
0.00	0.00	0.00	0.00	\$0.00	0.00	10000
0.00	0.00	0.00	0.00	\$0.00	0.00	40000
0.00	0.00	0.00	0.00	\$0.00	0.00	40000
0.00	0.00	0.00	0.00	\$0.00	0.00	40000
0.00	0.00	0.00	0.00	\$0.00	0.00	30000

0.00	0.00	0.00	0.00	\$0.00	7,000.00	0
0.00	0.00	0.00	0.00	\$0.00	170,000.00	0
0.00	0.00	0.00	0.00	\$0.00	0.00	5000
0.00	0.00	0.00	0.00	\$0.00	200,000.00	0
0.00	0.00	0.00	0.00	\$0.00	0.00	20000
0.00	0.00	0.00	0.00	\$0.00	340,000.00	0
0.00	0.00	3,000.00	0.00	\$0.00	30,000.00	0
	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>52,783.96</b>	<b>0</b>
0.00	0.00	0.00	0.00	\$0.00	0.00	15000
0.00	0.00	0.00	0.00	\$0.00	0.00	10000
0.00	0.00	0.00	0.00	\$0.00	40,000.00	0
0.00	0.00	0.00	0.00	\$0.00	20,000.00	0
0.00	0.00	0.00	0.00	\$0.00	0.00	10000
0.00	0.00	0.00	0.00	\$0.00	0.00	0
	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>0</b>
0.00	0.00	0.00	0.00	\$0.00	0.00	0
0.00	0.00	0.00	0.00	\$0.00	0.00	0
0.00	0.00	0.00	0.00	\$0.00	0.00	0
0.00	0.00	43,122.00	0.00	\$0.00	990,000.00	0
0.00	0.00	4,876.00	0.00	\$0.00	50,000.00	0
0.00	0.00	0.00	0.00	\$0.00	60,000.00	0
0.00	0.00	17,000.00	0.00	\$0.00	90,000.00	0
0.00	0.00	0.00	0.00	\$0.00	90,000.00	0
0.00	0.00	0.00	0.00	\$0.00	60,000.00	0
0.00	0.00	17,000.00	0.00	\$0.00	110,000.00	0
0.00	0.00	0.00	0.00	\$0.00	60,000.00	0
0.00	0.00	0.00	0.00	\$0.00	60,000.00	0
0.00	0.00	0.00	0.00	\$0.00	60,000.00	0
0.00	0.00	0.00	0.00	\$0.00	60,000.00	0
0.00	0.00	0.00	0.00	\$0.00	60,000.00	0
0.00	0.00	0.00	0.00	\$0.00	132,000.00	0
	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>86,698.28</b>	<b>0</b>
0.00	0.00	0.00	0.00	\$0.00	575,000.00	0
0.00	0.00	0.00	0.00	\$0.00	160,000.00	0
0.00	0.00	0.00	0.00	\$0.00	190,000.00	0
0.00	0.00	0.00	0.00	\$0.00	280,000.00	0
0.00	0.00	50,000.00	0.00	\$0.00	390,000.00	0
0.00	0.00	0.00	0.00	\$0.00	680,000.00	0
0.00	0.00	150,000.00	0.00	\$0.00	150,000.00	0
0.00	0.00	0.00	0.00	\$0.00	0.00	0
0.00	0.00	200,000.00	0.00	\$0.00	903,000.00	0
0.00	0.00	0.00	0.00	\$0.00	0.00	75000
0.00	0.00	0.00	0.00	\$0.00	0.00	0
0.00	0.00	0.00	0.00	\$0.00	0.00	0
0.00	0.00	50,000.00	0.00	\$0.00	0.00	250000
0.00	0.00	0.00	0.00	\$0.00	0.00	0
0.00	0.00	0.00	0.00	\$0.00	0.00	0
0.00	0.00	0.00	0.00	\$0.00	0.00	0
	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>0</b>
0.00	0.00	0.00	0.00	\$0.00	0.00	0
0.00	0.00	0.00	0.00	\$0.00	0.00	0

0.00	0.00	0.00	0.00	\$0.00	0.00	0
0.00	0.00	0.00	0.00	\$0.00	0.00	0
0.00	0.00	0.00	0.00	\$0.00	0.00	0
	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>204,995.96</b>	<b>0</b>
0.00	0.00	0.00	0.00	\$0.00	930,000.00	0
0.00	0.00	68,850.00	0.00	\$0.00	510,000.00	0
	<b>0.00</b>	<b>50,000.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>330,000.00</b>	<b>0</b>
<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>0</b>
<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>0</b>
<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>0</b>
<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>0</b>
<b>10,363,500.00</b>	<b>4,750,000.00</b>	<b>3,274,837.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>55,654,259.69</b>	<b>792084</b>

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Total Covered Value
0.00
15,483,092.00
5,761,924.00
26,354.00
722,081.00
1,000,000.00
490,000.00
468,874.48
17,100.00
145,000.00
405,041.00
160,403.00
400,204.00
178,000.00
921,765.00
655,000.00
598,500.00
785,600.00
990,000.00
883,000.00
60,000.00
120,984.00
2,967,000.00
1,276,507.00
590,000.00
495,000.00
400,000.00
55,450.00
2,576,000.00
99,300.00
6,462,768.00
250,000.00
927,407.01
7,284,000.00
1,402,500.00
122,000.00
20,000.00
10,000.00
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30,000.00

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7,000.00
170,000.00
5,000.00
200,000.00
20,000.00
340,000.00
33,000.00
52,783.96
15,000.00
10,000.00
40,000.00
20,000.00
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1,033,122.00
54,876.00
60,000.00
107,000.00
90,000.00
60,000.00
127,000.00
60,000.00
60,000.00
60,000.00
60,000.00
60,000.00
132,000.00
86,698.28
575,000.00
160,000.00
190,000.00
280,000.00
440,000.00
680,000.00
300,000.00
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1,103,000.00
75,000.00
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204,995.96
930,000.00
578,850.00
380,000.00
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0.00
64,471,180.69

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Comments
<b>Includes: court room, offices, vault, lobby and jail. Building features include: canopies. Site improvements include: fencing.</b>
Includes: offices, dinning area, kitchen, mechanical room, laundry room, exercise rooms, salon, conference room, and lounges.
Contents only.
Includes: living room, kitchen, bedroom, meeting room and garage bays.
Includes: offices, dispatch, kitchen and conference room.
Includes: 100ft radio and microwave tower, (7) microwave dishes and antennas and radio equipment.
Includes: 30ft well, 5hp pump and controls.
Includes: bailer storage. Site improvements include: fencing, retaining walls and signage.
includes: vehicle storage bays and chemical storage. Site improvements include: fencing.
Includes: office and break room.
Includes: office, vehicle bays and storage.
Includes: scale office and truck scale. Site improvements include: fencing, bollards, fuel tanks, shipping containers and signage.
Includes: maintenance bays, storage bays and office.
Includes: maintenance bay, office and storage.
Includes: office and storage bays. Site improvements include: fencing and signage.
Includes: storage bays. Site improvements include: bollards, fencing, runway and taxi way lights and signage.
Includes: office and vehicle storage. Building is leased to fire department.
Includes: hangar. Site improvements include: bollards, fencing, wind cone, runway and taxi way lights, gazebo, beacon, fuel tanks.
Includes: lounge. Building features include: canopy.
Includes: storage shed. Site improvements include: fencing, lighting, fuel tanks, bollards and signage.
includes: office, living room and kitchen. Site improvements include: bollards, bleachers, fencing, flagpole, gates, skid sheds, etc.
Includes: meeting hall. Building features include: canopies.
Includes: meeting hall. Building features include: canopies.
Includes: exhibit hall and exterior restrooms.
Includes: arts and craft hall.
Includes: storage garage.
Includes: exhibit room, office, reading room, study room, classroom, archive room and storage. Site improvements include: fencing.
Includes: storage, meeting room and art studio. Building features include: canopy. Building is leased.
Includes: offices, activity room, dinning area, fireplace, kitchen, laundry, day room, nurses station, break room, mechanical room.
<b>05/21/2020 - DID NOT APPRAISE - NO BUILDINGS OR PROPERTY IN THE OPEN IS LOCATED ON THE VACANT LAND.</b>
<b>05/21/2020 - DID NOT APPRAISE - VALUE INCLUDED WITH THOMPSON-HICKMAN COUNTY MUSEUM &amp; LIBRARY.</b>
Includes: offices, conference rooms, commoners chambers, court room, jury rooms, vaults, lobby, break room and work room.
Includes: offices, garage, conference room and storage rooms. Building features includes: canopy. Site improvements include: fencing.
Includes: office and storage. Site improvements includes: fencing, bollards, retaining walls and signage.
Includes: dairy barn.
Includes: beef barn.
Includes: beef breeding barn.
Includes: sheep barn.
Includes: hog barn.
Includes: sale pavilion.

Includes: storage shed.

Includes: sheep breeding barn.

Includes: restrooms.

Includes: horse stalls.

Includes: horse stalls.

Includes: grandstand and concession stand.

Includes: 20ft well, 1hp pump and controls.

**PROPERTY IN THE OPEN INCLUDES: ALUMINUM BLEACHERS AND RETRACTABLE SEATING.**

Includes: concession stand.

Includes: steel belachers.

Includes: storage garage.

Includes: file storage.

Includes: pavilion.

Includes: chemical containment, chain-link fencing, 10,000 gallon steel fuel tank, 12,000 gallon steel fuel tank and fuel pump.

**05/21/2020 - DID NOT APPRAISE - BUILDING WILL BE DEMOLISHED AND WAS EXCLUDED FROM THE APPRAISAL.**

Includes: (1) compactor

Includes: fuel office.

Includes: storage shed.

Includes: office, meeting room and maintenance bays.

Includes: storage garage.

Includes: (2) dumpsters.

Includes: (3) dumpsters.

Includes: (3) dumpsters.

Includes: (2) dumpsters.

Includes: (2) dumpsters and (1) compactor.

Includes: (2) dumpsters.

Includes: (2) dumpsters.

Includes: (2) dumpsters.

Includes: (2) dumpsters.

Includes: (4) dumpsters, controls, and solar panel.

**PROPERTY IN THE OPEN INCLUDES SITE FENCING AND MISC. YARD STORAGE.**

Includes: lounge, pro shop and cafe. Building is leased to golf association.

Includes; golf cart storage. Building is leased to golf association.

Includes: golf cart storage. Building is leased to golf association.

Includes: maintenance bays, storage and office. Building is leased to golf association.

Includes: living room, bed rooms and kitchen. Site improvements include: fuel tanks and skid sheds.

Includes: storage bays and bathroom.

Includes: (2) 40hp pumps and controls.

Includes: storage garage.

Includes: offices, conference rooms, break room, booking and holding room. Site improvements include: fuel tanks, generator,

Includes: rabbit barn.

Includes: 30ft wooden pole with (1) microwave dish, (1) antenna and radio equipment.

Includes: (2) compactors and (1) dumpster.

Includes: vehicle storage bays and self storage units.

Includes: scale house. Building features include: animal scale.

Includes: self storage bays.

Includes: self storage units.

**PROPERTY IN THE OPEN INCLUDES: EQUIPMENT STRUCTURE, SOLAR PANELS, AND RADIO EQUIPMENT. COULD**

Includes: concession stand. Building features include: canopy.

Includes: concession stand. Building features include: canopy.

Includes: concrete restroom.

Includes: concrete restroom.

Includes: concrete restroom.

**100FT COMMUNICATION TOWER AND ATTACHED EQUIPMENT. COULD NOT ACCESS SITE AT TIME OF VISIT; INFO  
BEAVERHEAD COUNTY DES COORDINATOR, AND ROBERT BATES, MADISON COUNTY SAFETY COORDINATOR/RI**

Includes: storage bays, lounge and kitchen.

Includes: offices, break room, meeting room and exam room. Site improvements include: signage and handicap ramp.

**Includes: horse stalls.**

**Includes: concrete restroom.**

**Includes: picnic canopy.**

**Includes: concession stand and office.**

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*^2027 Active Building Report*

*Active Building Report for the 2026-2027 policy year*

*(Period Start (LocationValue) is between 01/01/2026 and 12/31/2026 and Inactive Date is empty) and Member is equal to Mad*

*Member*

*Location Number*

*Group Values is Annually*

*12/04/2025*

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An Insurance Valuation Report of Tangible Property Assets  
for

# Madison County

as of June 18, 2025

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C.	Building Detail Report
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September 23, 2025

Hope Barker  
Trust Administrator  
Montana Association of Counties Property and Casualty Trust (MACo PCT)  
2717 Skyway Dr  
Helena, MT 59602

Dear Ms. Barker:

CBIZ Valuation Group, LLC (CVG) has completed an insurance appraisal of certain property exhibited to us as part of Madison County located in Madison County, Montana, and presents our findings in this report.

## Purpose of the Valuation

The purpose of this engagement was to provide to Montana Association of Counties Property and Casualty Trust (MACo PCT) a property insurance appraisal for Madison County in connection with its internal analysis for insurance needs for the identified property as of June 18, 2025.

CVG's opinion is intended to assist Montana Association of Counties Property and Casualty Trust (MACo PCT) in making informed business decisions and it is not a recommendation. Any decision relating to insurance coverage shall remain Montana Association of Counties Property and Casualty Trust (MACo PCT) responsibility and be made solely at its discretion. This report may only be used for the specific purpose stated.

Montana Association of Counties Property and Casualty Trust (MACo PCT) is the sole intended user of CVG's report or other work product. Montana Association of Counties Property and Casualty Trust (MACo PCT) shall not reference CVG or its work in any public filing or other materials distributed to actual or prospective shareholders, investors, financing parties, or similar third parties without CVG's prior written consent.

## Definition of Value

Replacement Cost New, as applicable to insurance valuations, is defined as the cost required to produce a property of like kind and materials at one time in accordance with current market prices for materials, labor and manufactured equipment, contractors overhead, profit and fees, but without provisions for overtime or bonuses for labor and premiums for materials. We did not take into consideration compliance with state or local ordinances or costs associated with demolition of property or the removal of debris.

Reproduction Cost determinations completed. Reproduction Cost is defined as: the cost to replicate, at current prices, using exact replica kind and quality materials, construction standards, design/layout, and quality of workmanship. Reproduction costs also include a number of site-specific and process-related costs that are experienced when rebuilding after a loss, including replication of the construction process and methods employed during original construction.

Partial losses may result in higher replacement costs as partial losses often require a substantial amount of repair in conjunction with the replacement process.

## Valuation Methodology

There are three fundamental techniques applied in the valuation of assets. These techniques are based on the cost to acquire new (cost approach); the cost at which the asset may change hands in the marketplace (sales comparison or market approach); and the present worth of expected cash flows (income approach). The principle of substitution is important to the development and application of these three techniques. This principle provides that a prudent investor will pay no more for



an asset, property or business than he would be required to pay for a replacement serving as a reasonable substitute of equal utility. The cost approach is most applicable in our valuation for property insurance reporting purposes, thus the cost approach was utilized.

The three principal methods for estimating value are summarized as:

- *Cost Approach:* This approach considers the current cost of reproducing the appraised assets. The reproduction/replacement cost new of the appraised assets is estimated on the basis of current labor and material prices plus allowances for overhead, profit and provisions for mechanical and engineering fees, supervision and other miscellaneous fees.
- *Sales Comparison Approach:* This approach produces an estimate of value by comparing the subject to sales of similar items. The technique is sometimes referred to as the market approach in that it is used to indicate the value established by informed buyers and sellers in the market. Caution must be exercised in using this method since the appraiser is not always privilege to the intricacies of the transaction and yet must attempt to make a valid comparison with the subject. Therefore, the sales comparison approach, although considered, was not applied.
- *Income Approach:* This approach gives consideration to the net income expectancy from the assets appraised, and to the capitalization of income in accordance with prevailing returns on properties or investments of similar risks, to determine the amount at which ownership by a prudent investor would be justified. Therefore, the income approach, although considered, was not applied.

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## Valuation Scope

This report includes property classified as buildings, contents, and site improvements. All other asset classifications were not included as part of the appraisal process, CVG's staff completed an inspection of the identified property located at these facilities on June 18, 2025.

- **Buildings & Structures:** CVG completed a limited scope physical inspection and valuation of buildings (structures with permanent foundations) at the sites inspected. During the inspections, basic construction components including COPE data were observed and collected. Square footage was calculated using a combination of physically measuring the buildings, conducting take-offs of blueprints, and information made available by the Montana Association of Counties Property and Casualty Trust (MACo PCT). Digital photos were taken of each structure inspected and incorporated into our reports and work files.
- **Utility Buildings & Structures:** When inspecting utility facilities (wastewater and water treatment facilities & related structures), we followed the same approach used for standard buildings & structures but we identified and valued each structure individually by process, regardless of value. Since these types of properties typically are aggregated in value, we believe that it is vital to list and inspect each structure separately regardless of value for the purpose of developing a representative property schedule and associated insurable value.
- **Contents – Modeling Approach:** CVG applied contents valuation models based on building occupancy. We performed a limited walk-through of each facility to assist in adjusting our models, as applicable. We summarized contents values on a building-by-building basis.
- **Insurable Site Improvements:** Above-ground improvements associated with inspected structures (flagpoles, fencing, outdoor lighting, etc.) were recorded and valued in aggregate by site.
- **Roof Exposure Reporting (through Betterview):** When available, CVG provided a roof exposure data file for buildings \$250,000 or greater to help identify properties that are more likely to generate losses due to roof exposures. Betterview's analytical process combines evaluating high-resolution imagery with artificial intelligence technology to provide a composite score based on predicted probability of loss over time. The roof exposure data file includes composite roof score, condition evaluation, property characteristics, building footprints, building permits on record /assessor's data, and common regional perils for every parcel location found in Betterview's software. Copy and paste the link into an internet browser to download the Betterview PDF report.

The valuation included a visit to the member property with analysis of other data made available to us and research of current construction costs. A detailed listing of the property appraised together with an estimate of the insurable values is contained in the summary and detail reports contained herein.

## Conclusion

Our opinions, as of June 18, 2025, of the Replacement Cost New and Reproduction Cost are as follows:

Description	Replacement Cost New (\$)	Reproduction Cost (\$)
Buildings	51,397,100	10,070,000
Contents	4,653,000	
Site Improvements	5,621,500	
<b>TOTAL</b>	<b>\$61,671,600</b>	<b>\$10,070,000</b>

Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore, actual results achieved may vary. We have no responsibility to update our report for events and circumstances occurring after the



date of this report. The information provided to us by others is believed to be reliable, but no responsibility for its accuracy is assumed.

The values presented in this report represent conclusions based on conventional insurance reporting. They are not intended to reflect unusual circumstances or "broad evidence rule" considerations.

In a partial loss, the amount involved may be based upon repair cost which could be higher than reproduction/replacement cost new as defined in this report.

The indication of an opinion of value herein does not guarantee that a buyer or seller can be found at the amount indicated.

This report presents only summary discussions of the data, reasoning, and analyses used in the appraisal process to develop CVG's opinion of value. Supporting documentation concerning these matters has been retained in our work files. The depth of the discussion contained in this report is specific to your needs as the client and for the state intended use. CVG is not responsible for the unauthorized use of this report.

These analyses are intended to comply with generally accepted valuation methods, and our report is expressly subject to the Terms and Conditions included in our engagement letter and Assumptions and Limiting Conditions contained in this report.

Should you have any questions regarding this report, please contact Jamaal Condry at 850-320-4478.

Respectfully submitted,

*CBIZ Valuation Group, LLC*  
CBIZ VALUATION GROUP, LLC

Contract #: 561484

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## ASSUMPTIONS AND LIMITING CONDITIONS

This valuation by CBIZ Valuation Group, LLC ("CBIZ") is subject to and governed by the following Assumptions and Limiting Conditions and other terms, assumptions and conditions contained in the engagement letter.

### LIMITATION ON DISTRIBUTION AND USE

The report, the final estimate of value, and the prospective financial analyses included therein (collectively, as used in this paragraph and the following paragraph, the "CBIZ Work Product") are intended solely for the information of the person or persons to whom they are addressed and solely for the purposes stated; they should not be relied upon for any other purpose, and no party other than the Company may rely on them for any purpose whatsoever. Neither the valuation report or its contents, nor the appraiser or CBIZ, may be referred to or quoted in any registration statement, prospectus, offering memorandum, sales brochure, other appraisal, loan or other agreement or document given to third parties. In addition, except as set forth in the report, our analysis and report are not intended for general circulation or publication, nor are they to be reproduced or distributed to third parties.

Notwithstanding the foregoing, if the Company desires to distribute or use the CBIZ Work Product in any way not expressly contemplated by these Assumptions and Limiting Conditions or the Agreement, including, without limitation and by way of example, reference to CBIZ by name or inclusion of any portion of the CBIZ Work Product in any regulatory filing, CBIZ, at our sole discretion, may permit the Company to do so for a fee commensurate to the additional risk associated with such distribution or use.

