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JB
2015

Riverfront Triangle Partners, LLC
101 East Front Street, Suite 304
Missoula, Montana 59802

201700332 B: 973 P: 190 Pages: 16 Fee: \$112.00
01/06/2017 03:38:50 PM Warranty Deed
Tyler R. Gernant, Missoula County Clerk & Recorder

WARRANTY DEED

509594-M

①

December 07, 2016

For Value Received,

PROVIDENCE HEALTH & SERVICES – MONTANA, a Montana nonprofit corporation f/k/a St. Patrick Hospital and Health Sciences Center, a Montana non-profit corporation and St. Patrick Hospital Corporation, a Montana corporation, the Grantor, does hereby **grant, bargain, sell and convey** unto **RIVERFRONT TRIANGLE PARTNERS, LLC, a Montana limited liability company**, the Grantee, whose address is P.O. Box 9079, Missoula, MT 59807, the premises located in Missoula County, **Montana** legally described on Exhibit A attached hereto and made a part of,

Parcel No. 04220021113060000, 04220021123040000,
04220021123020000, 04220021123010000, 04220021113070000,
04220021122020000, 04220021122010000, 04220021113090000
and 04220021113080000 (the “**Premises**”).

TO HAVE AND TO HOLD the said Premises, with their appurtenances unto the said Grantee, its successors and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said Premises; that they are free from all encumbrances except as set forth herein and on Exhibit B attached hereto and made a part of; and that it will warrant and defend all right, title and interest in and to the said Premises unto the Grantee and its successors and assigns from all lawful claims whatsoever.

FURTHER, the Premises is hereby declared to be, and shall hereinafter be, subject to the terms, conditions, and provisions of the restrictive covenants set forth below:

No part of the Premises shall be leased, sold, conveyed, transferred, assigned, or occupied by or to any hospital, hospital system, or healthcare system other than Providence Health & Services or one of its affiliates. The terms "hospital," "hospital system," and/or "healthcare system" shall be construed in their broadest use, but shall not include private practice physicians or medical professionals, private medical or surgical practice groups, or private practice ambulatory surgical centers or other private practice facilities that are neither owned nor operated by a hospital, hospital system, or healthcare system other than Providence Health & Services or one of its affiliates.

No part of the Premises shall be used for any of the following purposes:

- (i) A clinic, medical facility, or any other establishment that performs, promotes, facilitates, or recommends abortion services, the destruction of human embryos, euthanasia, or physician-assisted suicide;
- (ii) Any use that is inconsistent with the mission and values of Providence Health & Services or the religious teachings of the Roman Catholic Church.

The restrictions in subsection (i) above contain examples, but are not exhaustive, of the specific uses prohibited by the covenants of this Deed.

Dated: December 7, 20 16.

PROVIDENCE HEALTH & SCIENCES – MONTANA,
a Montana non-profit religious corporation

By: K. Andrew Haslam
K. Andrew Haslam
Its: Interim Chief Asset Officer JB

STATE OF WASHINGTON

COUNTY OF SPOKANE

On this 7th day of DECEMBER, 2016,
K. ANDREW HASLAM, ^{INTERCHIEF ASSET OFFICER} of Providence Health & Sciences – Montana, a non-profit religious corporation, before me, a notary public in and for said State, personally appeared, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



(Seal)

Daisy Shane
Notary Public
DAISY SHANE
(printed name)
Residing at: SPOKANE, WA
My Commission Expires:
October 1, 2018

Exhibit A to Warranty Deed

Legal Description: Parcel 1

OK

A tract of land being those certain parcels of land described in Book 209 Deeds, Page 287, Book 211 Deeds, Page 618, Book 218 Micro, Page 161, Book 236 Deeds, Page 301, Book 45 Micro, Page 511, and Book 58 Micro, Page 867, all on file in Missoula County, Montana, located in the Northeast quarter of Section 21, Township 13 North, Range 19 West, Principal Meridian, Montana; more particularly described as follows:

Beginning at the most northerly corner of Lot 47 of Block 56 of said W.J. McCormick's Addition; thence S 44°29'08" E along the southwesterly right-of-way line of Front Street, 419.64 feet; thence S 45°30'52" W, 272.64 feet to a point on the low water line of the Clark Fork River; thence along said low water line the following six (6) courses: 1) N 27°14'35" W, 85.84 feet; 2) N 32°02'08" W, 38.81 feet; 3) N 33°41'17" W, 30.51 feet; 4) N 31°37'39" W, 83.49 feet; 5) N 19°22'51" W, 46.67 feet; 6) N 31°28'38" W, 88.40 feet to a point on the southwesterly prolongation of the southeasterly line of Lot 46 of Block 56 of said W.J. McCormick's Addition; thence N 45°30'52" E along said southwesterly prolongation, 44.84 feet to the most southerly corner of said Lot 46; thence N 44°29'08" W along the southerly lines of said Lots 46 and 47, 60.00 feet to the most westerly corner of said Lot 47; thence N 45°30'52" E along the northwesterly line of said Lot 47, 130.00 feet to the point of beginning.

Also known as Parcel 1 of Certificate of Survey No. 5265.

Together with an easement over the real property of the City of Missoula lying between the East boundary of the tract herein conveyed and Owens Street as extended, which said easement shall be 30 feet in width and shall be located as close as may be to the North Bank of the Clark Fork River; said easement is for the purpose of ingress and egress to the property, as set forth in Book 45 of Micro Records at Page 511.

Also together with an easement over a tract of land 16 feet in width, being 8 feet on each side of a center line, said center line to begin at a point on the southerly property line of West Front Street located 3 feet northwesterly from the most easterly corner of Lot 40 in Block 56 of McCormick Addition a platted subdivision in the City of Missoula, Missoula County, Montana, according to the official recorded plat thereof, and to thence proceed at an angle 45° with respect to the southerly property line of West Front Street (said angle being taken in a northeasterly direction) to a point of intersection with the North property line of West Front Street, as set forth in Book 5 of Micro Records at Page 346.

Legal Description: Parcel 2

OK

A tract of land being those certain parcels of land described in Book 126 Deeds, Page 453, Book 183 Deeds, Page 66, and Book 163 Micro, Page 283, all on file in Missoula County, Montana, located in the Northeast quarter of Section 21, Township 13 North, Range 19 West, Principal Meridian, Montana; more particularly described as Lots 1 through 8 of Block 25 of W.J.

McCormick's Addition, a recorded Subdivision of Missoula County, Montana. Also known as Parcel 2 of Certificate of Survey No. 5265.

Legal Description: Parcel 3

OK
A tract of land being that certain parcel of land described in Book 297 Micro, Page 816, on file in Missoula County, Montana, located in the Northeast quarter of Section 21, Township 13 North, Range 19 West, Principal Meridian, Montana; more particularly described as Lot 10 of Block 24 of W.J. McCormick's Addition, a recorded Subdivision of Missoula County, Montana. Also known as Parcel 3 of Certificate of Survey No. 5265.

Legal Description: Parcel 4

OK
A tract of land being that certain parcel of land described in Book 331 Micro, Page 676, on file in Missoula County, Montana, located in the Northeast quarter of Section 21, Township 13 North, Range 19 West, Principal Meridian, Montana; more particularly described as Lot 3 of Block 24 of W.J. McCormick's Addition, a recorded Subdivision of Missoula County, Montana. Also known as Parcel 4 of Certificate of Survey No. 5265.

