

Madison County Board of Commissioners Work Session

10:00 am Monday, February 9, 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

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

UNFINISHED BUSINESS

- None

NEW BUSINESS

- Garbage Hauling / Tipping Fees, Beaverhead County
- Request for Letter of Support for Comprehensive Permitting Reform
- Beehive Basin Road Variance Request
- Old VC Schoolhouse Appraisal Discussion
- MHPG Application for MC Courthouse Exterior Restoration Project-Item
- Madison Valley Manor - Kitchen Renovation

ADJOURNMENT

To Whom It May Concern

Dillon Disposal Service has proudly served customers in Madison County for nearly two decades. Our mission has always been to provide convenient, reliable garbage hauling at affordable rates, and we continue to strive to deliver the best possible service to our customers.

This past year, Beaverhead County implemented a scale system and began charging Madison County's waste \$37.50 per ton. This change has placed Dillon Disposal in a difficult position. Each Friday, we operate one truck dedicated solely to Madison County. That truck hauls approximately 5 tons of waste per week—waste that is now being charged at Madison's tonnage rate. On an annual basis, this amounts to roughly \$15,000.

It is important to note that Madison County already collects taxes from its constituents to cover transportation and tonnage at the landfill. By hauling 5 tons out of Madison County each week, Dillon Disposal is directly reducing the county's transportation and tonnage costs. Without our service, the county would need to haul an additional two 40-yard containers per week, which would likely cost Madison County not only the \$15,000 in tonnage fees but also an additional \$15,000 in transportation costs. In effect, our service cuts those costs in half, saving the Madison county money.

We respectfully request that the Madison County Solid Waste Board and Commissioners cover the tonnage fees for the residential garbage we haul from your constituents. We are not asking Madison County to pay for transportation—only the tonnage fees that are already being taxed to your residents.

If Madison County does not assume responsibility for these tonnage fees, Dillon Disposal will be forced to raise customer rates to offset the expense. This would result in your constituents being double-charged: once through their county taxes and again through their disposal service bill. We believe taxpayers should not be required to pay for a service twice, nor should they be taxed for something they are not utilizing. If the tonnage is not covered, taxpayers should have the option to opt out of the tax.

Other counties have already addressed similar situations. For example, Lake County pays for its constituents' garbage transportation and tonnage to Missoula, and Deer Lodge County covers Anaconda Disposal's tonnage at the Silver Bow County landfill. We are simply asking Madison County to follow this precedent by covering the tonnage fees for the residential garbage that is already being taxed.

Thank you for your prompt attention in addressing this matter. We look forward to working together to ensure fair treatment of Madison County residents and continued cost savings for the county.

We would like to meet with the solid waste board and or commissioners sooner rather than later to come to some kind of resolution.

Sincerely,

Dillon Disposal Service

Todd Morstein, Owner
dillondisposal@gmail.com
406-683-2222

DRAFT

[County Commissioner Letterhead]

Honorable Steve Daines, Tim Sheehy, Troy Downing, and Ryan Zinke
United States Congress
Washington, D.C. 20515

[DATE]

Dear Representatives Downing and Zinke and Senators Daines and Sheehy,

Thank you for your leadership and your service to our country. Our **[organization / business / city / faith community]** is a vital part of our community, with **[# residents / employees / members]**, and we are proud to call Montana home.

We're writing to encourage you to support reforms that will allow America to build energy faster, while still protecting public health and community input. Across the country, over 95% of energy projects waiting on permits are for clean energy like solar, wind, and battery storage. If we want to meet our economic and energy goals, we must improve how we approve and connect these critical projects.

Permitting reform is a practical, bipartisan opportunity. It would speed up good projects that reduce pollution and create jobs, while ensuring communities, especially those historically left out, have a real voice in what gets built and where. We need a system that moves quickly and responsibly, not one that lets outdated red tape delay progress for years.

We're asking you to please make comprehensive permitting reform a top priority in this Congress.

Sincerely,

[Name]

[Title]

[Contact Information]

[City, State]

MADISON COUNTY BOARD OF COMMISSIONERS

P.O. BOX 278

VIRGINIA CITY, MT 59755

Commissioners

Duke W. Gilman

Ronald E. Nye

William A. Todd

e-mail: madco@madisoncountymt.gov

www.madisoncountymt.gov

Phone: (406) 843-4277

Fax: (406) 843-5517

.....
Honorable Steve Daines, Tim Sheehy, Troy Downing, and Ryan Zinke
United States Congress
Washington, D.C. 20515

February 9, 2026

Dear Representatives Downing and Zinke and Senators Daines and Sheehy,

Thank you for your leadership and dedicated service to our country. Madison County is an integral part of Montana, characterized by a rich history and residents who proudly call Montana their home.

We're writing to encourage you to support reforms that will allow America to build energy faster, while still protecting public health and community input. Across the country, more than 95% of energy projects awaiting permits are for clean energy such as solar, wind, and battery storage. If we want to meet our economic and energy goals, we must improve how we approve and connect these critical projects.

Permitting reform is a practical, bipartisan opportunity. It would accelerate good projects that reduce pollution and create jobs while ensuring communities, especially those historically left out, have a real voice in what gets built and where. We need a system that moves quickly and responsibly, not one that lets outdated red tape delay progress for years.

We kindly request that comprehensive permitting reform be prioritized as a top issue in this Congress.

Sincerely,

Duke W. Gilman
District 1 Commissioner

Ronald E. Nye, Chairman
District 2 Commissioner

William A. Todd
District 3 Commissioner

Board of Commissioners, Madison County

***AN APPRAISAL OF THE
OLD VIRGINIA CITY SCHOOLHOUSE
LOCATED AT 313 E. IDAHO STREET
IN VIRGINIA CITY, MADISON COUNTY, MT***

***DATE OF VALUATION
MARCH 18, 2020***

FOR

***MADISON COUNTY BOARD OF COMMISSIONERS
VIRGINIA CITY, MONTANA***

BY

***J. MICHAEL JOKI, MAI, SRA
HELENA, MONTANA***

J. MICHAEL JOKI, MAI, SRA

P.O. BOX 281

HELENA, MONTANA 59624

Phone (406) 442-2159

FAX (406) 442-6196

March 27, 2020

Madison County Board of Commissioners

PO Box 278

Virginia City, Montana 59755

RE: Appraisal of the Old Virginia City schoolhouse located at 313 E. Idaho Street in Virginia City, Montana.

Dear Commissioners:

Per your request I have made the necessary inspection and analysis to appraise the above referenced property. The attached report provides the essential data and detailed reasoning employed in estimating my final market value estimate. This report contains 39 pages.

I have appraised the property as a whole, owned in fee simple and unencumbered unless otherwise noted. I assume no responsibility for matters that are legal in nature nor do I render any opinion as to title.

This property is located on the south side of Wallace Street (Highway 287) at the east end of the commercial district in Virginia City. The site is 28,200 SF and supports the Old Virginia City schoolhouse but this building no longer functions as a school.

The value reported is qualified by certain definitions, assumptions and limiting conditions, and certification which are set forth within the attached report. This appraisal report is intended to conform with the Uniform Standards of Professional Appraisal Practice.

Based on my analysis, the market value of the subject property in its "as is" condition, as set forth, documented and qualified in the attached report under conditions prevailing on March 18, 2020 was:

ZERO DOLLARS

\$0

I direct your attention to the data, discussions and conclusions which follow.

Respectfully submitted,

J. Michael Joki, MAI, SRA

Montana State Certified

General Real Estate Appraiser #152

Subject to the Extraordinary Condition on page 7.

MEMBER APPRAISAL INSTITUTE

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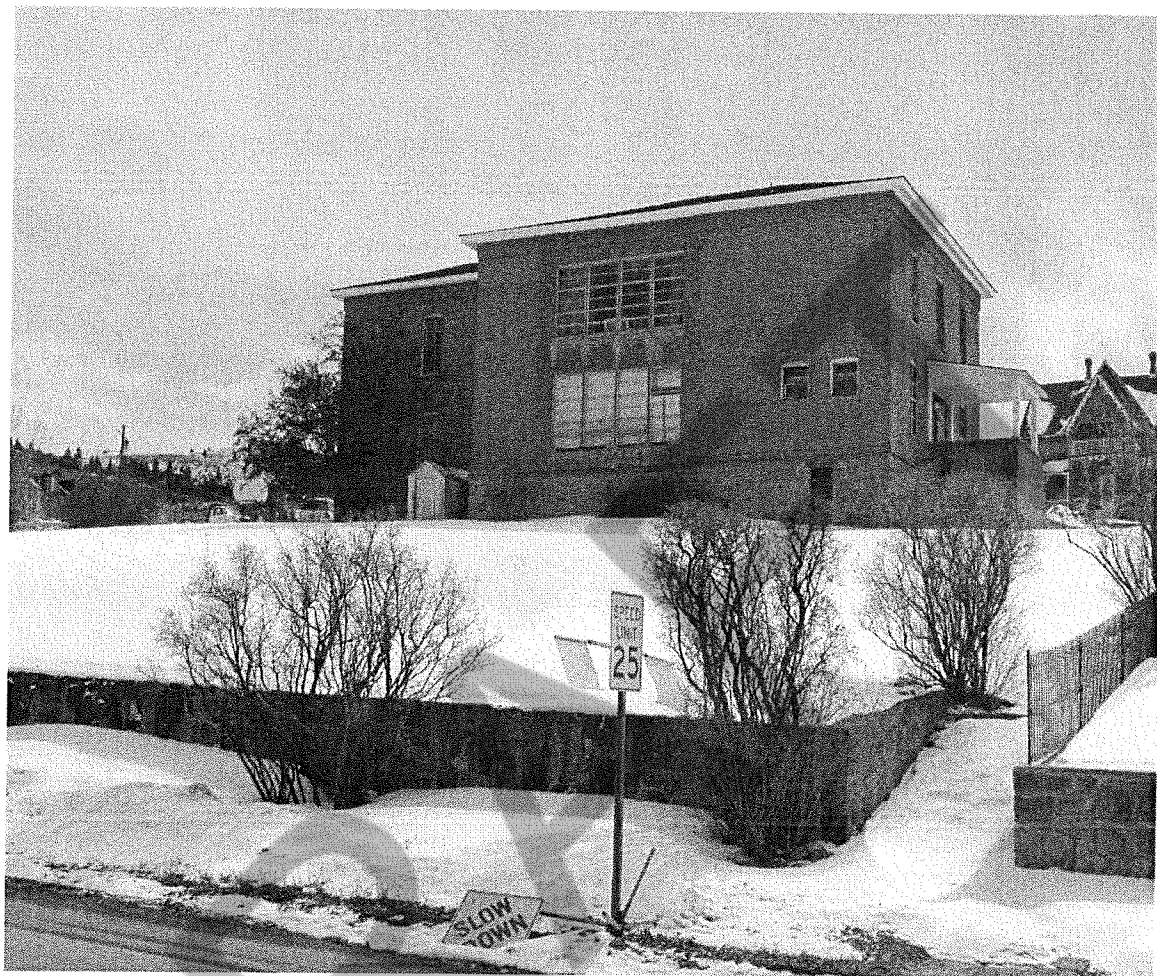
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J. Michael Joki, MAI, SRA
HELENA, MONTANA

SUBJECT PROPERTY PHOTOGRAPH



Looking southeast at the schoolhouse from Wallace Street (Highway 287).

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

PURPORTED OWNER: Madison County, Montana

GEO CODE: 25-0421-23-3-27-01-0000

SITE SIZE: 28,200 SF

LOCATION OF PROPERTY: This property is located at the east end of the commercial district and on the south side of Wallace Street which is Highway 287 as it passes through Virginia City, Montana.

IMPROVEMENTS: The Old Virginia City Schoolhouse is a two story brick building that no longer functions as a school. Madison County housed their offices in this building until 10 years ago and now the building is only being used for light storage.

PROPERTY RIGHTS APPRAISED: Fee Simple Interest

ZONING: Historic Downtown Commercial (HDC)

PRESENT USE: Light storage by Madison County.

HIGHEST AND BEST USE: See analysis on page 28.

DATE OF VALUATION: March 18, 2020

CONCLUDED ESTIMATE OF MARKET VALUE : \$0*

* Subject to the Extraordinary Condition on page 7.

J. Michael Joki, MAI, SRA
HELENA, MONTANA

ASSUMPTIONS AND LIMITING CONDITIONS

This is to certify that the appraiser in submitting this statement and opinion of value of subject property acted in accordance with and was bound by the following principles, limiting conditions and assumptions. Unauthorized use of this report is set forth below.

1. No responsibility is assumed for matters that are legal in nature nor is any opinion rendered on title of property appraised.
2. Unless otherwise noted, the property has been appraised as though free and clear of all encumbrances.
3. All maps, areas, plans, specifications, and other data furnished your appraiser were assumed to be correct. No survey of the property was made by this firm. Furthermore, all numerical references to linear measurements, area, volume or angular measurements should be "more or less" (+/-) and are accurate to a degree consistent with their use for valuation purposes.
4. This appraisal considers only surface rights to the property with consideration of current zoning and land use controls. The estimate of highest and best use will form the basis for the value estimate. This appraisal does not consider mineral, gas, oil or other natural resource rights that may be inherent in the ownership of the property.
5. The appraiser is not a seismologist. This appraisal should not be relied upon as to whether a seismic problem exists, or does not actually exist on the property. The property which is the subject of this appraisal is within a geographic area where earthquakes and other seismic disturbances have previously occurred and where they may occur again. Except as specifically indicated in the report, no seismic or geologic studies have been provided to the appraiser concerning the geologic and/or seismic condition of the property. The appraiser assumes no responsibility for the possible effect on subject property of seismic activity and/or earthquakes. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed seismic requirements by the City or County. It is possible that a survey of the property could reveal that the property does not meet the required seismic requirements. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance requirements in estimating the value of the property.
6. All data contained in this report and in the appraiser's files, as obtained from other sources, upon which to any degree the opinions and conclusions were based, are considered reliable and believed to be true and correct. However, the appraiser does not assume responsibility for the accuracy of such items that were obtained from other parties.

J. Michael Joki, MAI, SRA
HELENA, MONTANA

7. There shall be no obligation to give testimony or attendance in court by reason of this appraisal with reference to the property in question unless arrangements have been previously made and at an additional fee.
8. Disclosure of the contents of this appraisal report is governed by the by-laws and regulations of the Appraisal Institute.

Neither all nor any part of the contents of this report especially the conclusions as to value, the identity of the appraiser, or the firm with which he is connected, or to the MAI and SRA designation, shall be disseminated to the public through advertising media, news media, public relations media, sales media, or any other public means of communication without the prior written consent of the appraiser.

9. J. Michael Joki, MAI, SRA, specifically does not authorize the out-of-context quoting from or partial reprinting of this appraisal report.
10. The liability of J. Michael Joki, MAI, SRA and employees is limited to the client and to the fee collected. Further, there is no accountability, obligations or liability to any third party. If this report is placed in the hands of anyone other than client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser assumes no responsibility for any costs incurred to discover or correct any deficiencies of any type present in the property; physically, financially, or of a legal nature.
11. The fee for this appraisal report is for the service rendered and not for time spent on the physical report or for the physical report itself.
12. This appraisal report is prepared for the sole and exclusive use of the appraiser's client the Madison County Board of Commissioners. No third parties are authorized to rely upon this report without the express written consent of the appraiser.
13. This appraisal report is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an appraisal report. As such, it presents discussion of the data, reasoning and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analysis is contained in the appraiser's file.
14. In this appraisal assignment any potentially hazardous material found on the land or in the building which may or may not be present, has not been considered. The appraiser is not qualified to detect such substances. Any interested party is urged to retain an expert in this field if there is any question regarding such potentially hazardous material. If such material or substance is present it could adversely affect the value reported in this appraisal report.

J. Michael Joki, MAI, SRA
HELENA, MONTANA

EXTRAORDINARY ASSUMPTION

An extraordinary assumption is an assumption that is directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions assume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property, or about conditions external to the property, such as market conditions or trends or about the integrity of data used in this analysis.

1. A number of documents pertaining to the cost of updating the subject property were provided to me by the Madison County Commissioners Office. Information pertaining to zoning, use of the subject property and regulations concerning updates to the subject property were provided to me by the City of Virginia City and the Historic Preservation Office. I have assumed the information in these documents is accurate, and the conversations I had with individuals in each of these offices is true and accurate as well.

DRAFT

J. Michael Joki, MAI, SRA
HELENA, MONTANA

SCOPE OF THE APPRAISAL

Based on the requirements of the Uniform Standards of Professional Appraisal Practice and the guide notes to the Standards of Professional Appraisal Practice adopted by the Appraisal Institute, the Scope of Work has become the primary element when defining the appraisal problem. USPAP involves binding requirements and specific guidelines that outline the procedures to be followed in developing an appraisal, an analysis or opinion that pertain to reporting or communication of that appraisal opinion defined as Standards 1 and 2. The appraisal service and reporting option must be consistent with the Scope of Work defining the appraisal service and how it is to be communicated. This appraisal is in compliance with the regulatory requirements of the State of Montana administered by the Montana Board of Real Estate Appraisers based on compliance with Standards and Ethics defined within USPAP. The scope of work rule states an appraiser must:

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

I was contacted by the Madison County Commissioners Office to appraise the Old Virginia City Schoolhouse that no longer functions as a school. Reportedly the most recent uses are county offices that were vacated approximately ten years ago and now this building is used for light storage by the county. Apparently there is a private party interested in purchasing the subject property in its "as is" condition and before Madison County can commence the sale of the subject property it needs an appraisal report that will show an estimate of this property's current "as is" market value. This market value estimate is subject to the Extraordinary Assumption shown on page 7.