### NOT A FAIRNESS OPINION

Our opinion and our report are not to be construed as an opinion of the fairness of an actual or proposed transaction, a solvency opinion, or an investment recommendation; instead, they are the expression of our determination of the fair value between a hypothetical willing buyer and a hypothetical willing seller in an assumed transaction on an assumed valuation date where both the buyer and the seller have reasonable knowledge of the relevant facts.

### OPERATIONAL ASSUMPTIONS

Unless stated otherwise, our analysis (i) assumes that, as of the valuation date, the Company and its assets will continue to operate as configured as a going concern, (ii) is based on the past, present and future projected financial condition of the Company and its assets as of the valuation date, and (iii) assumes that the Company has no undisclosed real or contingent assets or liabilities, other than in the ordinary course of business, that would have a material effect on our analysis.

### COMPETENT MANAGEMENT ASSUMED

It should be specifically noted that the valuation assumes the property will be competently managed and maintained over the expected period of ownership. This appraisal engagement does not entail an evaluation of management's effectiveness, nor are we responsible for future marketing efforts and other management or ownership actions upon which actual results will depend.

### NO OBLIGATION TO PROVIDE SERVICES AFTER COMPLETION

Valuation assignments are accepted with the understanding that there is no obligation to furnish services after completion of the original assignment. If the need for subsequent services related to a valuation assignment occurs, including updates, conferences, testimony, preparation for testimony, document production, interrogatory response preparation, or reprint and copy services whether by request of the Company or by subpoena or other legal process initiated by a party other than the Company, the Company agrees to compensate CBIZ for its time at its standard hourly rates then in effect plus all expenses incurred in the performance of said services. CBIZ reserves the right to make adjustments to the analysis, opinion and conclusion set forth in the report as we deem necessary by consideration of additional or more reliable data that may become available.

### NO OPINION IS RENDERED AS TO LEGAL FEE OR PROPERTY TITLE

No opinion is rendered as to legal fee or property title. No opinion is intended in matters that require legal, engineering or other professional advice that has been or will be obtained from professional sources.



#### LIENS AND ENCUMBRANCES

We gave no consideration to liens or encumbrances except as specifically stated. We assumed that all required licenses and permits are in full force and effect, and we made no independent, on-site tests to identify the presence of any potential environmental risks. We assume no responsibility for the acceptability of the valuation approaches used in our report as legal evidence in any particular court or jurisdiction.

#### INFORMATION PROVIDED BY OTHERS

Information furnished by others is presumed to be reliable; no responsibility, whether legal or otherwise, is assumed for its accuracy and it cannot be guaranteed as being certain. All financial data, operating histories and other data relating to income and expenses attributed to the business have been provided by management or its representatives and have been accepted without further verification except as specifically stated in the report.

#### PROSPECTIVE FINANCIAL INFORMATION

Valuation reports may contain prospective financial information, estimates or opinions that represent reasonable expectations at a particular point in time, but such information, estimates or opinions are not offered as forecasts, prospective financial statements or opinions, predictions or assurances that a particular level of income or profit will be achieved, that events will occur or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analysis will vary from those described in our report, and the variations may be material.

Any use of management's projections or forecasts in our analysis will not constitute an examination, review or compilation of prospective financial statements in accordance with standards established by the American Institute of Certified Public Accountants (AICPA). We will not express an opinion or any other form of assurance on the reasonableness of the underlying assumptions or whether any of the prospective financial statements, if used, are presented in conformity with AICPA presentation guidelines.

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# Exhibits

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## Valuation Comparison Report

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Bldg ID #	Building	Address	Previous Values				New Values				% Change In Value
			Building	Contents	Improvement	TIV	Building	Contents	Improvement	TIV	
MA28001001	Courthouse	100 E Wallace St	\$3,126,100	\$619,600	\$0	\$3,745,700	\$6,140,000	\$614,000	\$293,500	\$7,047,500	88%
MA28001031	Garage	100 E Wallace St	\$13,900	\$15,500	\$0	\$29,400	\$40,000	\$5,000	\$0	\$45,000	53%
MA28003003	Extension Office	103 W Legion Ave	\$0	\$26,400	\$0	\$26,400	\$0	\$40,000	\$0	\$40,000	52%
MA28004037	Courthouse Annex	103 Wallace St	\$3,954,100	\$420,000	\$0	\$4,374,100	\$6,670,000	\$668,000	\$194,000	\$7,532,000	72%
MA28005071	Landfill Waste Containers (X3) - 108 MT Hwy 359	108 MT Hwy 359	\$25,000	\$0	\$0	\$25,000	\$60,000	\$0	\$0	\$60,000	140%
MA28006021	Twin Bridges - Road Shop	108 S Madison Rd	\$314,900	\$0	\$0	\$314,900	\$990,000	\$0	\$0	\$990,000	214%
MA28008079	Club House	110 Golf Course Dr	\$353,700	\$0	\$0	\$353,700	\$575,000	\$0	\$0	\$575,000	63%
MA28008080	Cart Barn 1	110 Golf Course Dr	\$68,900	\$0	\$0	\$68,900	\$160,000	\$0	\$0	\$160,000	132%
MA28008081	Cart Barn 2	110 Golf Course Dr	\$91,800	\$0	\$0	\$91,800	\$190,000	\$0	\$0	\$190,000	107%
MA28008082	Machine Shop	110 Golf Course Dr	\$111,100	\$0	\$0	\$111,100	\$280,000	\$0	\$0	\$280,000	152%
MA28008086	Pump House	110 Golf Course Dr	\$12,100	\$150,000	\$0	\$162,100	\$150,000	\$0	\$0	\$150,000	-7%
MA28009083	Rose Mason House	111 E Wallace St	\$212,800	\$50,000	\$0	\$262,800	\$370,000	\$37,000	\$20,000	\$427,000	62%
MA28010018	Ennis Road Shop	12 Varney Rd	\$340,100	\$45,000	\$0	\$385,100	\$550,000	\$75,000	\$3,500	\$628,500	63%
MA28010065	Ennis Road - Storage Shed	12 Varney Rd	\$2,100	\$0	\$0	\$2,100	\$14,000	\$2,000	\$0	\$16,000	662%
MA28012077	Landfill Waste Containers (X3) - 1622 MT Hwy 287	1622 MT Hwy 287	\$54,500	\$0	\$0	\$54,500	\$132,000	\$0	\$0	\$132,000	142%
MA28013002	Madison Valley Manor	211 N Main St	\$2,605,800	\$281,900	\$0	\$2,887,700	\$5,200,000	\$780,000	\$280,000	\$6,260,000	117%
MA28013067	Madison Valley Manor - Garage	211 N Main St	\$20,000	\$4,900	\$0	\$24,900	\$50,000	\$5,000	\$0	\$55,000	121%
MA28014032	Thompson-Hickman County Museum & Library	217 E Idaho St	\$924,400	\$200,000	\$0	\$1,124,400	\$2,260,000	\$226,000	\$116,000	\$2,602,000	131%
MA28015073	Landfill Waste Containers (X3) - 226 Pony Rd	226 Pony Rd	\$38,100	\$0	\$0	\$38,100	\$60,000	\$0	\$0	\$60,000	57%
MA28016070	Landfill Waste Containers (X3) - 2264 MT Hwy 287	2264 MT Hwy 287	\$37,000	\$0	\$0	\$37,000	\$90,000	\$0	\$0	\$90,000	143%
MA28017012	Weed Shop	2298 MT Hwy 287	\$206,800	\$57,000	\$0	\$263,800	\$330,000	\$10,000	\$18,000	\$358,000	36%
MA28017013	Weed Office	2298 MT Hwy 287	\$65,400	\$10,400	\$0	\$75,800	\$150,000	\$16,000	\$0	\$166,000	119%
MA28017014	Alder Road - S&R Shop	2299 MT Hwy 287	\$102,400	\$55,200	\$0	\$157,600	\$345,000	\$35,000	\$0	\$380,000	141%
MA28018072	Landfill Waste Containers (X3) - 26 Sand Coulee Rd	26 Sand Coulee Rd	\$120,700	\$17,000	\$0	\$137,700	\$110,000	\$0	\$0	\$110,000	-20%
MA28019039	Equipment Building	30 Recycle Way	\$81,800	\$0	\$0	\$81,800	\$90,000	\$9,000	\$32,000	\$131,000	60%
MA28019069	Landfill Waste Containers (X3) - 30 Recycle Way	30 Recycle Way	\$155,000	\$17,000	\$0	\$172,000	\$90,000	\$0	\$0	\$90,000	-48%
MA28019087	Storage Garage	30 Recycle Way	\$12,200	\$0	\$0	\$12,200	\$70,000	\$0	\$0	\$70,000	474%
MA28019093	Compactors	30 Recycle Way	\$60,000	\$0	\$0	\$60,000	\$124,000	\$0	\$0	\$124,000	107%
MA28020033	School House	313 E Idaho St	\$1,196,200	\$10,300	\$0	\$1,206,500	\$2,420,000	\$0	\$0	\$2,420,000	101%
MA28021010	Cemetery Equipment & Pumps	3172 MT Hwy 287	\$17,100	\$0	\$0	\$17,100	\$37,000	\$0	\$0	\$37,000	116%

Bldg ID #	Building	Address	Previous Values				New Values				% Change In Value
			Building	Contents	Improvement	TIV	Building	Contents	Improvement	TIV	
MA28022034	Tobacco Root Mountain Care Center	326 Madison St	\$3,726,000	\$216,800	\$0	\$3,942,800	\$6,100,000	\$915,000	\$146,000	\$7,161,000	82%
MA28022057	TRMCC - Garage	326 Madison St	\$18,100	\$0	\$0	\$18,100	\$40,000	\$5,000	\$0	\$45,000	149%
MA28022058	TRMCC - Record Storage Building	326 Madison St	\$4,900	\$0	\$0	\$4,900	\$20,000	\$0	\$0	\$20,000	308%
MA28023015	Alder Road - Scales	38 Judy Ln	\$157,700	\$0	\$0	\$157,700	\$100,000	\$0	\$78,000	\$178,000	13%
MA28023016	Alder Road - Main Shop	42 Judy Ln	\$348,600	\$81,800	\$0	\$430,400	\$840,000	\$84,000	\$0	\$924,000	115%
MA28023064	Alder Road - Fuel Site	38 Judy Ln	\$44,600	\$0	\$0	\$44,600	\$30,000	\$4,000	\$0	\$34,000	-24%
MA28025038	Search & Rescue Office - 402 S Main St	402 S Main St	\$659,500	\$100,000	\$0	\$759,500	\$1,290,000	\$129,000	\$12,500	\$1,431,500	88%
MA28026092	Radio Repeater Station - West Bench	5 Rochester Rd	\$18,600	\$0	\$0	\$18,600	\$91,000	\$90,000	\$0	\$181,000	873%
MA28027004	Search & Rescue - 513 S Comley Way	513 S Comley Way	\$341,400	\$22,100	\$0	\$363,500	\$700,000	\$15,000	\$0	\$715,000	97%
MA28028011	Landfill Equipment Building	55 Bear Gulch Rd	\$61,100	\$17,000	\$0	\$78,100	\$60,000	\$5,000	\$68,000	\$133,000	70%
MA28028063	Landfill Compactor	55 Bear Gulch Rd	\$30,000	\$0	\$0	\$30,000	\$47,000	\$0	\$0	\$47,000	57%
MA28028068	Landfill Waste Containers (X3) - 55 Bear Gulch Rd	55 Bear Gulch Rd	\$85,000	\$0	\$0	\$85,000	\$60,000	\$0	\$0	\$60,000	-29%
MA28029074	Equipment only-Landfill Waste Containers (X3) - 6380 US Hwy 287 N	6380 US Hwy 287 N	\$34,400	\$0	\$0	\$34,400	\$60,000	\$0	\$0	\$60,000	74%
MA28030075	Landfill Waste Containers (X3) - 68 N Palisades Dr	68 N Palisades Dr	\$22,900	\$0	\$0	\$22,900	\$60,000	\$0	\$0	\$60,000	162%
MA28031007	Public Health	7 Placer Loop	\$430,900	\$250,000	\$0	\$680,900	\$750,000	\$75,000	\$0	\$825,000	21%
MA28031089	Sheriff and Des	7 Placer Loop	\$340,500	\$200,000	\$0	\$540,500	\$765,000	\$77,000	\$138,000	\$980,000	81%
MA28031094	Maintenance Storage Building	7 Placer Loop	\$324,600	\$50,000	\$0	\$374,600	\$650,000	\$65,000	\$0	\$715,000	91%
MA28031097	South Storage Building	7 Placer Loop	\$49,800	\$0	\$0	\$49,800	\$230,000	\$10,000	\$0	\$240,000	382%
MA28031098	North Storage Building	7 Placer Loop	\$36,200	\$0	\$0	\$36,200	\$280,000	\$0	\$0	\$280,000	673%
MA28032017	Harrison Road Shop	7554 US Hwy 287	\$224,600	\$45,000	\$0	\$269,600	\$610,000	\$61,000	\$0	\$671,000	149%
MA28033024	Fuel Station	9 Skyking Ln	\$128,600	\$0	\$0	\$128,600	\$9,000	\$0	\$212,000	\$221,000	72%
MA28033066	Twin Bridges - Road Shop (New)	9 Skyking Ln	\$390,500	\$43,100	\$0	\$433,600	\$990,000	\$100,000	\$0	\$1,090,000	151%
MA28034076	Landfill Waste Containers (X3) - Waterloo	94 Bench Rd	\$33,400	\$0	\$0	\$33,400	\$60,000	\$0	\$0	\$60,000	80%
MA28035022	Shirley Hangar - SRE	11 Citation Drive	\$834,600	\$0	\$0	\$834,600	\$215,000	\$0	\$668,000	\$883,000	6%
MA28035023	Pilot's Shack	11 Citation Drive	\$25,300	\$0	\$0	\$25,300	\$60,000	\$2,000	\$0	\$62,000	145%
MA28037019	SRE Shop	36 Runway Road	\$111,400	\$20,600	\$0	\$132,000	\$130,000	\$5,000	\$635,000	\$770,000	483%
MA28037061	Fuel Station	36 Runway Road	\$339,700	\$0	\$0	\$339,700	\$187,100	\$0	\$0	\$187,100	-45%
MA28037084	NEW SRE Building	36 Runway Road	\$482,400	\$0	\$0	\$482,400	\$680,000	\$0	\$0	\$680,000	41%

Bldg ID #	Building	Address	Previous Values				New Values				% Change In Value
			Building	Contents	Site Improvement	TIV	Building	Contents	Site Improvement	TIV	
MA28038025	Fairgrounds Office Building	2 Fairgrounds Loop Road	\$287,400	\$0	\$0	\$287,400	\$270,000	\$27,000	\$2,697,000	\$2,994,000	942%
MA28038026	Octagonal Pavilion	Fairgrounds	\$572,400	\$46,500	\$0	\$618,900	\$1,230,000	\$5,000	\$0	\$1,235,000	100%
MA28038027	Jeffers Square Building	Fairgrounds	\$436,600	\$0	\$0	\$436,600	\$590,000	\$10,000	\$0	\$600,000	37%
MA28038028	4-H Exhibit Building	Fairgrounds	\$147,300	\$0	\$0	\$147,300	\$495,000	\$0	\$0	\$495,000	236%
MA28038029	Exhibit - Craft Building	Fairgrounds	\$87,100	\$0	\$0	\$87,100	\$400,000	\$10,000	\$0	\$410,000	371%
MA28038041	Dairy Barn	Fairgrounds	\$58,200	\$0	\$0	\$58,200	\$370,000	\$0	\$0	\$370,000	536%
MA28038042	Open Beef Barn	Fairgrounds	\$30,600	\$0	\$0	\$30,600	\$200,000	\$0	\$0	\$200,000	554%
MA28038043	Beef Breeding Barn	Fairgrounds	\$108,300	\$0	\$0	\$108,300	\$280,000	\$0	\$0	\$280,000	159%
MA28038044	Sheep Barn	Fairgrounds	\$111,200	\$0	\$0	\$111,200	\$290,000	\$0	\$0	\$290,000	161%
MA28038045	Hog Barn	Fairgrounds	\$120,900	\$0	\$0	\$120,900	\$260,000	\$0	\$0	\$260,000	115%
MA28038046	4-H Sales Barn	Fairgrounds	\$76,100	\$0	\$0	\$76,100	\$260,000	\$0	\$0	\$260,000	242%
MA28038047	Storage Building - Sales	Fairgrounds	\$3,500	\$0	\$0	\$3,500	\$7,000	\$0	\$0	\$7,000	100%
MA28038048	Sheep Breeding Barn	Fairgrounds	\$26,700	\$0	\$0	\$26,700	\$170,000	\$0	\$0	\$170,000	537%
MA28038049	Restrooms	Fairgrounds	\$54,500	\$0	\$0	\$54,500	\$130,000	\$0	\$0	\$130,000	139%
MA28038050	Open Horse Stalls (44)	Fairgrounds	\$83,700	\$0	\$0	\$83,700	\$200,000	\$0	\$0	\$200,000	139%
MA28038051	Horse Stalls Box (16)	Fairgrounds	\$55,500	\$0	\$0	\$55,500	\$150,000	\$0	\$0	\$150,000	170%
MA28038052	Grandstand	Fairgrounds	\$311,700	\$0	\$0	\$311,700	\$340,000	\$0	\$0	\$340,000	9%
MA28038053	Rodeo Pump House	Fairgrounds	\$12,100	\$3,000	\$0	\$15,100	\$30,000	\$0	\$0	\$30,000	99%
MA28038055	Rodeo Announcer Stand	Fairgrounds	\$18,400	\$0	\$0	\$18,400	\$5,000	\$0	\$0	\$5,000	-73%
MA28038056	Rodeo Steel-Wood Bleachers	Fairgrounds	\$44,300	\$0	\$0	\$44,300	\$90,000	\$0	\$0	\$90,000	103%
MA28038059	Discovery Gazebo	Fairgrounds	\$32,000	\$0	\$0	\$32,000	\$50,000	\$0	\$0	\$50,000	56%
MA28038091	Chicken - Rabbit Barn	Fairgrounds	\$133,700	\$0	\$0	\$133,700	\$340,000	\$0	\$0	\$340,000	154%
MA28038095	Scale House	Fairgrounds	\$7,700	\$0	\$0	\$7,700	\$50,000	\$0	\$0	\$50,000	549%
MA28038100	Close Up Booth	Fairgrounds	\$7,300	\$0	\$0	\$7,300	\$50,000	\$0	\$0	\$50,000	585%
MA28038102	Beer Garden	Fairgrounds	\$6,700	\$0	\$0	\$6,700	\$60,000	\$0	\$0	\$60,000	796%
MA28038103	Horse Stall Outhouse	Fairgrounds	\$7,800	\$0	\$0	\$7,800	\$30,000	\$0	\$0	\$30,000	285%
MA28038104	North Outhouse	Fairgrounds	\$26,900	\$0	\$0	\$26,900	\$40,000	\$0	\$0	\$40,000	49%
MA28038105	Far Outhouse	Fairgrounds	\$12,500	\$0	\$0	\$12,500	\$40,000	\$0	\$0	\$40,000	220%
MA28038111	Open Horse Stalls (7)	Fairgrounds	\$0	\$0	\$0	\$0	\$80,000	\$0	\$0	\$80,000	0%
MA28038112	South Outhouse	Fairgrounds	\$26,900	\$0	\$0	\$26,900	\$40,000	\$0	\$0	\$40,000	49%
MA28038113	Rodeo Canopy	Fairgrounds	\$0	\$0	\$0	\$0	\$9,000	\$0	\$0	\$9,000	0%
MA28038114	Rodeo Office and Concessions	Fairgrounds	\$6,700	\$0	\$0	\$6,700	\$60,000	\$2,000	\$0	\$62,000	825%
MA28039108	SRE Building - Twin Bridges Airport	Twin Bridges Airport	\$0	\$0	\$0	\$0	\$930,000	\$10,000	\$0	\$940,000	0%
MA28040008	Radio Repeater Station - VC Pass	1085 MT-287	\$298,800	\$0	\$0	\$298,800	\$490,000	\$375,000	\$0	\$865,000	189%

Bldg ID #	Building	Address	Previous Values				New Values				% Change In Value
			Building	Contents	Site Improvement	TIV	Building	Contents	Site Improvement	TIV	
MA28041110	Sheridan Public Health	410 S Main Street	\$0	\$0	\$0	\$0	\$500,000	\$50,000	\$10,000	\$560,000	0%
<b>Grand Totals - 93 Appraisals</b>			<b>\$26,842,800</b>	<b>\$3,076,100</b>	<b>\$0</b>	<b>\$29,918,900</b>	<b>\$51,397,100</b>	<b>\$4,653,000</b>	<b>\$5,621,500</b>	<b>\$61,671,600</b>	