Legal Description: Parcel 5

OK
A tract of land being those certain parcels of land described in Book 32 Micro, Page 1575 and Book 430 Micro, Page 1939, both on file in Missoula County, Montana, located in the Northeast quarter of Section 21, Township 13 North, Range 19 West, Principal Meridian, Montana; more particularly described as Lots 13 through 23 of Block 24 of W.J. McCormick's Addition, a recorded Subdivision of Missoula County, Montana. Also known as Parcel 5 of Certificate of Survey No. 5265.

Together with the terms and conditions of that certain access and encroachment easement made and entered into on the 22 day of May, 2002, between the City of Missoula, a municipal corporation, and grantor herein, recorded on the 22 day of May, 2002 at Book 682 of Micro Records at Page 759.

Further together with an easement granted to the grantor herein for a tunnel and underpass beneath Front Street, and an easement granted to the City of Missoula for a storm sewer, recorded on November 25, 1966, in Book 5 of Micro Records at Page 346.

Further together with the rights and benefits set forth in the sidewalk encroachment easement made and entered into the 6 day of May, 2002, between grantor herein and the City of Missoula, a municipal corporation, recorded on the 22 day of May, 2002 at Book 682 of Micro Records at Page 751.

Parcel B

Lots 4 and 5 in Block 24 of W.J. McCormick's Addition, a platted subdivision in Missoula County, Montana, according to the official recorded plat thereof.

Parcel C

Lots 6, 7, 8 and 9 of Block 24 in W.J. McCormick's Addition to the City of Missoula, Missoula County, Montana, according to the official recorded plat thereof.

Parcel D

Lots 11 and 12, Block 24, W.J. McCormick Addition, Missoula County, City of Missoula, State of Montana, according to the map or plat on file and of record in the office of the county clerk and recorder of Missoula County, Montana.

Commonly known as: 537 W. Front St., 510 W. Front St. 505 W. Front St., 525 W. Broadway, 501 W. Front St., 415 W. Broadway, 430 W. Front St. & 400 W. Front St., Missoula, MT 59802

Exhibit B to Warranty Deed

1. Easement recorded in Book 5 of Micro Records at Page 346.
2. Easement recorded in Book 2 of Micro Records at Page 314.
3. Reservations, Covenants, Conditions and Provisions contained in Deed recorded in Book 231 of Deed Records, Page 143, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Reservations, Covenants, Conditions and Provisions contained in Deed recorded in Book 124 of Deed Records, Page 164, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Terms and conditions contained in Public Right of Way Encroachment Permit recorded May 16, 2002 in Book 682 of Micro Records at Page 184.
6. Terms and conditions contained in Access and Encroachment Easement recorded May 22, 2002 in Book 682 of Micro Records at Page 759.
7. Sidewalk Encroachment Easement Agreement upon the terms, conditions and provisions contained therein: Parties:

Western Montana Clinic Building Corporation and the City of Missoula
Recorded: May 22, 2002, Book 682 of Micro Records at Page 751
8. Any claim arising from the difference in the mean low water line of the Clark Fork River and the meander line as shown by the Original Government Survey.
9. Right, title and interest of the State of Montana within the natural bed of the Clark Fork River below the ordinary low water line, and also excepting any artificial accretions waterward of said ordinary low water line.
10. Any portion of the described land within the natural bed of the Clark Fork River below the natural or ordinary low water mark where it was located prior to any artificial or avulsive changes in the location of the shoreline.
11. A portion of this property appears to have been acquired by accretion or avulsion in the changes of the mean low water line of the Clark Fork River. This Commitment is issued and accepted upon the assumption that title to the alluvion follows that of the abutting property and liability thereon is excepted.
12. The title to a portion of this land may have been lost due to changes in the mean low water line of the Clark Fork River. This Commitment is subject to any claim or loss

arising from the mean low water line not being coincidental with the Original Government Survey.

13. Public right and easements for commerce, recreation, navigation and fishery.
14. Terms and conditions of Records of City of Missoula Zoning Exceptions recorded March 28, 1984 in Book 203 of Micro Records at Page 539.
15. Trust Indenture, to secure an original indebtedness of \$86,250.00, dated December 22, 1995 and any other amounts and/or obligations secured thereby.
Recorded: December 28, 1995, Book 460 of Micro Records at Page 1348
Grantor: Donald R. Matthews and Gloria A. Matthews, Husband and Wife
Trustee: Insured Titles
Beneficiary: First Interstate Bank of Commerce.
Assigned to Fleet Mortgage Corp., by instrument recorded April 15, 1996, Book 468 of Micro Records at Page 2084.
16. City of Missoula Sewer Use Fees are set forth below. The 1st half becomes delinquent after January 31 of the current year, and the 2nd half becomes delinquent after July 31st of the current year.

Any amounts not paid when due are subject to accruing penalties and interest in addition to amount shown:

Year	2nd Half	Balance	UB No.	Customer No.
2015	\$215.46	\$0.00	00008289	013703

17. City of Missoula Sewer Use Fees are set forth below. The 1st half becomes delinquent after January 31 of the current year, and the 2nd half becomes delinquent after July 31st of the current year.

Any amounts not paid when due are subject to accruing penalties and interest in addition to amount shown:

Year	2nd Half	Balance	UB No.	Customer No.
2015	\$198.30	\$0.00	00032300	051659

18. City of Missoula Sewer Use Fees are set forth below. The 1st half becomes delinquent after January 31 of the current year, and the 2nd half becomes delinquent after July 31st of the current year.

Any amounts not paid when due are subject to accruing penalties and interest in addition to amount shown:

Year	2nd Half	Balance	UB No.	Customer No.
2015	\$70.25	\$0.00	00036592	055653

19. City of Missoula Sewer Use Fees are set forth below. The 1st half becomes delinquent after January 31 of the current year, and the 2nd half becomes delinquent after July 31st of the current year.

Any amounts not paid when due are subject to accruing penalties and interest in addition to amount shown:

Year	2nd Half	Balance	UB No.	Customer No.
2015	\$70.25	\$0.00	00032298	051657

20. City of Missoula Sewer Use Fees are set forth below. The 1st half becomes delinquent after January 31 of the current year, and the 2nd half becomes delinquent after July 31st of the current year.

Any amounts not paid when due are subject to accruing penalties and interest in addition to amount shown:

Year	2nd Half	Balance	UB No.	Customer No.
2015	\$70.25	\$0.00	00036591	055610

Trust

21. City of Missoula Sewer Use Fees are set forth below. The 1st half becomes delinquent after January 31 of the current year, and the 2nd half becomes delinquent after July 31st of the current year.

Any amounts not paid when due are subject to accruing penalties and interest in addition to amount shown:

Year	2nd Half	Balance	UB No.	Customer No.
2015	\$70.95	\$0.00	00008287	012201

22. 2015 taxes and special assessments are a lien; amounts not yet determined or payable. The first one-half becomes delinquent after November 30th of the current year, the second one-half becomes delinquent after May 31st of the following year.

General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:

Year	1st Half	2nd Half	Parcel Number
2014	\$785.31 Paid	\$218.22 Payable	356000

Note: This property's tax status is EXEMPT. The amounts shown above, if any, represent miscellaneous fees and Special Improvement District assessments.

23. Special Improvement District No. 18
For: Street Lighting
1st Half Amount: \$161.84, Paid
Until: Perpetual
(Included within General County Taxes)

24. Special Improvement District No. 48
For: Street Lighting
1st Half Amount: \$405.25, Paid
Until: Perpetual
(Included within General County Taxes)
25. Special Improvement District No. 7380
For: Business Improvement District
1st Half Amount: \$75.00, Paid
2nd Half Amount: \$75.00, Payable
Until: Perpetual
(Included within General County Taxes)
26. Special Improvement District No. 9000
For: Street Maintenance
1st Half Amount: \$143.22, Paid
2nd Half Amount: \$143.22, Payable
Until: Perpetual
(Included within General County Taxes)
27. 2015 taxes and special assessments are a lien; amounts not yet determined or payable.
The first one-half becomes delinquent after November 30th of the current year, the
second one-half becomes delinquent after May 31st of the following year.