I met with Madison County Commissioners Dan Allhands, Ron Nye and Jim Hart at the commissioners office on March 18, 2020. We discussed several matters pertaining to the subject property and a number of documents pertaining to the subject property were provided to me. I was given instruction how to access the subject property which I did unaccompanied on this same day. March 18, 2020 is also the day I took all enclosed photographs of the subject property.

The neighborhood (Virginia City) was researched to find comparable sale and listing data. Real estate agents, property owners and real estate appraisers in the Virginia City area were interviewed in an attempt to find relevant market data. This data has been confirmed by personal contact with the buyer, seller, or

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HELENA, MONTANA

broker involved in the transaction. The approaches I utilized to estimate the “as is” market value of the subject property is further explained in the following Highest and Best Use Analysis. The following sources provided me data that was used in this appraisal report.

- Madison County Clerk and Records Office
- Madison County Commissioners Office
- Planning Office for Virginia City
- Jim Jarvis, Historic Preservation Office
- Scott Peterson, Real Estate Appraiser
- Melinda Merrill, Realtor
- Annie Jorgensen, Realtor
- Justin Gatewood, Virginia City Mayor
- Jeff Beall, Realtor
- Corinna Christensen, Realtor
- Frank Coldwell, Realtor

Effective Date:

The effective date of this appraisal report is March 18, 2020. This is the date of valuation and was the date of the property inspection. This is also the date all enclosed photographs of the subject property were taken. This appraisal report was completed on March 27, 2020. Market conditions have remained effectively unchanged between the effective date of appraisal and the completion date of the written report.

Exposure Time:

Exposure time is defined by the Appraisal Standards Board of the Appraised Foundation as follows: “The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of the sale at market value on the effective date of the appraisal; a retrospective estimate based upon analysis of past events assuming a competitive and open market”.

Exposure time is based on historical data found in the market place. The land sales I found in this market and considered for use in this appraisal report were on the market from a range of 4 months to 2 years. I did not find these exposure times to be out of the ordinary for Virginia City as few commercial sites sell annually in this town. The low number of sales can be contributed to the fact there is not many sites

J. Michael Joki, MAI, SRA
HELENA, MONTANA

available for sale nor are there many users of a commercial site in this small town. Considering this information a reasonable exposure time for the subject property could range from 6 to 12 months.

Marketing Time:

Marketing time is defined as “the estimated time it takes an interest in real property to sell on the market subsequent to the date of the appraisal”. Exposure time has previously been estimated at 6 to 12 months. Marketing time differs from exposure time if at date of appraisal market conditions are changing or are expecting to change in the near future. In the case of the subject property I do not expect a significant change in demand and have no reason to believe marketing time would be anything other than 6 to 12 months.

DEFINITION OF MARKET VALUE

Market value as defined in 12 C.F.R. 34.42 (h):

“Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration of the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with this sale.

J. Michael Joki, MAI, SRA
HELENA, MONTANA

PURPOSE OF THE APPRAISAL

The purpose of this appraisal report is to arrive at a supportable estimation of the “as is” market value of the subject property.

INTENDED USE OF THE APPRAISAL AND INTENDED CLIENT

It is understood that the intended use of this appraisal report is to assist my client with decisions regarding the potential sale of the subject property. The client and the intended user of this appraisal report is the Madison County Board of Commissioners.

It should be understood if the use of an appraisal report is for a federally related transaction used by a Federally Insured Depository Institution, that said institution must originate the appraisal order.

PROPERTY RIGHTS APPRAISED

This appraisal is made with the understanding and assumption that present ownership of the subject property includes all rights that may be lawfully owned, and is therefore, title in fee simple as of March 18, 2020. A fee simple estate is subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

IDENTIFICATION OF PROPERTY AND LEGAL DESCRIPTION

The subject property is a two level brick building, former schoolhouse, that is located on a 28,200 SF site. This property is addressed 313 E. Idaho Street in Virginia City, Montana. The legal description of the land is as follows:

“Lots 4 -9 of Block 188 of the Town of Virginia City, Madison County, Montana”

PURPORTED OWNER

As shown on the property record card and deed in the addenda Madison County, Montana is the current owner of record.

J. Michael Joki, MAI, SRA
HELENA, MONTANA

SALES HISTORY OF THE PROPERTY

As shown on the deeds in the addenda Madison County purchased the subject property from the Town of Virginia City on December 16, 1994 and it was reported to me the sale price was \$30,000. As I understand the subject property is not currently listed for sale nor has it been listed for sale with a real estate agency since Madison County purchased this property in 1994. The Madison County Commissioners and several local individuals explained to me Madison County has tried to give away the subject property at no cost to several interested users because the county offices vacated this building approximately 10 years ago. Now this building is only used for light storage by the county. There are a number of structural issues in the schoolhouse building and reportedly these structural issues have impacted decisions made by potential users/investors who had interest in re-purposing this property. Currently this building sees little use, sees little maintenance and has fallen into a state of disrepair.

GENERAL AREA DATA

General area information that includes Virginia City, the county seat of Madison County, Montana, is included in the addenda. This general area information includes population estimates, number of households, median income etc., and a good overall history of the area which was founded by prospectors. Virginia City is designated a National Historic Landmark District and has become a very popular tourist destination in the summer months. There are no schools left in Virginia City, no grocery stores or medical services. About the only year round services available is a small mercantile store, one gas station, post office and limited food and beverage service.

J. Michael Joki, MAI, SRA
HELENA, MONTANA

DRAFT

PLOT PLAN

J. Michael Joki, MAI, SRA
HELENA, MONTANA

PROPERTY DESCRIPTION

Site

Size: There are 6 lots that comprise the subject site and each lot is 50' x 94' or 4,700 SF
The total area of these 6 lots is 28,200SF.

Shape: Each lot is rectangular in shape.

Topography: These lots have a mild downslope from south to north. Idaho Street borders this land on the south and Wallace Street (Highway 287) borders this land on the north.

Soil Conditions: Soil conditions are unknown. No soils test was provided to your appraiser.

Easements: No title policy was provided to your appraiser. A title policy should be used for the final determination of easements and encroachments.

Access: Access to the subject site is from unpaved Idaho Street along the south boundary. Wallace Street is paved and borders this site to the north but there is no access from this street. It appears Spencer Street along the west boundary is a platted street but this street has never been developed and currently play ground equipment and lawn occupy this area.

Utilities: City water and sewer service are being utilized. Northwestern Energy provides natural gas and electrical service throughout the town

Functional Adequacy: This site is typical to this hillside community and appears to be well suited for its current use.

Flood Plain: These lots are outside the 100 year flood boundary.

Nuisances or Hazards: There is a mix of single family residence and other commercial buildings in the immediate vicinity. This mixed use is common to the entire town of Virginia City

J. Michael Joki, MAI, SRA
HELENA, MONTANA

and does not appear to adversely affect the market value of the subject property.

Site Improvements

There is a concrete walkway and a dirt parking lot on the south side of the building. Lawn surrounds the building on the north, east and west sides. There are several mature trees, play ground equipment and a steel flag pole.

Building Improvements

The subject site is improved with the Old Virginia City Schoolhouse that was built in 1875. This two story brick building had an addition in 1910 and has a gross building area of 6,052 SF. This building functioned as the Virginia City Schoolhouse until 1972 and in 1976 became the town's city hall. The building is listed in the National Register of Historic Places. The building was last utilized by Madison County as office space until approximately 10 years ago when the county offices were relocated. Now the county uses the building to store miscellaneous items and county vehicles are parked in the lot on the south side of the building. A building sketch that was provided to me and shows the general floor plan is included in the addenda. The main level has three large office areas, one small office, storage room and a men's and women's restroom. The second level has two large office areas/classrooms, two smaller offices and one storage closet. There is a partial basement that is accessed through a trap door near the main entry and the basement has two restrooms otherwise it houses the mechanical equipment.

When I inspected the subject property it appeared the heat had been turned off. The water has been turned off and all of the plumbing fixtures are disconnected. This building has fallen into disrepair and from a condition stand-point I consider the building to be in poor condition which is depicted in the following photographs. Also shown in the following photographs are some areas on the exterior of the building that need extensive repair. There is significant settling/cracking in some of the exterior walls, some of the brick is deteriorating and the stone foundation is cracked and compromised in areas. Apparently some of the cracking and settlement was caused by a large earthquake in this area in 1959 and these issues appear to have only gotten worse since. A number of reports pertaining to the repair and updating of this building, and estimated costs, have been completed over the years by engineers and architects and several of these reports were provided to me. The cost to repair and update this building, after years of neglect, just to a point where it could be rented for open storage space is still a significant amount of money. I have considered the information in these reports, the buildings listing in the National Register of Historic Places, current zoning regulations and the deed limitations when I make my value estimation of the subject property.

J. Michael Joki, MAI, SRA
HELENA, MONTANA

SUBJECT PROPERTY PHOTOGRAPHS



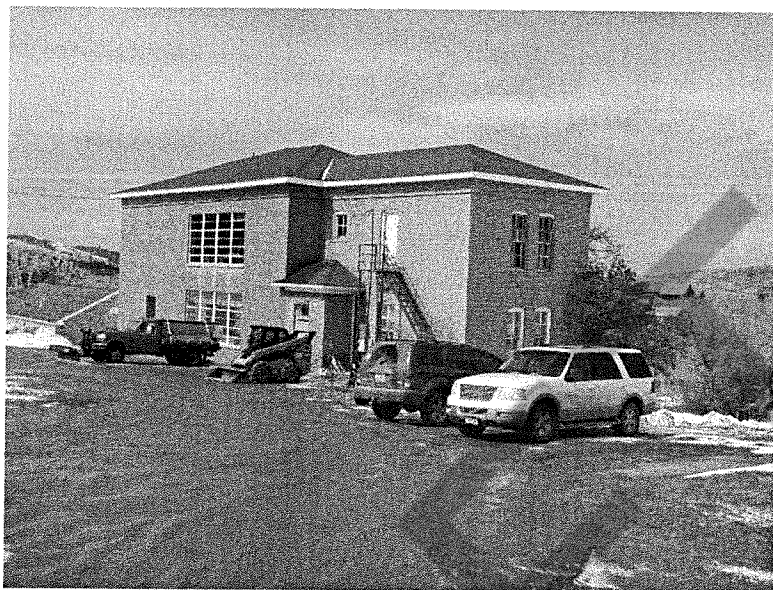
Looking southwest at the subject property from Wallace Street (Hwy 287)
Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA



Looking west on Wallace Street (Hwy 287). Subject property is to the left.
Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA

J. Michael Joki, MAI, SRA
HELENA, MONTANA

SUBJECT PROPERTY PHOTOGRAPHS



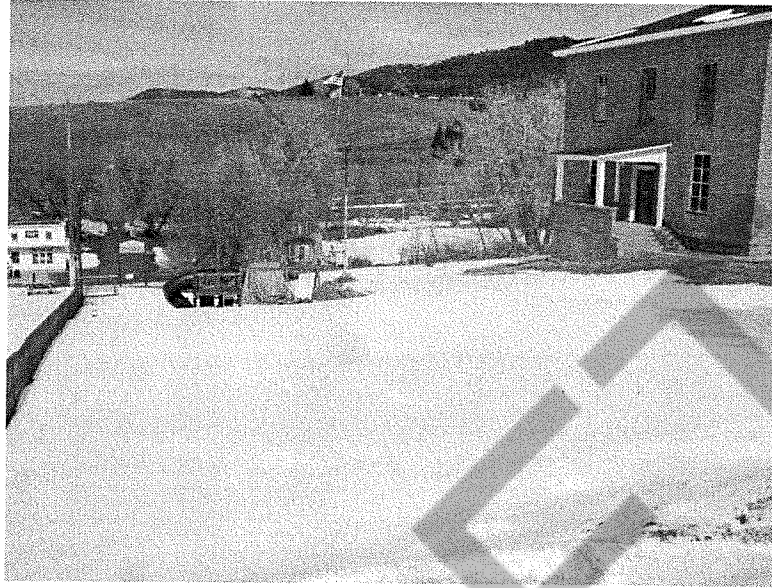
Looking northwest at the subject property from Idaho Street.
Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA



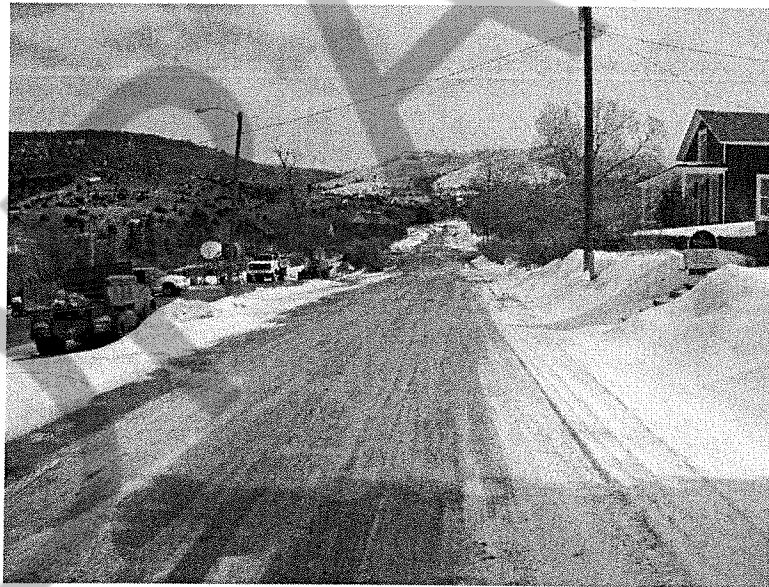
Looking northeast at the subject from Idaho Street.
Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA

J. Michael Joki, MAI, SRA
HELENA, MONTANA

SUBJECT PROPERTY PHOTOGRAPHS



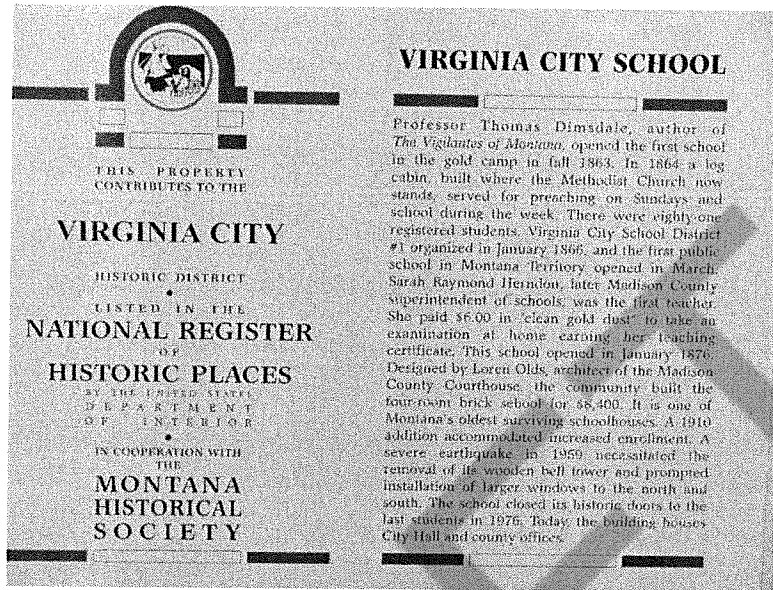
Playground equipment and lawn on the west side of the building.
Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA



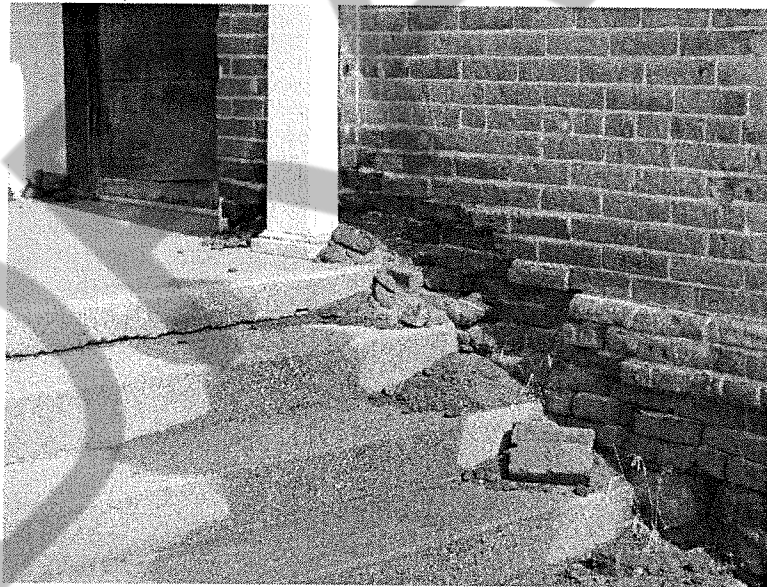
Looking east on Idaho Street. Subject property is to the left.
Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA

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SUBJECT PROPERTY PHOTOGRAPHS



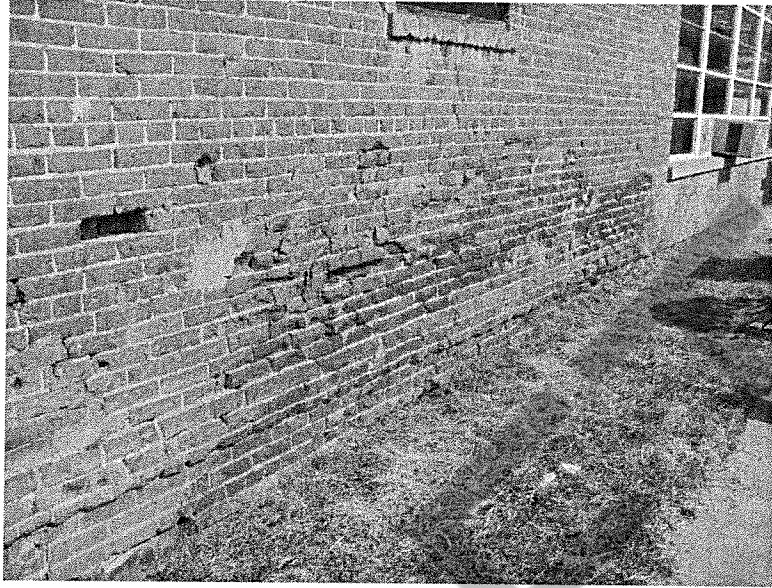
Plaque on the side of the building.
 Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA



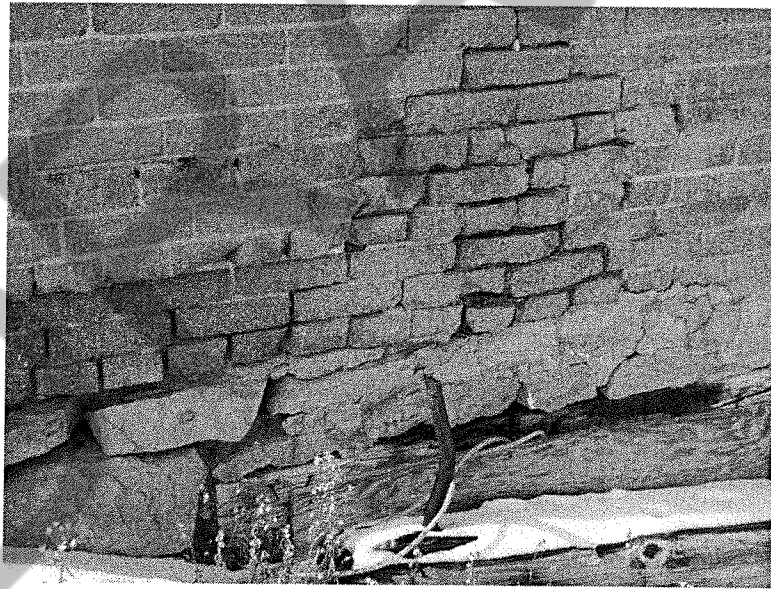
Deteriorating brick wall and stone foundation on the west side of the building.
 Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA

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SUBJECT PROPERTY PHOTOGRAPHS



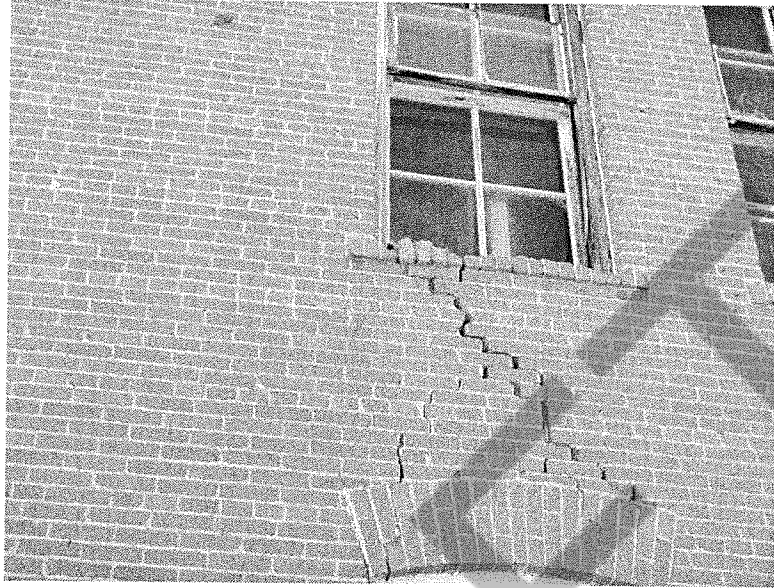
Deteriorating brick wall on the south side of the building.
Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA



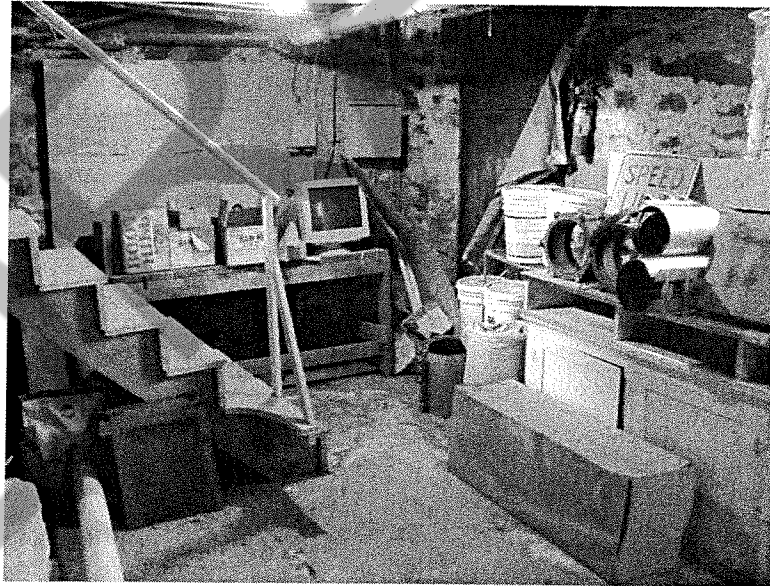
Deteriorating brick wall and stone foundation on the east side of the building.
Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA

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SUBJECT PROPERTY PHOTOGRAPHS



Cracked wall on the east side of the building.
Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA



Basement.
Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA

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SUBJECT PROPERTY PHOTOGRAPHS



Trap door to accesses the basement.
Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA



Main level office area.
Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA

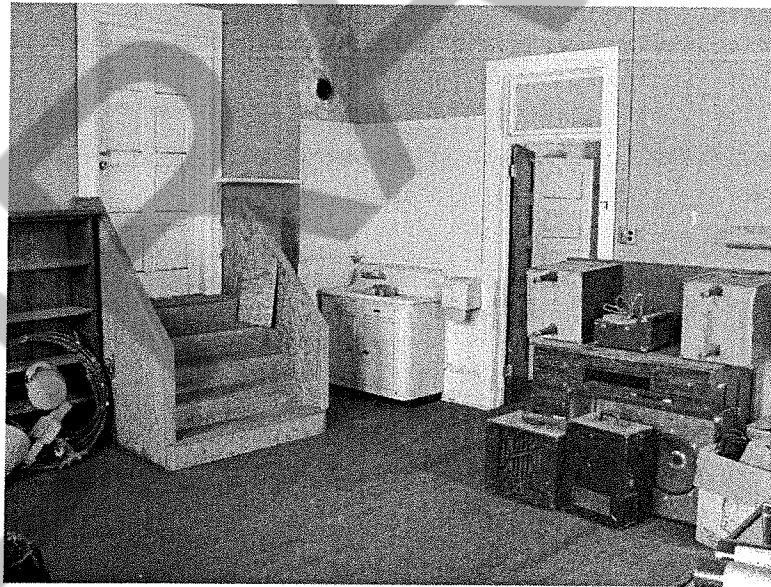
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SUBJECT PROPERTY PHOTOGRAPHS



Stairway

Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA

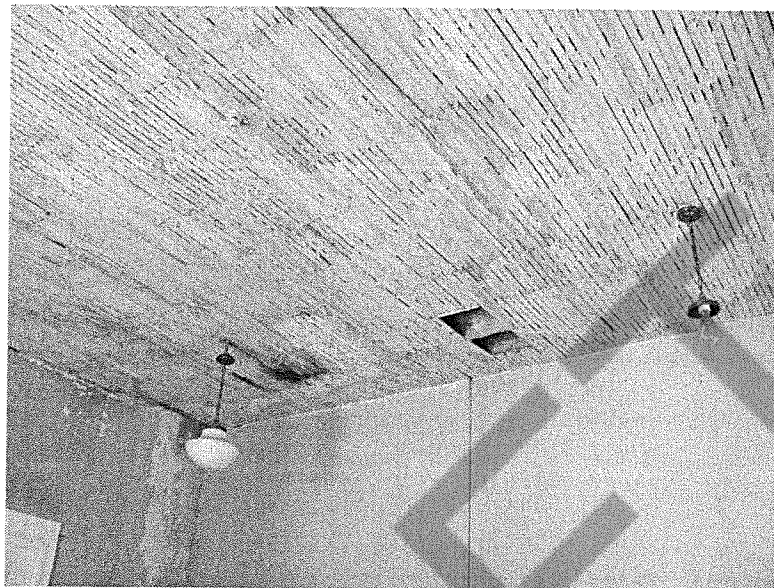


Second level office/classroom.

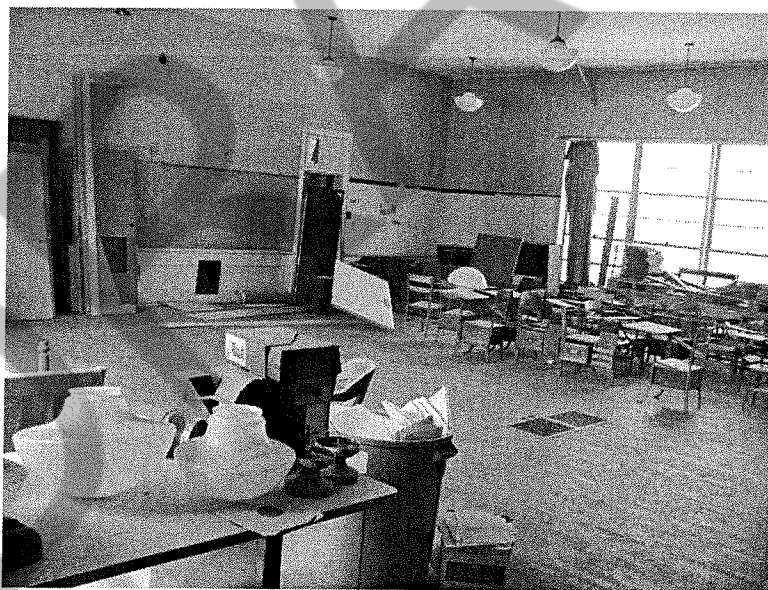
Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA

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SUBJECT PROPERTY PHOTOGRAPHS



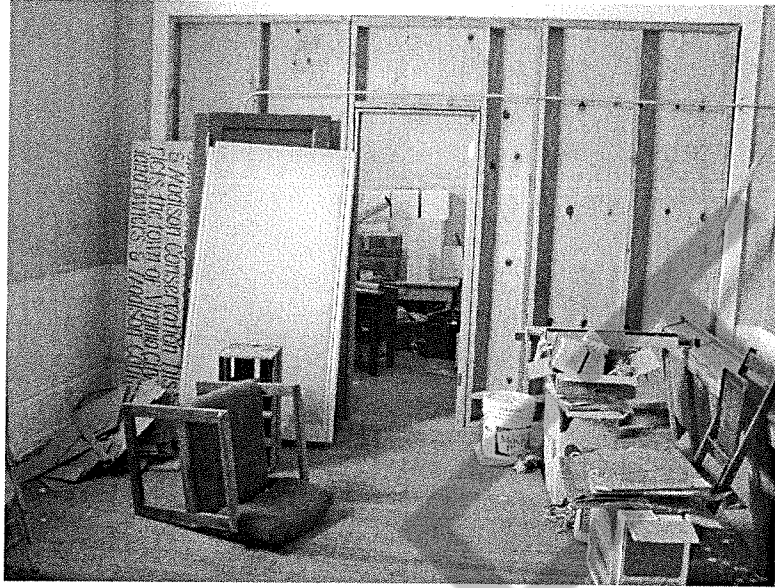
Ceiling in the second level.
Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA



Second level office/classroom.
Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA

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SUBJECT PROPERTY PHOTOGRAPHS



Second level office area.
Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA



Crack in the stairwell wall.
Photograph taken March 18, 2020 by J. Michael Joki, MAI, SRA

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ZONING

As shown on the Virginia City Land Use and Design Review Zoning Map in the addenda the subject property is in the Historic Downtown Commercial (HDC) zoning district.

The intent of the HDC zoning district is to provide an area intended primarily for low impact commercial development supportive of heritage tourism, with secondary conditional allowances made for certain low to medium impact commercial uses intended to diversify the local economy. The HDC zoning district contains the most important and protected historic commercial structures within the Virginia City National Historic Landmark District.

In an effort to enhance and not disrupt the historic character of this area, zoning restrictions for new development within the HDC district will be heavily influenced by historic design precedents as documented by nearby existing structures. New construction must accurately recreate, to the extent possible from documentation, the appearance of a historic structure that formerly occupied the site. If this is not possible, due to later construction, street location changes, etc. the new building must adhere strictly to the dominant architectural styles.

A complete list of the permitted uses, conditional uses, lot are requirements, building size requirements, etc. is shown in the copy of the zoning document in the addenda.

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HIGHEST AND BEST USE

"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that results in the highest value."¹

The definition above applies to the highest and best use of vacant land or improved property. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

Quite often in estimating the highest and best use of land, the appraiser is controlled by governmental regulations. These controls are generally zoning ordinances, parking requirements and building codes. Also, in the estimate of highest and best use, one must recognize the attitude of typical investors in the marketplace.

Real estate will usually fall into certain definite development patterns, and their uses can be classified as: residential, agricultural, recreational, industrial, commercial and public use. In valuing the highest and best use of the land both as if vacant and improved, the following criteria must be met. 1) legally permissible, 2) physically possible, 3) financially feasible, and 4) maximally productive.

Legally Permissible

The subject site is in the Historic Downtown Commercial (HDC) zoning district. The intent of the HDC zoning district is to provide an area intended primarily for low impact commercial development supportive of heritage tourism, with secondary conditional allowances made for certain low to medium impact commercial uses intended to diversify the local economy. The HDC zoning district contains the most important and protected historic commercial structures within the Virginia City National Historic Landmark District.

As shown on the deed in the addenda that recorded on June 18, 1976 (Book 249, Page 853) it says Block 188 in the Town-site of Virginia City, which includes the subject property, shall be used for public purpose or as a public structure. To the best of my knowledge this limitation has been followed over the years as the subject property for many years was the Virginia City Schoolhouse then became city and county offices.

After considering the zoning and deed limitation several of the use classifications can be eliminated from consideration. Recreational, agricultural and industrial use are not an allowed in the HDC zoning district and therefore these uses can be eliminated from consideration. This leaves commercial use and residential use, with the overriding public use limitation, as the legally permissible and most reasonable uses of this property.

As shown in the copy of the HDC zoning district in the addenda there are a number of permitted uses that include art galleries, government buildings, grocery stores, lodging, apartments, offices, restaurants, taverns, retail stores, etc. However any of these uses would have to adhere to the overriding public use limitation. Any structure of use allowed in the historic residential district is permitted in the historic downtown commercial district subject to all applicable land use and design review requirements. The commercial district

¹ *The Appraisal of Real Estate, 12th Edition*, (Appraisal Institute, 2001), p. 305.

is actually a mixed use area that allows for historically compatible commercial and/or residential development.

Physically Possible

Land in this area has proven adequate for commercial and residential development as a number nearby structures have been in place for over 100 years. City water and sewer service is available throughout the town, and natural gas and electrical service is readily available. There is good access to and from Virginia City from Highway 287 (Wallace Street) which borders the subject site to the north. Obviously it is physically possible to improve the subject site, which supports the Old Virginia City Schoolhouse, which is a legally permissible use of this site.

Financially Feasible

The financial feasibility of the subject property in its “as is” condition is the crux of this appraisal report. As previously explained Madison County purchased the subject property from the Town of Virginia City in 1994 for \$30,000 and used this building for office space until approximately 10 years ago. This building is 145 years old and survived a large earthquake in 1959 but as shown in the preceding photographs and documented in the reports completed by engineers and architects there are significant cracks and settlement issues in the brick walls and stone foundation This building has seen little maintenance in recent years and overall is in poor condition. Currently the building is being used as light storage space for miscellaneous county items and there are a number of county vehicles parked in the dirt lot on the south side of the building. In many ways this building is ripe for demolition so this site could be improved to a higher and better use. But the current zoning regulations, particularly chapter 8, outlines the necessary steps that must be taken to alter, remove or demolish any historic structure identified as having historical significance. Jim Jarvis provided me a copy of the Montana Historical and Architectural Survey Form For The Virginia City Site (Dames and Moore Report) which identifies the Virginia City School as having historical significance. It was explained to me once a building has been identified to have historical significance a permit from the City of Virginia City is required to alter, remodel and lastly demolish any building. Apparently the City of Virginia City strongly discourages the demolition of any buildings with historical significance and applicants are asked to consider all other options other than demolition before a permit will be issued. Reportedly it is difficult enough to obtain a permit to alter or remodel a building with historical significance in Virginia City, and knowing demolition would only be a last resort, my market value estimate of the subject property assumes demolition of the Old Virginia City Schoolhouse is not a viable option. In addition when the Madison County Commissioners retained me to complete this appraisal report they asked that I estimate the market value of the subject property in its “as is” condition while considering the public use limitation.

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The next step is to test the feasibility of the subject property. When I visited the Madison County Commissioners Office I was provided several engineering and architectural reports that address costs to rehabilitate the schoolhouse building. A copy of the pages outlining the cost estimates from these reports are included in the addenda.

The first report was completed by James R. McDonald Architects on August 26, 1994. This report shows a total cost of approximately \$520,000 to return the building to good condition and bring it up to code but there is no specific use identified. In this bid there are two categories identified as Structural with the first having a cost of \$60,000 and the second having a cost range from \$112,000 to \$122,000. In short in 1994 the cost just to repair the structural issues was approximately \$175,000.

The second report was completed on April 1, 2008 by Great West Engineering and in this report Alternative #1 shows a cost of \$932,000 to upgrade the building with office space on the main level and light storage on the second level including seismic upgrades. Alternative #2 shows a cost of \$70,000 for an unoccupied very light storage use without completing seismic upgrades.