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## Building Summary Report

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		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
<b>Site Number: 001</b>										
<b>Site Name: Courthouse</b>										
<b>BLDG: 001</b>	Courthouse 100 E Wallace St Virginia City, MT 59755	1876	2	3	18,026	\$6,140,000	\$614,000	\$0	\$293,500	\$7,047,500
<b>BLDG: 031</b>	Garage 100 E Wallace St Virginia City, MT 59755	1890	1	1	335	\$40,000	\$5,000	\$0	\$0	\$45,000
Totals for <b>Courthouse</b> - 2 Appraisals					<b>18,361</b>	<b>\$6,180,000</b>	<b>\$619,000</b>	<b>\$0</b>	<b>\$293,500</b>	<b>\$7,092,500</b>
Totals for <b>001</b> - 2 Appraisals					<b>18,361</b>	<b>\$6,180,000</b>	<b>\$619,000</b>	<b>\$0</b>	<b>\$293,500</b>	<b>\$7,092,500</b>
<b>Site Number: 003</b>										
<b>Site Name: Extension Office</b>										
<b>BLDG: 003</b>	Extension Office 103 W Legion Ave Whitehall, MT 59759				0	\$0	\$40,000	\$0	\$0	\$40,000
Totals for <b>Extension Office</b> - 1 Appraisal					<b>0</b>	<b>\$0</b>	<b>\$40,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$40,000</b>
Totals for <b>003</b> - 1 Appraisal					<b>0</b>	<b>\$0</b>	<b>\$40,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$40,000</b>
<b>Site Number: 004</b>										
<b>Site Name: Courthouse Annex</b>										
<b>BLDG: 037</b>	Courthouse Annex 103 Wallace St Virginia City, MT 59755	2015	2	3	19,240	\$6,670,000	\$668,000	\$0	\$194,000	\$7,532,000
Totals for <b>Courthouse Annex</b> - 1 Appraisal					<b>19,240</b>	<b>\$6,670,000</b>	<b>\$668,000</b>	<b>\$0</b>	<b>\$194,000</b>	<b>\$7,532,000</b>
Totals for <b>004</b> - 1 Appraisal					<b>19,240</b>	<b>\$6,670,000</b>	<b>\$668,000</b>	<b>\$0</b>	<b>\$194,000</b>	<b>\$7,532,000</b>
<b>Site Number: 005</b>										
<b>Site Name: Landfill Waste Containers (X3) - 108 MT Hwy 359</b>										
<b>BLDG: 071</b>	Landfill Waste Containers (X3) - 108 MT Hwy 359 108 MT Hwy 359 Cardwell, MT 59721	1980	3	1	1	\$60,000	\$0	\$0	\$0	\$60,000
Totals for <b>Landfill Waste Containers (X3) - 108 MT Hwy 359</b> - 1 Appraisal					<b>1</b>	<b>\$60,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,000</b>
Totals for <b>005</b> - 1 Appraisal					<b>1</b>	<b>\$60,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,000</b>
<b>Site Number: 006</b>										

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
<b>Site Name: Twin Bridges - Road Shop</b>										
<b>BLDG: 021</b>	Twin Bridges - Road Shop 108 S Madison Rd Twin Bridges, MT 59754	1930	2	1	5,426	\$990,000	\$0	\$0	\$0	\$990,000
Totals for <b>Twin Bridges - Road Shop</b> - 1 Appraisal					<b>5,426</b>	<b>\$990,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$990,000</b>
Totals for <b>006</b> - 1 Appraisal					<b>5,426</b>	<b>\$990,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$990,000</b>
<b>Site Number: 008</b>										
<b>Site Name: Golf Course</b>										
<b>BLDG: 079</b>	Club House 110 Golf Course Dr Ennis, MT 59729	1980	1	1	2,808	\$575,000	\$0	\$0	\$0	\$575,000
<b>BLDG: 080</b>	Cart Barn 1 110 Golf Course Dr Ennis, MT 59729	1980	1	1	1,728	\$160,000	\$0	\$0	\$0	\$160,000
<b>BLDG: 081</b>	Cart Barn 2 110 Golf Course Dr Ennis, MT 59729	1980	1	1	2,304	\$190,000	\$0	\$0	\$0	\$190,000
<b>BLDG: 082</b>	Machine Shop 110 Golf Course Dr Ennis, MT 59729	1980	3	1	2,558	\$280,000	\$0	\$0	\$0	\$280,000
<b>BLDG: 086</b>	Pump House 110 Golf Course Dr Ennis, MT 59729	1980	1	1	198	\$150,000	\$0	\$0	\$0	\$150,000
Totals for <b>Golf Course</b> - 5 Appraisals					<b>9,596</b>	<b>\$1,355,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,355,000</b>
Totals for <b>008</b> - 5 Appraisals					<b>9,596</b>	<b>\$1,355,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,355,000</b>
<b>Site Number: 009</b>										
<b>Site Name: Mason House</b>										
<b>BLDG: 083</b>	Rose Mason House 111 E Wallace St Virginia City, MT 59755	1890	1	2	2,626	\$370,000	\$37,000	\$0	\$20,000	\$427,000
Totals for <b>Mason House</b> - 1 Appraisal					<b>2,626</b>	<b>\$370,000</b>	<b>\$37,000</b>	<b>\$0</b>	<b>\$20,000</b>	<b>\$427,000</b>
Totals for <b>009</b> - 1 Appraisal					<b>2,626</b>	<b>\$370,000</b>	<b>\$37,000</b>	<b>\$0</b>	<b>\$20,000</b>	<b>\$427,000</b>

**Site Number: 010**

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
<b>Site Name: Ennis Road Shop</b>										
<b>BLDG: 018</b>	Ennis Road Shop 12 Varney Rd Ennis, MT 59729	1985	3	1	4,185	\$550,000	\$75,000	\$0	\$3,500	\$628,500
<b>BLDG: 065</b>	Ennis Road - Storage Shed 12 Varney Rd Ennis, MT 59729	2001	1	1	108	\$14,000	\$2,000	\$0	\$0	\$16,000
Totals for <b>Ennis Road Shop</b> - 2 Appraisals					<b>4,293</b>	<b>\$564,000</b>	<b>\$77,000</b>	<b>\$0</b>	<b>\$3,500</b>	<b>\$644,500</b>
Totals for <b>010</b> - 2 Appraisals					<b>4,293</b>	<b>\$564,000</b>	<b>\$77,000</b>	<b>\$0</b>	<b>\$3,500</b>	<b>\$644,500</b>
<b>Site Number: 012</b>										
<b>Site Name: Landfill Waste Containers (X3) - 1622 MT Hwy 287</b>										
<b>BLDG: 077</b>	Landfill Waste Containers (X3) - 1622 MT Hwy 287 1622 MT Hwy 287 Virginia City, MT 59749	2010	3	1	1	\$132,000	\$0	\$0	\$0	\$132,000
Totals for <b>Landfill Waste Containers (X3) - 1622 MT Hwy 287</b> - 1 Appraisal					<b>1</b>	<b>\$132,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$132,000</b>
Totals for <b>012</b> - 1 Appraisal					<b>1</b>	<b>\$132,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$132,000</b>
<b>Site Number: 013</b>										
<b>Site Name: Madison Valley Manor</b>										
<b>BLDG: 002</b>	Madison Valley Manor 211 N Main St Ennis, MT 59729	1976	1	1	17,501	\$5,200,000	\$780,000	\$0	\$280,000	\$6,260,000
<b>BLDG: 067</b>	Madison Valley Manor - Garage 211 N Main St Ennis, MT 59729	1977	1	1	432	\$50,000	\$5,000	\$0	\$0	\$55,000
Totals for <b>Madison Valley Manor</b> - 2 Appraisals					<b>17,933</b>	<b>\$5,250,000</b>	<b>\$785,000</b>	<b>\$0</b>	<b>\$280,000</b>	<b>\$6,315,000</b>
Totals for <b>013</b> - 2 Appraisals					<b>17,933</b>	<b>\$5,250,000</b>	<b>\$785,000</b>	<b>\$0</b>	<b>\$280,000</b>	<b>\$6,315,000</b>
<b>Site Number: 014</b>										
<b>Site Name: Thompson-Hickman County Museum &amp; Library</b>										
<b>BLDG: 032</b>	Thompson-Hickman County Museum & Library 217 E Idaho St	1918	2	2	5,512	\$2,260,000	\$226,000	\$0	\$116,000	\$2,602,000

	Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total	
Virginia City, MT 59755										
Totals for <b>Thompson-Hickman County Museum &amp; Library - 1 Appraisal</b>				5,512	\$2,260,000	\$226,000	\$0	\$116,000	\$2,602,000	
Totals for <b>014 - 1 Appraisal</b>				5,512	\$2,260,000	\$226,000	\$0	\$116,000	\$2,602,000	
<b>Site Number: 015</b>										
<b>Site Name: Landfill Waste Containers (X3) - 226 Pony Rd</b>										
<b>BLDG: 073</b>	Landfill Waste Containers (X3) - 226 Pony Rd 226 Pony Rd Harrison, MT 59735	1980	3	1	1	\$60,000	\$0	\$0	\$60,000	
Totals for <b>Landfill Waste Containers (X3) - 226 Pony Rd - 1 Appraisal</b>				1	\$60,000	\$0	\$0	\$0	\$60,000	
Totals for <b>015 - 1 Appraisal</b>				1	\$60,000	\$0	\$0	\$0	\$60,000	
<b>Site Number: 016</b>										
<b>Site Name: Landfill Waste Containers (X3) - 2264 MT Hwy 287</b>										
<b>BLDG: 070</b>	Landfill Waste Containers (X3) - 2264 MT Hwy 287 2264 MT Hwy 287 Alder, MT 59710	1989	3	1	1	\$90,000	\$0	\$0	\$90,000	
Totals for <b>Landfill Waste Containers (X3) - 2264 MT Hwy 287 - 1 Appraisal</b>				1	\$90,000	\$0	\$0	\$0	\$90,000	
Totals for <b>016 - 1 Appraisal</b>				1	\$90,000	\$0	\$0	\$0	\$90,000	
<b>Site Number: 017</b>										
<b>Site Name: Alder Road - S&amp;R Shop</b>										
<b>BLDG: 012</b>	Weed Shop 2298 MT Hwy 287 Alder, MT 59710	1975	3	1	4,000	\$330,000	\$10,000	\$0	\$18,000	\$358,000
<b>BLDG: 013</b>	Weed Office 2298 MT Hwy 287 Alder, MT 59710	2009	1	1	768	\$150,000	\$16,000	\$0	\$0	\$166,000
<b>BLDG: 014</b>	Alder Road - S&R Shop 2299 MT Hwy 287 Alder, MT 59710	1985	3	1	1,516	\$345,000	\$35,000	\$0	\$0	\$380,000
Totals for <b>Alder Road - S&amp;R Shop - 3 Appraisals</b>				6,284	\$825,000	\$61,000	\$0	\$18,000	\$904,000	
Totals for <b>017 - 3 Appraisals</b>				6,284	\$825,000	\$61,000	\$0	\$18,000	\$904,000	
<b>Site Number: 018</b>										

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
<b>Site Name: Landfill Waste Containers (X3) - 26 Sand Coulee Rd</b>										
<b>BLDG: 072</b>	Landfill Waste Containers (X3) - 26 Sand Coulee Rd 26 Sand Coulee Rd Sheridan, MT 59749	1980	3	1	1	\$110,000	\$0	\$0	\$0	\$110,000
Totals for <b>Landfill Waste Containers (X3) - 26 Sand Coulee Rd - 1 Appraisal</b>					<b>1</b>	<b>\$110,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$110,000</b>
Totals for <b>018 - 1 Appraisal</b>					<b>1</b>	<b>\$110,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$110,000</b>
<b>Site Number: 019</b>										
<b>Site Name: Landfill Waste Containers (X3) - 30 Recycle Way</b>										
<b>BLDG: 039</b>	Equipment Building 30 Recycle Way Ennis, MT 59729	1995	1	1	720	\$90,000	\$9,000	\$0	\$32,000	\$131,000
<b>BLDG: 069</b>	Landfill Waste Containers (X3) - 30 Recycle Way 30 Recycle Way Ennis, MT 59729	1980	3	1	1	\$90,000	\$0	\$0	\$0	\$90,000
<b>BLDG: 087</b>	Storage Garage 30 Recycle Way Ennis, MT 59729	2018	1	1	619	\$70,000	\$0	\$0	\$0	\$70,000
<b>BLDG: 093</b>	Compactors 30 Recycle Way Ennis, MT 59729	1980	3	1	1	\$124,000	\$0	\$0	\$0	\$124,000
Totals for <b>Landfill Waste Containers (X3) - 30 Recycle Way - 4 Appraisals</b>					<b>1,341</b>	<b>\$374,000</b>	<b>\$9,000</b>	<b>\$0</b>	<b>\$32,000</b>	<b>\$415,000</b>
Totals for <b>019 - 4 Appraisals</b>					<b>1,341</b>	<b>\$374,000</b>	<b>\$9,000</b>	<b>\$0</b>	<b>\$32,000</b>	<b>\$415,000</b>
<b>Site Number: 020</b>										
<b>Site Name: School House</b>										
<b>BLDG: 033</b>	School House 313 E Idaho St Virginia City, MT 59755	1876	2	2	8,237	\$2,420,000	\$0	\$0	\$0	\$2,420,000
Totals for <b>School House - 1 Appraisal</b>					<b>8,237</b>	<b>\$2,420,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,420,000</b>
Totals for <b>020 - 1 Appraisal</b>					<b>8,237</b>	<b>\$2,420,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,420,000</b>
<b>Site Number: 021</b>										

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
<b>Site Name: Cemetery Equipment &amp; Pumps</b>										
<b>BLDG: 010</b>	Cemetery Equipment & Pumps 3172 MT Hwy 287 Sheridan, MT 59749	2009	3	1	24	\$37,000	\$0	\$0	\$0	\$37,000
Totals for <b>Cemetery Equipment &amp; Pumps</b> - 1 Appraisal					<b>24</b>	<b>\$37,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$37,000</b>
Totals for <b>021</b> - 1 Appraisal					<b>24</b>	<b>\$37,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$37,000</b>
<b>Site Number: 022</b>										
<b>Site Name: Tobacco Root Mountain Care Center</b>										
<b>BLDG: 034</b>	Tobacco Root Mountain Care Center 326 Madison St Sheridan, MT 59749	1968	2	1	19,272	\$6,100,000	\$915,000	\$0	\$146,000	\$7,161,000
<b>BLDG: 057</b>	TRMCC - Garage 326 Madison St Sheridan, MT 59749	1975	1	1	400	\$40,000	\$5,000	\$0	\$0	\$45,000
<b>BLDG: 058</b>	TRMCC - Record Storage Building 326 Madison St Sheridan, MT 59754	1975	3	1	156	\$20,000	\$0	\$0	\$0	\$20,000
Totals for <b>Tobacco Root Mountain Care Center</b> - 3 Appraisals					<b>19,828</b>	<b>\$6,160,000</b>	<b>\$920,000</b>	<b>\$0</b>	<b>\$146,000</b>	<b>\$7,226,000</b>
Totals for <b>022</b> - 3 Appraisals					<b>19,828</b>	<b>\$6,160,000</b>	<b>\$920,000</b>	<b>\$0</b>	<b>\$146,000</b>	<b>\$7,226,000</b>
<b>Site Number: 023</b>										
<b>Site Name: Alder Road - Main Shop</b>										
<b>BLDG: 015</b>	Alder Road - Scales 38 Judy Ln Alder, MT 59710	1980	1	1	156	\$100,000	\$0	\$0	\$78,000	\$178,000
<b>BLDG: 016</b>	Alder Road - Main Shop 42 Judy Ln Alder, MT 59710	2005	3	1	4,800	\$840,000	\$84,000	\$0	\$0	\$924,000
<b>BLDG: 064</b>	Alder Road - Fuel Site 38 Judy Ln Alder, MT 59710	2024	1	1	240	\$30,000	\$4,000	\$0	\$0	\$34,000
Totals for <b>Alder Road - Main Shop</b> - 3 Appraisals					<b>5,196</b>	<b>\$970,000</b>	<b>\$88,000</b>	<b>\$0</b>	<b>\$78,000</b>	<b>\$1,136,000</b>
Totals for <b>023</b> - 3 Appraisals					<b>5,196</b>	<b>\$970,000</b>	<b>\$88,000</b>	<b>\$0</b>	<b>\$78,000</b>	<b>\$1,136,000</b>

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
<b>Site Number: 025</b>										
<b>Site Name: Search &amp; Rescue Office - 402 S Main St</b>										
<b>BLDG: 038</b>	Search & Rescue Office - 402 S Main St 402 S Main St Sheridan, MT 59749	1996	1	1	5,735	\$1,290,000	\$129,000	\$0	\$12,500	\$1,431,500
Totals for <b>Search &amp; Rescue Office - 402 S Main St - 1 Appraisal</b>					<b>5,735</b>	<b>\$1,290,000</b>	<b>\$129,000</b>	<b>\$0</b>	<b>\$12,500</b>	<b>\$1,431,500</b>
Totals for <b>025 - 1 Appraisal</b>					<b>5,735</b>	<b>\$1,290,000</b>	<b>\$129,000</b>	<b>\$0</b>	<b>\$12,500</b>	<b>\$1,431,500</b>
<b>Site Number: 026</b>										
<b>Site Name: Radio Repeater Station - West Bench</b>										
<b>BLDG: 092</b>	Radio Repeater Station - West Bench 5 Rochester Rd Twin Bridges, MT 59754	1980	6	1	60	\$91,000	\$90,000	\$0	\$0	\$181,000
Totals for <b>Radio Repeater Station - West Bench - 1 Appraisal</b>					<b>60</b>	<b>\$91,000</b>	<b>\$90,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$181,000</b>
Totals for <b>026 - 1 Appraisal</b>					<b>60</b>	<b>\$91,000</b>	<b>\$90,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$181,000</b>
<b>Site Number: 027</b>										
<b>Site Name: Search &amp; Rescue - 513 S Comley Way</b>										
<b>BLDG: 004</b>	Search & Rescue - 513 S Comley Way 513 S Comley Way Ennis, MT 59729	1975	1	1	3,612	\$700,000	\$15,000	\$0	\$0	\$715,000
Totals for <b>Search &amp; Rescue - 513 S Comley Way - 1 Appraisal</b>					<b>3,612</b>	<b>\$700,000</b>	<b>\$15,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$715,000</b>
Totals for <b>027 - 1 Appraisal</b>					<b>3,612</b>	<b>\$700,000</b>	<b>\$15,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$715,000</b>
<b>Site Number: 028</b>										
<b>Site Name: Landfill Waste Containers (X3) - 55 Bear Gulch Rd</b>										
<b>BLDG: 011</b>	Landfill Equipment Building 55 Bear Gulch Rd Twin Bridges, MT 59754	1985	1	1	490	\$60,000	\$5,000	\$0	\$68,000	\$133,000
<b>BLDG: 063</b>	Landfill Compactor 55 Bear Gulch Rd Twin Bridges, MT 59754	2000	3	1	1	\$47,000	\$0	\$0	\$0	\$47,000

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
<b>BLDG: 068</b>	Landfill Waste Containers (X3) - 55 Bear Gulch Rd 55 Bear Gulch Rd Twin Bridges, MT 59754	1980	3	1	1	\$60,000	\$0	\$0	\$0	\$60,000
Totals for <b>Landfill Waste Containers (X3) - 55 Bear Gulch Rd - 3 Appraisals</b>					<b>492</b>	<b>\$167,000</b>	<b>\$5,000</b>	<b>\$0</b>	<b>\$68,000</b>	<b>\$240,000</b>
Totals for <b>028 - 3 Appraisals</b>					<b>492</b>	<b>\$167,000</b>	<b>\$5,000</b>	<b>\$0</b>	<b>\$68,000</b>	<b>\$240,000</b>
<b>Site Number: 029</b>										
<b>Site Name: Landfill Waste Containers (X3) - 6380 US Hwy 287 N</b>										
<b>BLDG: 074</b>	Equipment only-Landfill Waste Containers (X3) - 6380 US Hwy 287 N 6380 US Hwy 287 N Norris, MT 59745	1980	3	1	1	\$60,000	\$0	\$0	\$0	\$60,000
Totals for <b>Landfill Waste Containers (X3) - 6380 US Hwy 287 N - 1 Appraisal</b>					<b>1</b>	<b>\$60,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,000</b>
Totals for <b>029 - 1 Appraisal</b>					<b>1</b>	<b>\$60,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,000</b>
<b>Site Number: 030</b>										
<b>Site Name: Landfill Waste Containers (X3) - 68 N Palisades Dr</b>										
<b>BLDG: 075</b>	Landfill Waste Containers (X3) - 68 N Palisades Dr 68 N Palisades Dr Cameron, MT 59720	1980	3	1	1	\$60,000	\$0	\$0	\$0	\$60,000
Totals for <b>Landfill Waste Containers (X3) - 68 N Palisades Dr - 1 Appraisal</b>					<b>1</b>	<b>\$60,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,000</b>
Totals for <b>030 - 1 Appraisal</b>					<b>1</b>	<b>\$60,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,000</b>
<b>Site Number: 031</b>										
<b>Site Name: Placer Loop Complex</b>										
<b>BLDG: 007</b>	Public Health 7 Placer Loop Virginia City, MT 59755	2012		2	3,162	\$750,000	\$75,000	\$0	\$0	\$825,000
<b>BLDG: 089</b>	Sheriff and Des 7 Placer Loop Virginia City, MT 59755	2014		2	3,306	\$765,000	\$77,000	\$0	\$138,000	\$980,000
<b>BLDG: 094</b>	Maintenance Storage Building 7 Placer Loop Virginia City, MT 59755	2008	1	1	5,616	\$650,000	\$65,000	\$0	\$0	\$715,000