General taxes as set forth below. Any amounts not paid when due will accrue penalties
and interest in addition to the amount stated herein:

Year	1st Half	2nd Half	Parcel Number
2014	\$1,592.48 Paid	\$1,578.15 Payable	3726905

Note: This property's tax status is EXEMPT. The amounts shown above, if any, represent
miscellaneous fees and Special Improvement District assessments.

28. Special Improvement District No. 7380
For: Business Improvement District
1st Half Amount: \$108.39, Paid
2nd Half Amount: \$108.39, Payable
Until: Perpetual
(Included within General County Taxes)
29. Special Improvement District No. 9000
For: Street Maintenance
1st Half Amount: \$105.03, Paid
2nd Half Amount: \$105.02, Payable
Until: Perpetual
(Included within General County Taxes)

30. 2015 taxes and special assessments are a lien; amounts not yet determined or payable. The first one-half becomes delinquent after November 30th of the current year, the second one-half becomes delinquent after May 31st of the following year.

General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:

Year	1st Half	2nd Half	Parcel Number
2014	\$359.63 Paid	\$75.00 Payable	2397106

Note: This property's tax status is EXEMPT. The amounts shown above, if any, represent miscellaneous fees and Special Improvement District assessments.

31. Special Improvement District No. 18
For: Street Lighting
1st Half Amount: \$284.63, Paid
Until: Perpetual
(Included within General County Taxes)

32. Special Improvement District No. 7380
For: Business Improvement District
1st Half Amount: \$75.00, Paid
2nd Half Amount: \$75.00, Payable
Until: Perpetual
(Included within General County Taxes)

33. 2015 taxes and special assessments are a lien; amounts not yet determined or payable. The first one-half becomes delinquent after November 30th of the current year, the second one-half becomes delinquent after May 31st of the following year.

General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:

Year	1st Half	2nd Half	Parcel Number
2014	\$771.15 Paid	\$261.33 Payable	2016005

Note: This property's tax status is EXEMPT. The amounts shown above, if any, represent miscellaneous fees and Special Improvement District assessments.

34. Special Improvement District No. 48
For: Street Lighting
1st Half Amount: \$499.92, Paid
Until: Perpetual
(Included within General County Taxes)

35. Special Improvement District No. 7380
For: Business Improvement District

1st Half Amount: \$75.00, Paid
2nd Half Amount: \$75.00, Payable
Until: Perpetual
(Included within General County Taxes)

36. Special Improvement District No. 9000
For: Street Maintenance
1st Half Amount: \$186.33, Paid
2nd Half Amount: \$186.33, Payable
Until: Perpetual
(Included within General County Taxes)

37. 2015 taxes and special assessments are a lien; amounts not yet determined or payable.
The first one-half becomes delinquent after November 30th of the current year, the
second one-half becomes delinquent after May 31st of the following year.

General taxes as set forth below. Any amounts not paid when due will accrue penalties
and interest in addition to the amount stated herein:

Year	1st Half	2nd Half	Parcel Number
2014	\$578.56 Paid	\$208.82 Payable	2397000

Note: This property's tax status is EXEMPT. The amounts shown above, if any, represent
miscellaneous fees and Special Improvement District assessments.

38. Special Improvement District No. 48
For: Street Lighting
1st Half Amount: \$359.84, Paid
Until: Perpetual
(Included within General County Taxes)
39. Special Improvement District No. 7380
For: Business Improvement District
1st Half Amount: \$75.00, Paid
2nd Half Amount: \$75.00, Payable
Until: Perpetual
(Included within General County Taxes)
40. Special Improvement District No. 9000
For: Street Maintenance
1st Half Amount: \$133.82, Paid
2nd Half Amount: \$133.82, Payable
Until: Perpetual
(Included within General County Taxes)

41. 2015 taxes and special assessments are a lien; amounts not yet determined or payable. The first one-half becomes delinquent after November 30th of the current year, the second one-half becomes delinquent after May 31st of the following year.

General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:

Year	1st Half	2nd Half	Parcel Number
2014	\$446.26 Paid	\$176.63 Payable	2396700

Note: This property's tax status is EXEMPT. The amounts shown above, if any, represent miscellaneous fees and Special Improvement District assessments.

42. Special Improvement District No. 48
For: Street Lighting
1st Half Amount: \$259.72, Paid
Until: Perpetual
(Included within General County Taxes)

43. Special Improvement District No. 7380
For: Business Improvement District
1st Half Amount: \$75.00, Paid
2nd Half Amount: \$75.00, Payable
Until: Perpetual
(Included within General County Taxes)

44. Special Improvement District No. 9000
For: Street Maintenance
1st Half Amount: \$101.64, Paid
2nd Half Amount: \$101.63, Payable
Until: Perpetual
(Included within General County Taxes)

45. 2015 taxes and special assessments are a lien; amounts not yet determined or payable. The first one-half becomes delinquent after November 30th of the current year, the second one-half becomes delinquent after May 31st of the following year.

General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:

Year	1st Half	2nd Half	Parcel Number
2014	\$1,356.83 Paid	\$389.14 Payable	2396806

Note: This property's tax status is EXEMPT. The amounts shown above, if any, represent miscellaneous fees and Special Improvement District assessments.

46. Special Improvement District No. 18

For: Street Lighting
1st Half Amount: \$117.78 Paid
Until: Perpetual
(Included within General County Taxes)

47. Special Improvement District No. 48
For: Street Lighting
1st Half Amount: \$840.01, Paid
Until: Perpetual
(Included within General County Taxes)

48. Special Improvement District No. 7380
For: Business Improvement District
1st Half Amount: \$75.00, Paid
2nd Half Amount: \$75.00, Payable
Until: Perpetual
(Included within General County Taxes)

49. Special Improvement District No. 9000
For: Street Maintenance
1st Half Amount: \$314.14, Paid
2nd Half Amount: \$314.14, Payable
Until: Perpetual
(Included within General County Taxes)

50. 2015 taxes and special assessments are a lien; amounts not yet determined or payable.
The first one-half becomes delinquent after November 30th of the current year, the
second one-half becomes delinquent after May 31st of the following year.

General taxes as set forth below. Any amounts not paid when due will accrue penalties
and interest in addition to the amount stated herein:

Year	1st Half	2nd Half	Parcel Number
2014	\$178.42 Paid	\$100.41 Payable	2038403

Note: This property's tax status is EXEMPT. The amounts shown above, if any, represent
miscellaneous fees and Special Improvement District assessments.

51. Special Improvement District No. 48
For: Street Lighting
1st Half Amount: \$68.11, Paid
Until: Perpetual
(Included within General County Taxes)

52. Special Improvement District No. 7380
For: Business Improvement District

1st Half Amount: \$75.00, Paid
2nd Half Amount: \$75.00, Payable
Until: Perpetual
(Included within General County Taxes)

53. Special Improvement District No. 9000
For: Street Maintenance
1st Half Amount: \$25.41, Paid
2nd Half Amount: \$25.41, Payable
Until: Perpetual
(Included within General County Taxes)

54. 2015 taxes and special assessments are a lien; amounts not yet determined or payable.
The first one-half becomes delinquent after November 30th of the current year, the
second one-half becomes delinquent after May 31st of the following year.

