

**Fidelity National Title**

**CHICAGO TITLE**

**TWO TRUSTED COMPANIES. ONE UNIFIED TEAM**

**July 14, 2025**

**Prepared For:**

**Robert & Virginia Erlandson and Wilson & Jillian Acton  
1644 W Lakeshore Dr  
0742922620820000**

**Built to ensure a successful real estate partnership with proven results.**

### **Fidelity National Title Branch Locations**

**BIGFORK:**

8000 MT HWY 35, Ste 3  
Bigfork, MT 59911  
406-837-8000

**COLUMBIA FALLS:**

734 9th Street West Unit 5  
Columbia Falls, MT 59912  
406-862-7914

**LAKESIDE:**

7100 US HWY 93 South, Ste A  
Lakeside, MT 59922  
406-300-6106

**HAMILTON:**

1920 North First Street  
Hamilton, MT 59840  
406-363-7004

**KALISPELL:**

150 1st Ave., WN Ste A  
Kalispell, MT 59901  
406-755-7004

**MISSOULA:**

320 West Broadway St  
Missoula, MT 59802  
406-728-1500

**WHITEFISH:**

284 Flathead Ave, Ste 101  
Whitefish, MT 59937  
406-862-7914

### **Chicago Title Branch Locations**

**CHICAGO TITLE - BILLINGS**

3141 Meadow View Dr  
Billings, MT 59102  
406-238-9999

**CHICAGO TITLE - BOZEMAN**

1800 W Koch Street, Ste 1  
Bozeman, MT 59715  
406-587-5563

**CHICAGO TITLE - GREAT FALLS**

300 River Dr North, Ste 2  
Great Falls, MT 59401  
406-453-7622

**Contact us today.**

We are always ready to assist you with an elevated level of expertise and a commitment to service.

[FNTMontana.com](http://FNTMontana.com)

[Montana.CTIC.com](http://Montana.CTIC.com)

## Flathead County Property Profile



<b>Parcel #</b>	07429226208200000	<b>Owner</b>	Erlandson, Robert Erlandson, Virginia
<b>Ref Parcel</b>		<b>Owner Address</b>	78 Canyon Close W Lethbridge AB T1K 6W5
<b>Site Address</b>	1644 W Lakeshore Dr Whitefish MT 59937 - 2262	<b>Market Total Value</b>	
<b>Lot Size</b>	0.34 Acres (14,810 SqFt)	<b>Assessed Total Value</b>	\$3,204,100.00
<b>Building Area</b>	3,812 SqFt	<b>Year Built</b>	1991
<b>School District</b>	WHITEFISH	<b>Zoning</b>	WR-1 One-Family Residential
<b>Bedrooms</b>	5	<b>Subdivision</b>	Lake Park Add
<b>Bathrooms</b>	3.5	<b>Land Use / Land Use Std</b>	IMP_R - Improved Property Rural / 1008 - Rural/Agricultural Residence
<b>Legal</b>	LAKE PARK ADD, S26, T31 N, R22 W, BLOCK 2, Lot 4		



Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



# FLATHEAD COUNTY Montana

Shopping Cart: 0 items [\$0.00]

**New Search**

**History**

**Payoff**

**Pay Taxes**

**Help**

**Assessor#:** 0005065

**Status:** Paid

**Receipt:** 46569

**2024 Owner(s):**  
ERLANDSON ROBERT & VIRGINIA  
ACTON WILSON & JILLIAN

**Mailing Address:**  
78 CANYON CLOSE W  
LETHBRIDGE AB T1K 6W5  
CANADA

**Legal Description:**  
LAKE PARK ADD, S26, T31 N, R22 W, BLOCK 2, Lot 4

**Tax Comparison**

### 2024 Value:

**Market:** \$3,204,100  
**Taxable:** \$43,255

**Detail**

### 2024 Taxes:

**View Pie Charts**

**First Half:** \$8,633.83 **Due:** 11/30/2024  
**Second Half:** \$8,633.79 **Due:** 5/31/2025  
**Total:** \$17,267.62

**Show Current Tax Bill**

**Detail**

### 2024 Payments:

**First Half:** \$8,633.83  
**Second Half:** \$8,633.79  
**Total:** \$17,267.62

(May include penalty & interest)