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
<b>BLDG: 097</b>	South Storage Building 7 Placer Loop Virginia City, MT 59755	2008	1	1	1,620	\$230,000	\$10,000	\$0	\$0	\$240,000
<b>BLDG: 098</b>	North Storage Building 7 Placer Loop Virginia City, MT 59755	2008	1	1	2,231	\$280,000	\$0	\$0	\$0	\$280,000
Totals for <b>Placer Loop Complex</b> - 5 Appraisals					<b>15,935</b>	<b>\$2,675,000</b>	<b>\$227,000</b>	<b>\$0</b>	<b>\$138,000</b>	<b>\$3,040,000</b>
Totals for <b>031</b> - 5 Appraisals					<b>15,935</b>	<b>\$2,675,000</b>	<b>\$227,000</b>	<b>\$0</b>	<b>\$138,000</b>	<b>\$3,040,000</b>
<b>Site Number: 032</b>										
<b>Site Name: Harrison Road Shop</b>										
<b>BLDG: 017</b>	Harrison Road Shop 7554 US Hwy 287 Harrison, MT 59735	1910	2	1	2,856	\$610,000	\$61,000	\$0	\$0	\$671,000
Totals for <b>Harrison Road Shop</b> - 1 Appraisal					<b>2,856</b>	<b>\$610,000</b>	<b>\$61,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$671,000</b>
Totals for <b>032</b> - 1 Appraisal					<b>2,856</b>	<b>\$610,000</b>	<b>\$61,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$671,000</b>
<b>Site Number: 033</b>										
<b>Site Name: Twin Bridges - Road Shop (New)</b>										
<b>BLDG: 024</b>	Fuel Station 9 Skyking Ln Twin Bridges, MT 59754	2006	1	1	112	\$9,000	\$0	\$0	\$212,000	\$221,000
<b>BLDG: 066</b>	Twin Bridges - Road Shop (New) 9 Skyking Ln Twin Bridges, MT 59754	2018	3	1	6,000	\$990,000	\$100,000	\$0	\$0	\$1,090,000
Totals for <b>Twin Bridges - Road Shop (New)</b> - 2 Appraisals					<b>6,112</b>	<b>\$999,000</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$212,000</b>	<b>\$1,311,000</b>
Totals for <b>033</b> - 2 Appraisals					<b>6,112</b>	<b>\$999,000</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$212,000</b>	<b>\$1,311,000</b>
<b>Site Number: 034</b>										
<b>Site Name: Landfill Waste Containers (X3) - Waterloo</b>										
<b>BLDG: 076</b>	Landfill Waste Containers (X3) - Waterloo 94 Bench Rd Silver Star, MT 59751	1980	3	1	1	\$60,000	\$0	\$0	\$0	\$60,000
Totals for <b>Landfill Waste Containers (X3) - Waterloo</b> - 1 Appraisal					<b>1</b>	<b>\$60,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,000</b>
Totals for <b>034</b> - 1 Appraisal					<b>1</b>	<b>\$60,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,000</b>

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
<b>Site Number: 035</b>										
<b>Site Name: Airport</b>										
<b>BLDG: 022</b>	Shirley Hangar - SRE 11 Citation Drive Twin Bridges, MT 59754	2002	1	1	1,408	\$215,000	\$0	\$0	\$668,000	\$883,000
<b>BLDG: 023</b>	Pilot's Shack 11 Citation Drive Twin Bridges, MT 59754	2005	1	1	288	\$60,000	\$2,000	\$0	\$0	\$62,000
Totals for <b>Airport</b> - 2 Appraisals					<b>1,696</b>	<b>\$275,000</b>	<b>\$2,000</b>	<b>\$0</b>	<b>\$668,000</b>	<b>\$945,000</b>
Totals for <b>035</b> - 2 Appraisals					<b>1,696</b>	<b>\$275,000</b>	<b>\$2,000</b>	<b>\$0</b>	<b>\$668,000</b>	<b>\$945,000</b>
<b>Site Number: 037</b>										
<b>Site Name: Ennis-Big Sky Airport</b>										
<b>BLDG: 019</b>	SRE Shop 36 Runway Road Ennis, MT 59729	2007	1	1	1,140	\$130,000	\$5,000	\$0	\$635,000	\$770,000
<b>BLDG: 061</b>	Fuel Station 36 Runway Road Ennis, MT 59729	2000	6	1	1,392	\$187,100	\$0	\$0	\$0	\$187,100
<b>BLDG: 084</b>	NEW SRE Building 36 Runway Road Ennis, MT 59729	2020	1	1	5,472	\$680,000	\$0	\$0	\$0	\$680,000
Totals for <b>Ennis-Big Sky Airport</b> - 3 Appraisals					<b>8,004</b>	<b>\$997,100</b>	<b>\$5,000</b>	<b>\$0</b>	<b>\$635,000</b>	<b>\$1,637,100</b>
Totals for <b>037</b> - 3 Appraisals					<b>8,004</b>	<b>\$997,100</b>	<b>\$5,000</b>	<b>\$0</b>	<b>\$635,000</b>	<b>\$1,637,100</b>
<b>Site Number: 038</b>										
<b>Site Name: Fairgrounds</b>										
<b>BLDG: 025</b>	Fairgrounds Office Building 2 Fairgrounds Loop Road Twin Bridges, MT 59754	1936	1	1	842	\$270,000	\$27,000	\$0	\$2,697,000	\$2,994,000
<b>BLDG: 026</b>	Octagonal Pavilion Fairgrounds Twin Bridges, MT 59754	1936	1	1	7,342	\$1,230,000	\$5,000	\$0	\$0	\$1,235,000
<b>BLDG: 027</b>	Jeffers Square Building Fairgrounds Twin Bridges, MT 59754	1894	1	1	4,117	\$590,000	\$10,000	\$0	\$0	\$600,000

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
<b>BLDG: 028</b>	4-H Exhibit Building Fairgrounds Twin Bridges, MT 59754	1962	3	1	2,806	\$495,000	\$0	\$0	\$0	\$495,000
<b>BLDG: 029</b>	Exhibit - Craft Building Fairgrounds Twin Bridges, MT 59754	1973	1	1	2,740	\$400,000	\$10,000	\$0	\$0	\$410,000
<b>BLDG: 041</b>	Dairy Barn Fairgrounds Twin Bridges, MT 59754	1936	1	1	2,750	\$370,000	\$0	\$0	\$0	\$370,000
<b>BLDG: 042</b>	Open Beef Barn Fairgrounds Twin Bridges, MT 59754	1990	1	1	2,595	\$200,000	\$0	\$0	\$0	\$200,000
<b>BLDG: 043</b>	Beef Breeding Barn Fairgrounds Twin Bridges, MT 59754	1936	1	1	2,724	\$280,000	\$0	\$0	\$0	\$280,000
<b>BLDG: 044</b>	Sheep Barn Fairgrounds Twin Bridges, MT 59754	1936	1	1	2,728	\$290,000	\$0	\$0	\$0	\$290,000
<b>BLDG: 045</b>	Hog Barn Fairgrounds Twin Bridges, MT 59754	1947	1	1	4,146	\$260,000	\$0	\$0	\$0	\$260,000
<b>BLDG: 046</b>	4-H Sales Barn Fairgrounds Twin Bridges, MT 59754	1975	1	1	3,729	\$260,000	\$0	\$0	\$0	\$260,000
<b>BLDG: 047</b>	Storage Building - Sales Fairgrounds Twin Bridges, MT 59754	2002	1	1	158	\$7,000	\$0	\$0	\$0	\$7,000
<b>BLDG: 048</b>	Sheep Breeding Barn Fairgrounds Twin Bridges, MT 59754	1990	1	1	2,143	\$170,000	\$0	\$0	\$0	\$170,000
<b>BLDG: 049</b>	Restrooms Fairgrounds Twin Bridges, MT 59754	1960	2	1	415	\$130,000	\$0	\$0	\$0	\$130,000

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
<b>BLDG: 050</b>	Open Horse Stalls (44) Fairgrounds Twin Bridges, MT 59754	1954	1	1	2,837	\$200,000	\$0	\$0	\$0	\$200,000
<b>BLDG: 051</b>	Horse Stalls Box (16) Fairgrounds Twin Bridges, MT 59754	1954	1	1	2,010	\$150,000	\$0	\$0	\$0	\$150,000
<b>BLDG: 052</b>	Grandstand Fairgrounds Twin Bridges, MT 59754	1936	1	1	4,645	\$340,000	\$0	\$0	\$0	\$340,000
<b>BLDG: 053</b>	Rodeo Pump House Fairgrounds Twin Bridges, MT 59754	2005	1	1	49	\$30,000	\$0	\$0	\$0	\$30,000
<b>BLDG: 055</b>	Rodeo Announcer Stand Fairgrounds Twin Bridges, MT 59754	1998	1	1	88	\$5,000	\$0	\$0	\$0	\$5,000
<b>BLDG: 056</b>	Rodeo Steel-Wood Bleachers Fairgrounds Twin Bridges, MT 59754	2010	3	1	1,139	\$90,000	\$0	\$0	\$0	\$90,000
<b>BLDG: 059</b>	Discovery Gazebo Fairgrounds Twin Bridges, MT 59754	1937	1	1	643	\$50,000	\$0	\$0	\$0	\$50,000
<b>BLDG: 091</b>	Chicken - Rabbit Barn Fairgrounds Twin Bridges, MT 59754	1970	1	1	4,302	\$340,000	\$0	\$0	\$0	\$340,000
<b>BLDG: 095</b>	Scale House Fairgrounds Twin Bridges, MT 59754	2013	1	1	130	\$50,000	\$0	\$0	\$0	\$50,000
<b>BLDG: 100</b>	Close Up Booth Fairgrounds Twin Bridges, MT 59754	1980	1	1	152	\$50,000	\$0	\$0	\$0	\$50,000
<b>BLDG: 102</b>	Beer Garden Fairgrounds Twin Bridges, MT 59754	1980	1	1	210	\$60,000	\$0	\$0	\$0	\$60,000

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
<b>BLDG: 103</b>	Horse Stall Outhouse Fairgrounds Twin Bridges, MT 59754	2008	6	1	36	\$30,000	\$0	\$0	\$0	\$30,000
<b>BLDG: 104</b>	North Outhouse Fairgrounds Twin Bridges, MT 59754	2008	6	1	56	\$40,000	\$0	\$0	\$0	\$40,000
<b>BLDG: 105</b>	Far Outhouse Fairgrounds Twin Bridges, MT 59754	2008	6	1	56	\$40,000	\$0	\$0	\$0	\$40,000
<b>BLDG: 111</b>	Open Horse Stalls (7) Fairgrounds Twin Bridges, MT 59754	1954	1	1	884	\$80,000	\$0	\$0	\$0	\$80,000
<b>BLDG: 112</b>	South Outhouse Fairgrounds Twin Bridges, MT 59754	2008	6	1	56	\$40,000	\$0	\$0	\$0	\$40,000
<b>BLDG: 113</b>	Rodeo Canopy Fairgrounds Twin Bridges, MT 59754	1980	3	1	337	\$9,000	\$0	\$0	\$0	\$9,000
<b>BLDG: 114</b>	Rodeo Office and Concessions Fairgrounds Twin Bridges, MT 59754	1980	1	1	228	\$60,000	\$2,000	\$0	\$0	\$62,000
Totals for <b>Fairgrounds</b> - 32 Appraisals					<b>57,093</b>	<b>\$6,616,000</b>	<b>\$54,000</b>	<b>\$0</b>	<b>\$2,697,000</b>	<b>\$9,367,000</b>
Totals for <b>038</b> - 32 Appraisals					<b>57,093</b>	<b>\$6,616,000</b>	<b>\$54,000</b>	<b>\$0</b>	<b>\$2,697,000</b>	<b>\$9,367,000</b>
<b>Site Number: 039</b>										
<b>Site Name: SRE Building - Twin Bridges Airport</b>										
<b>BLDG: 108</b>	SRE Building - Twin Bridges Airport Twin Bridges Airport Twin Bridges, MT 59754	2022	1	1	5,078	\$930,000	\$10,000	\$0	\$0	\$940,000
Totals for <b>SRE Building - Twin Bridges Airport</b> - 1 Appraisal					<b>5,078</b>	<b>\$930,000</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$940,000</b>
Totals for <b>039</b> - 1 Appraisal					<b>5,078</b>	<b>\$930,000</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$940,000</b>

Site Number: 040

		Year Built	ISO Class	# of Stories	Square Footage	Building Insurable Value	Contents	Separately Insurable	Site Improvements	Total
<b>Site Name: Radio Repeater Station - VC Pass</b>										
<b>BLDG: 008</b>	Radio Repeater Station - VC Pass 1085 MT-287 Virginia City, MT 59755	2010	1	1	250	\$490,000	\$375,000	\$0	\$0	\$865,000
Totals for <b>Radio Repeater Station - VC Pass</b> - 1 Appraisal					<b>250</b>	<b>\$490,000</b>	<b>\$375,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$865,000</b>
Totals for <b>040</b> - 1 Appraisal					<b>250</b>	<b>\$490,000</b>	<b>\$375,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$865,000</b>
<b>Site Number: 041</b>										
<b>Site Name: Sheridan Public Health</b>										
<b>BLDG: 110</b>	Sheridan Public Health 410 S Main Street Sheridan, MT 59749	1960	1	1	2,662	\$500,000	\$50,000	\$0	\$10,000	\$560,000
Totals for <b>Sheridan Public Health</b> - 1 Appraisal					<b>2,662</b>	<b>\$500,000</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$10,000</b>	<b>\$560,000</b>
Totals for <b>041</b> - 1 Appraisal					<b>2,662</b>	<b>\$500,000</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$10,000</b>	<b>\$560,000</b>
Grand Totals - 93 Appraisals					<b>233,490</b>	<b>\$51,397,100</b>	<b>\$4,653,000</b>	<b>\$0</b>	<b>\$5,621,500</b>	<b>\$61,671,600</b>

## Building Detail Report

DRAFT



Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich/Cody Martens
<b>Site</b>	001 - Courthouse		
<b>Building</b>	001 - Courthouse		
<b>Address</b>	100 E Wallace St		
<b>City, State, Zip</b>	Virginia City, MT 59755		
<b>Latitude</b>	N 45.29338618	<b>Longitude</b>	W -111.94427337

INSURABLE VALUES	
<b>Building</b>	\$6,140,000
<b>Contents</b>	\$614,000
<b>Site Improvements</b>	\$293,500
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$7,047,500</b>
<b>Per SqFt Rate</b>	<b>\$341</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% City Hall Or Courthouse		
<b>Stories above Grade</b>	3	<b>Year Built</b>	1876
<b>Superstructure SqFt</b>	12,818	<b>Vacant</b>	No
<b>Substructure SqFt</b>	5,208	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>18,026</b>		
<b>ISO Class</b>	100% 2 - Masonry/Joisted Masonry		
<b>Foundation Type</b>	Masonry Basement		
<b>Exterior Wall Finish</b>	20% Brick on Masonry, 65% Brick, Solid, 18in Thick, 15% Brick, Solid, 24in Thick		
<b>Roof Pitch</b>	70% Medium (8:12 to 12:12 Pitch), 30% Flat		
<b>Roof Geometry</b>	Complex		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	70% Shingles, Asphalt, 30% Single-Ply Membrane		
<b>Heating System</b>	100% Steam/Hot Water with Unit Heaters		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	Yes	<b>Type</b>	Central
		<b>Automatic Fire Detection</b>	Yes
		<b>Type</b>	Central
		<b>Entry Alarms</b>	Yes
		<b>Type</b>	CC Sys.



**NOTES:** Includes: court room, offices, vault, lobby and jail. Building features include: canopies. Site improvements include: fencing, flagpole, generators, lighting, playground equipment, retaining walls and signage. Reproduction Value: 10,070,000.

# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/17/2025

**Insured** MA28 **Tour Guide** Pete Novich/Cody Martens  
**Site** 001 - Courthouse  
**Building** 031 - Garage  
**Address** 100 E Wallace St  
**City, State, Zip** Virginia City, MT 59755  
**Latitude** N 45.29298964 **Longitude** W -111.94421263

INSURABLE VALUES	
<b>Building</b>	\$40,000
<b>Contents</b>	\$5,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$45,000</b>
<b>Per SqFt Rate</b>	<b>\$119</b>

## UNDERWRITING DATA

**Occupancy** 100% Utility Building, Light Commercial  
**Stories above Grade** 1 **Year Built** 1890  
**Superstructure SqFt** 335 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** 335  
**ISO Class** 100% 1 - Frame  
**Foundation Type** Mat/Slab  
**Exterior Wall Finish** 100% Siding, Wood on Frame  
**Roof Pitch** 100% Medium (8:12 to 12:12 Pitch)  
**Roof Geometry** Gable  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 100% Shingles, Asphalt  
**Heating System** 100% None  
**Cooling System** 100% None  
**Electrical** Yes **Plumbing** No  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

**NOTES:** Includes: storage garage.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Self
<b>Site</b>	003 - Extension Office		
<b>Building</b>	003 - Extension Office		
<b>Address</b>	103 W Legion Ave		
<b>City, State, Zip</b>	Whitehall, MT 59759		
<b>Latitude</b>	N 45.86990709	<b>Longitude</b>	W -112.09981111

INSURABLE VALUES	
Building	\$0
Contents	\$40,000
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$40,000</b>
Per SqFt Rate	\$0

**UNDERWRITING DATA**

<b>Occupancy</b>		<b>Year Built</b>	
<b>Stories above Grade</b>		<b>Vacant</b>	No
<b>Superstructure SqFt</b>		<b>Landscaping</b>	No
<b>Substructure SqFt</b>	0		
<b>Total SqFt</b>	0		
<b>ISO Class</b>			
<b>Foundation Type</b>			
<b>Exterior Wall Finish</b>			
<b>Roof Pitch</b>			
<b>Roof Geometry</b>			
<b>Roof Frame Type</b>			
<b>Roof Materials</b>			
<b>Heating System</b>			
<b>Cooling System</b>			
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None <i>Type</i> None	<b>Automatic Fire Detection</b>	None <i>Type</i> None
<b>Manual Fire Alarms</b>	None <i>Type</i> None	<b>Entry Alarms</b>	None <i>Type</i> None



2<sup>nd</sup> Photo  
 Not Obtainable

NOTES: Contents only.

# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich/Cody Martens
<b>Site</b>	004 - Courthouse Annex		
<b>Building</b>	037 - Courthouse Annex		
<b>Address</b>	103 Wallace St		
<b>City, State, Zip</b>	Virginia City, MT 59755		
<b>Latitude</b>	N 45.29376383	<b>Longitude</b>	W -111.94441030

INSURABLE VALUES	
<b>Building</b>	\$6,670,000
<b>Contents</b>	\$668,000
<b>Site Improvements</b>	\$194,000
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$7,532,000</b>
<b>Per SqFt Rate</b>	<b>\$347</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% City Hall Or Courthouse		
<b>Stories above Grade</b>	3	<b>Year Built</b>	2015
<b>Superstructure SqFt</b>	19,240	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>19,240</b>		
<b>ISO Class</b>	100% 2 - Masonry/Joisted Masonry		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	35% Brick on Masonry, 25% Concrete Block, Split-Face, 40% Siding, Fiber Cement on Masonry		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Shingles, Asphalt		
<b>Heating System</b>	100% Heat Pump		
<b>Cooling System</b>	100% Heat Pump		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	1		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	Yes	<b>Type</b> Wet Pipe	<b>Automatic Fire Detection</b> Yes <b>Type</b> Central
<b>Manual Fire Alarms</b>	Yes	<b>Type</b> Central	<b>Entry Alarms</b> Yes <b>Type</b> CC Sys.