General taxes as set forth below. Any amounts not paid when due will accrue penalties
and interest in addition to the amount stated herein:

Year	1st Half	2nd Half	Parcel Number
2014	\$178.42 Paid	\$100.41 Payable	2038509

Note: This property's tax status is EXEMPT. The amounts shown above, if any, represent
miscellaneous fees and Special Improvement District assessments.

55. Special Improvement District No. 48
For: Street Lighting
1st Half Amount: \$68.11, Paid
Until: Perpetual
(Included within General County Taxes)
56. Special Improvement District No. 7380
For: Business Improvement District
1st Half Amount: \$75.00, Paid
2nd Half Amount: \$75.00, Payable
Until: Perpetual
(Included within General County Taxes)
57. Special Improvement District No. 9000
For: Street Maintenance
1st Half Amount: \$25.41, Paid
2nd Half Amount: \$25.41, Payable
Until: Perpetual
(Included within General County Taxes)

58. Terms, conditions and provisions contained in Petition No. 9799, recorded November 29, 2016 in Book 971 of Micro Records at Page 504.



Missoula County

iTax

Shopping Cart: 0 items [\$0.00]

New Search

History

Payoff

PayTaxes

Help

Parcel Number: 2396700

Status: Current

Receipt: 19890

2022 Owner(s):
RIVERFRONT TRIANGLE PARTNERS LLC

Mailing Address:

PO BOX 9079
MISSOULA, MT 598079079

Levy District:

1.1R, CITY, TRANS, RIVERFRONT T

2022 Value:

Market: \$1,198,715
Taxable: \$22,656

Detail

2022 Taxes:

View Pie Charts

First Half: \$12,010.67 **Due:** 11/30/2022
Second Half: \$11,839.89 **Due:** 5/31/2023
Total: \$23,850.56

Show Current Tax Bill

Detail

2022 Payments:

First Half: \$12,010.67
Second Half: \$11,839.89
Total: \$23,850.56

(May include penalty & interest)

2022 Legal Records:

Geo Code: 04-2200-21-1-13-06-0000 **Deed Book:** 973 **Page:** 190 **Date:** 2016-12-07

Property address: 505 W FRONT ST, MISSOULA MT 59802

Subdivision: (MWJ) WJ MCCORMICKS ADD **Block:** 56

TRS: T13 N, R19 W, Sec. 21

Legal: WJ MCCORMICKS ADDITION, S21, T13 N, R19

W, BLOCK 56, -LOTS 34 THRU 37 & ADJ
PORTION SOUTH TO HIGH WATER LINE OF
RIVER - POR VAC FRONT ST & ALL OF OWENS
ST SW OF FRONT ST
Acres: 0.63

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 06/30/2023 03:00 PM.

If you are sending your payments in by mail, address them To:

Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.



Missoula County iTax

Shopping Cart: 0 items [\$0.00]

New Search

Detail

Help

Parcel Number: 2396700

Status: Current

Type: RE

Owner: RIVERFRONT TRIANGLE PARTNERS LLC

Value Breakdown:

Year	Parcel Number	Class Code	Description	Market Value	Taxable Value
2022	2396700	2207	Commercial City/Town Lots	\$940,875	\$17,783
2022	2396700	3507	Improvements on Commercial City/Town Lots	\$257,840	\$4,873

Current Market Value: \$1,198,715

Current Taxable Value: \$22,656

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 06/30/2023 03:00 PM.

If you are sending your payments in by mail, address them To:

Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.





Missoula County

iTax

Shopping Cart: 0 items [\$0.00]


[New Search](#)

[Detail](#)

[View Pie Charts](#)

[Help](#)

Tax Year: 2022 **Parcel Number:** 2396700

Status: Current

Type: RE

Owner: RIVERFRONT TRIANGLE PARTNERS LLC

2022 Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
19890	City	CITY OF MSLA GEN FUND	\$661.17	\$661.16
19890	City	CPRK CITY PARK DIST.	\$488.50	\$488.50
19890	City	CRD CITY ROAD DIST.	\$466.50	\$466.50
19890	County	FT MSLA PARKS OPEN SPACE	\$107.96	\$107.95
19890	County	CO. WEED CONTROL	\$6.05	\$6.05
19890	County	CO. AGING SERVICES	\$13.75	\$13.75
19890	County	COUNTY PUBLIC WORKS BRIDGES	\$9.41	\$9.41
19890	County	CAPITAL IMPROVEMENTS	\$24.45	\$24.45
19890	County	COUNTY SEARCH & RESCUE	\$0.76	\$0.76
19890	County	CO. SUBSTANCE ABUSE PREVENT	\$3.60	\$3.60
19890	County	COUNTY TECH FUND	\$13.04	\$13.04
19890	County	ROSP COUNTY OPEN SPACE	\$30.59	\$30.58
19890	County	COMMUNITY & PLANNING SVC	\$10.23	\$10.23
19890	County	COMMUNITY ASSISTANCE FUND	\$8.17	\$8.17
19890	County	COUNTY COMMUNITY DAYCARE	\$0.66	\$0.66
19890	County	DETENTION CENTER	\$85.62	\$85.62
19890	County	DISTRICT COURT	\$6.66	\$6.66
19890	County	ELECTIONS CENTER	\$4.59	\$4.59
19890	County	COUNTY EXTENSION SERVICE	\$5.14	\$5.14
19890	County	COUNTY FAIR	\$6.66	\$6.66
19890	County	COUNTY GENERAL FUND	\$155.29	\$155.29
19890	County	GRANTS AND COMMUNITY SERVICES	\$6.55	\$6.55
19890	County	JUDGEMENT LEVY 2019	\$2.56	\$2.56
19890	County	JUDGEMENT LEVY 2022	\$7.78	\$7.78
19890	County	COUNTY LIBRARY	\$27.56	\$27.56
19890	County	LIBRARY GO BONDS	\$20.19	\$20.19
19890	County	LTGO 2017 BONDS	\$2.09	\$2.09
19890	County	COUNTY MENTAL HEALTH TREAT.	\$1.07	\$1.07
19890	County	COUNTY HISTORICAL MUSEUM	\$5.53	\$5.53

19890	County	COUNTY PARKS & REC	\$9.74	\$9.74
19890	County	CO.PERMISSIVE MEDICAL LEVY	\$39.17	\$39.17
19890	County	COUNTY/CITY PLANNING	\$6.74	\$6.74
19890	County	COUNTY PROP & LIAB. INS.	\$10.92	\$10.92
19890	County	COUNTY PUBLIC SAFETY FUND	\$74.18	\$74.18
19890	County	RELATIONSHIP VIOLENCE SERVICES	\$3.41	\$3.41
19890	Local School	RETIREMENT-ELEMENTARY	\$63.10	\$63.10
19890	Local School	RETIREMENT-HIGH SCHOOL	\$35.89	\$35.89
19890	Local School	101 MSLA ELEM GEN	\$243.45	\$243.45
19890	Local School	110 MSLA ELEM TRANS	\$86.48	\$86.48
19890	Local School	113 MSLA ELEM TUITION	\$22.00	\$22.00
19890	Local School	117 MSLA ELEM ADULT ED	\$1.81	\$1.81
19890	Local School	128 MSLA ELEM TECH	\$16.04	\$16.04
19890	Local School	150 MSLA ELEM DEBT	\$114.64	\$114.64
19890	Local School	161 MSLA ELEM BUILD RES	\$6.90	\$6.90
19890	Local School	201 MCHS GEN FUND	\$116.26	\$116.26
19890	Local School	210 MCHS TRANSPORTATION	\$22.53	\$22.53
19890	Local School	213 MCHS TUITION	\$6.71	\$6.71
19890	Local School	217 MCHS ADULT ED	\$5.23	\$5.23
19890	Local School	228 MCHS TECHNOLOGY	\$7.87	\$7.87
19890	Local School	250 MCHS DEBT SERVICE	\$50.58	\$50.58
19890	Local School	261 MCHS BUILDING RESERVE	\$3.11	\$3.11
19890	Local School	TRANSPORTATION-HS/ELEMENTARY	\$3.69	\$3.69
19890	Special Districts	BUS.IMP.DIST.BID (7380)	\$301.56	\$301.56
19890	Special Districts	STREET MAINTNC (SID 9000)	\$233.76	\$233.75
19890	Special Districts	STREET LIGHTING (SID 48)	\$170.72	\$0.00
19890	Special Districts	RIVERFRONT RENEW DST 1-1R	\$7,680.30	\$7,680.29
19890	Special Districts	MSLA URBAN TRANS DIST	\$158.35	\$158.35
19890	State School	STATE HS EQUALIZATION	\$60.51	\$60.51
19890	State School	STATE ELEM EQUALIZATION	\$90.77	\$90.77
19890	State School	STATE UNIVERSITY MILLAGE	\$16.50	\$16.50
19890	State School	STATE VO-TECH MILLAGE	\$4.13	\$4.13
19890	State School	STATE SCHOOL FOUNDATION EQUAL.	\$110.02	\$110.02
19890	State School	UNIVERSITY MILLS (TID)	\$51.47	\$51.46