The third and most recent report was completed by Mark Jacobs, potential buyer of the subject property, on February 28, 2020. This report shows a cost of \$1,360,000 to completely upgrade this building into a conference center and inn. I reviewed this cost estimate line by line with Mr. Jacobs and it was our opinion the cost to upgrade this building to at least a storage use including seismic upgrades could reasonably range from \$210,000 to \$240,000.

The reason I explored the cost to upgrade the building to at least a storage use is because this building is not currently rentable in its "as is" condition with the amount of known repairs and updates needed. A storage use is likely to be the least expensive and quickest alternative to put this building back into use. The first cost estimate completed in 1994 shows a cost of \$175,000 to repair structural issues and the second cost estimate completed in 2008 shows a cost of \$70,000 for an unoccupied very light storage use but this does not include any seismic upgrades. These cost estimates are 26 and 12 years old respectively and the cost of materials, labor and period correct finish items have simply increased since these cost estimates were completed. Also this building has fallen into more disrepair since either of these cost estimates were written. From the cost estimate completed in 2020 I have estimated a range from \$210,000 to \$240,000 to repair and update this building enough so it could at least be used for storage. I have given more emphasis to the 2020 cost estimate.

Now the financial feasibility of a storage use will be tested using the Income Approach to Value. I have estimated there is approximately 4,000 SF of net rentable area in this building but 2,100 SF is on the second level and stairs have to be used since there's no elevator in this building. Staircase access only to the second level will certainly limit what can be stored on this level. In my opinion, this configuration in this building, in this small town, could rent storage open space for \$5/SF if it were updated. Following are the calculations to estimate the Net Operating Income for this building as a storage space after considering the deductions for vacancy/collection loss and operating expenses. Ultimately the net operating income will be converted into an indication of value.

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| | |
|------------------------------------|--------------------------|
| Potential Gross Income: | \$5 x 4,000SF = \$20,000 |
| Less Vacancy/Collection Loss @10%: | (\$2,000) |
| Effective Gross Income: | \$18,000 |
| Less Operating Expenses @ 25%: | (\$4,500) |
| Net Operating Income: | \$13,500 |

An appropriate Capitalization Rate for this type of storage in this small town while considering the risk associated with this use reasonably ranges from 6% to 7%. Dividing the net operating income by 7% indicates a value of \$193,000, and dividing the net operating income by 6% indicates a value of \$225,000.

What all of this tells us is the cost to repair and update the Old Virginia City Schoolhouse in compliance with local zoning and authorities could range from \$210,000 to \$240,000 for a storage use, but the value indication from an income approach perspective is less with a value range of \$193,000 to \$225,000. In other words, the cost to create a storage use is more than its value indication and a prudent investor most likely would not see this use as a viable alternative for the subject property. I also believe a prudent investor would give little to no money for the subject property in its “as is” condition because as shown by the above example an investor couldn’t justify paying additional money for this property after knowing the amount of repairs and updates that are needed just to make this property near feasible.

The preceding is a good example of the burden the schoolhouse building, in its current condition, puts on the market value of this property. This building in its current condition is not rentable and has very limited utility, but it is very unlikely this building will ever be demolished because of its historical significance.

I have been asked to estimate the “as is” market value of the subject property, which includes the building improvements that are in a state of disrepair and currently not rentable. It is my opinion the subject property currently has little to no market value. This conclusion is supported by the fact that Madison County tried to give the subject property to other entities, including public use entities, over the past 10 years but there have been no takers. As I understand private investors have also looked at the subject property over the years, much like the private investor who is currently considering the purchase and renovation of the subject property, but reportedly these investors have found the cost to renovate this building in compliance with local zoning and authorities has not been feasible in this small tourist town.

Another matter that has to be considered by any potential buyer/user of the subject property is the deed limitation that requires this property be used for public purpose or as a public structure. If a private investor purchased the subject property and it was not going to be used for a public purpose the investor would have to take the time and expense to rid this limitation from the subject property.

Following this section of the appraisal report I have estimated the value of the subject site as if vacant and not improved with the Old Virginia City Schoolhouse. I have concluded to a value estimate of this site at \$225,000 as if it were not improved with this building which is more or less the value indication of the subject property if it were renovated into a storage use. In the scenario when building improvements are at the end of their economic life, like the subject property, the market value a property can be estimated by determining the value of the unimproved site and then deducting the cost of demolition of the building improvements to conclude to a market value estimate. However knowing the likelihood the Old Virginia City Schoolhouse will ever be demolished is minimal at best, it is reasonable to conclude that any future use of this property will have to include the schoolhouse building which will

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require significant repair and updates just to put the building back into a use. Therefore, since I have been asked to value the subject property in its “as is” condition I conclude the subject property has no market value at this time.

Maximally Productive

Currently the use of the subject property is being dictated by the public use limitation outlined in the deed and the building improvements that are on site. Without change to the deed or the building improvements the market value of the subject property is going to be impacted. In my opinion, as supported by the information in the financially feasible section of this appraisal report, a prudent investor would not pay any money for the subject property because in its “as is” condition the cost to repair and update the property meets or exceeds its value once the property is repaired and updated. Therefore I have concluded the subject property in its “as is” condition currently has **no market value**.

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SITE VALUATION

Sufficient data was found in the market to employ the Sales Comparison Approach to land value. In the Sales Comparison Approach an indication of value is derived by comparing the relative utility and desirability of the subject site with the comparable properties recently sold. Basic to this approach is the principle of substitution which states that "when a property is replaceable in the market, its value tends to be set by the price required to acquire an equally desirable substitute property." Unimproved land is valued in this appraisal report therefore the Cost and Income Approaches to value are not applicable.

An investigation of the market revealed several sales and listings indicative of what a well-informed buyer or seller would consider in forming an opinion of value. Four sales were chosen as being most appropriate to compare against the subject site.

Adjustments

All comparables differ somewhat from each other, and from the subject in various ways. The usual differences are for cash equivalency, market conditions, location, and a number of physical characteristics. Many of these factors, in varying degrees, are applicable in the appraisal of the subject property. When dissimilarities are found in comparable properties, they are adjusted for by adding to the comparable price when the dissimilar factor is inferior to the same factor found in the subject property. Likewise, a minus adjustment should be made when the comparable sale has a factor which is superior to that found in the subject property. The sale properties, then, are adjusted to the subject property.

However, in the market it is often difficult and sometimes impossible to accurately isolate a given factor. In short, one very seldom finds sales which are identical in all respects but one, and thus is able to prove conclusively the value, or lack of it, for any one factor due to a difference in sale price. Often, there are plus and minus factors which offset each other. Thus, the use of subjective judgment, to some degree, may be exercised.

Nevertheless, the differences in values are real and adjustments based on as much fact as can be found, will be made. Then, the appraiser may call upon his experience to make subjective judgments.

Property Rights

Each of the sales involve fee simple property rights. As a result, no property rights adjustments were warranted.

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Financing:

All sales were cash to the seller or on terms considered cash equivalent, and no adjustments were required.

Conditions of Sale:

No non-market conditions motivating the buyer or seller involved in these transactions are known and therefore no adjustment was made for conditions of sale to these comparables.

Expenditures Immediately After Sale:

None of these sales required expenditures immediately after the sale and therefore no adjustments were made to these sales either.

Market Conditions:

Next an adjustment for market conditions is required to bring all comparable sale properties up to the effective date of this appraisal report or 3/18/20. When investigating the sales and listings I considered for this appraisal report I did not find any paired sales data to prove an appreciation or depreciation adjustment is warranted. I have interviewed a number real estate agents and real estate appraisers who work in the Virginia City market and they reached the same conclusion. The real estate market in Virginia City is very thinly traded as shown on the following Land Sale Adjustment Grid. The dates of sale for the four sales I've included in the Land Sale Adjustment Grid range from 2007 to 2020. Other than these sales, and some listing information that I will discuss in the following sales analysis, I did not find any other pertinent market data that would pertain to the value of the subject site. Because I was unable to find conclusive market data that relates to an appreciation or depreciation adjustment I will not make a market conditions adjustment to the sales used in the following analysis.

Remaining Adjustments:

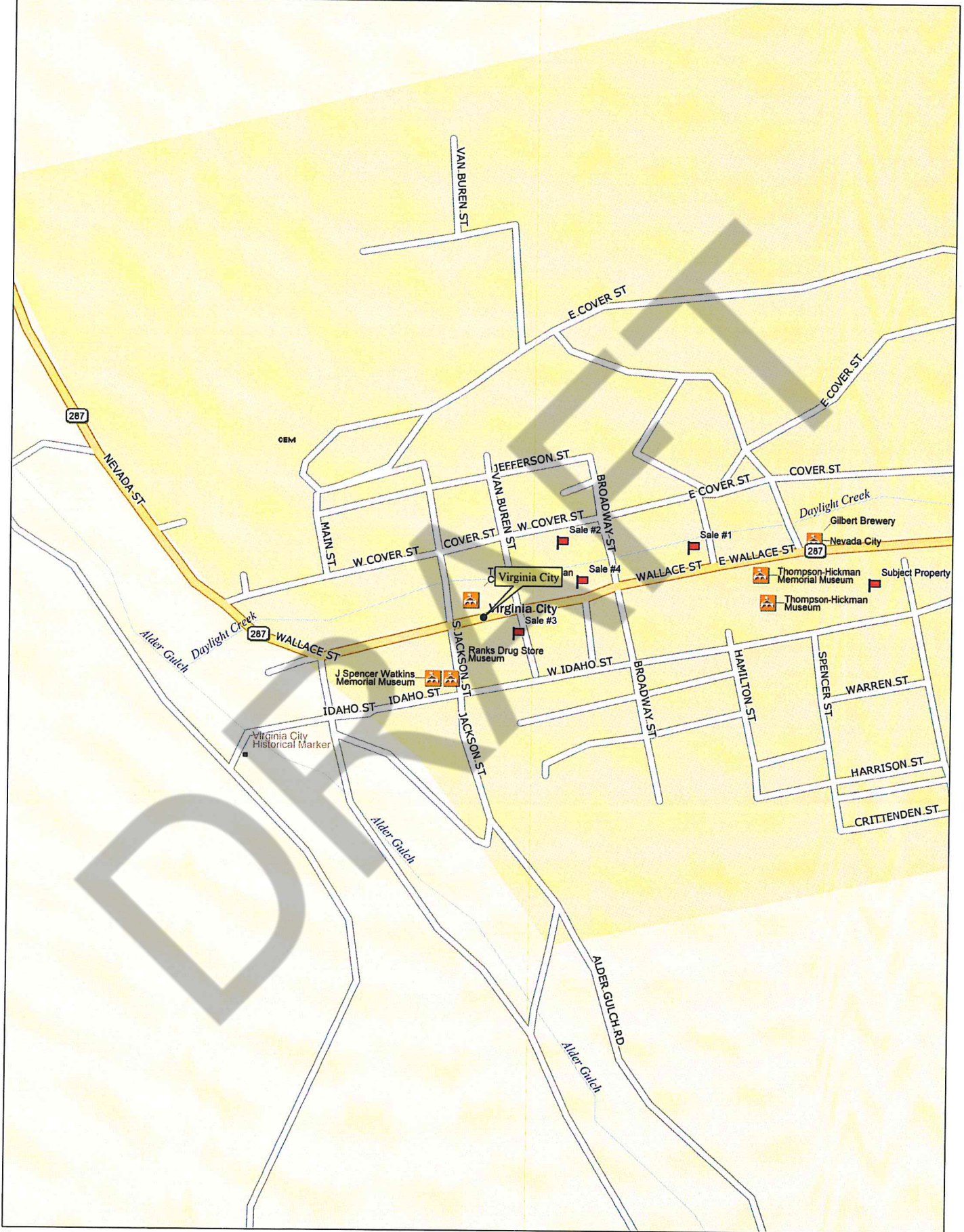
The remaining adjustments will be explained in a qualitative analysis which is an effective technique that recognizes the inefficiencies of a real estate market and the difficulty in expressing the adjustments with mathematical precision. The adjustments included in the analysis are location, size, access, topography, frontage, corner location and use. The land sales adjustment grid can be seen on the following page.

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LAND SALE LOCATION MAP

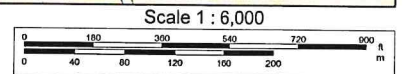
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www.delorme.com



Data Zoom 15-1

LAND SALE ADJUSTMENT GRID

| | SUBJECT | SALE 1 | SALE 2 | SALE 3 | SALE 4 |
|-------------------------|----------------------------------------|-------------------------------------------|-------------------------------------------------------|-------------------------------------------------------|--------------------------------------|
| Sale Price | | \$125,000 | \$186,500 | \$275,000 | \$80,000 |
| Size (SF) | 28,200 | 11,750 | 28,200 | 16,450 | 4,324 |
| Price/SF | | \$10.64 | \$6.61 | \$16.72 | \$18.50 |
| Date of Sale | | 1-31-19 | 2-5-15 | Closing 12-2020 | 5-7-07 |
| Market Adjustment | | -0- | -0- | -0- | -0- |
| Adjusted Price | | \$125,000 | \$186,500 | \$275,000 | \$80,000 |
| Adjusted Price/SF | | \$10.64 | \$6.61 | \$16.72 | \$18.50 |
| Location | Wallace St., East End of Comm District | Wallace St., Center of Comm District | ½ Block North of Wallace St., Center of Comm District | Wallace St., Center of Comm District | Wallace St., Center of Comm District |
| Comparability | | Slightly Superior | Inferior | Slightly Superior | Slightly Superior |
| Size (SF) | 28,200 | 11,750 | 28,200 | 16,450 | 4,324 |
| Comparability | | Slightly Superior | Similar | Slightly Superior | Superior |
| Access | Idaho St. South Boundary | Alley from North Boundary | Broadway St. East Boundary | Van Buren St. East Boundary, Idaho St. South Boundary | Alley from North Boundary |
| Comparability | | Slightly Inferior | Similar | Superior | Sl. Inferior |
| Topography | Mild Downslope from South to North | Mild to Mod Downslope from South to North | Mostly Level | Mostly Level | Mild Downslope from South to North |
| Comparability | | Slightly Inferior | Superior | Superior | Similar |
| Wallace Street Frontage | 150' | 125' | None | 75' | 46' |
| Comparability | | Similar | Inferior | Slightly Inferior | Slightly Inferior |
| Corner Location | No | No | No | Yes | No |
| Comparability | | Similar | Similar | Superior | Similar |
| Highest & Best Use | Commercial | Commercial | Commercial | Commercial | Commercial |
| Comparability | | Similar | Similar | Similar | Similar |
| Overall Comparability | | Slightly Superior | Inferior | Superior | Superior |

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Sales Analysis

The subject site is a 28,200 SF hillside site that down-slopes from the south to the north. This site is located at the east end of the commercial district and on the south side of Wallace Street with 150' of Wallace Street frontage. Access is from the south boundary from Idaho Street. The subject site is zoned Historic Downtown Commercial.

Sale #1 is addressed 111 E. Wallace Street and is 2 blocks west of the subject property and on the north side of Wallace Street. This sale is located more towards the center of town where more retailers, restaurants, bars, etc. are concentrated and this is considered to be a slightly superior location when compared to the subject site. Sale #1 is a slightly smaller site than the subject site which is another superior aspect. The inferior aspects of this sale are its access from the alley and it has steeper sloping topography. Overall I view Sale #1 as being slightly superior to the subject property.

Sale #1 includes a single family residence. It was reported to me when Madison County purchased this property they had intention of using this land for a different use and no value was given to the residence.

Sale #2 is located ½ block north of Wallace Street and directly behind the county administration building. This site is the same size as the subject site, however this sale has an inferior location when compared to the subject site and this sale has no Wallace Street frontage. The only superior aspect of this sale is its mostly level topography. Overall I view Sale #2 as being inferior when compared to the subject property.

Sale #3 is the land located at the southwest corner of Wallace Street and Van Buren Street and like Sale #1 is located more towards the center of town and has a slightly superior location. The other superior aspects of this sale are its smaller size, access from both Van Buren and Idaho streets, mostly level topography and corner location. The only inferior aspect of this sale is less Wallace Street frontage. Overall I view Sale #3 as being superior when compared to the subject property.

Sale #4 is the sale of the two most western lots that support the administration building. Like Sale #1 and Sale #3 this sale is also located more towards the center of town and has a slightly superior location. This site is much smaller than the subject site which is another superior aspect. The inferior aspects of this sale when compared to the subject property are its alley access and less Wallace Street frontage. But overall I view this sale as being superior to the subject property mostly because of its much smaller size.

There are two parcels of land listed for sale addressed on New Street which is at the far west end of the city limits in a residential oriented neighborhood. Both of these parcels front Wallace Street (Hwy 287) but have steeper sloping topography and are larger sites both being over one acre in size. Both of these

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sites are zoned Historic View-shed Commercial and simply do not have the same location as the subject property or the other sales discussed in this analysis. These sites are listed for sale at \$.82/SF and \$1.08/SF.

In my final value estimate of the subject site (not considering the building improvements) I have given most emphasis to Sale #1 and Sale #2 because overall they are the most similar when compared to the subject site. In my opinion a reasonable value estimate of the subject site ranges from \$8/SF to \$9/SF, but since the subject site is located at the east end of the commercial district I will conclude at \$8/SF or \$225,000.

RECONCILIATION

In the Highest and Best Use Analysis I concluded the subject property currently has little to no market value because the cost to repair and update the Old Virginia City Schoolhouse does not look feasible. It is unlikely this building will ever be demolished so it will continue to be a burden on this site until some changes to the building are made. In the preceding site valuation estimate I concluded to a market value estimate for the subject site (unimproved) at \$225,000. I completed this value estimate to show the point I made in my Highest and Best Use Analysis that the raw land could more or less have the same value as if the subject property were repaired and updated to at least a storage use. That being said I have concluded the subject property in its "as is" condition has no market value at this time.