**NOTES:** Includes: offices, conference rooms, commoners chambers, court room, jury rooms, vaults, lobby, break room and work room. Site improvements include: fencing, generators, picnic tables and signage.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Self
<b>Site</b>	005 - Landfill Waste Containers (X3) - 108 MT Hwy 359		
<b>Building</b>	071 - Landfill Waste Containers (X3) - 108 MT Hwy 359		
<b>Address</b>	108 MT Hwy 359		
<b>City, State, Zip</b>	Cardwell, MT 59721		
<b>Latitude</b>	N 45.85308485	<b>Longitude</b>	W -111.95057871

INSURABLE VALUES	
<b>Building</b>	\$60,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$60,000</b>
<b>Per SqFt Rate</b>	<b>\$60,000</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Utility Building		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1980
<b>Superstructure SqFt</b>	1	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	1		
<b>ISO Class</b>	100% 3 - Pre-Engineered Metal/Non-Combustible		
<b>Foundation Type</b>	None		
<b>Exterior Wall Finish</b>	100% None		
<b>Roof Pitch</b>	100% None		
<b>Roof Geometry</b>	None		
<b>Roof Frame Type</b>	None		
<b>Roof Materials</b>	100% None		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	None	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

NOTES: Includes: (2) dumpsters.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich
<b>Site</b>	006 - Twin Bridges - Road Shop		
<b>Building</b>	021 - Twin Bridges - Road Shop		
<b>Address</b>	108 S Madison Rd		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54356178	<b>Longitude</b>	W -112.33000246

INSURABLE VALUES	
<b>Building</b>	\$990,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$990,000</b>
<b>Per SqFt Rate</b>	<b>\$182</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Service Occupancy		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1930
<b>Superstructure SqFt</b>	5,426	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>5,426</b>		
<b>ISO Class</b>	100% 2 - Masonry/Joisted Masonry		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Concrete, Poured-in-Place, 7-10in		
<b>Roof Pitch</b>	100% Flat		
<b>Roof Geometry</b>	Flat		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Built-Up, Smooth		
<b>Heating System</b>	100% Gas, Oil or Electric Suspended Unit Heater		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

**NOTES:** Includes: office and vehicle storage. Building is leased to fire department.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/18/2025

**Insured** MA28 **Tour Guide** Pete Novich/Mike Callahan  
**Site** 008 - Golf Course  
**Building** 079 - Club House  
**Address** 110 Golf Course Dr  
**City, State, Zip** Ennis, MT 59729  
**Latitude** N 45.35997292 **Longitude** W -111.74721934

INSURABLE VALUES	
<b>Building</b>	\$575,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$575,000</b>
<b>Per SqFt Rate</b>	<b>\$205</b>

## UNDERWRITING DATA

**Occupancy** 100% Clubhouse/Recreation Building  
**Stories above Grade** 1 **Year Built** 1980  
**Superstructure SqFt** 2,808 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** **2,808**  
**ISO Class** 100% 1 - Frame  
**Foundation Type** Mat/Slab  
**Exterior Wall Finish** 100% Siding, Fiber Cement on Frame  
**Roof Pitch** 100% Medium (8:12 to 12:12 Pitch)  
**Roof Geometry** Gable  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 100% Shingles, Asphalt  
**Heating System** 100% Electric Baseboard or Wall Unit  
**Cooling System** 100% Thru-Wall Units  
**Electrical** Yes **Plumbing** Yes  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** Yes **Type** CC Sys.

**NOTES:** Includes: lounge, pro shop and cafe. Building is leased to golf association.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich/Mike Callahan
<b>Site</b>	008 - Golf Course		
<b>Building</b>	080 - Cart Barn 1		
<b>Address</b>	110 Golf Course Dr		
<b>City, State, Zip</b>	Ennis, MT 59729		
<b>Latitude</b>	N 45.36016287	<b>Longitude</b>	W -111.74747453

INSURABLE VALUES	
Building	\$160,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$160,000</b>
<b>Per SqFt Rate</b>	<b>\$93</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Garage		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1980
<b>Superstructure SqFt</b>	1,728	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>1,728</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	100% Siding, Metal or Other on Frame		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None <i>Type</i> None	<b>Automatic Fire Detection</b>	None <i>Type</i> None
<b>Manual Fire Alarms</b>	None <i>Type</i> None	<b>Entry Alarms</b>	None <i>Type</i> None

**NOTES:** Includes; golf cart storage. Building is leased to golf association.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich/Mike Callahan
<b>Site</b>	008 - Golf Course		
<b>Building</b>	081 - Cart Barn 2		
<b>Address</b>	110 Golf Course Dr		
<b>City, State, Zip</b>	Ennis, MT 59729		
<b>Latitude</b>	N 45.36044380	<b>Longitude</b>	W -111.74781063

INSURABLE VALUES	
<b>Building</b>	\$190,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$190,000</b>
<b>Per SqFt Rate</b>	<b>\$82</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Garage		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1980
<b>Superstructure SqFt</b>	2,304	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>2,304</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	100% Siding, Metal or Other on Frame		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None



**NOTES:** Includes: golf cart storage. Building is leased to golf association.

**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich/Mike Callahan
<b>Site</b>	008 - Golf Course		
<b>Building</b>	082 - Machine Shop		
<b>Address</b>	110 Golf Course Dr		
<b>City, State, Zip</b>	Ennis, MT 59729		
<b>Latitude</b>	N 45.35813416	<b>Longitude</b>	W -111.75148310

INSURABLE VALUES	
<b>Building</b>	\$280,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$280,000</b>
<b>Per SqFt Rate</b>	<b>\$109</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Service Occupancy		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1980
<b>Superstructure SqFt</b>	2,558	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>2,558</b>		
<b>ISO Class</b>	15% 1 - Frame, 85% 3 - Pre-Engineered Metal/Non-Combustible		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	15% Siding, Metal or Other on Frame, 85% Siding, Metal or Other on Girts		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Heavy Steel		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	85% Gas, Oil or Electric Suspended Unit Heater, 15% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

**NOTES:** Includes: maintenance bays, storage and office. Building is leased to golf association.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich/Mike Callahan
<b>Site</b>	008 - Golf Course		
<b>Building</b>	086 - Pump House		
<b>Address</b>	110 Golf Course Dr		
<b>City, State, Zip</b>	Ennis, MT 59729		
<b>Latitude</b>	N 45.35366967	<b>Longitude</b>	W -111.74489577

INSURABLE VALUES	
<b>Building</b>	\$150,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$150,000</b>
<b>Per SqFt Rate</b>	<b>\$758</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% Pump Station		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1980
<b>Superstructure SqFt</b>	198	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>198</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Footing		
<b>Exterior Wall Finish</b>	100% Siding, Wood on Frame		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% Gas, Oil or Electric Suspended Unit Heater		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: (2) 40hp pumps and controls.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/17/2025

**Insured** MA28 **Tour Guide** Pete Novich/Cody Martens  
**Site** 009 - Mason House  
**Building** 083 - Rose Mason House  
**Address** 111 E Wallace St  
**City, State, Zip** Virginia City, MT 59755  
**Latitude** N 45.29397741 **Longitude** W -111.94359502

INSURABLE VALUES	
<b>Building</b>	\$370,000
<b>Contents</b>	\$37,000
<b>Site Improvements</b>	\$20,000
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$427,000</b>
<b>Per SqFt Rate</b>	<b>\$141</b>

## UNDERWRITING DATA

**Occupancy** 100% House, Single Family  
**Stories above Grade** 2 **Year Built** 1890  
**Superstructure SqFt** 1,879 **Vacant** No  
**Substructure SqFt** 747 **Landscaping** No  
**Total SqFt** **2,626**  
**ISO Class** 100% 1 - Frame  
**Foundation Type** Masonry Basement  
**Exterior Wall Finish** 100% Siding, Wood on Frame  
**Roof Pitch** 100% Medium (8:12 to 12:12 Pitch)  
**Roof Geometry** Complex  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 100% Shingles, Asphalt  
**Heating System** 100% Steam/Hot Water with Unit Heaters  
**Cooling System** 100% None  
**Electrical** Yes **Plumbing** Yes  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

**NOTES:** Includes: living room, bed rooms and kitchen. Site improvements include: fuel tanks and skid sheds.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich/Mike Callahan
<b>Site</b>	010 - Ennis Road Shop		
<b>Building</b>	018 - Ennis Road Shop		
<b>Address</b>	12 Varney Rd		
<b>City, State, Zip</b>	Ennis, MT 59729		
<b>Latitude</b>	N 45.32484477	<b>Longitude</b>	W -111.74416487

INSURABLE VALUES	
<b>Building</b>	\$550,000
<b>Contents</b>	\$75,000
<b>Site Improvements</b>	\$3,500
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$628,500</b>
<b>Per SqFt Rate</b>	<b>\$131</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Service Occupancy		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1985
<b>Superstructure SqFt</b>	4,185	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>4,185</b>		
<b>ISO Class</b>	100% 3 - Pre-Engineered Metal/Non-Combustible		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Metal or Other on Girts		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Heavy Steel		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	15% Electric Baseboard or Wall Unit, 85% Gas, Oil or Electric Suspended Unit Heater		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None



**NOTES:** Includes: office and storage bays. Site improvements include: fencing and signage.

**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

**Insured** MA28 **Tour Guide** Pete Novich/Mike Callahan  
**Site** 010 - Ennis Road Shop  
**Building** 065 - Ennis Road - Storage Shed  
**Address** 12 Varney Rd  
**City, State, Zip** Ennis, MT 59729  
**Latitude** N 45.32439110 **Longitude** W -111.74453638

INSURABLE VALUES	
Building	\$14,000
Contents	\$2,000
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$16,000</b>
Per SqFt Rate	\$130

**UNDERWRITING DATA**

**Occupancy** 100% Utility Building, Light Commercial  
**Stories above Grade** 1 **Year Built** 2001  
**Superstructure SqFt** 108 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** 108  
**ISO Class** 100% 1 - Frame  
**Foundation Type** Post & Pier  
**Exterior Wall Finish** 100% Siding, Metal or Other on Frame  
**Roof Pitch** 100% Low (2:12 to 6:12 Pitch)  
**Roof Geometry** Monoslope  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 100% Steel  
**Heating System** 100% None  
**Cooling System** 100% None  
**Electrical** Yes **Plumbing** No  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

**NOTES:** Includes: storage shed.



DRAFT

**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Self
<b>Site</b>	012 - Landfill Waste Containers (X3) - 1622 MT Hwy 287		
<b>Building</b>	077 - Landfill Waste Containers (X3) - 1622 MT Hwy 287		
<b>Address</b>	1622 MT Hwy 287		
<b>City, State, Zip</b>	Virginia City, MT 59749		
<b>Latitude</b>	N 45.31260860	<b>Longitude</b>	W -111.97421699

INSURABLE VALUES	
<b>Building</b>	\$132,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$132,000</b>
<b>Per SqFt Rate</b>	<b>\$132,000</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Utility Building		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2010
<b>Superstructure SqFt</b>	1	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	1		
<b>ISO Class</b>	100% 3 - Pre-Engineered Metal/Non-Combustible		
<b>Foundation Type</b>	None		
<b>Exterior Wall Finish</b>	100% None		
<b>Roof Pitch</b>	100% None		
<b>Roof Geometry</b>	None		
<b>Roof Frame Type</b>	None		
<b>Roof Materials</b>	100% None		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	Yes
		<b>Type</b>	CC Sys.

NOTES: Includes: (4) dumpsters, controls, and solar panel.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich/Mike Callahan/Trent Zimmerman
<b>Site</b>	013 - Madison Valley Manor		
<b>Building</b>	002 - Madison Valley Manor		
<b>Address</b>	211 N Main St		
<b>City, State, Zip</b>	Ennis, MT 59729		
<b>Latitude</b>	N 45.35055088	<b>Longitude</b>	W -111.73216387

INSURABLE VALUES	
<b>Building</b>	\$5,200,000
<b>Contents</b>	\$780,000
<b>Site Improvements</b>	\$280,000
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$6,260,000</b>
<b>Per SqFt Rate</b>	<b>\$297</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% Nursing Home/Convalescent Center		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1976
<b>Superstructure SqFt</b>	17,501	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>17,501</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Fiber Cement on Frame		
<b>Roof Pitch</b>	65% Medium (8:12 to 12:12 Pitch), 35% Flat		
<b>Roof Geometry</b>	Complex		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	65% Shingles, Asphalt, 35% Single-Ply Membrane		
<b>Heating System</b>	100% Steam/Hot Water with Unit Heaters		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	Yes	<b>Type</b> Wet Pipe	<b>Automatic Fire Detection</b> Yes <b>Type</b> Central
<b>Manual Fire Alarms</b>	Yes	<b>Type</b> Central	<b>Entry Alarms</b> Yes <b>Type</b> CC Sys.

**NOTES:** Includes: offices, dinning area, kitchen, mechanical room, laundry room, exercise rooms, salon, conference room, and lounges. Site improvements include: fencing, flagpole, lighting, gazebo, benches, picnic tables, generators, skid sheds and signage.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/18/2025

**Insured** MA28 **Tour Guide** Pete Novich/Mike Callahan/Trent Zimmerman  
**Site** 013 - Madison Valley Manor  
**Building** 067 - Madison Valley Manor - Garage  
**Address** 211 N Main St  
**City, State, Zip** Ennis, MT 59729  
**Latitude** N 45.35058985 **Longitude** W -111.73168936

INSURABLE VALUES	
Building	\$50,000
Contents	\$5,000
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$55,000</b>
Per SqFt Rate	\$116

## UNDERWRITING DATA

**Occupancy** 100% Utility Building, Light Commercial  
**Stories above Grade** 1 **Year Built** 1977  
**Superstructure SqFt** 432 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** 432  
**ISO Class** 100% 1 - Frame  
**Foundation Type** Mat/Slab  
**Exterior Wall Finish** 100% Siding, Wood on Frame  
**Roof Pitch** 100% Low (2:12 to 6:12 Pitch)  
**Roof Geometry** Gable  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 100% Shingles, Asphalt  
**Heating System** 100% None  
**Cooling System** 100% None  
**Electrical** Yes **Plumbing** No  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

NOTES: Includes: storage garage.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

**Insured** MA28 **Tour Guide** Pete Novich/Christina Koch  
**Site** 014 - Thompson-Hickman County Museum & Library  
**Building** 032 - Thompson-Hickman County Museum & Library  
**Address** 217 E Idaho St  
**City, State, Zip** Virginia City, MT 59755  
**Latitude** N 45.29368188 **Longitude** W -111.94178545

INSURABLE VALUES	
<b>Building</b>	\$2,260,000
<b>Contents</b>	\$226,000
<b>Site Improvements</b>	\$116,000
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$2,602,000</b>
<b>Per SqFt Rate</b>	<b>\$410</b>

**UNDERWRITING DATA**

**Occupancy** 40% Museum, 60% Library (Public)  
**Stories above Grade** 2 **Year Built** 1918  
**Superstructure SqFt** 5,512 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** **5,512**  
**ISO Class** 35% 1 - Frame, 65% 2 - Masonry/Joisted Masonry  
**Foundation Type** Mat/Slab  
**Exterior Wall Finish** 35% Stone on Frame, 65% Stone, Solid, 18in Thick  
**Roof Pitch** 100% Medium (8:12 to 12:12 Pitch)  
**Roof Geometry** Gable  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 100% Shakes, Wood  
**Heating System** 35% Forced Warm Air, 65% None  
**Cooling System** 35% Forced Cool Air, 65% None  
**Electrical** Yes **Plumbing** Yes  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** Yes **Type** Central  
**Manual Fire Alarms** None **Type** None **Entry Alarms** Yes **Type** Central

**NOTES:** Includes: exhibit room, office, reading room, study room, classroom, archive room and storage. Site improvements include: fencing, flagpoles, playground equipment and signage.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Self
<b>Site</b>	015 - Landfill Waste Containers (X3) - 226 Pony Rd		
<b>Building</b>	073 - Landfill Waste Containers (X3) - 226 Pony Rd		
<b>Address</b>	226 Pony Rd		
<b>City, State, Zip</b>	Harrison, MT 59735		
<b>Latitude</b>	N 45.67906039	<b>Longitude</b>	W -111.82006923

INSURABLE VALUES	
<b>Building</b>	\$60,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$60,000</b>
<b>Per SqFt Rate</b>	<b>\$60,000</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% Utility Building		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1980
<b>Superstructure SqFt</b>	1	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	1		
<b>ISO Class</b>	100% 3 - Pre-Engineered Metal/Non-Combustible		
<b>Foundation Type</b>	None		
<b>Exterior Wall Finish</b>	100% None		
<b>Roof Pitch</b>	100% None		
<b>Roof Geometry</b>	None		
<b>Roof Frame Type</b>	None		
<b>Roof Materials</b>	100% None		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	None	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

NOTES: Includes: (2) dumpsters.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

**Insured** MA28 **Tour Guide** Self  
**Site** 016 - Landfill Waste Containers (X3) - 2264 MT Hwy 287  
**Building** 070 - Landfill Waste Containers (X3) - 2264 MT Hwy 287  
**Address** 2264 MT Hwy 287  
**City, State, Zip** Alder, MT 59710  
**Latitude** N 45.32408839 **Longitude** W -112.09968417

INSURABLE VALUES	
<b>Building</b>	\$90,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$90,000</b>
<b>Per SqFt Rate</b>	<b>\$90,000</b>

**UNDERWRITING DATA**

**Occupancy** 100% Utility Building  
**Stories above Grade** 1 **Year Built** 1989  
**Superstructure SqFt** 1 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** 1  
**ISO Class** 100% 3 - Pre-Engineered Metal/Non-Combustible  
**Foundation Type** None  
**Exterior Wall Finish** 100% None  
**Roof Pitch** 100% None  
**Roof Geometry** None  
**Roof Frame Type** None  
**Roof Materials** 100% None  
**Heating System** 100% None  
**Cooling System** 100% None  
**Electrical** None **Plumbing** No  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

**NOTES:** Includes: (3) dumpsters.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich
<b>Site</b>	017 - Alder Road - S&R Shop		
<b>Building</b>	012 - Weed Shop		
<b>Address</b>	2298 MT Hwy 287		
<b>City, State, Zip</b>	Alder, MT 59710		
<b>Latitude</b>	N 45.32207952	<b>Longitude</b>	W -112.10322449

INSURABLE VALUES	
<b>Building</b>	\$330,000
<b>Contents</b>	\$10,000
<b>Site Improvements</b>	\$18,000
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$358,000</b>
<b>Per SqFt Rate</b>	<b>\$83</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Garage		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1975
<b>Superstructure SqFt</b>	4,000	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>4,000</b>		
<b>ISO Class</b>	100% 3 - Pre-Engineered Metal/Non-Combustible		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Metal or Other on Girts		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Heavy Steel		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	10% Electric Baseboard or Wall Unit, 90% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

**NOTES:** includes: vehicle storage bays and chemical storage. Site improvements include: fencing.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich
<b>Site</b>	017 - Alder Road - S&R Shop		
<b>Building</b>	013 - Weed Office		
<b>Address</b>	2298 MT Hwy 287		
<b>City, State, Zip</b>	Alder, MT 59710		
<b>Latitude</b>	N 45.32221091	<b>Longitude</b>	W -112.10293551

INSURABLE VALUES	
<b>Building</b>	\$150,000
<b>Contents</b>	\$16,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$166,000</b>
<b>Per SqFt Rate</b>	<b>\$195</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Office, Low-Rise		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2009
<b>Superstructure SqFt</b>	768	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>768</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Metal or Other on Frame		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% Electric Baseboard or Wall Unit		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

NOTES: Includes: office and break room.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich
<b>Site</b>	017 - Alder Road - S&R Shop		
<b>Building</b>	014 - Alder Road - S&R Shop		
<b>Address</b>	2299 MT Hwy 287		
<b>City, State, Zip</b>	Alder, MT 59710		
<b>Latitude</b>	N 45.32095101	<b>Longitude</b>	W -112.10592662

INSURABLE VALUES	
<b>Building</b>	\$345,000
<b>Contents</b>	\$35,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$380,000</b>
<b>Per SqFt Rate</b>	<b>\$228</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Service Occupancy		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1985
<b>Superstructure SqFt</b>	1,516	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>1,516</b>		
<b>ISO Class</b>	100% 3 - Pre-Engineered Metal/Non-Combustible		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Metal or Other on Girts		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Heavy Steel		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	15% Electric Baseboard or Wall Unit, 85% Gas, Oil or Electric Suspended Unit Heater		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

**NOTES:** Includes: office, vehicle bays and storage.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Self
<b>Site</b>	018 - Landfill Waste Containers (X3) - 26 Sand Coulee Rd		
<b>Building</b>	072 - Landfill Waste Containers (X3) - 26 Sand Coulee Rd		
<b>Address</b>	26 Sand Coulee Rd		
<b>City, State, Zip</b>	Sheridan, MT 59749		
<b>Latitude</b>	N 45.42214051	<b>Longitude</b>	W -112.16550500

INSURABLE VALUES	
<b>Building</b>	\$110,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$110,000</b>
<b>Per SqFt Rate</b>	<b>\$110,000</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% Utility Building		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1980
<b>Superstructure SqFt</b>	1	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	1		
<b>ISO Class</b>	100% 3 - Pre-Engineered Metal/Non-Combustible		
<b>Foundation Type</b>	None		
<b>Exterior Wall Finish</b>	100% None		
<b>Roof Pitch</b>	100% None		
<b>Roof Geometry</b>	None		
<b>Roof Frame Type</b>	None		
<b>Roof Materials</b>	100% None		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	Yes
		<b>Type</b>	CC Sys.