### 2024 Legal Records:

**Geo Code:** 07-4292-26-2-08-20-0000 **Instru#:** 201200003843 **Date:** 2012-02-22

**Property address:** 1644 W LAKESHORE DR, WHITEFISH MT 59937

**Subdivision:** (LPW) LAKE PARK ADD **Lot:** 4 **Block:** 2

**TRS:** T31 N, R22 W, Sec. 26

**Legal:** LAKE PARK ADD, S26, T31 N, R22 W, BLOCK  
2, Lot 4

**Acres:** 0.34

**Note:** The accuracy of this data is not guaranteed. Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria can result in an incomplete search.

Property Tax data was last updated 07/14/2025 04:00 PM.

**Send Payment To:**  
Flathead County Treasurer  
290 A North Main  
Kalispell, MT 59901  
(406) 758-5680



**Flathead County Treasurer**  
**Adele Krantz, Treasurer**  
 290 A North Main  
 Kalispell, MT 59901  
 (406) 758-5680  
[https://flathead.mt.gov/property\\_tax](https://flathead.mt.gov/property_tax)

# County Tax Bill

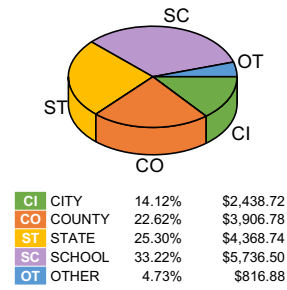
## Tax Year 2024

51244\*\*\*G47\*\*0.596\*\*1/2\*\*\*\*\*SNGLP  
 ACTON WILSON & JILLIAN  
 ERLANDSON ROBERT & VIRGINIA  
 78 CANYON CLOSE W  
 LETHBRIDGE AB T1K 6W5  
 CANADA

<b>Assessor #:</b>	0005065
<b>Tax District:</b>	0334-L74 / Whitefish Water Distri
<b>Geo Code:</b>	07429226208200000
Mill Levy:	380.320
Market Value:	3,204,100
Real Estate:	30,006
Building & Improvements:	13,249
Personal Property:	0
Exemption:	0.00
Taxable Value:	43,255