1st Half Total: \$12,010.67
 2nd Half Total: \$11,839.89
Total Tax: \$23,850.56

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 06/30/2023 03:00 PM.

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 Missoula, MT 59802

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Missoula County

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Shopping Cart: 0 items [\$0.00]

New Search

History

Payoff

PayTaxes

Help

Parcel Number: 3726905

Status: Current

Receipt: 28543

2022 Owner(s):
RIVERFRONT TRIANGLE PARTNERS LLC

Mailing Address:

PO BOX 9079
MISSOULA, MT 598079079

Levy District:

1.1R, CITY, TRANS, RIVERFRONT T

2022 Value:

Market: \$1,218,200
Taxable: \$23,024

Detail

2022 Taxes:

View Pie Charts

First Half: \$12,051.80 **Due:** 11/30/2022
Second Half: \$12,034.49 **Due:** 5/31/2023
Total: \$24,086.29

Show Current Tax Bill

Detail

2022 Payments:

First Half: \$12,051.80
Second Half: \$12,034.49
Total: \$24,086.29

(May include penalty & interest)

2022 Legal Records:

Geo Code: 04-2200-21-1-22-02-0000 **Deed Book:** 973 **Page:** 190 **Date:** 2016-12-07

Property address: 501 W FRONT ST, MISSOULA MT 59802

Subdivision: (MWJ) WJ MCCORMICKS ADD **Block:** 25

TRS: T13 N, R19 W, Sec. 21

Legal: WJ MCCORMICKS ADDITION, S21, T13 N, R19
W, BLOCK 25, FRAC OF LOTS 1 THRU 4 POR

VAC FRONT ST

Acres: 0.26

aka 510 W Front St per county records

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 06/30/2023 03:00 PM.

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Shopping Cart: 0 items [\$0.00]

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Parcel Number: 3726905

Status: Current

Type: RE

Owner: RIVERFRONT TRIANGLE PARTNERS LLC

Value Breakdown:

Year	Parcel Number	Class Code	Description	Market Value	Taxable Value
2022	3726905	2207	Commercial City/Town Lots	\$790,620	\$14,943
2022	3726905	3507	Improvements on Commercial City/Town Lots	\$427,580	\$8,081

Current Market Value: \$1,218,200

Current Taxable Value: \$23,024

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 06/30/2023 03:00 PM.

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Missoula County

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Shopping Cart: 0 items [\$0.00]

[New Search](#)[Detail](#)[View Pie Charts](#)[Help](#)**Tax Year:** 2022 **Parcel Number:** 3726905**Status:** Current**Type:** RE**Owner:** RIVERFRONT TRIANGLE PARTNERS LLC**2022 Tax Breakdown:**

Stat#	Kind	Description	1st Half	2nd Half
28543	City	CITY OF MSLA GEN FUND	\$671.86	\$671.86
28543	City	CPRK CITY PARK DIST.	\$496.00	\$496.00
28543	City	CRD CITY ROAD DIST.	\$474.00	\$474.00
28543	County	FT MSLA PARKS OPEN SPACE	\$109.71	\$109.71
28543	County	CO. WEED CONTROL	\$6.15	\$6.15
28543	County	ROSP COUNTY OPEN SPACE	\$31.08	\$31.08
28543	County	CO. AGING SERVICES	\$13.97	\$13.97
28543	County	COUNTY PUBLIC WORKS BRIDGES	\$9.56	\$9.56
28543	County	CAPITAL IMPROVEMENTS	\$24.85	\$24.85
28543	County	COUNTY SEARCH & RESCUE	\$0.78	\$0.78
28543	County	CO. SUBSTANCE ABUSE PREVENT	\$3.66	\$3.66
28543	County	COUNTY TECH FUND	\$13.25	\$13.25
28543	County	COMMUNITY & PLANNING SVC	\$10.40	\$10.40
28543	County	COMMUNITY ASSISTANCE FUND	\$8.30	\$8.30
28543	County	COUNTY COMMUNITY DAYCARE	\$0.67	\$0.67
28543	County	DETENTION CENTER	\$87.01	\$87.01
28543	County	DISTRICT COURT	\$6.76	\$6.76
28543	County	ELECTIONS CENTER	\$4.67	\$4.67
28543	County	COUNTY EXTENSION SERVICE	\$5.23	\$5.23
28543	County	COUNTY FAIR	\$6.76	\$6.76
28543	County	COUNTY GENERAL FUND	\$157.81	\$157.81
28543	County	GRANTS AND COMMUNITY SERVICES	\$6.65	\$6.65
28543	County	JUDGEMENT LEVY 2019	\$2.60	\$2.60
28543	County	JUDGEMENT LEVY 2022	\$7.91	\$7.91
28543	County	COUNTY LIBRARY	\$28.01	\$28.01
28543	County	LIBRARY GO BONDS	\$20.52	\$20.52
28543	County	LTGO 2017 BONDS	\$2.12	\$2.12
28543	County	COUNTY MENTAL HEALTH TREAT.	\$1.09	\$1.09
28543	County	COUNTY HISTORICAL MUSEUM	\$5.62	\$5.62