**NOTES:** Includes: (2) dumpsters and (1) compactor.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/18/2025

**Insured** MA28 **Tour Guide** Pete Novich/Mike Callahan  
**Site** 019 - Landfill Waste Containers (X3) - 30 Recycle Way  
**Building** 039 - Equipment Building  
**Address** 30 Recycle Way  
**City, State, Zip** Ennis, MT 59729  
**Latitude** N 45.37782220 **Longitude** W -111.72909350

INSURABLE VALUES	
<b>Building</b>	\$90,000
<b>Contents</b>	\$9,000
<b>Site Improvements</b>	\$32,000
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$131,000</b>
<b>Per SqFt Rate</b>	<b>\$125</b>

## UNDERWRITING DATA

**Occupancy** 100% Garage  
**Stories above Grade** 1 **Year Built** 1995  
**Superstructure SqFt** 720 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** **720**  
**ISO Class** 100% 1 - Frame  
**Foundation Type** Mat/Slab  
**Exterior Wall Finish** 100% Siding, Metal or Other on Frame  
**Roof Pitch** 100% Medium (8:12 to 12:12 Pitch)  
**Roof Geometry** Gable  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 100% Steel  
**Heating System** 15% Electric Baseboard or Wall Unit, 85% Gas, Oil or Electric Suspended Unit Heater  
**Cooling System** 100% None  
**Electrical** Yes **Plumbing** Yes  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

**NOTES:** Includes: office and storage. Site improvements includes: fencing, bollards, retaining walls and signage.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

**Insured** MA28 **Tour Guide** Self  
**Site** 019 - Landfill Waste Containers (X3) - 30 Recycle Way  
**Building** 069 - Landfill Waste Containers (X3) - 30 Recycle Way  
**Address** 30 Recycle Way  
**City, State, Zip** Ennis, MT 59729  
**Latitude** N 45.37802112 **Longitude** W -111.72926745

INSURABLE VALUES	
Building	\$90,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$90,000</b>
<b>Per SqFt Rate</b>	<b>\$90,000</b>

**UNDERWRITING DATA**

**Occupancy** 100% Utility Building  
**Stories above Grade** 1 **Year Built** 1980  
**Superstructure SqFt** 1 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** 1  
**ISO Class** 100% 3 - Pre-Engineered Metal/Non-Combustible  
**Foundation Type** None  
**Exterior Wall Finish** 100% None  
**Roof Pitch** 100% None  
**Roof Geometry** None  
**Roof Frame Type** None  
**Roof Materials** 100% None  
**Heating System** 100% None  
**Cooling System** 100% None  
**Electrical** Yes **Plumbing** No  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

NOTES: Includes: (3) dumpsters.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

**Insured** MA28 **Tour Guide** Pete Novich/Mike Callahan  
**Site** 019 - Landfill Waste Containers (X3) - 30 Recycle Way  
**Building** 087 - Storage Garage  
**Address** 30 Recycle Way  
**City, State, Zip** Ennis, MT 59729  
**Latitude** N 45.37790160 **Longitude** W -111.72924184

INSURABLE VALUES	
Building	\$70,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$70,000</b>
Per SqFt Rate	\$113

**UNDERWRITING DATA**

**Occupancy** 100% Utility Building, Light Commercial  
**Stories above Grade** 1 **Year Built** 2018  
**Superstructure SqFt** 619 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** 619  
**ISO Class** 100% 1 - Frame  
**Foundation Type** Post & Pier  
**Exterior Wall Finish** 100% Siding, Metal or Other on Frame  
**Roof Pitch** 100% Medium (8:12 to 12:12 Pitch)  
**Roof Geometry** Gable  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 100% Steel  
**Heating System** 100% None  
**Cooling System** 100% None  
**Electrical** Yes **Plumbing** No  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

**NOTES:** Includes: storage garage.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Self
<b>Site</b>	019 - Landfill Waste Containers (X3) - 30 Recycle Way		
<b>Building</b>	093 - Compactors		
<b>Address</b>	30 Recycle Way		
<b>City, State, Zip</b>	Ennis, MT 59729		
<b>Latitude</b>	N 45.37818522	<b>Longitude</b>	W -111.72869244

INSURABLE VALUES	
<b>Building</b>	\$124,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$124,000</b>
<b>Per SqFt Rate</b>	<b>\$124,000</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Utility Building		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1980
<b>Superstructure SqFt</b>	1	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	1		
<b>ISO Class</b>	100% 3 - Pre-Engineered Metal/Non-Combustible		
<b>Foundation Type</b>	None		
<b>Exterior Wall Finish</b>	100% None		
<b>Roof Pitch</b>	100% None		
<b>Roof Geometry</b>	None		
<b>Roof Frame Type</b>	None		
<b>Roof Materials</b>	100% None		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

**NOTES:** Includes: (2) compactors and (1) dumpster.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich
<b>Site</b>	020 - School House		
<b>Building</b>	033 - School House		
<b>Address</b>	313 E Idaho St		
<b>City, State, Zip</b>	Virginia City, MT 59755		
<b>Latitude</b>	N 45.29371129	<b>Longitude</b>	W -111.94106521

INSURABLE VALUES	
<b>Building</b>	\$2,420,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$2,420,000</b>
<b>Per SqFt Rate</b>	<b>\$294</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% School, Older		
<b>Stories above Grade</b>	2	<b>Year Built</b>	1876
<b>Superstructure SqFt</b>	5,998	<b>Vacant</b>	No
<b>Substructure SqFt</b>	2,239	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>8,237</b>		
<b>ISO Class</b>	100% 2 - Masonry/Joisted Masonry		
<b>Foundation Type</b>	Masonry Basement		
<b>Exterior Wall Finish</b>	85% Brick, Solid, 15% Stone, Solid, 18in Thick		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Hip		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Shingles, Asphalt		
<b>Heating System</b>	100% Steam/Hot Water with Radiators		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	1		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

**NOTES:** Includes: storage, meeting room and art studio. Building features include: canopy. Building is leased.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich
<b>Site</b>	021 - Cemetery Equipment & Pumps		
<b>Building</b>	010 - Cemetery Equipment & Pumps		
<b>Address</b>	3172 MT Hwy 287		
<b>City, State, Zip</b>	Sheridan, MT 59749		
<b>Latitude</b>	N 45.43482090	<b>Longitude</b>	W -112.18056380

INSURABLE VALUES	
<b>Building</b>	\$37,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$37,000</b>
<b>Per SqFt Rate</b>	<b>\$1,542</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Well		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2009
<b>Superstructure SqFt</b>	24	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>24</b>		
<b>ISO Class</b>	100% 3 - Pre-Engineered Metal/Non-Combustible		
<b>Foundation Type</b>	Footing		
<b>Exterior Wall Finish</b>	100% Siding, Metal or Other on Girts		
<b>Roof Pitch</b>	100% Flat		
<b>Roof Geometry</b>	Flat		
<b>Roof Frame Type</b>	Light Gauge Steel		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

**NOTES:** Includes: 30ft well, 5hp pump and controls.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

**Insured** MA28 **Tour Guide** Pete Novich/Dave Reintsma  
**Site** 022 - Tobacco Root Mountain Care Center  
**Building** 034 - Tobacco Root Mountain Care Center  
**Address** 326 Madison St  
**City, State, Zip** Sheridan, MT 59749  
**Latitude** N 45.45216115 **Longitude** W -112.19160796

INSURABLE VALUES	
<b>Building</b>	\$6,100,000
<b>Contents</b>	\$915,000
<b>Site Improvements</b>	\$146,000
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$7,161,000</b>
<b>Per SqFt Rate</b>	<b>\$317</b>

**UNDERWRITING DATA**

**Occupancy** 100% Nursing Home/Convalescent Center  
**Stories above Grade** 1 **Year Built** 1968  
**Superstructure SqFt** 19,272 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** **19,272**  
**ISO Class** 45% 1 - Frame, 55% 2 - Masonry/Joisted Masonry  
**Foundation Type** Mat/Slab  
**Exterior Wall Finish** 55% Brick, Solid, 35% Siding, Fiber Cement on Frame, 10% Stucco on Frame  
**Roof Pitch** 85% Medium (8:12 to 12:12 Pitch), 15% Flat  
**Roof Geometry** Complex  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 85% Shingles, Asphalt, 15% Single-Ply Membrane  
**Heating System** 35% Forced Warm Air, 65% Steam/Hot Water with Unit Heaters  
**Cooling System** 35% Forced Cool Air, 65% None  
**Electrical** Yes **Plumbing** Yes  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** Yes **Type** Comb. Wet & Dry **Automatic Fire Detection** Yes **Type** Central  
**Manual Fire Alarms** Yes **Type** Central **Entry Alarms** Yes **Type** CC Sys.

**NOTES:** Includes: offices, activity room, dinning area, fireplace, kitchen, laundry, day room, nurses station, break room, mechanical rooms and data room. Building features include: canopies. Site improvements include: fuel tank, generator, skid sheds, picnic tables and signage.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

**Insured** MA28 **Tour Guide** Pete Novich/Dave Reintsma  
**Site** 022 - Tobacco Root Mountain Care Center  
**Building** 057 - TRMCC - Garage  
**Address** 326 Madison St  
**City, State, Zip** Sheridan, MT 59749  
**Latitude** N 45.45156815 **Longitude** W -112.19147198

INSURABLE VALUES	
<b>Building</b>	\$40,000
<b>Contents</b>	\$5,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$45,000</b>
<b>Per SqFt Rate</b>	<b>\$100</b>

**UNDERWRITING DATA**

**Occupancy** 100% Utility Building, Light Commercial  
**Stories above Grade** 1 **Year Built** 1975  
**Superstructure SqFt** 400 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** **400**  
**ISO Class** 100% 1 - Frame  
**Foundation Type** Mat/Slab  
**Exterior Wall Finish** 100% Siding, Metal or Other on Frame  
**Roof Pitch** 100% Medium (8:12 to 12:12 Pitch)  
**Roof Geometry** Gable  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 100% Steel  
**Heating System** 100% None  
**Cooling System** 100% None  
**Electrical** Yes **Plumbing** No  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

**NOTES:** Includes: storage garage.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

**Insured** MA28 **Tour Guide** Pete Novich/Dave Reintsma  
**Site** 022 - Tobacco Root Mountain Care Center  
**Building** 058 - TRMCC - Record Storage Building  
**Address** 326 Madison St  
**City, State, Zip** Sheridan, MT 59754  
**Latitude** N 45.45154866 **Longitude** W -112.19157938

INSURABLE VALUES	
Building	\$20,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$20,000</b>
Per SqFt Rate	\$128

**UNDERWRITING DATA**

**Occupancy** 100% Utility Building, Light Commercial  
**Stories above Grade** 1 **Year Built** 1975  
**Superstructure SqFt** 156 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** 156  
**ISO Class** 100% 3 - Pre-Engineered Metal/Non-Combustible  
**Foundation Type** Mat/Slab  
**Exterior Wall Finish** 100% Siding, Metal or Other on Girts  
**Roof Pitch** 100% Low (2:12 to 6:12 Pitch)  
**Roof Geometry** Gable  
**Roof Frame Type** Light Gauge Steel  
**Roof Materials** 100% Steel  
**Heating System** 100% None  
**Cooling System** 100% None  
**Electrical** None **Plumbing** No  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

**NOTES:** Includes: file storage.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich
<b>Site</b>	023 - Alder Road - Main Shop		
<b>Building</b>	015 - Alder Road - Scales		
<b>Address</b>	38 Judy Ln		
<b>City, State, Zip</b>	Alder, MT 59710		
<b>Latitude</b>	N 45.32010959	<b>Longitude</b>	W -112.10585268

INSURABLE VALUES	
<b>Building</b>	\$100,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$78,000
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$178,000</b>
<b>Per SqFt Rate</b>	<b>\$641</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Office, Low-Rise		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1980
<b>Superstructure SqFt</b>	156	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>156</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Metal or Other on Frame		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Monoslope		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

**NOTES:** Includes: scale office and truck scale. Site improvements include: fencing, bollards, fuel tanks, shipping containers and signage.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

**Insured** MA28 **Tour Guide** Pete Novich  
**Site** 023 - Alder Road - Main Shop  
**Building** 016 - Alder Road - Main Shop  
**Address** 42 Judy Ln  
**City, State, Zip** Alder, MT 59710  
**Latitude** N 45.32082523 **Longitude** W -112.10655965

INSURABLE VALUES	
<b>Building</b>	\$840,000
<b>Contents</b>	\$84,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$924,000</b>
<b>Per SqFt Rate</b>	<b>\$175</b>

**UNDERWRITING DATA**

**Occupancy** 100% Service Occupancy  
**Stories above Grade** 1 **Year Built** 2005  
**Superstructure SqFt** 4,800 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** **4,800**  
**ISO Class** 100% 3 - Pre-Engineered Metal/Non-Combustible  
**Foundation Type** Mat/Slab  
**Exterior Wall Finish** 100% Siding, Metal or Other on Girts  
**Roof Pitch** 100% Low (2:12 to 6:12 Pitch)  
**Roof Geometry** Gable  
**Roof Frame Type** Heavy Steel  
**Roof Materials** 100% Steel  
**Heating System** 15% Electric Baseboard or Wall Unit, 85% Gas, Oil or Electric Suspended Unit Heater  
**Cooling System** 100% None  
**Electrical** Yes **Plumbing** Yes  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

**NOTES:** Includes: maintenance bays, storage bays and office.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich
<b>Site</b>	023 - Alder Road - Main Shop		
<b>Building</b>	064 - Alder Road - Fuel Site		
<b>Address</b>	38 Judy Ln		
<b>City, State, Zip</b>	Alder, MT 59710		
<b>Latitude</b>	N 45.32070840	<b>Longitude</b>	W -112.10535992

INSURABLE VALUES	
<b>Building</b>	\$30,000
<b>Contents</b>	\$4,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$34,000</b>
<b>Per SqFt Rate</b>	<b>\$125</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Shed		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2024
<b>Superstructure SqFt</b>	240	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>240</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Metal or Other on Frame		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% Gas, Oil or Electric Suspended Unit Heater		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: fuel office.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

**Insured** MA28 **Tour Guide** Cece Weldon/Pete Novich  
**Site** 025 - Search & Rescue Office - 402 S Main St  
**Building** 038 - Search & Rescue Office - 402 S Main St  
**Address** 402 S Main St  
**City, State, Zip** Sheridan, MT 59749  
**Latitude** N 45.45206544 **Longitude** W -112.19606289

INSURABLE VALUES	
<b>Building</b>	\$1,290,000
<b>Contents</b>	\$129,000
<b>Site Improvements</b>	\$12,500
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$1,431,500</b>
<b>Per SqFt Rate</b>	<b>\$225</b>

**UNDERWRITING DATA**

**Occupancy** 100% Fire Station  
**Stories above Grade** 1 **Year Built** 1996  
**Superstructure SqFt** 5,735 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** **5,735**  
**ISO Class** 100% 1 - Frame  
**Foundation Type** Mat/Slab  
**Exterior Wall Finish** 100% Siding, Fiber Cement on Frame  
**Roof Pitch** 100% Medium (8:12 to 12:12 Pitch)  
**Roof Geometry** Gable  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 100% Steel  
**Heating System** 70% Forced Warm Air, 30% Gas, Oil or Electric Suspended Unit Heater  
**Cooling System** 70% Forced Cool Air, 30% None  
**Electrical** Yes **Plumbing** Yes  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None



**NOTES:** Includes: offices, garage, conference room and storage rooms. Building features includes: canopy. Site improvements include: fencing, bollards and signage.

**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Joshua Denny/Pete Novich/Mike Callahan
<b>Site</b>	026 - Radio Repeater Station - West Bench		
<b>Building</b>	092 - Radio Repeater Station - West Bench		
<b>Address</b>	5 Rochester Rd		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54614619	<b>Longitude</b>	W -112.38065360

INSURABLE VALUES	
<b>Building</b>	\$91,000
<b>Contents</b>	\$90,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$181,000</b>
<b>Per SqFt Rate</b>	<b>\$1,517</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Utility Building		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1980
<b>Superstructure SqFt</b>	60	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>60</b>		
<b>ISO Class</b>	100% 6 - Reinforced Concrete Frame/Fire Resistive		
<b>Foundation Type</b>	Footing		
<b>Exterior Wall Finish</b>	100% Concrete, Poured-in-Place, 7-10in		
<b>Roof Pitch</b>	100% None		
<b>Roof Geometry</b>	None		
<b>Roof Frame Type</b>	None		
<b>Roof Materials</b>	100% None		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

**NOTES:** Includes: 30ft wooden pole with (1) microwave dish, (1) antenna and radio equipment.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

**Insured** MA28 **Tour Guide** Pete Novich/Mike Callahan  
**Site** 027 - Search & Rescue - 513 S Comley Way  
**Building** 004 - Search & Rescue - 513 S Comley Way  
**Address** 513 S Comley Way  
**City, State, Zip** Ennis, MT 59729  
**Latitude** N 45.34447106 **Longitude** W -111.73538322

INSURABLE VALUES	
<b>Building</b>	\$700,000
<b>Contents</b>	\$15,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$715,000</b>
<b>Per SqFt Rate</b>	<b>\$194</b>

**UNDERWRITING DATA**

**Occupancy** 60% Fire Station, Volunteer, 40% House, Single Family  
**Stories above Grade** 1 **Year Built** 1975  
**Superstructure SqFt** 3,612 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** **3,612**  
**ISO Class** 100% 1 - Frame  
**Foundation Type** Mat/Slab  
**Exterior Wall Finish** 80% Siding, Fiber Cement on Frame, 5% Siding, Metal or Other on Frame, 15% Stone on Frame  
**Roof Pitch** 100% Medium (8:12 to 12:12 Pitch)  
**Roof Geometry** Gable  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 100% Steel  
**Heating System** 50% Electric Baseboard or Wall Unit, 50% Gas, Oil or Electric Suspended Unit Heater  
**Cooling System** 100% None  
**Electrical** Yes **Plumbing** Yes  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

**NOTES:** Includes: living room, kitchen, bedroom, meeting room and garage bays.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich
<b>Site</b>	028 - Landfill Waste Containers (X3) - 55 Bear Gulch Rd		
<b>Building</b>	011 - Landfill Equipment Building		
<b>Address</b>	55 Bear Gulch Rd		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54547870	<b>Longitude</b>	W -112.31065279

INSURABLE VALUES	
<b>Building</b>	\$60,000
<b>Contents</b>	\$5,000
<b>Site Improvements</b>	\$68,000
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$133,000</b>
<b>Per SqFt Rate</b>	<b>\$122</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Garage		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1985
<b>Superstructure SqFt</b>	490	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>490</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Metal or Other on Frame		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Monoslope		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

**NOTES:** Includes: bailer storage. Site improvements include: fencing, retaining walls and signage.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Self
<b>Site</b>	028 - Landfill Waste Containers (X3) - 55 Bear Gulch Rd		
<b>Building</b>	063 - Landfill Compactor		
<b>Address</b>	55 Bear Gulch Rd		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54552451	<b>Longitude</b>	W -112.31090039

INSURABLE VALUES	
<b>Building</b>	\$47,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$47,000</b>
<b>Per SqFt Rate</b>	<b>\$47,000</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% Utility Building		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2000
<b>Superstructure SqFt</b>	1	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	1		
<b>ISO Class</b>	100% 3 - Pre-Engineered Metal/Non-Combustible		
<b>Foundation Type</b>	None		
<b>Exterior Wall Finish</b>	100% None		
<b>Roof Pitch</b>	100% None		
<b>Roof Geometry</b>	None		
<b>Roof Frame Type</b>	None		
<b>Roof Materials</b>	100% None		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

NOTES: Includes: (1) compactor



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

**Insured** MA28 **Tour Guide** Self  
**Site** 028 - Landfill Waste Containers (X3) - 55 Bear Gulch Rd  
**Building** 068 - Landfill Waste Containers (X3) - 55 Bear Gulch Rd  
**Address** 55 Bear Gulch Rd  
**City, State, Zip** Twin Bridges, MT 59754  
**Latitude** N 45.54543238 **Longitude** W -112.31097706