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VALUE ESTIMATE AND CERTIFICATION

The undersigned does hereby certify that, to the best of his knowledge and belief, except as otherwise noted in this appraisal report:

1. the statements of fact contained in this report are true and correct.
2. the reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and/or those found in the letter of engagement or appraisal consultation contract authorizing this report and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. I have performed no services, as an appraiser or any other capacity, regarding the property that is the subject of this report within the 3 year period immediately preceding the acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. my engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. This appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.

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- 8. my analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with The Uniform Standards of Professional Appraisal Practice and with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- 9. the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 10. as of the date of this report, I, J. Michael Joki, have completed the requirements of the continuing education program of the Appraisal Institute.
- 11. I have made a personal inspection of the property that is the subject of this report.
- 12. no one provided significant real property appraisal assistance to the person signing this report.
- 13. I am currently licensed in the State of Montana (Certificate #152) as a Certified General Real Estate Appraiser, and hold the MAI and SRA designations conferred by the Appraisal Institute. Regarding the Competency Provision of USPAP I further attest that over the past 33 years I have had substantial approved education and experience in the appraisal of commercial properties.

Based upon all the elements of which I am aware and which could reasonably affect value, I have concluded the subject property has no market value in its "as is" condition as of March 18, 2020.

*\$0 **

March 27, 2020

Date

J. Michael Joki, MAI, SRA

*Subject to the Extraordinary Condition as shown on page 7.

J. Michael Joki, MAI, SRA
HELENA, MONTANA

DRAFT

ADDENDA

J. Michael Joki, MAI, SRA
HELENA, MONTANA

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Government Property
Geocode: 25-0421-23-3-27-01-0000 **Assessment Code:** 0001027610
Primary Owner: **PropertyAddress:**
 MADISON COUNTY
 PO BOX 278 **COS Parcel:**
 VIRGINIA CITY, MT 59755-0278

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: VIRGINIA CITY ORIG TOWNSITE

Legal Description:

VIRGINIA CITY ORIG TOWNSITE, S23, T06 S, R03 W, BLOCK 188, Lot 4 - 9

Last Modified: 7/11/2019 1:28:25 PM

General Property Information

Neighborhood: 225.012 **Property Type:** EP - Exempt Property
Living Units: 0 **Levy District:** 25-4545-1IN
Zoning: **Ownership %:** 100

Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography:

Fronting:

Utilities:

Parking Type:

Access:

Parking Quantity:

Location:

Parking Proximity:

Land Summary

| <u>Land Type</u> | <u>Acres</u> | <u>Value</u> |
|--------------------------|--------------|------------------|
| Grazing | 0.000 | 00.00 |
| Fallow | 0.000 | 00.00 |
| Irrigated | 0.000 | 00.00 |
| Continuous Crop | 0.000 | 00.00 |
| Wild Hay | 0.000 | 00.00 |
| Farmsite | 0.000 | 00.00 |
| ROW | 0.000 | 00.00 |
| NonQual Land | 0.000 | 00.00 |
| Total Ag Land | 0.000 | 00.00 |
| Total Forest Land | 0.000 | 00.00 |
| Total Market Land | 0.647 | 41,971.00 |

Deed Information:

| Deed Date | Book | Page | Recorded Date | Document Number | Document Type |
|------------|------|-------|---------------|-----------------|---------------|
| 11/13/1998 | 424 | 716 | | | |
| 12/16/1994 | 386N | 115PI | | | |

Owners

Party #1
Default Information: MADISON COUNTY
 PO BOX 278
Ownership %: 100
Primary Owner: "Yes"
Interest Type: Conversion
Last Modified: 12/3/2007 4:03:02 AM

Other Names Other Addresses

| | | |
|-------------|-------------|--|
| Name | Type | |
|-------------|-------------|--|

Appraisals

Appraisal History

| Tax Year | Land Value | Building Value | Total Value | Method |
|----------|------------|----------------|-------------|--------|
| 2019 | 41971 | 0 | 41971 | COST |
| 2018 | 33879 | 0 | 33879 | COST |

Market Land

Market Land Item #1

| | |
|-------------------------|---------------------------|
| Method: Acre | Type: Primary Site |
| Width: | Depth: |
| Square Feet: 00 | Acres: 0.647 |
| Valuation: | |
| Class Code: 2150 | Value: 41971 |

Dwellings

Existing Dwellings
No dwellings exist for this parcel

Other Buildings/Improvements

Outbuilding/Yard Improvements
No other buildings or yard improvements exist for this parcel

Commercial

Existing Commercial Buildings
No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land
No ag/forest land exists for this parcel



Sources: Esri; HERE; Garmin; USGS; Intermap; INCREMENT P; NRCan; Esri Japan; METI; Esri China (Hong Kong); Esri Korea; Esri (Thailand); NGCC; (c) OpenStreetMap contributors; and the GIS User Community.

ABSTRACT OF AGREEMENT
and
NOTICE OF PURCHASER'S INTEREST

1. The names and addresses of the parties to the Agreement of which this document is an Abstract is:

SELLER
TOWN OF VIRGINIA CITY
P.O. Box 35
Virginia City, MT 59755

BUYER
MADISON COUNTY
P.O. Box 278
Virginia City, MT 59755

2. The real property affected by the Agreement is described as follows:

Lot 4, 5, 6, 7, 8, and 9 of Block 188 of the Town of Virginia City according to the Plat of the Town of Virginia City on file in the records of Madison County, Montana.

Together with all improvements, hereditaments and appurtenances, hereby waiving and releasing all rights and exemptions.

Subject to easements, restrictive covenants and reservations of record and easements and encroachments visually discernable upon the premises.

3. This document is an Abstract of a Contract for Deed entered into between the above named parties on the 12 day of December, 1994.

4. The Contract for Deed requires installment payments to amortize the balance of the purchase price, whereupon a Warranty Deed will be delivered to BUYER.

5. Pursuant to Section 70-21-101 MCA, MADISON COUNTY will provide a full and complete copy of the above described Contract for Deed without cost upon request of any person.

SELLER
TOWN OF VIRGINIA CITY

BUYER
MADISON COUNTY

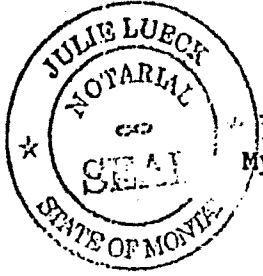
Linda Hamilton
LINDA HAMILTON, Mayor

John Allhands
JOHN ALLHANDS, Chairman
Board of County Commissioners

Page 52 of 81

STATE OF MONTANA
County of Madison

This instrument was acknowledged before me on Dec. 12, 1994
by LINDA HAMILTON as Mayor of the Town of Virginia City.

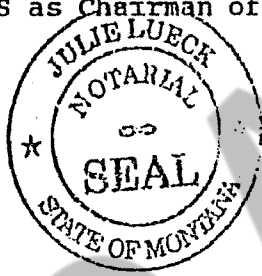


Julie Lueck

NOTARY PUBLIC
My Commission expires: 10-26-97

STATE OF MONTANA
County of Madison

This instrument was acknowledged before me on Dec. 12, 1994
by JOHN ALLHANDS as Chairman of the Madison County Board of County Commissioners.



Julie Lueck

NOTARY PUBLIC
My Commission expires: 10-26-97

Filed for recording on the 16th day of DECEMBER, A.D. 1994

at 3:46 o'clock P.M. in the year 1994 recorded in

Page 115 - 116 of Book 386 in the County of Madison, Montana.

By PEGGY KAATZ *Jeanne Skank*
PEGGY KAATZ, County Recorder Deputy

Fee \$ NONE Return to LOREN TUCKER
CITY

068960

BOOK 424 PAGE 716

Notary Public *JMS*

WARRANTY DEED

For valuable consideration, receipt of which is acknowledged and in hand paid, the undersigned TOWN OF VIRGINIA CITY, P.O. Box 35, Virginia City, MT 59755, does hereby grant, bargain, sell, convey, warrant, and confirm unto MADISON COUNTY, a political subdivision of the State of Montana of P.O. Box 278, Virginia City, MT 59755, real property located in the County of Madison, State of Montana, legally described as follows:

Lot 4, 5, 6, 7, 8, and 9 of Block 188 of the Town of Virginia City according to the Plat of the Town of Virginia City on file in the records of Madison County, Montana.

Together with all improvements, hereditaments and appurtenances, hereby waiving and releasing all rights and exemptions.

Subject to easements, restrictive covenants and reservations of record and easements and encroachments visually discernable upon the premises.

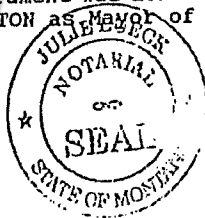
This deed is given with covenants of seizin, quiet enjoyment, further assurances, general warranty, against all encumbrances and with covenants as set forth specifically in the laws of the State of Montana in Section 30-11-110 MCA.

IN WITNESS HEREOF, LINDA HAMILTON as Mayor of the Town of Virginia City has set her hand this 12 day of ~~November~~ ^{December}, 1994.
TOWN OF VIRGINIA CITY

Linda Hamilton
LINDA HAMILTON, Mayor

STATE OF MONTANA
County of Madison

This instrument was acknowledged before me on Dec. 12, 1994 by LINDA HAMILTON as Mayor of the Town of Virginia City.



Julie Beck
NOTARY PUBLIC
My commission expires: 10-26-97

Recorded on the 13th day of NOVEMBER, 1998
at 10:20 o'clock A. M. and recorded in Book 424 Page 716
of the Records of Madison County, Montana.
By *Cheryl* Deputy
County Recorder
NONE
FILE 39-B

Indexed D.B.
Platted O.B.53597
DEED

BOOK 249 PAGE 853

WHEREAS, heretofore the Board of Trustees of School District No. 1, Madison County, Montana, has declared the below described property to be undesirable and unsuitable for further school purposes and has by resolution provisionally adopted on May 21, 1976 and after due public notice finally adopted June 15, 1976, resolved to sell and convey the property to the grantee hereinafter named upon certain consideration;

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the said Board of Trustees of School District No. 1, Madison County, Montana, for themselves as such trustees and for and on behalf of said School District do hereby grant unto the Town of Virginia City, a municipal corporation the following described real property situate in the Town of Virginia City, Montana, to-wit:

Tract A: Block 188, Townsite of Virginia City

Tract B: Lots 1,2,3 and East half of Lot 4, Block 202, Townsite of Virginia City

Tract C: Lots 10, 11 and 12 and the East half of Lot 9, Block 202, Lots 1,2,3,10,11,12, Block 229, Townsite of Virginia City

SUBJECT, however, to the following limitations, reservations and reversions, to-wit:

1. That this conveyance as to Tract A and B above described shall be for so long as Tracts A and B shall be used for public purpose or as a public structure.
2. Subject to a covenant and agreement by and on behalf of the grantee herein that the said Tract B shall be used for a public park and recreational area.
3. With the precatory limitation that if any of the lots in Tract C above shall be sold, then and in such case the proceeds of such sale shall be placed in an inviolate trust fund for the protection and maintenance of the structures situate in Tract A.

To have and to hold unto said grantees and its successors in interest subject to the foregoing limitations, reservations and reversions, forever.

IN WITNESS WHEREOF, the trustees aforesaid have subscribed

BOOK 249 PAGE 854

their names hereto pursuant to resolution and have caused this instrument to be executed by the School Clerk of the School District having no seal on this 18th day of June, 1976.

SCHOOL DISTRICT NO. 1
Madison County, Montana

By Mary C. Stiles
Mary C. Stiles

Barbara Brook
Barbara Brook

Mary Ann Sinerius
Mary Ann Sinerius

ATTEST:

Jeanne C. Jermann
School Clerk

STATE OF MONTANA,
County of Madison, ss.

On this 18th day of June, 1976 before me the undersigned personally appeared Mary C. Stiles, Barbara Brook, and Mary Ann Sinerius, known to me to be the Trustees of School District No. 1, Madison County, Montana and acknowledged to me that they executed the foregoing as trustees of said school district and on behalf of said school district and this said district executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year first above written.

Winnie Kaye Barnett
Notary Public for State of Montana
Residing at Ennis, Montana
My commission expires July 3, 1978

Filed for record on the 18th day of
June A. D. 1976 at 11:55
o'clock A.M. and recorded in Volume 249
of RECORDS on Page 853 - 854,

Records of Madison County, Montana
Jessie L. Malter
County Recorder

Fee \$ None Return to _____

C. L. JONES, Bldg.

Virginia City, Montana

Virginia City is a town in and the county seat of Madison County, Montana, United States.^[4] In 1961 the town and the surrounding area were designated a National Historic Landmark District, the Virginia City Historic District.^[5] The population was 190 at the 2010 census.

Contents

History

- Founding
- Ghost town
- Filmography

Notable residents

Geography

- Climate

Demographics

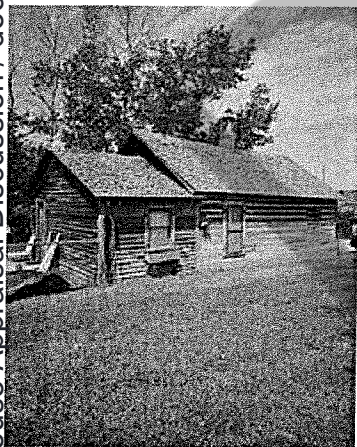
- 2010 census
- 2000 census

Notes

External links

History

Founding



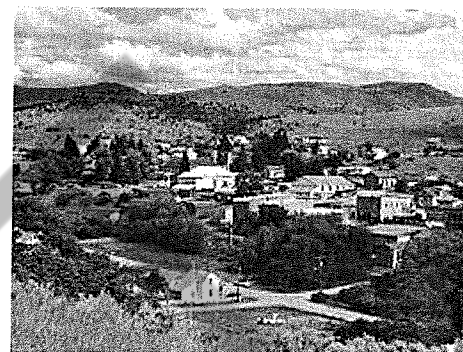
Thomas Francis Meagher House, Virginia City

In May 1863, a group of prospectors were headed toward the Yellowstone River and instead came upon a party of the Crow tribe and was forced to return to Bannack. On May 26, 1863, Bill Fairweather and Henry Edgar discovered gold near Alder Creek.^[6] The prospectors could not keep the site a secret and were followed on their return to the gold bearing site. A mining district was set up in order to formulate rules about individual gold claims. On June 16, 1863 under the name of "Verina" the township was formed a mile south of the gold fields. The name was intended to honor Varina Howell Davis, the first and only First Lady of the Confederate States of

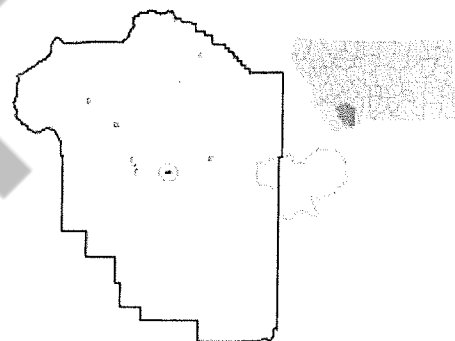
America during the American Civil War. Verina, although in Union

Virginia City, Montana

Town



Virginia City from a nearby hillside



Location of Virginia City, Montana
Coordinates: 45°17′39″N 111°56′28″W﻿ / ﻿45.29417°N 111.94111°W﻿ / 45.29417; -111.94111

| | |
|-----------------------------------------|---------------------------------------------------------------------------------|
| Country | United States |
| State | Montana |
| County | Madison |
| Area ^[1] | |
| • Total | 0.95 sq mi (2.46 km ²) |
| • Land | 0.95 sq mi (2.46 km ²) |
| • Water | 0 sq mi (0 km ²) |
| Elevation | 5,761 ft (1,756 m) |
| Population (2010) ^[2] | |
| • Total | 190 |
| • Estimate (2016) ^[3] | 198 |
| • Density | 200/sq mi (77/km ²) |
| Time zone | UTC-7 (Mountain (MST)) |
| • Summer (DST) | UTC-6 (MDT) |
| ZIP code | 59755 |

territory, was founded by men whose loyalties were thoroughly Confederate. Upon registration of the name, a Connecticut judge, G. G. Bissell, objected to their choice and recorded it as Virginia City.^[7]

| | |
|-----------------|----------|
| Area code(s) | 406 |
| FIPS code | 30-77125 |
| GNIS feature ID | 0778036 |

Within weeks Virginia City was a boomtown of thousands of prospectors and fortune seekers in the midst of a gold rush. The remote region of the Idaho Territory was without law enforcement or justice system with the exception of miners' courts. In late 1863, the great wealth in the region, lack of a justice system and the insecure means of travel gave rise to serious criminal activity, especially robbery and murder along the trails and roads of the region. Road agents as they became known were ultimately responsible for up to 100 deaths in the region in 1863 and 1864. This resulted in the formation of the Vigilance committee of Alder Gulch and the infamous Montana Vigilantes. Up to 15 road agents were hanged by the vigilantes in December 1863 and January 1864, including the sheriff of Bannack, Montana and alleged leader of the road agent gang, Henry Plummer.^[8]

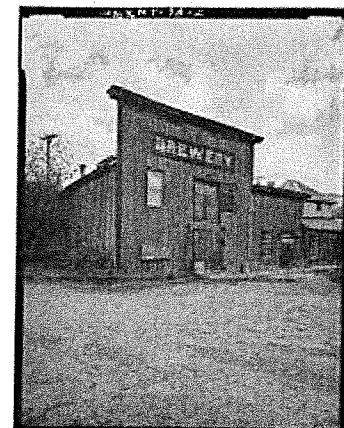
The Montana Territory was organized out of the existing Idaho Territory by Act of Congress and signed into law by President Abraham Lincoln on May 26, 1864.^[9] Although Bannack was the first territorial capital, the territorial legislature moved the capital to Virginia City on February 7, 1865.^[10] It remained the capital until April 19, 1875 when it moved to Helena, Montana.^[11] Thomas Dimsdale began publication of Montana's first newspaper, the *Montana Post*, in Virginia City on August 27, 1864.^[12] Montana's first public school was established in Virginia City in March 1866.^[13]

Ghost town

In the 1940s, Charles and Sue Bovey began buying the town, putting much needed maintenance into failing structures. The ghost town of Virginia City began to be restored for tourism in the 1950s. Most of the city is now owned by the state government and is a National Historic Landmark operated as an open-air museum. Of the nearly three hundred structures in town, almost half were built prior to 1900. Buildings in their original condition with Old West period displays and information plaques stand next to presently active restaurants, gift shops, and other businesses.