28543	County	COUNTY PARKS & REC	\$9.89	\$9.89
28543	County	CO.PERMISSIVE MEDICAL LEVY	\$39.80	\$39.80
28543	County	COUNTY/CITY PLANNING	\$6.85	\$6.85
28543	County	COUNTY PROP & LIAB. INS.	\$11.10	\$11.10
28543	County	COUNTY PUBLIC SAFETY FUND	\$75.38	\$75.38
28543	County	RELATIONSHIP VIOLENCE SERVICES	\$3.47	\$3.47
28543	Local School	RETIREMENT-ELEMENTARY	\$64.12	\$64.12
28543	Local School	RETIREMENT-HIGH SCHOOL	\$36.47	\$36.47
28543	Local School	101 MSLA ELEM GEN	\$247.39	\$247.39
28543	Local School	110 MSLA ELEM TRANS	\$87.87	\$87.87
28543	Local School	113 MSLA ELEM TUITION	\$22.36	\$22.36
28543	Local School	117 MSLA ELEM ADULT ED	\$1.84	\$1.84
28543	Local School	128 MSLA ELEM TECH	\$16.29	\$16.29
28543	Local School	150 MSLA ELEM DEBT	\$116.50	\$116.50
28543	Local School	161 MSLA ELEM BUILD RES	\$7.02	\$7.02
28543	Local School	201 MCHS GEN FUND	\$118.14	\$118.14
28543	Local School	210 MCHS TRANSPORTATION	\$22.89	\$22.89
28543	Local School	213 MCHS TUITION	\$6.82	\$6.82
28543	Local School	217 MCHS ADULT ED	\$5.31	\$5.31
28543	Local School	228 MCHS TECHNOLOGY	\$7.99	\$7.99
28543	Local School	250 MCHS DEBT SERVICE	\$51.40	\$51.40
28543	Local School	261 MCHS BUILDING RESERVE	\$3.16	\$3.16
28543	Local School	TRANSPORTATION-HS/ELEMENTARY	\$3.75	\$3.75
28543	Special Districts	BUS.IMP.DIST.BID (7380)	\$305.24	\$305.24
28543	Special Districts	STREET MAINTNC (SID 9000)	\$241.55	\$241.55
28543	Special Districts	RIVERFRONT RENEW DST 1-1R	\$7,805.20	\$7,805.20
28543	Special Districts	WQD WATER QUAL DIST.	\$17.30	\$0.00
28543	Special Districts	MSLA URBAN TRANS DIST	\$160.91	\$160.91
28543	State School	STATE HS EQUALIZATION	\$61.49	\$61.49
28543	State School	STATE ELEM EQUALIZATION	\$92.24	\$92.23
28543	State School	UNIVERSITY MILLS (TID)	\$52.30	\$52.30
28543	State School	STATE UNIVERSITY MILLAGE	\$16.77	\$16.77
28543	State School	STATE VO-TECH MILLAGE	\$4.19	\$4.19
28543	State School	STATE SCHOOL FOUNDATION EQUAL.	\$111.80	\$111.80

1st Half Total: \$12,051.80
 2nd Half Total: \$12,034.49
Total Tax: \$24,086.29

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 06/30/2023 03:00 PM.

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Missoula County

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Shopping Cart: 0 items [\$0.00]

New Search

History

Payoff

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Help

Parcel Number: 2396806

Status: Current

Receipt: 19891

2022 Owner(s):
RIVERFRONT TRIANGLE PARTNERS LLC

Mailing Address:

PO BOX 9079
MISSOULA, MT 598079079

Levy District:

1.1R, CITY, TRANS, RIVERFRONT T

2022 Value:

Market: \$1,232,588
Taxable: \$23,296

Detail

2022 Taxes:

View Pie Charts

First Half: \$13,351.07 **Due:** 11/30/2022
Second Half: \$12,653.91 **Due:** 5/31/2023
Total: \$26,004.98

Show Current Tax Bill

Detail

2022 Payments:

First Half: \$13,351.07
Second Half: \$12,653.91
Total: \$26,004.98

(May include penalty & interest)

2022 Legal Records:

Geo Code: 04-2200-21-1-13-07-0000 **Deed Book:** 973 **Page:** 190 **Date:** 2016-12-07

Property address: 510 W FRONT ST, MISSOULA MT 59802
Subdivision: (MWJ) WJ MCCORMICKS ADD **Lot:** 38 **Block:** 56
TRS: T13 N, R19 W, Sec. 21
Legal: WJ MCCORMICKS ADDITION, S21, T13 N, R19
W, BLOCK 56, Lot 38 - 45, POR VAC FRONT
ST ADJ. PORTION SOUTH TO HIGH WATER
LINE OF RIVER
Acres: 1.06

aka 515 W Front St per county records

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 06/30/2023 03:00 PM.

If you are sending your payments in by mail, address them To:

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Missoula County iTax

Shopping Cart: 0 items [\$0.00]

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Parcel Number: 2396806

Status: Current

Type: RE

Owner: RIVERFRONT TRIANGLE PARTNERS LLC

Value Breakdown:

Year	Parcel Number	Class Code	Description	Market Value	Taxable Value
2022	2396806	2207	Commercial City/Town Lots	\$1,074,188	\$20,302
2022	2396806	3507	Improvements on Commercial City/Town Lots	\$158,400	\$2,994

Current Market Value: \$1,232,588

Current Taxable Value: \$23,296

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 06/30/2023 03:00 PM.

If you are sending your payments in by mail, address them To:

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200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.





Missoula County

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Shopping Cart: 0 items [\$0.00]


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Tax Year: 2022 **Parcel Number:** 2396806

Status: Current

Type: RE

Owner: RIVERFRONT TRIANGLE PARTNERS LLC

2022 Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
19891	City	CITY OF MSLA GEN FUND	\$679.80	\$679.80
19891	City	CPRK CITY PARK DIST.	\$502.00	\$502.00
19891	City	CRD CITY ROAD DIST.	\$479.50	\$479.50
19891	County	FT MSLA PARKS OPEN SPACE	\$111.01	\$111.00
19891	County	CO. WEED CONTROL	\$6.22	\$6.22
19891	County	CO. AGING SERVICES	\$14.14	\$14.14
19891	County	COUNTY PUBLIC WORKS BRIDGES	\$9.67	\$9.67
19891	County	CAPITAL IMPROVEMENTS	\$25.14	\$25.14
19891	County	COUNTY SEARCH & RESCUE	\$0.79	\$0.79
19891	County	CO. SUBSTANCE ABUSE PREVENT	\$3.70	\$3.70
19891	County	COUNTY TECH FUND	\$13.40	\$13.40
19891	County	ROSP COUNTY OPEN SPACE	\$31.45	\$31.45
19891	County	COMMUNITY & PLANNING SVC	\$10.52	\$10.52
19891	County	COMMUNITY ASSISTANCE FUND	\$8.40	\$8.40
19891	County	COUNTY COMMUNITY DAYCARE	\$0.68	\$0.68
19891	County	DETENTION CENTER	\$88.04	\$88.04
19891	County	DISTRICT COURT	\$6.84	\$6.84
19891	County	ELECTIONS CENTER	\$4.72	\$4.72
19891	County	COUNTY EXTENSION SERVICE	\$5.29	\$5.29
19891	County	COUNTY FAIR	\$6.84	\$6.84
19891	County	COUNTY GENERAL FUND	\$159.67	\$159.67
19891	County	GRANTS AND COMMUNITY SERVICES	\$6.73	\$6.73
19891	County	JUDGEMENT LEVY 2019	\$2.63	\$2.63
19891	County	JUDGEMENT LEVY 2022	\$8.00	\$8.00
19891	County	COUNTY LIBRARY	\$28.34	\$28.34
19891	County	LIBRARY GO BONDS	\$20.76	\$20.76
19891	County	LTGO 2017 BONDS	\$2.15	\$2.15
19891	County	COUNTY MENTAL HEALTH TREAT.	\$1.10	\$1.10
19891	County	COUNTY HISTORICAL MUSEUM	\$5.68	\$5.68