INSURABLE VALUES	
<b>Building</b>	\$60,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$60,000</b>
<b>Per SqFt Rate</b>	<b>\$60,000</b>

**UNDERWRITING DATA**

**Occupancy** 100% Utility Building  
**Stories above Grade** 1 **Year Built** 1980  
**Superstructure SqFt** 1 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** 1  
**ISO Class** 100% 3 - Pre-Engineered Metal/Non-Combustible  
**Foundation Type** None  
**Exterior Wall Finish** 100% None  
**Roof Pitch** 100% None  
**Roof Geometry** None  
**Roof Frame Type** None  
**Roof Materials** 100% None  
**Heating System** 100% None  
**Cooling System** 100% None  
**Electrical** None **Plumbing** No  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

**NOTES:** Includes: (2) dumpsters.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

**Insured** MA28 **Tour Guide** Self  
**Site** 029 - Landfill Waste Containers (X3) - 6380 US Hwy 287 N  
**Building** 074 - Equipment only-Landfill Waste Containers (X3) - 6380 US Hwy 287 N  
**Address** 6380 US Hwy 287 N  
**City, State, Zip** Norris, MT 59745  
**Latitude** N 45.54686713 **Longitude** W -111.69589052

INSURABLE VALUES	
Building	\$60,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$60,000</b>
Per SqFt Rate	\$60,000

**UNDERWRITING DATA**

**Occupancy** 100% Utility Building  
**Stories above Grade** 1 **Year Built** 1980  
**Superstructure SqFt** 1 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** 1  
**ISO Class** 100% 3 - Pre-Engineered Metal/Non-Combustible  
**Foundation Type** None  
**Exterior Wall Finish** 100% None  
**Roof Pitch** 100% None  
**Roof Geometry** None  
**Roof Frame Type** None  
**Roof Materials** 100% None  
**Heating System** 100% None  
**Cooling System** 100% None  
**Electrical** None **Plumbing** No  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

**NOTES:** Includes: (2) dumpsters.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Self
<b>Site</b>	030 - Landfill Waste Containers (X3) - 68 N Palisades Dr		
<b>Building</b>	075 - Landfill Waste Containers (X3) - 68 N Palisades Dr		
<b>Address</b>	68 N Palisades Dr		
<b>City, State, Zip</b>	Cameron, MT 59720		
<b>Latitude</b>	N 44.99901463	<b>Longitude</b>	W -111.65160116

INSURABLE VALUES	
<b>Building</b>	\$60,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$60,000</b>
<b>Per SqFt Rate</b>	<b>\$60,000</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Utility Building		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1980
<b>Superstructure SqFt</b>	1	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	1		
<b>ISO Class</b>	100% 3 - Pre-Engineered Metal/Non-Combustible		
<b>Foundation Type</b>	None		
<b>Exterior Wall Finish</b>	100% None		
<b>Roof Pitch</b>	100% None		
<b>Roof Geometry</b>	None		
<b>Roof Frame Type</b>	None		
<b>Roof Materials</b>	100% None		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

NOTES: Includes: (2) dumpsters.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich/Cody Martens
<b>Site</b>	031 - Placer Loop Complex		
<b>Building</b>	007 - Public Health		
<b>Address</b>	7 Placer Loop		
<b>City, State, Zip</b>	Virginia City, MT 59755		
<b>Latitude</b>	N 45.29971715	<b>Longitude</b>	W -111.95647818

INSURABLE VALUES	
<b>Building</b>	\$750,000
<b>Contents</b>	\$75,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$825,000</b>
<b>Per SqFt Rate</b>	<b>\$237</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% Office, Low-Rise		
<b>Stories above Grade</b>	2	<b>Year Built</b>	2012
<b>Superstructure SqFt</b>	3,162	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>3,162</b>		
<b>ISO Class</b>	50% 1 - Frame, 50% 2 - Masonry/Joisted Masonry		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	20% Concrete, Poured-in-Place, 7-10in, 50% Siding, Fiber Cement on Frame, 30% Siding, Fiber Cement on Masonry		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Shingles, Asphalt		
<b>Heating System</b>	90% Forced Warm Air, 10% Thru-Wall Units		
<b>Cooling System</b>	90% Forced Cool Air, 10% Thru-Wall Units		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	Yes
		<b>Type</b>	CC Sys.

NOTES: Includes: offices, dispatch, kitchen and conference room.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich/Cody Martens
<b>Site</b>	031 - Placer Loop Complex		
<b>Building</b>	089 - Sheriff and Des		
<b>Address</b>	7 Placer Loop		
<b>City, State, Zip</b>	Virginia City, MT 59755		
<b>Latitude</b>	N 45.29958431	<b>Longitude</b>	W -111.95631131

INSURABLE VALUES	
<b>Building</b>	\$765,000
<b>Contents</b>	\$77,000
<b>Site Improvements</b>	\$138,000
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$980,000</b>
<b>Per SqFt Rate</b>	<b>\$231</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% Office, Low-Rise		
<b>Stories above Grade</b>	2	<b>Year Built</b>	2014
<b>Superstructure SqFt</b>	3,306	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>3,306</b>		
<b>ISO Class</b>	50% 1 - Frame, 50% 2 - Masonry/Joisted Masonry		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	10% Concrete, Poured-in-Place, 7-10in, 50% Siding, Fiber Cement on Frame, 40% Siding, Fiber Cement on Masonry		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Shingles, Asphalt		
<b>Heating System</b>	100% Forced Warm Air		
<b>Cooling System</b>	100% Forced Cool Air		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	Yes
		<b>Type</b>	CC Sys.

**NOTES:** Includes: offices, conference rooms, break room, booking and holding room. Site improvements include: fuel tanks, generator, retaining walls, fencing and signage.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich/Cody Martens
<b>Site</b>	031 - Placer Loop Complex		
<b>Building</b>	094 - Maintenance Storage Building		
<b>Address</b>	7 Placer Loop		
<b>City, State, Zip</b>	Virginia City, MT 59755		
<b>Latitude</b>	N 45.29970839	<b>Longitude</b>	W -111.95598740

INSURABLE VALUES	
<b>Building</b>	\$650,000
<b>Contents</b>	\$65,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$715,000</b>
<b>Per SqFt Rate</b>	<b>\$116</b>

## UNDERWRITING DATA

<b>Occupancy</b>	40% Utility Building, 60% Self-Storage Facility		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2008
<b>Superstructure SqFt</b>	5,616	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>5,616</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	70% Siding, Wood on Frame, 30% Siding, Half Log		
<b>Roof Pitch</b>	30% Medium (8:12 to 12:12 Pitch), 70% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	30% Shingles, Asphalt, 70% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

**NOTES:** Includes: vehicle storage bays and self storage units.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich/Cody Martens
<b>Site</b>	031 - Placer Loop Complex		
<b>Building</b>	097 - South Storage Building		
<b>Address</b>	7 Placer Loop		
<b>City, State, Zip</b>	Virginia City, MT 59755		
<b>Latitude</b>	N 45.29957737	<b>Longitude</b>	W -111.95597799

INSURABLE VALUES	
<b>Building</b>	\$230,000
<b>Contents</b>	\$10,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$240,000</b>
<b>Per SqFt Rate</b>	<b>\$142</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Self-Storage Facility		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2008
<b>Superstructure SqFt</b>	1,620	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>1,620</b>		
<b>ISO Class</b>	65% 1 - Frame, 35% 2 - Masonry/Joisted Masonry		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	35% Concrete, Poured-in-Place, 7-10in, 65% Siding, Wood on Frame		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	None	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

**NOTES:** Includes: self storage bays.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich/Cody Martens
<b>Site</b>	031 - Placer Loop Complex		
<b>Building</b>	098 - North Storage Building		
<b>Address</b>	7 Placer Loop		
<b>City, State, Zip</b>	Virginia City, MT 59755		
<b>Latitude</b>	N 45.29994272	<b>Longitude</b>	W -111.95665847

INSURABLE VALUES	
<b>Building</b>	\$280,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$280,000</b>
<b>Per SqFt Rate</b>	<b>\$126</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% Self-Storage Facility		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2008
<b>Superstructure SqFt</b>	2,231	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>2,231</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Wood on Frame		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Shingles, Asphalt		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: self storage units.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich/Mike Callahan
<b>Site</b>	032 - Harrison Road Shop		
<b>Building</b>	017 - Harrison Road Shop		
<b>Address</b>	7554 US Hwy 287		
<b>City, State, Zip</b>	Harrison, MT 59735		
<b>Latitude</b>	N 45.70113276	<b>Longitude</b>	W -111.78611089

INSURABLE VALUES	
<b>Building</b>	\$610,000
<b>Contents</b>	\$61,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$671,000</b>
<b>Per SqFt Rate</b>	<b>\$214</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% Garage		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1910
<b>Superstructure SqFt</b>	2,856	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>2,856</b>		
<b>ISO Class</b>	100% 2 - Masonry/Joisted Masonry		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Brick, Solid, 18in Thick		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Shingles, Asphalt		
<b>Heating System</b>	15% Electric Baseboard or Wall Unit, 85% Gas, Oil or Electric Suspended Unit Heater		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: maintenance bay, office and storage.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

**Insured** MA28 **Tour Guide** Pete Novich  
**Site** 033 - Twin Bridges - Road Shop (New)  
**Building** 024 - Fuel Station  
**Address** 9 Skyking Ln  
**City, State, Zip** Twin Bridges, MT 59754  
**Latitude** N 45.53439519 **Longitude** W -112.31420336

INSURABLE VALUES	
<b>Building</b>	\$9,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$212,000
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$221,000</b>
<b>Per SqFt Rate</b>	<b>\$80</b>

**UNDERWRITING DATA**

**Occupancy** 100% Utility Building  
**Stories above Grade** 1 **Year Built** 2006  
**Superstructure SqFt** 112 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** 112  
**ISO Class** 100% 1 - Frame  
**Foundation Type** None  
**Exterior Wall Finish** 100% Siding, Wood on Frame  
**Roof Pitch** 80% High (15:12 to 24:12 Pitch), 20% Low (2:12 to 6:12 Pitch)  
**Roof Geometry** Gambrel  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 100% Steel  
**Heating System** 100% Electric Baseboard or Wall Unit  
**Cooling System** 100% None  
**Electrical** Yes **Plumbing** No  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

**NOTES:** Includes: storage shed. Site improvements include: fencing, lighting, fuel tanks, bollards and signage.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich
<b>Site</b>	033 - Twin Bridges - Road Shop (New)		
<b>Building</b>	066 - Twin Bridges - Road Shop (New)		
<b>Address</b>	9 Skyking Ln		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.53432310	<b>Longitude</b>	W -112.31495644

INSURABLE VALUES	
<b>Building</b>	\$990,000
<b>Contents</b>	\$100,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$1,090,000</b>
<b>Per SqFt Rate</b>	<b>\$165</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Service Occupancy		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2018
<b>Superstructure SqFt</b>	6,000	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>6,000</b>		
<b>ISO Class</b>	100% 3 - Pre-Engineered Metal/Non-Combustible		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Metal or Other on Girts		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Heavy Steel		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	15% Electric Baseboard or Wall Unit, 85% Gas, Oil or Electric Suspended Unit Heater		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

**NOTES:** Includes: office, meeting room and maintenance bays.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Self
<b>Site</b>	034 - Landfill Waste Containers (X3) - Waterloo		
<b>Building</b>	076 - Landfill Waste Containers (X3) - Waterloo		
<b>Address</b>	94 Bench Rd		
<b>City, State, Zip</b>	Silver Star, MT 59751		
<b>Latitude</b>	N 45.69927667	<b>Longitude</b>	W -112.19435139

INSURABLE VALUES	
<b>Building</b>	\$60,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$60,000</b>
<b>Per SqFt Rate</b>	<b>\$60,000</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Utility Building		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1980
<b>Superstructure SqFt</b>	1	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	1		
<b>ISO Class</b>	100% 3 - Pre-Engineered Metal/Non-Combustible		
<b>Foundation Type</b>	None		
<b>Exterior Wall Finish</b>	100% None		
<b>Roof Pitch</b>	100% None		
<b>Roof Geometry</b>	None		
<b>Roof Frame Type</b>	None		
<b>Roof Materials</b>	100% None		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	None	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

NOTES: Includes: (2) dumpsters.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

**Insured** MA28 **Tour Guide** Pete Novich  
**Site** 035 - Airport  
**Building** 022 - Shirley Hangar - SRE  
**Address** 11 Citation Drive  
**City, State, Zip** Twin Bridges, MT 59754  
**Latitude** N 45.53402576 **Longitude** W -112.31167220

INSURABLE VALUES	
<b>Building</b>	\$215,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$668,000
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$883,000</b>
<b>Per SqFt Rate</b>	<b>\$153</b>

**UNDERWRITING DATA**

**Occupancy** 100% Storage Hangar  
**Stories above Grade** 1 **Year Built** 2002  
**Superstructure SqFt** 1,408 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** **1,408**  
**ISO Class** 100% 1 - Frame  
**Foundation Type** Mat/Slab  
**Exterior Wall Finish** 100% Siding, Metal or Other on Frame  
**Roof Pitch** 100% Low (2:12 to 6:12 Pitch)  
**Roof Geometry** Gable  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 100% Steel  
**Heating System** 100% Gas, Oil or Electric Suspended Unit Heater  
**Cooling System** 100% None  
**Electrical** Yes **Plumbing** No  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

**NOTES:** Includes: hangar. Site improvements include: bollards, fencing, wind cone, runway and taxi way lights, gazebo, beacon, fuel tanks, fuel dispensers, picnic tables and signage.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich
<b>Site</b>	035 - Airport		
<b>Building</b>	023 - Pilot's Shack		
<b>Address</b>	11 Citation Drive		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.53418829	<b>Longitude</b>	W -112.31073565

INSURABLE VALUES	
<b>Building</b>	\$60,000
<b>Contents</b>	\$2,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$62,000</b>
<b>Per SqFt Rate</b>	<b>\$208</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Clubhouse/Recreation Building		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2005
<b>Superstructure SqFt</b>	288	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>288</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Wood on Frame		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% Electric Baseboard or Wall Unit		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

**NOTES:** Includes: lounge. Building features include: canopy.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich/Mike Callahan
<b>Site</b>	037 - Ennis-Big Sky Airport		
<b>Building</b>	019 - SRE Shop		
<b>Address</b>	36 Runway Road		
<b>City, State, Zip</b>	Ennis, MT 59729		
<b>Latitude</b>	N 45.26729727	<b>Longitude</b>	W -111.65085431

INSURABLE VALUES	
<b>Building</b>	\$130,000
<b>Contents</b>	\$5,000
<b>Site Improvements</b>	\$635,000
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$770,000</b>
<b>Per SqFt Rate</b>	<b>\$114</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Garage		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2007
<b>Superstructure SqFt</b>	1,140	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>1,140</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Metal or Other on Frame		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% Gas, Oil or Electric Suspended Unit Heater		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

**NOTES:** Includes: storage bays. Site improvements include: bollards, fencing, runway and taxi way lights and signage.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich/Mike Callahan
<b>Site</b>	037 - Ennis-Big Sky Airport		
<b>Building</b>	061 - Fuel Station		
<b>Address</b>	36 Runway Road		
<b>City, State, Zip</b>	Ennis, MT 59729		
<b>Latitude</b>	N 45.26743115	<b>Longitude</b>	W -111.64992687

INSURABLE VALUES	
<b>Building</b>	\$187,100
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$187,100</b>
<b>Per SqFt Rate</b>	<b>\$134</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Fuel Tank		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2000
<b>Superstructure SqFt</b>	1,392	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>1,392</b>		
<b>ISO Class</b>	100% 6 - Reinforced Concrete Frame/Fire Resistive		
<b>Foundation Type</b>	Footing		
<b>Exterior Wall Finish</b>	100% Concrete, Poured-in-Place, 7-10in		
<b>Roof Pitch</b>	100% None		
<b>Roof Geometry</b>	None		
<b>Roof Frame Type</b>	None		
<b>Roof Materials</b>	100% None		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

**NOTES:** Includes: chemical containment, chain-link fencing, 10,000 gallon steel fuel tank, 12,000 gallon steel fuel tank and fuel pump.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich/Mike Callahan
<b>Site</b>	037 - Ennis-Big Sky Airport		
<b>Building</b>	084 - NEW SRE Building		
<b>Address</b>	36 Runway Road		
<b>City, State, Zip</b>	Ennis, MT 59729		
<b>Latitude</b>	N 45.26714426	<b>Longitude</b>	W -111.65101674

INSURABLE VALUES	
<b>Building</b>	\$680,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$680,000</b>
<b>Per SqFt Rate</b>	<b>\$124</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Utility Building, Light Commercial		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2020
<b>Superstructure SqFt</b>	5,472	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>5,472</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Metal or Other on Frame		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	10% Electric Baseboard or Wall Unit, 90% Gas, Oil or Electric Suspended Unit Heater		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

NOTES: Includes: storage bays and bathroom.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	025 - Fairgrounds Office Building		
<b>Address</b>	2 Fairgrounds Loop Road		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54395550	<b>Longitude</b>	W -112.33398249

INSURABLE VALUES	
<b>Building</b>	\$270,000
<b>Contents</b>	\$27,000
<b>Site Improvements</b>	\$2,697,000
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$2,994,000</b>
<b>Per SqFt Rate</b>	<b>\$321</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% Lodge		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1936
<b>Superstructure SqFt</b>	842	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>842</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Crawlspace Masonry		
<b>Exterior Wall Finish</b>	100% Siding, Half Log		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% Electric Baseboard or Wall Unit		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

**NOTES:** includes: office, living room and kitchen. Site improvements include: bollards, bleachers, fencing, flagpole, gates, skid sheds, cattle panels, cattle guards, lighting, playground equipment and signage.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	026 - Octagonal Pavilion		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54328887	<b>Longitude</b>	W -112.33333860

INSURABLE VALUES	
Building	\$1,230,000
Contents	\$5,000
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$1,235,000</b>
<b>Per SqFt Rate</b>	<b>\$168</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Enclosed Park Pavilion		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1936
<b>Superstructure SqFt</b>	7,342	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>7,342</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Half Log		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Complex		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% Gas, Oil or Electric Suspended Unit Heater		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Entry Alarms</b>	None

NOTES: Includes: meeting hall. Building features include: canopies.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	027 - Jeffers Square Building		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54330605	<b>Longitude</b>	W -112.33371730

INSURABLE VALUES	
<b>Building</b>	\$590,000
<b>Contents</b>	\$10,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$600,000</b>
<b>Per SqFt Rate</b>	<b>\$143</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Enclosed Park Pavilion		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1894
<b>Superstructure SqFt</b>	4,117	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>4,117</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Half Log		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% Gas, Oil or Electric Suspended Unit Heater		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

**NOTES:** Includes: meeting hall. Building features include: canopies.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	028 - 4-H Exhibit Building		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54278177	<b>Longitude</b>	W -112.33367940

INSURABLE VALUES	
<b>Building</b>	\$495,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$495,000</b>
<b>Per SqFt Rate</b>	<b>\$176</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	90% Enclosed Park Pavilion, 10% Park Restroom Building		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1962
<b>Superstructure SqFt</b>	2,806	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>2,806</b>		
<b>ISO Class</b>	100% 3 - Pre-Engineered Metal/Non-Combustible		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Metal or Other on Girts		
<b>Roof Pitch</b>	90% Medium (8:12 to 12:12 Pitch), 10% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Complex		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% Gas, Oil or Electric Suspended Unit Heater		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

**NOTES:** Includes: exhibit hall and exterior restrooms.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	029 - Exhibit - Craft Building		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54279615	<b>Longitude</b>	W -112.33409650

INSURABLE VALUES	
<b>Building</b>	\$400,000
<b>Contents</b>	\$10,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$410,000</b>
<b>Per SqFt Rate</b>	<b>\$146</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Enclosed Park Pavilion		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1973
<b>Superstructure SqFt</b>	2,740	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>2,740</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Metal or Other on Frame		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% Gas, Oil or Electric Suspended Unit Heater		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: arts and craft hall.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	041 - Dairy Barn		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54253978	<b>Longitude</b>	W -112.33417257

INSURABLE VALUES	
<b>Building</b>	\$370,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$370,000</b>
<b>Per SqFt Rate</b>	<b>\$135</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Enclosed Park Pavilion		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1936
<b>Superstructure SqFt</b>	2,750	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>2,750</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	60% Siding, Half Log, 40% None		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None



NOTES: Includes: dairy barn.