The Historic District of Virginia City and Nevada City is currently operated by the Montana Heritage Commission. The Commission operates gold panning, the Nevada City Music Hall and Museum, and the Alder Gulch Railroad.^{[15][16]}

Virginia City also has a Boothill Cemetery.^[17] The 2 ft 6 in (762 mm) narrow gauge Alder Gulch Short Line Railroad transports passengers by rail to the nearby ghost town of Nevada City, Montana, and back.



Gilbert Brewery, Wallace Street, Virginia City, founded in 1866 by Henry S. Gilbert (1833-1902)^[14]

Filmography

The film *The Missouri Breaks* (1976) was partly filmed in Virginia City.^[18]

Notable residents

- Sarah Bickford, African American businesswoman, owned a utility company.
- John Bozeman, prospector, merchant, founder of Bozeman, Montana and Bozeman Trail.
- Calamity Jane lived here for some time.
- Helen M. Duncan, geologist and paleontologist, grew up in Virginia City.
- Hezekiah L. Hosmer, first Chief Justice of Montana Territory Supreme Court, held court here.
- Nathaniel P. Langford, prospector, vigilante and first superintendent of Yellowstone National Park.
- Joseph Millard, later a United States Senator from Nebraska, lived and opened a bank here.
- Jack Slade, Pony Express co-founder and gunfighter, was lynched here.

- Nelson Story, prospector, merchant and cattleman, famous for 1866 cattle drive from Texas to Montana.
- Wilbur F. Sanders, founding member of the Vigilance Committee and United States Senator from Montana, lived here.^[19]
- George Laird Shoup, Governor of Idaho, moved here after the Civil War.
- Sam V. Stewart, Governor and Supreme Court justice of Montana, practiced law here.
- Granville Stuart, prospector, vigilante, merchant, operated a store in Virginia City during the gold boom.
- William Boyce Thompson, founder of Newmont Mining, was born here.
- A. A. Townsend, prospector, miner, farmer, Captain of the Townsend Wagon Train who arrived in Virginia City on Aug 25, 1864.

Geography

Virginia City is located at 45°17′39″N 111°56′28″W﻿ / ﻿45.294107, -111.941230﻿ / 45.294107; -111.941230.^[20]

According to the United States Census Bureau, the town has a total area of 0.95 square miles (2.46 km²), all of it land.^[1]

Climate

According to the Köppen Climate Classification system, Virginia City has a borderline humid continental climate (Köppen Dfb) bordering on a cold semi-arid climate (BSk) and a subalpine climate (Dfc).^[21] The data below are from the Western Regional Climate Center over the years 1893 to 2016.^[22]

Climate data for Virginia City, MT

| Month | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Year |
|-----------------------------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|
| Record high °F (°C) | 65 (18) | 64 (18) | 71 (22) | 81 (27) | 91 (33) | 100 (38) | 103 (39) | 98 (37) | 94 (34) | 85 (29) | 70 (21) | 62 (17) | 103 (39) |
| Average high °F (°C) | 32.6 (0.3) | 36.4 (2.4) | 42.6 (5.9) | 52.5 (11.4) | 62.0 (16.7) | 70.8 (21.6) | 81.0 (27.2) | 79.3 (26.3) | 68.6 (20.3) | 56.8 (13.8) | 42.1 (5.6) | 34.1 (1.2) | 54.9 (12.7) |
| Average low °F (°C) | 11.6 (−11.3) | 14.2 (−9.9) | 19.7 (−6.8) | 27.8 (−2.3) | 35.9 (2.2) | 42.7 (5.9) | 49.7 (9.8) | 47.8 (8.8) | 39.4 (4.1) | 30.9 (−0.6) | 20.6 (−6.3) | 13.7 (−10.2) | 29.5 (−1.4) |
| Record low °F (°C) | −40 (−40) | −39 (−39) | −19 (−28) | −11 (−24) | 12 (−11) | 23 (−5) | 27 (−3) | 24 (−4) | 8 (−13) | −10 (−23) | −25 (−32) | −38 (−39) | −40 (−40) |
| Average precipitation inches (mm) | 0.66 (17) | 0.51 (13) | 0.98 (25) | 1.39 (35) | 2.23 (57) | 2.48 (63) | 1.47 (37) | 1.27 (32) | 1.37 (35) | 1.05 (27) | 0.86 (22) | 0.68 (17) | 14.95 (380) |
| Average snowfall inches (cm) | 9.3 (24) | 7.0 (18) | 10.6 (27) | 8.4 (21) | 4.5 (11) | 0.7 (1.8) | 0 (0) | 0 (0) | 1.3 (3.3) | 3.7 (9.4) | 8.9 (23) | 10.2 (26) | 64.6 (164.5) |

Source: <https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?mt8597>

Demographics

2010 census

As of the census^[2] of 2010, there were 190 people, 102 households, and 55 families residing in the town. The population density was 200.0 inhabitants per square mile (77.2/km²). There were 171 housing units at an average density of 180.0 per square

Historical population

| Census | Pop. | %± |
|-------------|------|--------|
| 1880 | 624 | — |
| 1890 | 675 | 8.2% |
| 1900 | 568 | −15.9% |
| 1910 | 467 | −17.8% |

mile (69.5/km²). The racial makeup of the town was 91.6% White, 0.5% Asian, 0.5% from other races, and 7.4% from two or more races. Hispanic or Latino of any race were 1.6% of the population.

There were 102 households of which 17.6% had children under the age of 18 living with them, 40.2% were married couples living together, 9.8% had a female householder with no husband present, 3.9% had a male householder with no wife present, and 46.1% were non-families. 42.2% of all households were made up of individuals and 11.8% had someone living alone who was 65 years of age or older. The average household size was 1.86 and the average family size was 2.49.

The median age in the town was 51.3 years. 15.3% of residents were under the age of 18; 3.6% were between the ages of 18 and 24; 23.1% were from 25 to 44; 39.6% were from 45 to 64; and 18.4% were 65 years of age or older. The gender makeup of the town was 49.5% male and 50.5% female.

| | | |
|------------------|--------------------|--------|
| 1920 | 342 | -26.8% |
| 1930 | 242 | -29.2% |
| 1940 | 380 | 57.0% |
| 1950 | 323 | -15.0% |
| 1960 | 194 | -39.9% |
| 1970 | 149 | -23.2% |
| 1980 | 192 | 28.9% |
| 1990 | 142 | -26.0% |
| 2000 | 130 | -8.5% |
| 2010 | 190 | 46.2% |
| Est. 2016 | 198 ^[3] | 4.2% |

U.S. Decennial Census^{[23][24]}

2000 census

As of the census^[25] of 2000, there were 130 people, 72 households, and 32 families residing in the town. The population density was 140.4 people per square mile (54.0/km²). There were 122 housing units at an average density of 131.7 per square mile (50.7/km²). The racial makeup of the town was 94.62% White, 2.31% Native American, 0.77% from other races, and 2.31% from two or more races. Hispanic or Latino of any race were 0.77% of the population.

There were 72 households out of which 18.1% had children under the age of 18 living with them, 40.3% were married couples living together, 1.4% had a female householder with no husband present, and 54.2% were non-families. 47.2% of all households were made up of individuals and 15.3% had someone living alone who was 65 years of age or older. The average household size was 1.81 and the average family size was 2.52.

In the town, the population was spread out with 14.6% under the age of 18, 0.8% from 18 to 24, 23.8% from 25 to 44, 46.9% from 45 to 64, and 13.8% who were 65 years of age or older. The median age was 48 years. For every 100 females, there were 106.3 males. For every 100 females age 18 and over, there were 117.6 males.

The median income for a household in the town was \$30,000, and the median income for a family was \$46,250. Males had a median income of \$37,500 versus \$19,167 for females. The per capita income for the town was \$19,182. There are 5.7% of the population living below the poverty line, including those under eighteens and over 64.

Notes

1. "US Gazetteer files 2010" (https://web.archive.org/web/20120125061959/http://www.census.gov/geo/www/gazetteer/files/Gaz_places_national.txt). United States Census Bureau. Archived from the original (https://www.census.gov/geo/www/gazetteer/files/Gaz_places_national.txt) on 2012-01-25. Retrieved 2012-12-18.
2. "American FactFinder" (<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>). United States Census Bureau. Retrieved 2012-12-18.
3. "Population and Housing Unit Estimates" (<https://www.census.gov/programs-surveys/popest/data/tables.2016.html>). Retrieved June 9, 2017.
4. "Find a County" (<http://www.naco.org/Counties/Pages/FindACounty.aspx>). National Association of Counties. Retrieved 2011-06-07.
5. "Virginia City Historic District" (<http://tps.cr.nps.gov/nhl/detail.cfm?ResourceId=304&ResourceType=District>). *National Historic Landmark summary listing*. National Park Service. Retrieved 2008-07-15.
6. Malone, Michael P.; Roeder, Richard B.; Lang, William L. (1991). *Montana-A History of Two Centuries*. Seattle, WA: University of Washington Press. pp. 65–66. ISBN 0-295-97129-0.

7. Dillion, Mark C. (2013). "The Rise and Dominance of the "Fourteen-Mile City" at Alder Gulch". *Montana Vigilantes 1863-1870 Gold, Guns and Gallows*. Logan, UT: Utah State University Press. pp. 8–20. ISBN 9780874219197.
8. Dillon, Mark C. (2013). *Montana Vigilantes 1863-1870 Gold, Guns and Gallows*. Logan, UT: Utah State University Press. ISBN 9780874219197.
9. "An Act to provide a temporary Government for the Territory of Montana" (<https://web.archive.org/web/20070112223516/http://courts.mt.gov/library/organic.pdf>) (PDF). Thirty-sixth United States Congress. May 26, 1864. Archived from the original (<http://courts.mt.gov/library/organic.pdf>) (PDF) on January 12, 2007. Retrieved 2007-01-20.
10. Smith, Jeffrey J. (2003). *Montana Book of Days*. Missoula, MT: Historic Montana Publishing. p. 40. ISBN 0966335562.
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12. Parry, Ellis Roberts (2001). *Montana Dateline*. Guilford, CT: Globe Pequot Press. p. 186. ISBN 156044956X.
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External links

- [Virginia City Chamber of Commerce website](http://virginiacity.com/) (<http://virginiacity.com/>)
- "Virginia City, a city and the county seat of Madison co., Montana" ([https://en.wikisource.org/wiki/The_American_Cyclop%C3%A6dia_\(1879\)/Virginia_City_\(Montana\)](https://en.wikisource.org/wiki/The_American_Cyclop%C3%A6dia_(1879)/Virginia_City_(Montana))). *The American Cyclopædia*. 1879.

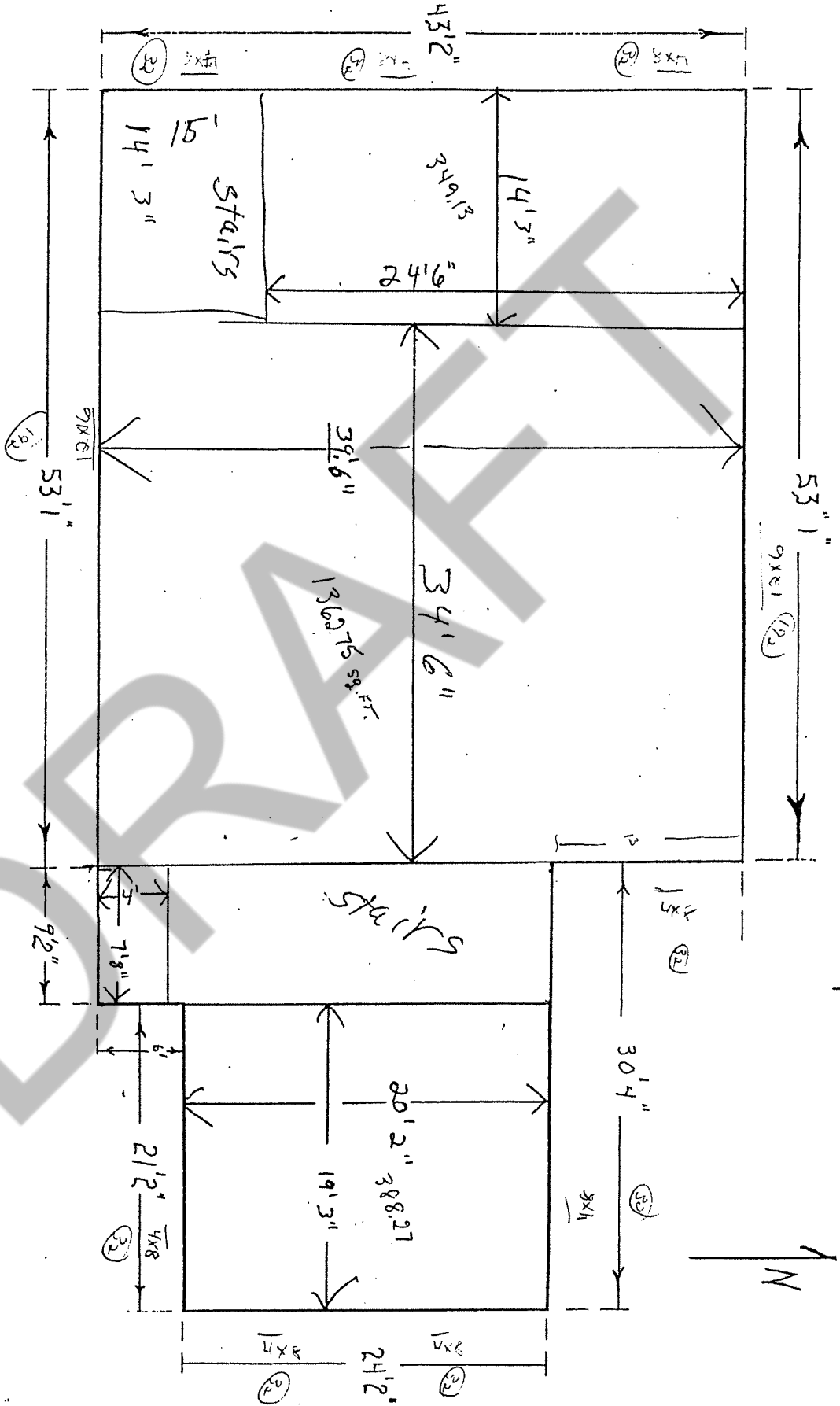
retrieved from "https://en.wikipedia.org/w/index.php?title=Virginia_City,_Montana&oldid=944819219"

This page was last edited on 10 March 2020, at 03:07 (UTC).

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$$\begin{array}{r} 1392.13 \\ 448.13 \\ \hline 388.27 \\ 2100.15 \end{array}$$

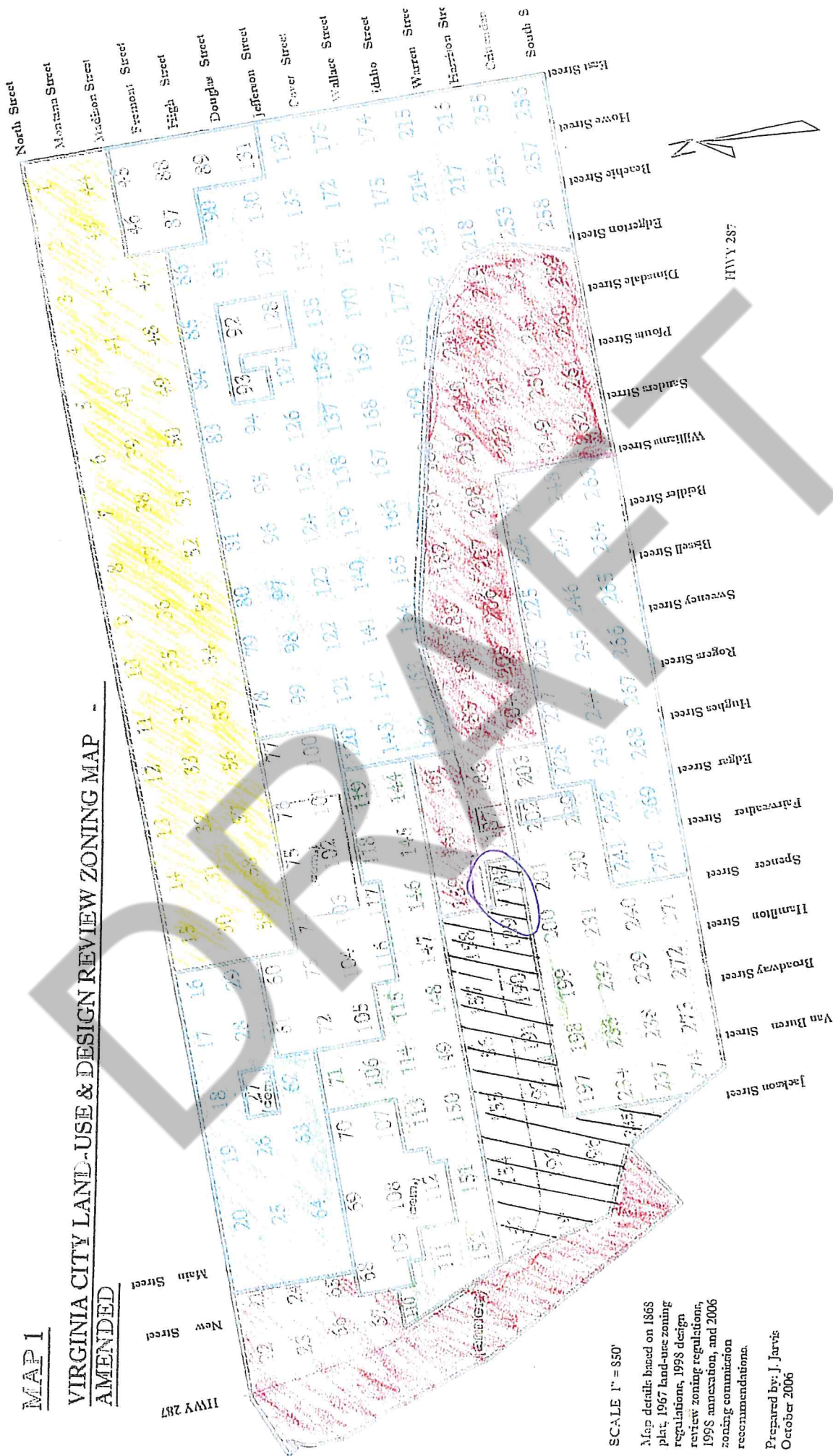
SCALE 1" = 10'



upstairs

MAP 1

VIRGINIA CITY LAND-USE & DESIGN REVIEW ZONING MAP - AMENDED



SCALE 1" = 850'

Map details based on 1868 plat, 1967 land-use zoning regulations, 1998 design review zoning regulations, 1998 annexation, and 2006 zoning commission recommendations.