19891	County	COUNTY PARKS & REC	\$10.01	\$10.01
19891	County	CO.PERMISSIVE MEDICAL LEVY	\$40.27	\$40.27
19891	County	COUNTY/CITY PLANNING	\$6.93	\$6.93
19891	County	COUNTY PROP & LIAB. INS.	\$11.23	\$11.23
19891	County	COUNTY PUBLIC SAFETY FUND	\$76.27	\$76.27
19891	County	RELATIONSHIP VIOLENCE SERVICES	\$3.51	\$3.51
19891	Local School	RETIREMENT-ELEMENTARY	\$64.87	\$64.87
19891	Local School	RETIREMENT-HIGH SCHOOL	\$36.91	\$36.91
19891	Local School	101 MSLA ELEM GEN	\$250.31	\$250.31
19891	Local School	110 MSLA ELEM TRANS	\$88.91	\$88.91
19891	Local School	113 MSLA ELEM TUITION	\$22.62	\$22.62
19891	Local School	117 MSLA ELEM ADULT ED	\$1.87	\$1.87
19891	Local School	128 MSLA ELEM TECH	\$16.49	\$16.49
19891	Local School	150 MSLA ELEM DEBT	\$117.87	\$117.87
19891	Local School	161 MSLA ELEM BUILD RES	\$7.10	\$7.10
19891	Local School	201 MCHS GEN FUND	\$119.54	\$119.54
19891	Local School	210 MCHS TRANSPORTATION	\$23.16	\$23.16
19891	Local School	213 MCHS TUITION	\$6.90	\$6.90
19891	Local School	217 MCHS ADULT ED	\$5.37	\$5.37
19891	Local School	228 MCHS TECHNOLOGY	\$8.09	\$8.09
19891	Local School	250 MCHS DEBT SERVICE	\$52.01	\$52.01
19891	Local School	261 MCHS BUILDING RESERVE	\$3.20	\$3.20
19891	Local School	TRANSPORTATION-HS/ELEMENTARY	\$3.79	\$3.79
19891	Special Districts	BUS.IMP.DIST.BID (7380)	\$307.96	\$307.96
19891	Special Districts	STREET MAINTNC (SID 9000)	\$722.51	\$722.50
19891	Special Districts	STREET LIGHTING (SID 18)	\$132.99	\$0.00
19891	Special Districts	STREET LIGHTING (SID 48)	\$552.16	\$0.00
19891	Special Districts	RIVERFRONT RENEW DST 1-1R	\$7,897.43	\$7,897.42
19891	Special Districts	WQD WATER QUAL DIST.	\$11.98	\$0.00
19891	Special Districts	MSLA URBAN TRANS DIST	\$162.81	\$162.81
19891	State School	STATE HS EQUALIZATION	\$62.22	\$62.22
19891	State School	STATE ELEM EQUALIZATION	\$93.32	\$93.32
19891	State School	UNIVERSITY MILLS (TID)	\$52.92	\$52.92
19891	State School	STATE UNIVERSITY MILLAGE	\$16.97	\$16.97
19891	State School	STATE VO-TECH MILLAGE	\$4.24	\$4.24
19891	State School	STATE SCHOOL FOUNDATION EQUAL.	\$113.12	\$113.12

1st Half Total: \$13,351.07

2nd Half Total: \$12,653.91

Total Tax: \$26,004.98**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 06/30/2023 03:00 PM.

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New Search

History

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Help

Parcel Number: 356000

Status: Current

Receipt: 27018

2022 Owner(s):
RIVERFRONT TRIANGLE PARTNERS LLC

Mailing Address:

PO BOX 9079
MISSOULA, MT 598079079

Levy District:

1.1R, CITY, TRANS, RIVERFRONT T

2022 Value:

Market: \$241,760
Taxable: \$4,569

Detail

2022 Taxes:

View Pie Charts

First Half: \$3,178.92 **Due:** 11/30/2022
Second Half: \$2,729.77 **Due:** 5/31/2023
Total: \$5,908.69

Show Current Tax Bill

Detail

2022 Payments:

First Half: \$3,178.92
Second Half: \$2,729.77
Total: \$5,908.69

(May include penalty & interest)

2022 Legal Records:

Geo Code: 04-2200-21-1-22-01-0000 **Deed Book:** 973 **Page:** 190 **Date:** 2016-12-07

Property address: 525 W BROADWAY, MISSOULA MT 59802

Subdivision: (MWJ) WJ MCCORMICKS ADD **Block:** 25

TRS: T13 N, R19 W, Sec. 21

Legal: WJ MCCORMICKS ADDITION, S21, T13 N, R19
W, BLOCK 25, FRAC OF LOTS 5 THRU 8 POR

VAC FRONT ST

Acres: 0.16

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 06/30/2023 03:00 PM.

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200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.



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Shopping Cart: 0 items [\$0.00]

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Parcel Number: 356000

Status: Current

Type: RE

Owner: RIVERFRONT TRIANGLE PARTNERS LLC

Value Breakdown:

Year	Parcel Number	Class Code	Description	Market Value	Taxable Value
2022	356000	2207	Commercial City/Town Lots	\$241,760	\$4,569

Current Market Value: \$241,760

Current Taxable Value: \$4,569

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 06/30/2023 03:00 PM.

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200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.





Missoula County

iTax

Shopping Cart: 0 items [\$0.00]


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Tax Year: 2022 **Parcel Number:** 356000

Status: Current

Type: RE

Owner: RIVERFRONT TRIANGLE PARTNERS LLC

2022 Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
27018	City	CITY OF MSLA GEN FUND	\$133.29	\$133.29
27018	City	CPRK CITY PARK DIST.	\$98.50	\$98.50
27018	City	CRD CITY ROAD DIST.	\$94.00	\$94.00
27018	County	FT MSLA PARKS OPEN SPACE	\$21.77	\$21.77
27018	County	CO. WEED CONTROL	\$1.22	\$1.22
27018	County	CO. AGING SERVICES	\$2.77	\$2.77
27018	County	COUNTY PUBLIC WORKS BRIDGES	\$1.90	\$1.90
27018	County	CAPITAL IMPROVEMENTS	\$4.93	\$4.93
27018	County	COUNTY SEARCH & RESCUE	\$0.15	\$0.15
27018	County	CO. SUBSTANCE ABUSE PREVENT	\$0.73	\$0.73
27018	County	COUNTY TECH FUND	\$2.63	\$2.63
27018	County	ROSP COUNTY OPEN SPACE	\$6.17	\$6.17
27018	County	COMMUNITY & PLANNING SVC	\$2.06	\$2.06
27018	County	COMMUNITY ASSISTANCE FUND	\$1.65	\$1.65
27018	County	COUNTY COMMUNITY DAYCARE	\$0.13	\$0.13
27018	County	DETENTION CENTER	\$17.26	\$17.26
27018	County	DISTRICT COURT	\$1.34	\$1.34
27018	County	ELECTIONS CENTER	\$0.93	\$0.93
27018	County	COUNTY EXTENSION SERVICE	\$1.04	\$1.04
27018	County	COUNTY FAIR	\$1.34	\$1.34
27018	County	COUNTY GENERAL FUND	\$31.31	\$31.31
27018	County	GRANTS AND COMMUNITY SERVICES	\$1.32	\$1.32
27018	County	JUDGEMENT LEVY 2019	\$0.51	\$0.51
27018	County	JUDGEMENT LEVY 2022	\$1.57	\$1.57
27018	County	COUNTY LIBRARY	\$5.56	\$5.56
27018	County	LIBRARY GO BONDS	\$4.07	\$4.07
27018	County	LTGO 2017 BONDS	\$0.42	\$0.42
27018	County	COUNTY MENTAL HEALTH TREAT.	\$0.22	\$0.22
27018	County	COUNTY HISTORICAL MUSEUM	\$1.11	\$1.11