Key Taxing Authority	Levy	Total Due	Key Taxing Authority	Levy	Total Due	Legal Description
CO 911 GENER OBLIG BON	0.910	\$39.36	CI WF LOCAL GOVERNME	0.270	\$11.68	SCT: 26 TWN: 31 N RNG: 22 W
CO AIRPORT	2.000	\$86.50	CI WF PERM MED LEVY	13.000	\$562.32	LAKE PARK ADD, S26, T31 N, R22 W, BLOCK 2, Lot 4
CO AREA AGENCY ON AGIN	0.470	\$20.32	CI WF RESORT TAX RELIE	-28.130	\$-1,216.76	Physical Address: 1644 W LAKESHORE DR
CO BOARD OF HEALTH	4.000	\$173.02	CI WHITEFISH CITY	47.240	\$2,043.36	
CO BRIDGE	1.590	\$68.78	SC WHS BLDG RESERVE	0.520	\$22.50	
CO CO PERM MED LEVY	7.960	\$344.30	SC WHS DEBT SERVICE	5.440	\$235.30	
SC COMMUNITY COL. RET.	2.750	\$118.96	SC WHS GENERAL	19.930	\$862.08	
CO COMP INSURANCE	4.360	\$188.60	SC WHS TECHNOLOGY	1.010	\$43.88	
CO COUNTY LIBRARY	4.210	\$182.10	SC WHS TRANSPORTATION	1.570	\$67.92	
CO COUNTY PARKS	1.060	\$45.86	SC WHS TUITION	3.860	\$166.96	
CO COUNTY POOR FUND	0.180	\$7.78	<b>TOTAL LEVY</b>	<b>380.320</b>	<b>\$16,450.74</b>	
CO COUNTY RETIREMENT	7.820	\$338.26	OT FCSW Fee - Residential		\$92.84	
CO COUNTYWIDE MOSQUIT	0.500	\$21.62	OT FECC SPECIAL DIST		\$316.35	
CO DISTRICT COURT	0.810	\$35.04	OT SOIL & WATER CONSERV		\$48.45	
ST ELEM GENERAL MAINT	33.000	\$1,427.42	OT STATE FORESTER		\$50.00	
SC ELEM RETIREMENT	14.020	\$606.44	OT WF COUNTY WATER DIST		\$29.71	
CO EMS	1.000	\$43.26	OT WFSH CITY STREETS		\$134.00	
ST EQUALIZATION MILLAG	40.000	\$1,730.20	OT WFSH LT 1		\$12.50	
CO EXTENSION	0.330	\$14.28	OT WFSH PRK/GRNWY MNT 1		\$55.50	
CO FAIR	0.560	\$24.22	OT WFSH STRMWTR IMP&MNT		\$77.53	
SC FVCC ADULT EDUCATIO	0.990	\$42.82	<b>TOTAL TAX</b>		<b>\$17,267.62</b>	
SC FVCC DEBT SERVICE	1.920	\$83.04				
SC FVCC GENERAL	6.810	\$294.56				
SC FVCC PERMIS MED LEV	3.310	\$143.18				
CO GENERAL	18.810	\$813.62				
CO GROUP INSURANCE	0.130	\$5.62				
ST HIGH SCH GEN MAINT	22.000	\$951.60				
SC HIGH SCH RETIREMENT	7.030	\$304.08				
CO JUVENILE DETENTION	0.340	\$14.70				
CO NOXIOUS WEEDS	0.970	\$41.96				
CO PERM SRS LEVY	0.300	\$12.98				
CO PORT AUTHORITY	1.090	\$47.14				
CO PUBLIC TRANSIT	0.550	\$23.80				
SC SD 74 ADULT ED	0.970	\$41.96				
SC SD 74 BLDG RESERVE	1.070	\$46.28				
SC SD 74 DEBT SERVICE	9.610	\$415.68				
SC SD 74 GENERAL	36.550	\$1,580.98				
SC SD 74 TECHNOLOGY	2.100	\$90.84				
SC SD 74 TRANSPORTATIO	4.710	\$203.74				
SC SD 74 TUITION	7.060	\$305.38				
CO SEARCH & RESCUE	1.000	\$43.26				
CO SHERIFF	27.370	\$1,183.88				
CO SPECIAL EMS PROGRA	2.000	\$86.52				
SC TRANSPORTATION	1.390	\$60.12				
ST UNIVERSITY MILLAGE	6.000	\$259.52				
CI WF FIRE / AMBULANCE	24.000	\$1,038.12				

### Distribution Breakdown



<b>2nd Half:</b>	<b>\$8,633.79</b>
<b>2nd Half Due:</b>	<b>05/31/2025</b>

Assessor No: **0005065**

**NO SECOND HALF NOTICE WILL BE SENT. YOUR CHECK IS YOUR RECEIPT. STUBS MUST ACCOMPANY PAYMENT. FOR A COPY OF YOUR TAX RECEIPT INCLUDE A SELF ADDRESSED STAMPED ENVELOPE.**

ACTON WILSON & JILLIAN  
 ERLANDSON ROBERT & VIRGINIA  
 78 CANYON CLOSE W  
 LETHBRIDGE AB T1K 6W5  
 CANADA

MAKE CHECK PAYABLE TO:  
**Adele Krantz**  
**Flathead County Treasurer**  
 290A N MAIN ST  
 KALISPELL, MT 59901-3946

<b>1st Half:</b>	<b>\$8,633.83</b>
<b>1st Half Due:</b>	<b>11/30/2024</b>
<b>Full Year Total:</b>	<b>\$17,267.62</b>
<b>Total Due Date:</b>	<b>11/30/2024</b>

Assessor No: **0005065**

**NO SECOND HALF NOTICE WILL BE SENT. YOUR CHECK IS YOUR RECEIPT. STUBS MUST ACCOMPANY PAYMENT. FOR A COPY OF YOUR TAX RECEIPT INCLUDE A SELF ADDRESSED STAMPED ENVELOPE.**

ACTON WILSON & JILLIAN  
 ERLANDSON ROBERT & VIRGINIA  
 78 CANYON CLOSE W  
 LETHBRIDGE AB T1K 6W5  
 CANADA

MAKE CHECK PAYABLE TO:  
**Adele Krantz**  
**Flathead County Treasurer**  
 290A N MAIN ST  
 KALISPELL, MT 59901-3946