**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

**Insured** MA28 **Tour Guide** Andrea Estomo/Pete Novich/Mike Callahan  
**Site** 038 - Fairgrounds  
**Building** 042 - Open Beef Barn  
**Address** Fairgrounds  
**City, State, Zip** Twin Bridges, MT 59754  
**Latitude** N 45.54216703 **Longitude** W -112.33436625

INSURABLE VALUES	
Building	\$200,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$200,000</b>
Per SqFt Rate	\$77

**UNDERWRITING DATA**

**Occupancy** 100% Open Park Pavilion  
**Stories above Grade** 1 **Year Built** 1990  
**Superstructure SqFt** 2,595 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** 2,595  
**ISO Class** 100% 1 - Frame  
**Foundation Type** Post & Pier  
**Exterior Wall Finish** 15% Siding, Half Log, 85% None  
**Roof Pitch** 100% Medium (8:12 to 12:12 Pitch)  
**Roof Geometry** Gable  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 100% Steel  
**Heating System** 100% None  
**Cooling System** 100% None  
**Electrical** Yes **Plumbing** No  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

NOTES: Includes: beef barn.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	043 - Beef Breeding Barn		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54194641	<b>Longitude</b>	W -112.33387873

INSURABLE VALUES	
<b>Building</b>	\$280,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$280,000</b>
<b>Per SqFt Rate</b>	<b>\$103</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Barn		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1936
<b>Superstructure SqFt</b>	2,724	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>2,724</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	60% Siding, Wood on Frame, 40% Siding, Half Log		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Complex		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: beef breeding barn.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	044 - Sheep Barn		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54158117	<b>Longitude</b>	W -112.33417401

INSURABLE VALUES	
<b>Building</b>	\$290,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$290,000</b>
<b>Per SqFt Rate</b>	<b>\$106</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% Barn		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1936
<b>Superstructure SqFt</b>	2,728	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>2,728</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	60% Siding, Wood on Frame, 40% Siding, Half Log		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Complex		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: sheep barn.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	045 - Hog Barn		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54131138	<b>Longitude</b>	W -112.33471452

INSURABLE VALUES	
Building	\$260,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$260,000</b>
<b>Per SqFt Rate</b>	<b>\$63</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Open Park Pavilion		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1947
<b>Superstructure SqFt</b>	4,146	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>4,146</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	100% None		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: hog barn.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	046 - 4-H Sales Barn		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54143550	<b>Longitude</b>	W -112.33418430

INSURABLE VALUES	
Building	\$260,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$260,000</b>
<b>Per SqFt Rate</b>	<b>\$70</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% Open Park Pavilion		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1975
<b>Superstructure SqFt</b>	3,729	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>3,729</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	100% None		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

NOTES: Includes: sale pavilion.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	047 - Storage Building - Sales		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54126393	<b>Longitude</b>	W -112.33478684

INSURABLE VALUES	
Building	\$7,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$7,000</b>
<b>Per SqFt Rate</b>	<b>\$44</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Shed		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2002
<b>Superstructure SqFt</b>	158	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>158</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	None		
<b>Exterior Wall Finish</b>	100% Siding, Metal or Other on Frame		
<b>Roof Pitch</b>	80% High (15:12 to 24:12 Pitch), 20% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Gambrel		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Shingles, Asphalt		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: storage shed.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	048 - Sheep Breeding Barn		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54116312	<b>Longitude</b>	W -112.33449935

INSURABLE VALUES	
Building	\$170,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$170,000</b>
Per SqFt Rate	\$79

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Barn		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1990
<b>Superstructure SqFt</b>	2,143	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>2,143</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	60% Siding, Half Log, 40% None		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

NOTES: Includes: sheep breeding barn.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	049 - Restrooms		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54112106	<b>Longitude</b>	W -112.33472087

INSURABLE VALUES	
<b>Building</b>	\$130,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$130,000</b>
<b>Per SqFt Rate</b>	<b>\$313</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Park Restroom Building		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1960
<b>Superstructure SqFt</b>	415	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>415</b>		
<b>ISO Class</b>	100% 2 - Masonry/Joisted Masonry		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Concrete Block		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

NOTES: Includes: restrooms.



DRAFT

# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	050 - Open Horse Stalls (44)		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54202270	<b>Longitude</b>	W -112.33727917

INSURABLE VALUES	
<b>Building</b>	\$200,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$200,000</b>
<b>Per SqFt Rate</b>	<b>\$70</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% Barn		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1954
<b>Superstructure SqFt</b>	2,837	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>2,837</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	85% Siding, Wood on Frame, 15% None		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Monoslope		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	None	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: horse stalls.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

**Insured** MA28 **Tour Guide**  
**Site** 038 - Fairgrounds  
**Building** 051 - Horse Stalls Box (16)  
**Address** Fairgrounds  
**City, State, Zip** Twin Bridges, MT 59754  
**Latitude** N 45.54105257 **Longitude** W -112.33589702

INSURABLE VALUES	
Building	\$150,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$150,000</b>
<b>Per SqFt Rate</b>	<b>\$75</b>

**UNDERWRITING DATA**

**Occupancy** 100% Barn  
**Stories above Grade** 1 **Year Built** 1954  
**Superstructure SqFt** 2,010 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** **2,010**  
**ISO Class** 100% 1 - Frame  
**Foundation Type** Post & Pier  
**Exterior Wall Finish** 100% Siding, Wood on Frame  
**Roof Pitch** 100% Low (2:12 to 6:12 Pitch)  
**Roof Geometry** Gable  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 100% Steel  
**Heating System** 100% None  
**Cooling System** 100% None  
**Electrical** None **Plumbing** No  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

**NOTES:** Includes: horse stalls.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	052 - Grandstand		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54131368	<b>Longitude</b>	W -112.33512435

INSURABLE VALUES	
<b>Building</b>	\$340,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$340,000</b>
<b>Per SqFt Rate</b>	<b>\$73</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	90% Grandstand, 10% Concession Stand		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1936
<b>Superstructure SqFt</b>	4,645	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>4,645</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	10% Siding, Wood on Frame, 90% None		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: grandstand and concession stand.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	053 - Rodeo Pump House		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54146220	<b>Longitude</b>	W -112.33492066

INSURABLE VALUES	
<b>Building</b>	\$30,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$30,000</b>
<b>Per SqFt Rate</b>	<b>\$612</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Pump Station		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2005
<b>Superstructure SqFt</b>	49	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>49</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Wood on Frame		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

**NOTES:** Includes: 20ft well, 1hp pump and controls.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	055 - Rodeo Announcer Stand		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54166211	<b>Longitude</b>	W -112.33610117

INSURABLE VALUES	
Building	\$5,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$5,000</b>
Per SqFt Rate	\$57

## UNDERWRITING DATA

<b>Occupancy</b>	100% Pressbox		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1998
<b>Superstructure SqFt</b>	88	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>88</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	100% Siding, Wood on Frame		
<b>Roof Pitch</b>	80% High (15:12 to 24:12 Pitch), 20% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Gambrel		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Shingles, Asphalt		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% Thru-Wall Units		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: concession stand.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	056 - Rodeo Steel-Wood Bleachers		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54156682	<b>Longitude</b>	W -112.33623784

INSURABLE VALUES	
<b>Building</b>	\$90,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$90,000</b>
<b>Per SqFt Rate</b>	<b>\$79</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% Grandstand		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2010
<b>Superstructure SqFt</b>	1,139	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>1,139</b>		
<b>ISO Class</b>	100% 3 - Pre-Engineered Metal/Non-Combustible		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	100% None		
<b>Roof Pitch</b>	100% None		
<b>Roof Geometry</b>	None		
<b>Roof Frame Type</b>	None		
<b>Roof Materials</b>	100% None		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	None	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

NOTES: Includes: steel belachers.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	059 - Discovery Gazebo		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54345022	<b>Longitude</b>	W -112.33353651

INSURABLE VALUES	
<b>Building</b>	\$50,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$50,000</b>
<b>Per SqFt Rate</b>	<b>\$78</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Open Park Pavilion		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1937
<b>Superstructure SqFt</b>	643	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>643</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	100% None		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Pyramid		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	None	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: pavilion.





**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	091 - Chicken - Rabbit Barn		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54232255	<b>Longitude</b>	W -112.33385005

INSURABLE VALUES	
<b>Building</b>	\$340,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$340,000</b>
<b>Per SqFt Rate</b>	<b>\$79</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Utility Building, Light Commercial		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1970
<b>Superstructure SqFt</b>	4,302	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>4,302</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	35% Siding, Wood on Frame, 20% Siding, Half Log, 45% None		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: rabbit barn.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	095 - Scale House		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54130218	<b>Longitude</b>	W -112.33478008

INSURABLE VALUES	
<b>Building</b>	\$50,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$50,000</b>
<b>Per SqFt Rate</b>	<b>\$385</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Utility Building, Light Commercial		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2013
<b>Superstructure SqFt</b>	130	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>130</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	75% Siding, Metal or Other on Frame, 25% None		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Monoslope		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

**NOTES:** Includes: scale house. Building features include: animal scale.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	100 - Close Up Booth		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54108058	<b>Longitude</b>	W -112.33551104

INSURABLE VALUES	
<b>Building</b>	\$50,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$50,000</b>
<b>Per SqFt Rate</b>	<b>\$329</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% Concession Stand		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1980
<b>Superstructure SqFt</b>	152	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>152</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Wood on Frame		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Monoslope		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: concession stand. Building features include: canopy.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	102 - Beer Garden		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54110670	<b>Longitude</b>	W -112.33567217

INSURABLE VALUES	
<b>Building</b>	\$60,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$60,000</b>
<b>Per SqFt Rate</b>	<b>\$286</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Concession Stand		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1980
<b>Superstructure SqFt</b>	210	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>210</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	100% Siding, Wood on Frame		
<b>Roof Pitch</b>	100% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Monoslope		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

**NOTES:** Includes: concession stand. Building features include: canopy.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	103 - Horse Stall Outhouse		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54172945	<b>Longitude</b>	W -112.33654021

INSURABLE VALUES	
Building	\$30,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$30,000</b>
<b>Per SqFt Rate</b>	<b>\$833</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Park Restroom Building		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2008
<b>Superstructure SqFt</b>	36	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>36</b>		
<b>ISO Class</b>	100% 6 - Reinforced Concrete Frame/Fire Resistive		
<b>Foundation Type</b>	Footing		
<b>Exterior Wall Finish</b>	100% Concrete, Precast Panels		
<b>Roof Pitch</b>	100% Flat		
<b>Roof Geometry</b>	Flat		
<b>Roof Frame Type</b>	Precast Concrete		
<b>Roof Materials</b>	100% Tile, Concrete		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: concrete restroom.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	104 - North Outhouse		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54295396	<b>Longitude</b>	W -112.33419899

INSURABLE VALUES	
Building	\$40,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$40,000</b>
<b>Per SqFt Rate</b>	<b>\$714</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Park Restroom Building		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2008
<b>Superstructure SqFt</b>	56	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>56</b>		
<b>ISO Class</b>	100% 6 - Reinforced Concrete Frame/Fire Resistive		
<b>Foundation Type</b>	Footing		
<b>Exterior Wall Finish</b>	100% Concrete, Precast Panels		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Precast Concrete		
<b>Roof Materials</b>	100% Tile, Concrete		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

**NOTES:** Includes: concrete restroom.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	105 - Far Outhouse		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.53996646	<b>Longitude</b>	W -112.33573125

INSURABLE VALUES	
<b>Building</b>	\$40,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$40,000</b>
<b>Per SqFt Rate</b>	<b>\$714</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Park Restroom Building		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2008
<b>Superstructure SqFt</b>	56	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>56</b>		
<b>ISO Class</b>	100% 6 - Reinforced Concrete Frame/Fire Resistive		
<b>Foundation Type</b>	Footing		
<b>Exterior Wall Finish</b>	100% Concrete, Precast Panels		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Precast Concrete		
<b>Roof Materials</b>	100% Tile, Concrete		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Automatic Fire Detection</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
<b>Entry Alarms</b>	None	<b>Type</b>	None

**NOTES:** Includes: concrete restroom.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	111 - Open Horse Stalls (7)		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54128960	<b>Longitude</b>	W -112.33671517

INSURABLE VALUES	
<b>Building</b>	\$80,000
<b>Contents</b>	\$0
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$80,000</b>
<b>Per SqFt Rate</b>	<b>\$90</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% Barn		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1954
<b>Superstructure SqFt</b>	884	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>884</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	85% Siding, Wood on Frame, 15% None		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Monoslope		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	None	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Entry Alarms</b>	None

NOTES: Includes: horse stalls.



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**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

**Insured** MA28 **Tour Guide** Andrea Estomo/Pete Novich/Mike Callahan  
**Site** 038 - Fairgrounds  
**Building** 112 - South Outhouse  
**Address** Fairgrounds  
**City, State, Zip** Twin Bridges, MT 59754  
**Latitude** N 45.54290520 **Longitude** W -112.33419838

INSURABLE VALUES	
Building	\$40,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$40,000</b>
Per SqFt Rate	\$714

**UNDERWRITING DATA**

**Occupancy** 100% Park Restroom Building  
**Stories above Grade** 1 **Year Built** 2008  
**Superstructure SqFt** 56 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** 56  
**ISO Class** 100% 6 - Reinforced Concrete Frame/Fire Resistive  
**Foundation Type** Footing  
**Exterior Wall Finish** 100% Concrete, Precast Panels  
**Roof Pitch** 100% Medium (8:12 to 12:12 Pitch)  
**Roof Geometry** Gable  
**Roof Frame Type** Precast Concrete  
**Roof Materials** 100% Tile, Concrete  
**Heating System** 100% None  
**Cooling System** 100% None  
**Electrical** Yes **Plumbing** No  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

**NOTES:** Includes: concrete restroom.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	113 - Rodeo Canopy		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54169501	<b>Longitude</b>	W -112.33624278

INSURABLE VALUES	
Building	\$9,000
Contents	\$0
Site Improvements	\$0
Separately Insurable	\$0
<b>Total</b>	<b>\$9,000</b>
Per SqFt Rate	\$27

**UNDERWRITING DATA**

<b>Occupancy</b>	100% Canopy		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1980
<b>Superstructure SqFt</b>	337	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>337</b>		
<b>ISO Class</b>	100% 3 - Pre-Engineered Metal/Non-Combustible		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	100% None		
<b>Roof Pitch</b>	15% High (15:12 to 24:12 Pitch), 85% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Gambrel		
<b>Roof Frame Type</b>	Light Gauge Steel		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	None	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: picnic canopy.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/18/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Andrea Estomo/Pete Novich/Mike Callahan
<b>Site</b>	038 - Fairgrounds		
<b>Building</b>	114 - Rodeo Office and Concessions		
<b>Address</b>	Fairgrounds		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.54161350	<b>Longitude</b>	W -112.33635818

INSURABLE VALUES	
<b>Building</b>	\$60,000
<b>Contents</b>	\$2,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$62,000</b>
<b>Per SqFt Rate</b>	<b>\$263</b>

**UNDERWRITING DATA**

<b>Occupancy</b>	50% Concession Stand, 50% Enclosed Park Pavilion		
<b>Stories above Grade</b>	1	<b>Year Built</b>	1980
<b>Superstructure SqFt</b>	228	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>228</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Post & Pier		
<b>Exterior Wall Finish</b>	100% Siding, Wood on Frame		
<b>Roof Pitch</b>	25% High (15:12 to 24:12 Pitch), 25% Medium (8:12 to 12:12 Pitch), 50% Low (2:12 to 6:12 Pitch)		
<b>Roof Geometry</b>	Gambrel		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	100% None		
<b>Cooling System</b>	50% Thru-Wall Units, 50% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	No
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: concession stand and office.



# BUILDING DETAIL REPORT

Montana Association of Counties Property and Casualty Trust

## MADISON COUNTY

Inspected: 6/17/2025

<b>Insured</b>	MA28	<b>Tour Guide</b>	Pete Novich
<b>Site</b>	039 - SRE Building - Twin Bridges Airport		
<b>Building</b>	108 - SRE Building - Twin Bridges Airport		
<b>Address</b>	Twin Bridges Airport		
<b>City, State, Zip</b>	Twin Bridges, MT 59754		
<b>Latitude</b>	N 45.53464376	<b>Longitude</b>	W -112.31078069

INSURABLE VALUES	
<b>Building</b>	\$930,000
<b>Contents</b>	\$10,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$940,000</b>
<b>Per SqFt Rate</b>	<b>\$183</b>

## UNDERWRITING DATA

<b>Occupancy</b>	100% Service Occupancy		
<b>Stories above Grade</b>	1	<b>Year Built</b>	2022
<b>Superstructure SqFt</b>	5,078	<b>Vacant</b>	No
<b>Substructure SqFt</b>	0	<b>Landscaping</b>	No
<b>Total SqFt</b>	<b>5,078</b>		
<b>ISO Class</b>	100% 1 - Frame		
<b>Foundation Type</b>	Mat/Slab		
<b>Exterior Wall Finish</b>	100% Siding, Metal or Other on Frame		
<b>Roof Pitch</b>	100% Medium (8:12 to 12:12 Pitch)		
<b>Roof Geometry</b>	Gable		
<b>Roof Frame Type</b>	Wood Purlins		
<b>Roof Materials</b>	100% Steel		
<b>Heating System</b>	15% Forced Warm Air, 85% Gas, Oil or Electric Suspended Unit Heater		
<b>Cooling System</b>	100% None		
<b>Electrical</b>	Yes	<b>Plumbing</b>	Yes
<b>Passenger Elevators</b>	0		
<b>Freight Elevators</b>	0		
<b>Sprinkler System</b>	None	<b>Type</b>	None
		<b>Automatic Fire Detection</b>	None
		<b>Type</b>	None
<b>Manual Fire Alarms</b>	None	<b>Type</b>	None
		<b>Entry Alarms</b>	None
		<b>Type</b>	None

NOTES: Includes: storage bays, lounge and kitchen.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

**Insured** MA28 **Tour Guide** Joshua Denny/Pete Novich  
**Site** 040 - Radio Repeater Station - VC Pass  
**Building** 008 - Radio Repeater Station - VC Pass  
**Address** 1085 MT-287  
**City, State, Zip** Virginia City, MT 59755  
**Latitude** N 45.26860098 **Longitude** W -111.87843847

INSURABLE VALUES	
<b>Building</b>	\$490,000
<b>Contents</b>	\$375,000
<b>Site Improvements</b>	\$0
<b>Separately Insurable</b>	\$0
<b>Total</b>	<b>\$865,000</b>
<b>Per SqFt Rate</b>	<b>\$1,960</b>

**UNDERWRITING DATA**

**Occupancy** 100% Utility Building  
**Stories above Grade** 1 **Year Built** 2010  
**Superstructure SqFt** 250 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** 250  
**ISO Class** 100% 1 - Frame  
**Foundation Type** Mat/Slab  
**Exterior Wall Finish** 100% EIFS on Frame  
**Roof Pitch** 100% Low (2:12 to 6:12 Pitch)  
**Roof Geometry** Gable  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 100% Single-Ply Membrane  
**Heating System** 100% Thru-Wall Units  
**Cooling System** 100% Thru-Wall Units  
**Electrical** Yes **Plumbing** No  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** None **Type** None

**NOTES:** Includes: 100ft radio and microwave tower, (7) microwave dishes and antennas and radio equipment.



**BUILDING DETAIL REPORT**

Montana Association of Counties Property and Casualty Trust

**MADISON COUNTY**

Inspected: 6/17/2025

**Insured** MA28 **Tour Guide** Pete Novich  
**Site** 041 - Sheridan Public Health  
**Building** 110 - Sheridan Public Health  
**Address** 410 S Main Street  
**City, State, Zip** Sheridan, MT 59749  
**Latitude** N 45.45230255 **Longitude** W -112.19521067

INSURABLE VALUES	
Building	\$500,000
Contents	\$50,000
Site Improvements	\$10,000
Separately Insurable	\$0
<b>Total</b>	<b>\$560,000</b>
<b>Per SqFt Rate</b>	<b>\$188</b>

**UNDERWRITING DATA**

**Occupancy** 100% Office, Low-Rise  
**Stories above Grade** 1 **Year Built** 1960  
**Superstructure SqFt** 2,662 **Vacant** No  
**Substructure SqFt** 0 **Landscaping** No  
**Total SqFt** 2,662  
**ISO Class** 100% 1 - Frame  
**Foundation Type** Crawlspace Masonry  
**Exterior Wall Finish** 100% Brick on Frame  
**Roof Pitch** 100% Low (2:12 to 6:12 Pitch)  
**Roof Geometry** Hip  
**Roof Frame Type** Wood Purlins  
**Roof Materials** 100% Tile, Clay  
**Heating System** 100% Forced Warm Air  
**Cooling System** 100% Forced Cool Air  
**Electrical** Yes **Plumbing** Yes  
**Passenger Elevators** 0  
**Freight Elevators** 0  
**Sprinkler System** None **Type** None **Automatic Fire Detection** None **Type** None  
**Manual Fire Alarms** None **Type** None **Entry Alarms** Yes **Type** CC Sys.

**NOTES:** Includes: offices, break room, meeting room and exam room. Site improvements include: signage and handicap ramp.