Prepared by: J. Jarvis
October 2006

LAND-USE & DESIGN REVIEW ZONING DISTRICTS

Historic Residential (HR)

Historic Viewshed Residential (HVR)

Non-Historic Residential (NHR)

Historic Downtown Commercial (HDC)

Historic Viewshed Commercial (HVC)

Town Owned Property (TOP)



CHAPTER 2

DISTRICTS; ZONING MAP

**ARTICLE D. HDCD HISTORIC DOWNTOWN
COMMERCIAL DISTRICT¹**

SECTION:

- 7-2D-1: Purpose; Intent
- 7-2D-2: Permitted Uses
- 7-2D-3: Conditional Uses
- 7-2D-4: Land Use Variance
- 7-2D-5: Commercial Building Requirements

7-2D-1: **PURPOSE; INTENT:**

- A. The historic downtown commercial district (HDCD) is established to provide an area intended primarily for low impact commercial development supportive of heritage tourism; with secondary conditional allowances made for certain low to medium impact commercial uses intended to diversify the local economy.
- B. The HDCD contains the most important and protected historic commercial structures within the Virginia City national historic landmark.
- C. In an effort to enhance and not disrupt the historic character of this area, zoning restrictions for new development within the HDCD will be heavily influenced by historic design precedents as documented by nearby existing structures. The primary difference between the HDCD and the historic viewshed commercial district will be the strictness by which the design review guidelines (chapter 7 of this title) for historical compatibility are applied. Within the historic downtown commercial district, new construction must accurately recreate, to the extent possible from documentation, the appearance

1. Formerly known as historic commercial and H-1 zoning districts.

7-2D-2

7-2D-3

Fences, hedges, and walls:

- A. Must comply with applicable design review regulations.
- B. Must be located on property owned by the builder.
- C. Must be less than three and one-half feet (3¹/₂') in height when erected within seventy five feet (75') of the centerline of two (2) intersecting streets or constructed of materials that do not obstruct a motorist's vision.
- D. Must not exceed a maximum of six feet (6') in height, unless by variance.

Outbuildings (secondary structures detached from the main commercial structure):

- A. Must comply with applicable design review regulations.
- B. Building setbacks, size, and height restrictions are based on existing historical precedents established by adjacent buildings within one block of the proposed building site. (Ord. 516, 4-19-2007, eff. 5-19-2007)

7-2D-3: **CONDITIONAL USES:**

- A. Allowed Uses: Subject to approval by the town council, as the board of adjustments, the following uses and structures are permitted in the historic commercial downtown district:
 - Equestrian facilities (trail rides and corrals).
 - Light manufacturing.
 - Professional service facilities (contractor shops).
 - Public transportation services (tour vehicles).
 - Other similarly related, light to medium impact commercial activities appropriate in a historic downtown commercial setting.

7-2D-5

7-2D-5

B. Minimum Lot Size/Area Per Facility:

1. In keeping with existing historical precedents established by adjacent buildings within one block of the proposed building site.

2. Alternative if lacking strong precedents: The minimum area required to satisfy commercial building code requirements, as administered by the state of Montana.

C. Minimum Property Line Setbacks:

1. In keeping with existing historical precedents established by adjacent buildings within one block of the proposed building site. Zero setbacks are allowed if supported by precedents.

2. Alternative if lacking strong precedents: The minimum required to satisfy applicable commercial building code requirements, as administered by the state of Montana.

D. Minimum Building Size:

1. In keeping with existing historical precedents established by adjacent buildings within one block of the proposed building site.

2. Alternative if lacking strong precedents: The minimum size required to satisfy commercial building code requirements, as administered by the state of Montana.

E. Maximum Building Size: In keeping with existing historical precedents established by adjacent buildings within one block of the proposed building site. Zero setbacks are allowed if supported by precedents.

F. Maximum Building Height:

1. In keeping with existing historical precedents established by adjacent buildings within one block of the proposed building site. Under no circumstance will a building taller than the Madison County courthouse be allowed (68 feet).

2. Alternative if lacking strong precedents: The maximum allowed by commercial building code requirements, as administered by the state of Montana.

VI743

7-1.txt (129)

CHAPTER 8

BUILDINGS OF HISTORICAL INTEGRITY

SECTION:

- 7-8-1: Findings
- 7-8-2: Permit Required
- 7-8-3: Violation; Penalty !2R!

7-8-1: FINDINGS:

Virginia City is a unique community containing many commercial and residential structures and other buildings which have been identified as having historical significance by the Dames and Moore Architectural, Historical and Archaeological Inventory of Virginia City National Historic Landmark, Madison County, Montana, 1990, or by the town council of the town of Virginia City; and these structures provide an integral link to Montana's colorful history and are necessary in preserving this history, and are important to the historic integrity of the community and therefore must be maintained. (Ord. 2008-02, 3-31-2008)

7-8-2: PERMIT REQUIRED:

It is deemed to be unlawful for any person or persons to tear down, demolish, alter, remove, relocate, destroy or in any manner change any architectural feature on any historic structure within the town limits of Virginia City without first obtaining a permit.

The council may approve the issuance of the demolition permit to the applicant if it finds from the application and the evidence submitted, that the destruction or removal of the building will not pose a loss to the historical integrity of the community or that significant evidence has been provided regarding the safety of the structure and there is no reasonable solution to make the structure safe. (Ord. 2008-02, 3-31-2008)

7-8-3: VIOLATION; PENALTY:

Any person who willingly demolishes, alters, removes, relocates, destroys, or in any manner changes any architectural feature on any historic structure identified as having historical significance, without benefit of permit, shall be in violation of this chapter. Such violation shall be punishable as provided in section 7-1-10 of this title. (Ord. 2008-02, 3-31-2008)

RECEIVED
MAY 14 2008MONTANA HISTORICAL AND ARCHITECTURAL SURVEY FORM
FOR THE VIRGINIA CITY PROJECT
DAMES & MOORE

Permanent Site No. 24MA723 Temporary Site No. 188-1
 Historic Name Virginia City School Common Name City Hall
 Address 310 East Idaho (north side of street, east of Spencer), Virginia City, MT
 Legal Description Block 188, all
 USGS Map Virginia City, MT, 7.5', 1988 (provisional)
 Site Size (both square feet and acres) 60,000 sq ft
 Present Owners' Name and Address Virginia City, MT 59755
 Public Private _____ Original Owner School District No. 1,
 Date of Construction 1875 Estimated _____ Documented
 Builder William Thompson Architect Loren B. Olds
 Original Use School Present Use City Hall

Current Physical Description (list size, shape, architectural style, materials, roof, foundation, windows, doors, other features).

This is a two-story brick building with a hip roof covered with wood shingles. It sits on a stone foundation. It is the only occupant of Block 188, sitting off Idaho Street, with a big yard on all sides. The basic building is rectangular in shape with a rectangular addition on the east. The entry was originally on the west where there is a porch several steps above grade. The porch has a shed roof covered with green rolled roofing; a door leads into the building. On each side of the porch there is a double hung 4/4 window on the first floor and on the second floor three double hung 4/4 windows. The windows are set in segmental arches with a wood infill. On the north and south sides on the first and second floors there are large 24-light windows with metal sashes. The later addition on the east does not extend quite as far to the south or north as the main building. In the south recess there is a small brick vestibule; a little gable-roofed frame entry has been constructed on the south of the vestibule. In the addition, on the south side second floor there is a 4/4 window, and a door leading to a metal fire escape. On the first floor there is a double hung 4/4 window. On the east side of the addition there are two double hung 4/4 windows in segmental arches on both first and second floors, and in the main building north of the addition there is a single double hung 4/4 window on each floor. On the north wall of the addition there is a double hung 4/4 window on each floor; west of these windows there is a smaller double hung 4/4 window that may light a stairwell. In the foundation there is a small window and a small wooden gable-roofed structure over a stairway to the basement. On the north side of the main building west of the 24-light windows there are two small 4-light windows, and a door into the basement area.

Original Appearance (if known. Note changes over time).

The school retains much of its original appearance, with the following exceptions. In 1910 an addition was built on the east; two store is high with a hip roof matching the original. Windows were double hung 4/4, like the originals. In

Site Form
page 2

Site No: 188-1

Original Appearance (if known. Note changes over time) (cont.)

1959, after the earthquake, the wooden bell tower was removed and the small 4/4 double hung windows of the school rooms on either side were removed and new large modern looking steel-framed windows installed. There was no front porch originally. The present front porch is similar to one installed quite early but is slightly modified.

Restoration by Bovey (if applicable).

Not applicable.

Physical Integrity (note condition of the structure and how changes over time have impacted its historical appearance, setting and associations).

The integrity of the school building is good, but it is unfortunate that the original smaller windows were replaced with the large modern-looking ones. The large, horizontal paned windows conflict with the vertical lines of the old school and its historic feeling. It is also unfortunate the bell tower was removed. Generally the school contributes very positively to the feeling of historic Virginia City.

History and Significance (trace history of the structure in terms of ownership and use, and its associations with important people, events, or patterns).

School District No. 1 really was number one in Montana. Virginia City had the first public school in the territory, organized in January, 1866 (there had been several private schools before this date). The first old log school was located on the site of the present Callaway house (Site No. 199-5). In 1875, the same year the courthouse was under construction, the new brick school was built at this location. It opened in January, 1876. The building also housed the first high school in Montana. In 1910 an addition on the east housed two more classrooms and a steam heating plant. The school age population of Virginia City had dwindled by 1972, and some parents complained that Ennis children were getting a better education than Virginia City children, so the Virginia City school was closed and the children bused to Ennis. In 1976 the City received the vacant school building from the school district for use as a city hall. This building is significant part of the National Landmark.

Site Form
page 3

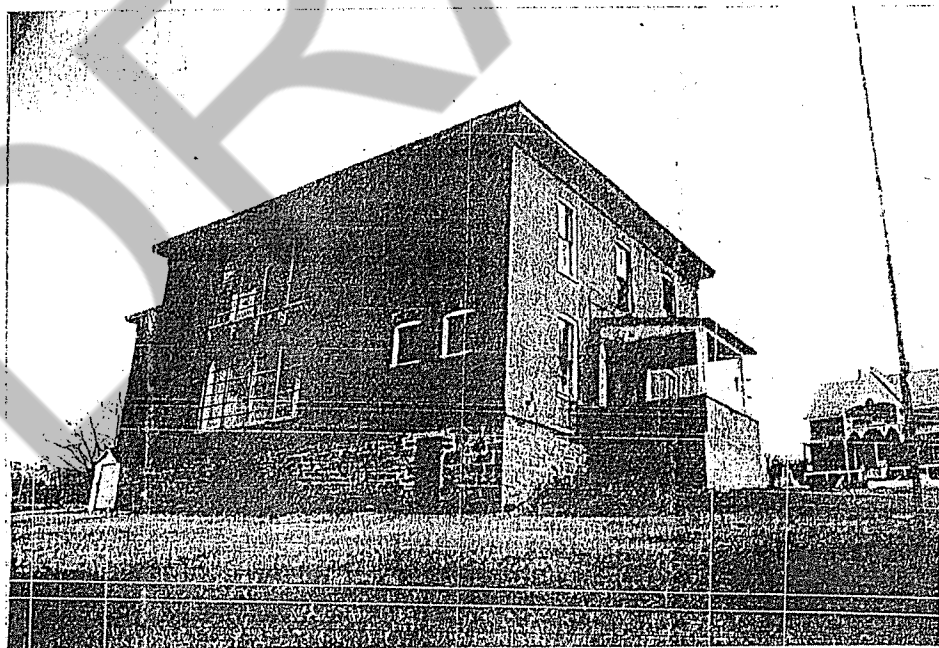
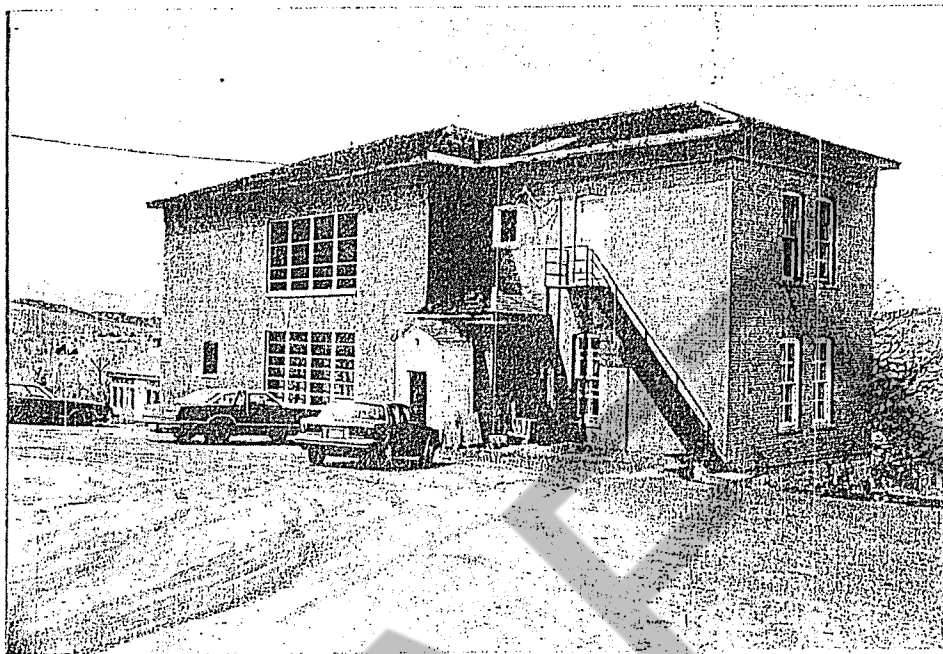
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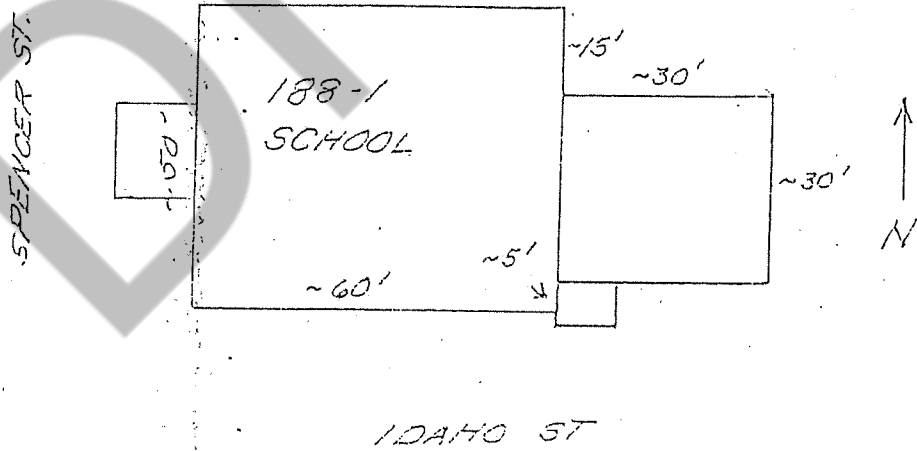
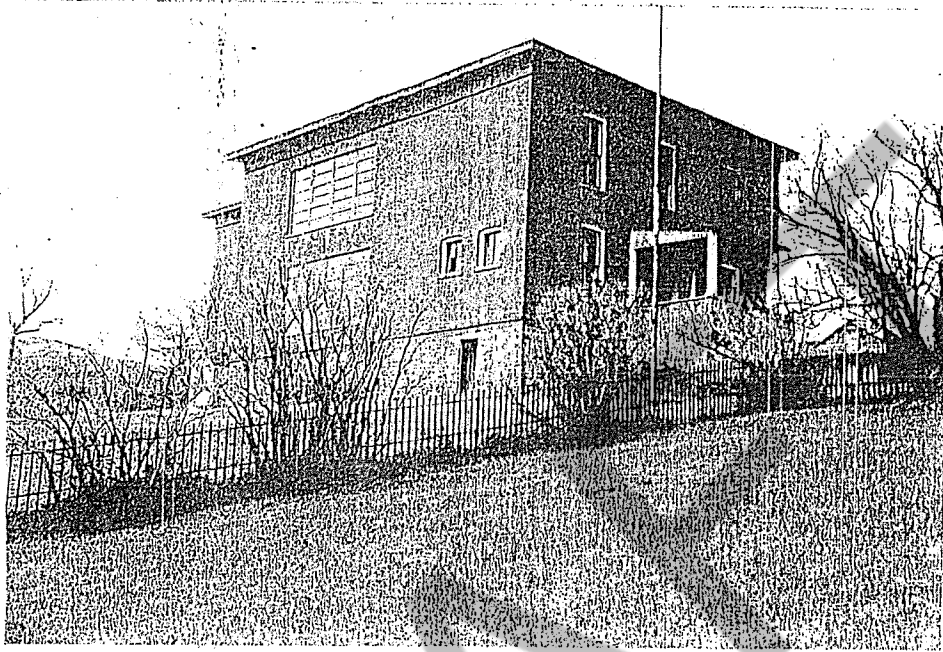
Bibliographic Sources

Madisonian, January 23, 1875; May 22, 1875; March 13, 1875; November 13, 1875; January 8, 1876.
Madison County History Association, 1976, Pioneer Trails and Trials.
Ellingsen, J.D., et al., 1977, If These Walls Could Talk.
Madison County Records.