2



Paula Robinson, Flathead County MT by NC

201200003843  
Page: 1 of 2  
Fees: \$14.00  
2/22/2012 1:27 PM

**AND WHEN RECORDED MAIL TO:**

Robert Erlandson  
78 Canyon Close W  
Lethbridge AB T1K 6W5

Filed for Record at Request of:  
First American Title Company

Space Above This Line for Recorder's Use Only

Order No.: 403185-WT  
Parcel No.: 0005065

**WARRANTY DEED  
(Joint Tenancy)**

FOR VALUE RECEIVED,

**Franklin D. Hulme and Gloria Phelps Hulme, as Co-Trustees of The Hulme Trust Dated 8-9-1996**

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Robert Erlandson and Virginia Erlandson, as to an undivided 2/3 interest and Wilson Acton and Jillian Acton, as to an undivided 1/3 interest.**

whose address is: 78 Canyon Close W  
Lethbridge, AB T1K 6W5

hereinafter called Grantees, as joint tenants (and not as tenants in common) and to the survivor of said named joint tenants, and to the heirs and assigns of such survivor, the following described premises, in **Flathead County, Montana**, to-wit:

**LOT 4 OF BLOCK 2 OF LAKE PARK ADDITION TO WHITEFISH, MONTANA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF FLATHEAD COUNTY, MONTANA.**

**SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Easements and encumbrances apparent or of record.**

APPROVED 2/22/12 JF 0005065

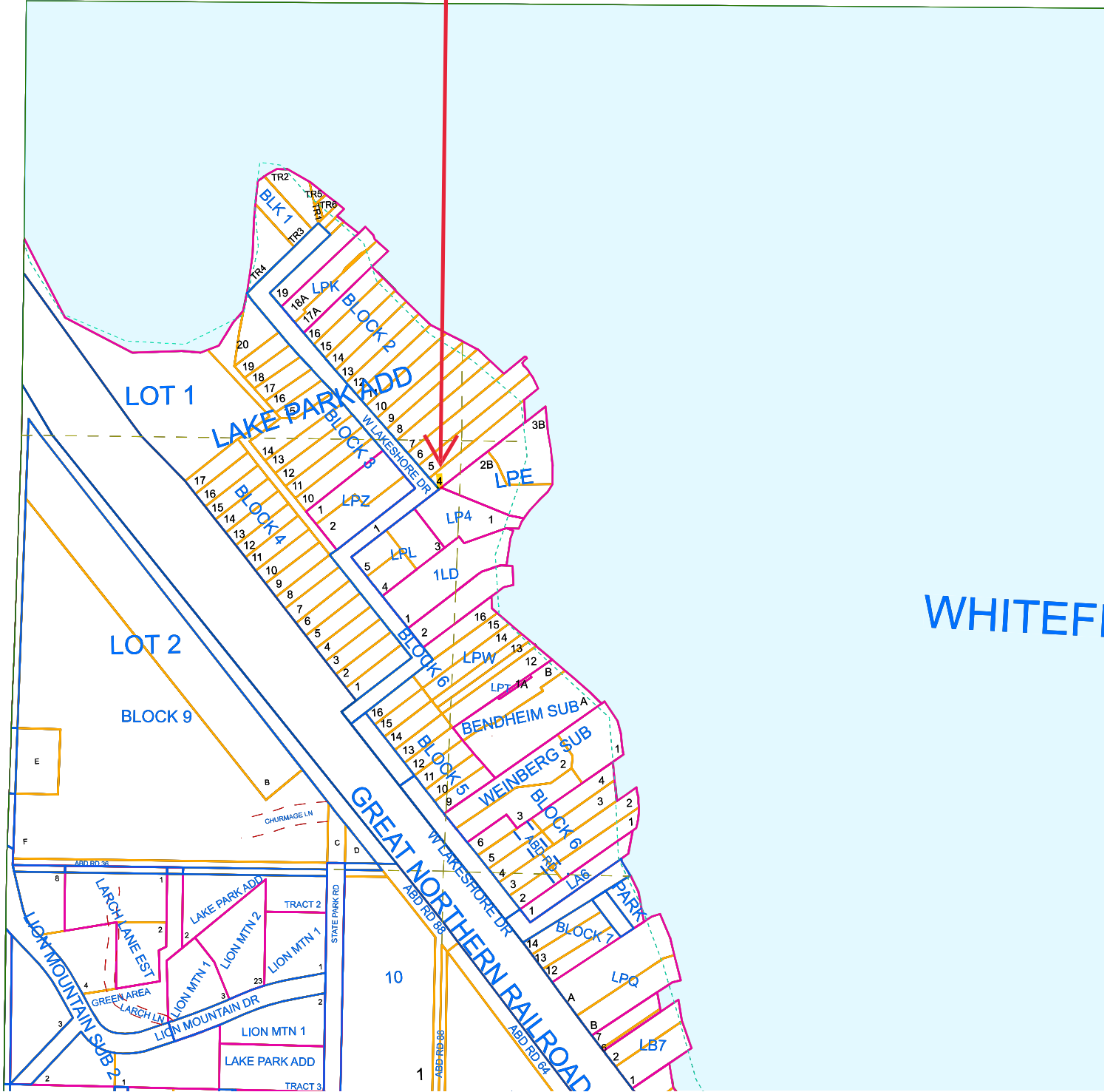


TON SUB L13 B2  
TON SUB L13 B2  
TEFISH LAKEFRONT EST L1  
TOWN PH 1 L41  
CH POINT AMD L2&3 LA

26-31-22

SUBJECT

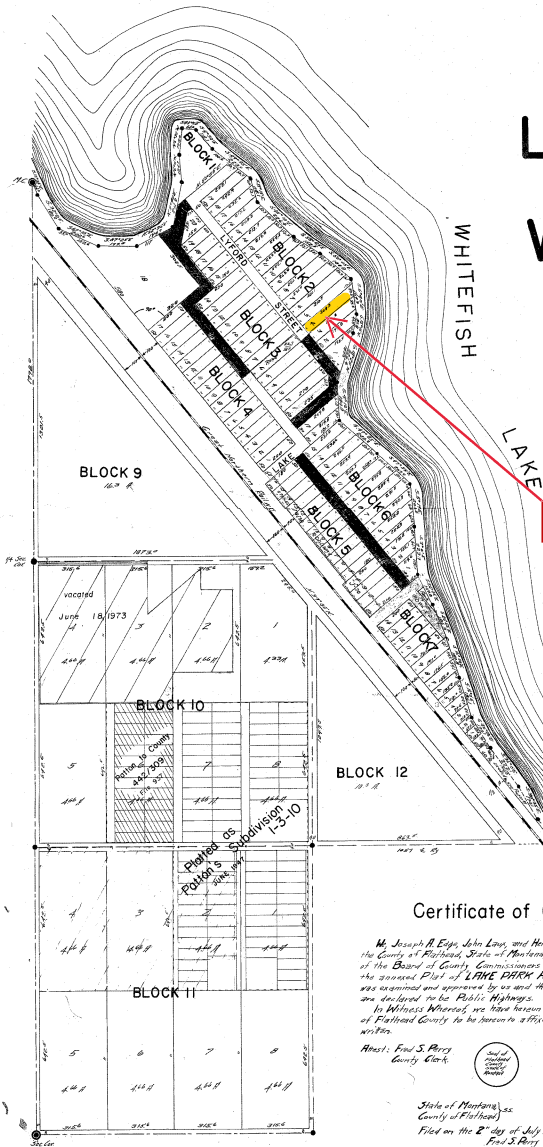
The map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



# Map of LAKE PARK ADDITION to WHITEFISH, MONTANA.

Scale 1/2" = 200'

## Certificate of Dedication



Edgar S. Baker and Flora E. Baker his wife, Ralph P. Steward and Gail Steward his wife, Alvin G. Shepard and Clara Shepard his wife do hereby certify that we have caused to be surveyed, subdivided and platted into Lots, Blocks, Streets, Avenues and Allys as shown by the Map or Plat and the Certificate of Survey hereto annexed the following described Tract, Piece or Parcel of land to-wit: Lots 1, 2, 3 and the West 1/4 of the Southwest 1/4 of Sec. 26, Township 51 North, Range 22 West of Montana Principal Meridian, more or less, together with certain portions hereof as shown by the General Map, and excepting a portion of Double Rowed Row - Beginning at a point which is 1013 feet East of the North East corner of the Southwest 1/4 of the Southwest 1/4 of said Section 26 of said Township 51 North, Range 22 West, Thence N 30° 35' E 553 feet thence along the westerly line of Whitefish Lake S 30° 30' E 324 feet thence S 30° 35' E 174 feet thence S 45° 30' E 168 feet thence having near make the West 3/4 lot to point of beginning - The tract piece or parcel of land intended to be herein dedicated for the purpose of platting into lots, streets, avenues and alleys and subdivisions in LAKE PARK ADDITION to WHITEFISH, MONTANA, and the lands included within all the Streets, Avenues and Allys on said Plat are hereby granted and donated to the Public Domain.

In Witness Whereof we have hereunto set our hands this 21st Day of February A.D. 1913.

Edgar S. Baker  
Flora E. Baker  
Ralph P. Steward  
Gail Steward  
Alvin G. Shepard  
Clara Shepard

The map plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

State of Montana } ss.  
County of Flathead }  
On this 21st day of February A.D. 1913 before me, Mark C. Greene, a Notary Public for the State of Montana, personally appeared Edgar S. Baker, and Flora E. Baker, his wife, and Alvin G. Shepard and Clara Shepard, his wife, known to me to be the persons who executed the foregoing Certificate of Dedication and acknowledged to me that they executed the same for the uses and purposes therein mentioned.

Mark C. Greene  
A Notary Public for Montana, residing  
at Whitefish, Montana.  
My Commission expires August 13 1913

State of North Dakota } ss.  
County of McHenry }  
On this 21st day of February, A.D. 1913, before me, R.E. Edwardson a Notary Public for the State of North Dakota, personally appeared Ralph P. Steward and Gail Steward, his wife, known to me to be the persons who executed the foregoing Certificate of Dedication and acknowledged to me that they executed the same for the uses and purposes therein mentioned.

R.E. Edwardson  
A Notary Public for the State of North  
Dakota, residing at Whitefish, North  
Dakota. My commission expires Sept 17th 1913.

## Certificate of Commissioners

We, Joseph B. Egan, John Lane, and Henry Bond, County Commissioners in and for the County of Flathead, State of Montana, do hereby CERTIFY that at a meeting of the Board of County Commissioners held on the 7th day of April A.D. 1913, the annexed Plat of LAKE PARK ADDITION to WHITEFISH, MONTANA, was examined and approved by us and the Streets and Avenues shown thereon are declared to be Public Highways.

In Witness Whereof, we have hereunto set our hands and covered the Seal of Flathead County to be seen in a plain, legible and true in this certificate written.

Attest: Fred S. Perry  
County Clerk

Henry Bond, Chairman  
Joseph B. Egan, Commissioner  
John Lane, Commissioner

State of Montana } ss.  
County of Flathead }  
Filed on the 2nd day of July A.D. 1913 at 10 o'clock AM  
Fred S. Perry, County Clerk & Recorder  
No. 83011 PL

## Certificate of Survey

I, Harry P. Wilkins, a Civil Engineer and Surveyor, do hereby certify that on the 16th to 21st day of September, 1912, I made a careful and accurate Survey of the tract of land embraced within LAKE PARK ADDITION to WHITEFISH, MONTANA, as shown by the annexed map and the courses and distances as shown thereon are true and correct to the boundaries hereunder and belief, and that said survey was made in conformity with Sections 5000 to 5013 of the Political Code of the State of Montana.

Harry P. Wilkins  
Civil Engineer and Surveyor

State of Montana } ss.  
County of Flathead }  
On this 12th day of January, A.D. 1913, before me, H.W. Simon, a Notary Public for the State of Montana, personally appeared H.P. Wilkins, known to me to be the person who signed the above Certificate of Survey and acknowledged to me that the statements therein set forth are true and correct to the best of his knowledge and belief.

H.W. Simon  
A Notary Public for Montana, residing  
at Whitefish, MT. My commission expires  
July 30th 1913.