Form Prepared By: Name John D. Ellingsen, John N. DeHaas, and Bernice W. DeHaas
Address Dames & Moore, 1626 Cole Blvd., Golden, CO 80401
Phone No. (303) 232-6262 Date March 16, 1989
Photographs D&M-VC-BW-R#7-F#7 and 8; CS-R#5-F#4
Location of Photo Negatives and Field Notes Montana Historical Society and Dames & Moore

DRAFT





Madison County Commissioners

From: George Means [viriniacityhpo@gmail.com]
Sent: Wednesday, May 14, 2008 12:19 PM
To: Madison County Commissioners
Subject: Re: VC Schoolhouse

Laurie,
Thank you for the heads up, I'm glad that I checked on this today. You can count on my attendance this evening. Thank you,

George

On Wed, May 14, 2008 at 12:10 PM, Madison County Commissioners <madco@madison.mt.gov> wrote:

Hi George,

There will be a Facilities Advisory Committee meeting tonight at 5:30 in the Courtroom here at the Courthouse. The schoolhouse will be discussed. Commissioner Schulz suggested that this would be a great place to start if you are able to attend. I have attached an agenda for your review.

Thanks.

Laurie Buyan, Administrative Assistant

Madison County Commissioners

P.O. Box 278

Virginia City, MT 59755

Phone: (406) 843-4277

Fax: (406) 843-5517

Email: madco@madison.mt.gov

Web Site: www.madison.mt.gov

From: George Means [mailto:virginiacityhpo@gmail.com]
Sent: Wednesday, May 14, 2008 11:50 AM
To: Madison County Commissioners
Subject: VC Schoolhouse

Dave, Jim, and Marilyn,

I just wanted to begin a dialogue concerning the schoolhouse here in town and the direction that it will eventually take. I do believe that it is important that we all work in concert on this problem. I am happy to deal with the volunteer body that has been assembled, but I presently have no way of knowing with whom I should be speaking. Any assistance would be appreciated, and I would be happy to meet in person if need be. Thank you,

--

George Means
Historic Preservation Officer
Town of Virginia City
virginiacityhpo@gmail.com

--

George Means
Historic Preservation Officer
Town of Virginia City
virginiacityhpo@gmail.com

DRAFT

from Linda Hamilton
F.V.I.

James R. McDonald Architects

VIRGINIA CITY TOWN HALL Building Survey Revised Cost Estimate - 26 August 1994

A survey was conducted to assess the existing condition of the Town Hall Building and determine the feasibility of rehabilitating it for future use. Since a new use of the building has not been proposed at this time, the estimated costs reflect monies needed to return the building to good condition and bring it up to code. The following outline illustrates the major areas of concern along with the estimated costs for their rehabilitation. Costs are based on local labor and material figures and 1994 dollars.

PRIORITY 1

General Construction

1. Asbestos abatement including piping, vinyl flooring or any other.
2. Provide 1-hour doors and assemblies at stair accesses throughout/exit signage/1-hour construction at corridors
3. Replace missing or worn brick/point all missing mortar joints and seismic cracks.
4. Repair areas where water leaked into and through the building especially at foundations/provide footings where building has been undermined.
5. Replace all exterior windows with energy efficient units. Replace the exterior doors as needed to comply with the historic character.
6. Minor remodel of first floor restrooms to meet ADA clearances.

General Construction Work \$87,000.00

Structural

1. Stabilize the masonry walls. Restore the brick. 30,000.00
2. Bring undersized roof trusses up to code/repair roof. 20,000.00
3. Bring the second floor up to code. 10,000.00

Structural Work \$60,000.00

PRIORITY 2

Electrical

Bring up to code in areas other than remodeled

Electrical Costs \$38,000.00

PRIORITY 3

General Construction

1. New cedar shingle roof. 74,000.00
2. Finish the interior 80,000.00
3. Additional work to provide access to second floor classroom via a lift/elevator. 45,000.00

General Construction Work \$199,000.00

PO Box 8163 / Missoula Montana 59807 / 406-721-5643

Virginia City
26 August 1994
Page 2

Mechanical

Bring up to code throughout/possible hot water heat system.

Mechanical Costs \$22,000.00

PRIORITY 4

Structural

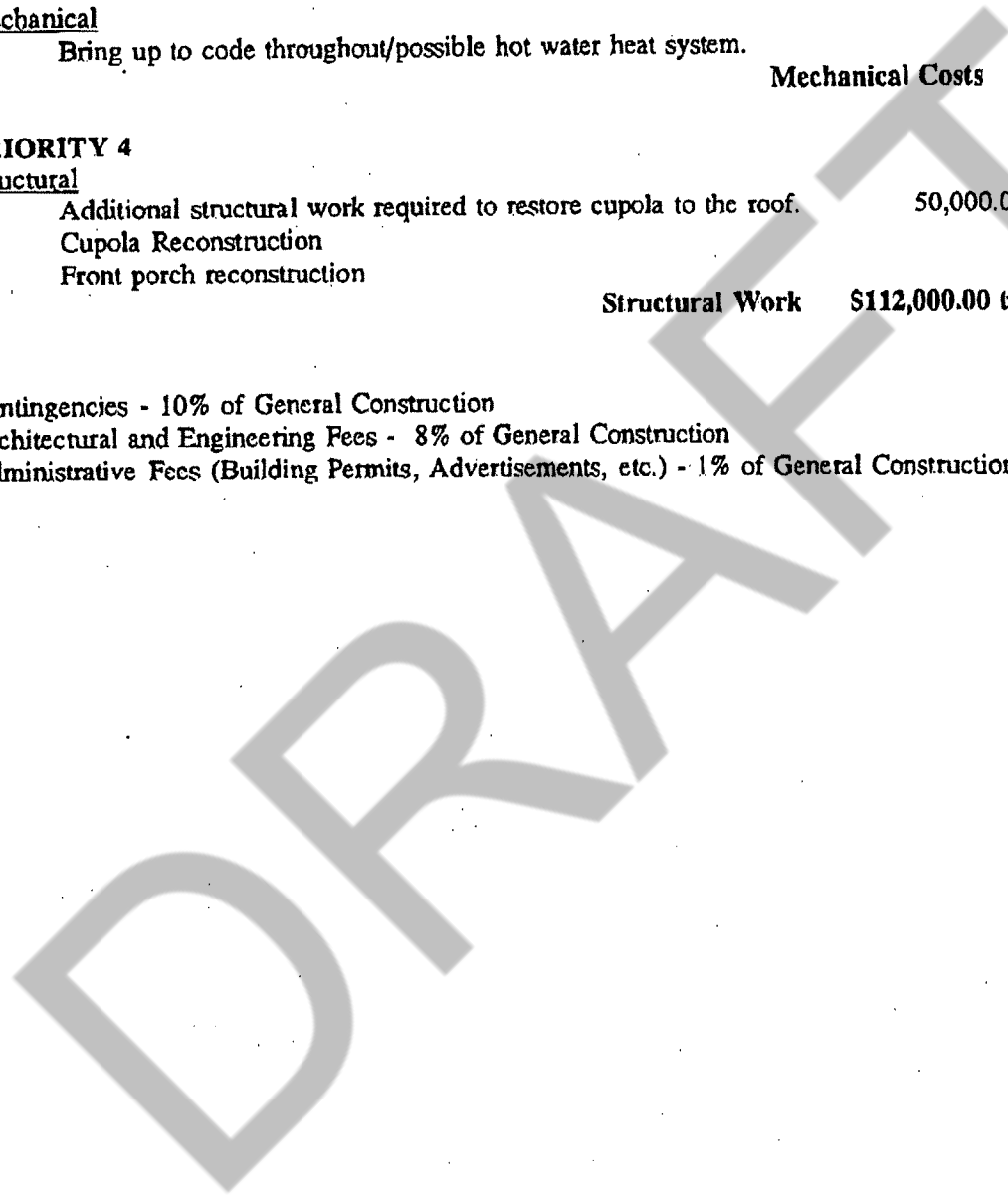
- | | | | |
|----|--------------------------------------------------------------------|-----------|-----------|
| 1. | Additional structural work required to restore cupola to the roof. | 50,000.00 | 60,000.00 |
| 2. | Cupola Reconstruction | | 40,000.00 |
| 3. | Front porch reconstruction | | 22,000.00 |

Structural Work \$112,000.00 to 122,000.00

Contingencies - 10% of General Construction

Architectural and Engineering Fees - 8% of General Construction

Administrative Fees (Building Permits, Advertisements, etc.) - 1% of General Construction



HELENA
PO Box 4817 ♦ 2501 Belt View Drive
Helena, MT 59604
(406) 449-8627 ♦ Fax (406) 449-8631
www.greatwesteng.com

BILLINGS
115 N Broadway ♦ Suite 500
Billings, MT 59101
(406) 652-5000 ♦ Fax (406) 248-1363



Great West
engineering

April 1, 2008

Madison County Commission
110 West Wallace
Virginia City, MT 59755-0278

RE: Old Virginia City School Building Investigation

Dear Commissioner's:

Great West Engineering conducted an investigation of the Old Virginia City School on February 22, 2008. The on-site investigation was conducted by Karl F. Yakawich, PE and Jim McGowan. The purpose of the investigation was to determine the building's general condition in regards to structural adequacy and compliance with applicable building codes. In addition, deficiencies, recommended repairs and/or future use were to be addressed.

The school is a two-story brick unreinforced masonry structure with a rubble stone foundation, timber floor system, and a timber hip roof system. Although the building is still functional, it is located in an area of high seismicity. Unreinforced masonry buildings have consistently performed poorly during earthquakes and are considered one of the most hazardous building types. The most common failure is an outward collapse of the exterior walls caused by loss of lateral support due to separation of the walls from floor and roof diaphragms. This building although constructed in accordance with the standards of the day, was not designed in accordance with modern seismic design criteria. The building is also completely non-compliant with ADA codes. It is our opinion that the building will likely not withstand a significant seismic event. Thus three alternatives were analyzed; significant seismic upgrades should be performed, the building needs to function as an unoccupied facility, or the building should be demolished with a new structure constructed.

- Alternative #1 includes seismic upgrades to bring the building up for use as a public facility with office spaces on the first floor and very light storage on the second level, similar to the existing use. Estimated cost of \$932,000.
- Alternate #2 assumes the building will be used for an unoccupied, very light storage facility, while preserving the historic aspects of the building without completing seismic upgrades. Estimated cost of \$70,000.



- Alternate #3 assumes the building will be demolished with a new building constructed. Estimated cost of \$900,000 to \$1,500,000. Largely dependent on intended use.

The decision the commission needs to address is long-term building use versus County needs, based on cost of the above mentioned alternatives. These opinions are based on the limited scope of the inspection and assumptions delineated herein. Should you have any questions or comments, please contact Dan McCauley or myself at (406)449-8627.

Sincerely,

Great West Engineering, Inc.

A handwritten signature in black ink, appearing to read "Karl F. Yakawich".

Karl F. Yakawich, PE
Project Engineer



DRAFT

| BUDGET for: Virginia City Schoolhouse Inn & Conference Center Date: February 28, 2020 | | | | |
|-------------------------------------------------------------------------------------------------------|---------------------|----------------------------------|--------------------------------|--------------------|
| | SOURCE: MHPG | SOURCE: Match (Owner) | SOURCE: (Bank Loan) | TOTAL |
| Professional Consultant Activities | \$ 38,000 | \$ 57,000 | \$ - | 95,000 |
| Architect/Engineering | - | - | - | - |
| Legal | - | 5,000 | - | 5,000 |
| Permitting | - | 3,000 | - | 3,000 |
| Marketing | - | 40,000 | - | 40,000 |
| Interest Carrying Charges | - | - | 50,000 | 50,000 |
| Phone & Cable | - | 3,000 | - | 3,000 |
| FF&E | - | - | 160,000 | 160,000 |
| Site Amenities | - | - | 2,000 | 2,000 |
| Construction Costs | - | - | - | - |
| Masonry Restoration | 36,000 | - | 24,000 | 60,000 |
| Seismic Improvements | 45,000 | - | 30,000 | 75,000 |
| Miscellaneous-Roof, trim, gutters, flashing | 33,300 | - | 22,200 | 55,500 |
| Abatement | 6,000 | - | 4,000 | 10,000 |
| Exterior - Landscaping, Parking, Fencing | 25,800 | - | 17,200 | 43,000 |
| Doors & Hardware | 10,300 | - | 8,700 | 19,000 |
| Windows | 33,300 | - | 22,200 | 55,500 |
| General Carpentry | 38,500 | - | 25,700 | 64,200 |
| Finishes - Plaster, Drywall, Interior Paint, Insulation | 42,000 | - | 38,000 | 80,000 |
| Electrical | 30,000 | - | 30,600 | 60,600 |
| Plumbing | 28,000 | - | 20,200 | 48,200 |
| HVAC | 20,000 | - | 16,000 | 36,000 |
| Miscellaneous Finishes | 25,800 | - | 17,000 | 42,800 |
| Cabinetry | 11,100 | - | 7,400 | 18,500 |
| Appliances | 9,500 | - | 6,700 | 16,200 |
| Specialties | 27,400 | - | 18,200 | 45,600 |
| General Conditions | 40,000 | 20,000 | 46,000 | 106,000 |
| Project Contingency | - | 32,000 | 133,900 | 165,900 |
| Other (Describe) | | | | |
| TOTAL PROJECT BUDGET | \$500,000 | \$160,000 | \$700,000 | \$1,360,000 |

TOWN OF VIRGINIA CITY

PO BOX 35

VIRGINIA CITY, MT 59755

PHONE: (406)843-5321 FAX: (406)843-5327

E-MAIL: townofvc@3rivers.net

I request that the Mayor place the following item on the agenda for the Town Council meeting scheduled for February 3, 2026.
(Date)

Letter of Support: MT Historic Preservation Grant for Madison County Courthouse Exterior Restoration activities (Brief Subject Heading)

In order for the Commission to be adequately prepared to discuss your requested item, please give a description or explanation of what you would like addressed:

On behalf of the Madison County Commissioners Office, I am requesting
a letter of support for this important project. I have been retained to prepare this grant application.

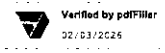
(Use back if more space is needed.)

Date: February 3, 2026

Signed: Jim Jarvis

Phone: 406 865-0299

email: jarvisjim6@gmail.com



NOTE: Your attendance at the council meeting is required for this agenda item to be added to the upcoming meeting agenda. You are responsible for contacting the town office to confirm your attendance and secure your meeting agenda item for the upcoming council meeting. If you or your representative's attendance is not confirmed the Monday before the posting date, your agenda item will be removed from the agenda and will not be addressed at the upcoming council meeting.

DRAFT

February 2, 2026

Montana Historic Preservation Grant Program
Montana Department of Commerce
301 S. Park Avenue
Helena, Montana 59620

Dear Montana Historic Preservation Grant Review Committee:

On behalf of the Town of Virginia City, I am writing in strong support of Madison County's application for a Montana Historic Preservation Grant to complete the restoration of the exterior of the Madison County Courthouse. The property is independently listed on the National Register of Historic Places as nationally significant and as a primary contributing property within the Virginia City National Historic Landmark district. Indicative of its unique historic importance, in 1964 the courthouse was fully documented as part of the National Park Service's prestigious Historic American Building Survey and in 2003 the recipient of a Save America's Treasurer grant.

The elegant Italianate-style masonry building, completed in 1876, has served as the courthouse and center of county government for 150 years. As such, it is Montana's oldest courthouse still used for its original purpose. To the credit of the residents of Madison County substantial efforts and investments have been made over the years to protect and maintain the building.

Today, in order for this landmark building to continue to function for the next century, major upgrades are needed. In early 2023, the building was temporarily vacated due to health and safety concerns related primarily to mold and on-going plumbing and site drainage issues. In response, county commissioners retained the services of an experienced preservation architect to ascertain the county's current needs and explore possibilities for the building's future. An extensive architectural assessment was conducted to improve the overall accessibility, security, and functionality of the courthouse and preserve its historic integrity. In 2025, local voters approved a \$10 million bond to renovate and expand the facility.

In concert with these impressive upgrades, the county wishes to restore elements of the exterior of the historic building, namely through the protection of original brickwork and the building's tall stately double-hung windows and repairs to deteriorated retaining wall and cast-iron fence elements that define the approach to the main entrance. With the requested grant funding, upon completion in 2028, the updated courthouse will be able to support the needs of this growing county and continue to proudly serve as an architectural landmark within this historic community.

I encourage your support for this worthy endeavor.

Sincerely,