27018	County	COUNTY PARKS & REC	\$1.96	\$1.96
27018	County	CO.PERMISSIVE MEDICAL LEVY	\$7.90	\$7.90
27018	County	COUNTY/CITY PLANNING	\$1.36	\$1.36
27018	County	COUNTY PROP & LIAB. INS.	\$2.20	\$2.20
27018	County	COUNTY PUBLIC SAFETY FUND	\$14.95	\$14.95
27018	County	RELATIONSHIP VIOLENCE SERVICES	\$0.69	\$0.69
27018	Local School	RETIREMENT-ELEMENTARY	\$12.72	\$12.72
27018	Local School	RETIREMENT-HIGH SCHOOL	\$7.24	\$7.24
27018	Local School	117 MSLA ELEM ADULT ED	\$0.37	\$0.37
27018	Local School	128 MSLA ELEM TECH	\$3.23	\$3.23
27018	Local School	150 MSLA ELEM DEBT	\$23.11	\$23.11
27018	Local School	161 MSLA ELEM BUILD RES	\$1.39	\$1.39
27018	Local School	201 MCHS GEN FUND	\$23.44	\$23.44
27018	Local School	210 MCHS TRANSPORTATION	\$4.54	\$4.54
27018	Local School	213 MCHS TUITION	\$1.35	\$1.35
27018	Local School	217 MCHS ADULT ED	\$1.05	\$1.05
27018	Local School	228 MCHS TECHNOLOGY	\$1.59	\$1.58
27018	Local School	250 MCHS DEBT SERVICE	\$10.20	\$10.20
27018	Local School	261 MCHS BUILDING RESERVE	\$0.63	\$0.63
27018	Local School	101 MSLA ELEM GEN	\$49.08	\$49.08
27018	Local School	110 MSLA ELEM TRANS	\$17.43	\$17.43
27018	Local School	113 MSLA ELEM TUITION	\$4.44	\$4.44
27018	Local School	TRANSPORTATION-HS/ELEMENTARY	\$0.74	\$0.74
27018	Special Districts	BUS.IMP.DIST.BID (7380)	\$120.69	\$120.69
27018	Special Districts	STREET MAINTNC (SID 9000)	\$329.41	\$329.40
27018	Special Districts	STREET LIGHTING (SID 18)	\$182.75	\$0.00
27018	Special Districts	STREET LIGHTING (SID 48)	\$266.38	\$0.00
27018	Special Districts	RIVERFRONT RENEW DST 1-1R	\$1,549.04	\$1,549.04
27018	Special Districts	MSLA URBAN TRANS DIST	\$31.92	\$31.92
27018	State School	STATE HS EQUALIZATION	\$12.20	\$12.20
27018	State School	STATE ELEM EQUALIZATION	\$18.30	\$18.30
27018	State School	STATE UNIVERSITY MILLAGE	\$3.33	\$3.33
27018	State School	STATE VO-TECH MILLAGE	\$0.83	\$0.83
27018	State School	STATE SCHOOL FOUNDATION EQUAL.	\$22.18	\$22.18
27018	State School	UNIVERSITY MILLS (TID)	\$10.38	\$10.38

1st Half Total: \$3,178.92

2nd Half Total: \$2,729.77

Total Tax: \$5,908.69**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 06/30/2023 03:00 PM.

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Parcel Number: 2038403

Status: Current

Receipt: 16117

2022 Owner(s):
RIVERFRONT TRIANGLE PARTNERS LLC

Mailing Address:

PO BOX 9079
MISSOULA, MT 598079079

Levy District:

1.1R, CITY, TRANS, RIVERFRONT T

2022 Value:

Market: \$222,225
Taxable: \$4,200


[Detail](#)

2022 Taxes:


[View Pie Charts](#)

First Half: \$2,339.81 **Due:** 11/30/2022
Second Half: \$2,271.05 **Due:** 5/31/2023
Total: \$4,610.86


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2022 Payments:

First Half: \$2,339.81
Second Half: \$2,271.05
Total: \$4,610.86

(May include penalty & interest)

2022 Legal Records:

Geo Code: 04-2200-21-1-13-08-0000 **Deed Book:** 973 **Page:** 190 **Date:** 2016-12-07

Property address: 537 W FRONT ST, MISSOULA MT 59802
Subdivision: (MWJ) WJ MCCORMICKS ADD **Lot:** 46 **Block:** 56
TRS: T13 N, R19 W, Sec. 21
Legal: WJ MCCORMICKS ADDITION, S21, T13 N, R19
W, BLOCK 56, Lot 46, POR VAC FRONT ST
Acres: 0.09

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 06/30/2023 03:00 PM.

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Missoula County iTax

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Parcel Number: 2038403

Status: Current

Type: RE

Owner: RIVERFRONT TRIANGLE PARTNERS LLC

Value Breakdown:

Year	Parcel Number	Class Code	Description	Market Value	Taxable Value
2022	2038403	2207	Commercial City/Town Lots	\$214,695	\$4,058
2022	2038403	3507	Improvements on Commercial City/Town Lots	\$7,530	\$142

Current Market Value: \$222,225

Current Taxable Value: \$4,200

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 06/30/2023 03:00 PM.

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Tax Year: 2022 **Parcel Number:** 2038403**Status:** Current**Type:** RE**Owner:** RIVERFRONT TRIANGLE PARTNERS LLC**2022 Tax Breakdown:**

Stat#	Kind	Description	1st Half	2nd Half
16117	City	CITY OF MSLA GEN FUND	\$122.60	\$122.59
16117	City	CPRK CITY PARK DIST.	\$90.50	\$90.50
16117	City	CRD CITY ROAD DIST.	\$86.50	\$86.50
16117	County	FT MSLA PARKS OPEN SPACE	\$20.02	\$20.01
16117	County	CO. WEED CONTROL	\$1.12	\$1.12
16117	County	CO. AGING SERVICES	\$2.55	\$2.55
16117	County	COUNTY PUBLIC WORKS BRIDGES	\$1.74	\$1.74
16117	County	CAPITAL IMPROVEMENTS	\$4.53	\$4.53
16117	County	COUNTY SEARCH & RESCUE	\$0.14	\$0.14
16117	County	CO. SUBSTANCE ABUSE PREVENT	\$0.67	\$0.67
16117	County	COUNTY TECH FUND	\$2.42	\$2.42
16117	County	ROSP COUNTY OPEN SPACE	\$5.67	\$5.67
16117	County	COMMUNITY & PLANNING SVC	\$1.90	\$1.90
16117	County	COMMUNITY ASSISTANCE FUND	\$1.51	\$1.52
16117	County	COUNTY COMMUNITY DAYCARE	\$0.12	\$0.12
16117	County	DETENTION CENTER	\$15.88	\$15.88
16117	County	DISTRICT COURT	\$1.23	\$1.23
16117	County	ELECTIONS CENTER	\$0.85	\$0.85
16117	County	COUNTY EXTENSION SERVICE	\$0.95	\$0.95
16117	County	COUNTY FAIR	\$1.23	\$1.23
16117	County	COUNTY GENERAL FUND	\$28.80	\$28.79
16117	County	GRANTS AND COMMUNITY SERVICES	\$1.21	\$1.21
16117	County	JUDGEMENT LEVY 2019	\$0.47	\$0.47
16117	County	JUDGEMENT LEVY 2022	\$1.44	\$1.44
16117	County	COUNTY LIBRARY	\$5.11	\$5.11
16117	County	LIBRARY GO BONDS	\$3.74	\$3.74
16117	County	LTGO 2017 BONDS	\$0.39	\$0.39
16117	County	COUNTY MENTAL HEALTH TREAT.	\$0.20	\$0.20
16117	County	COUNTY HISTORICAL MUSEUM	\$1.03	\$1.03

16117	County	COUNTY PARKS & REC	\$1.81	\$1.81
16117	County	CO.PERMISSIVE MEDICAL LEVY	\$7.26	\$7.26
16117	County	COUNTY/CITY PLANNING	\$1.25	\$1.25
16117	County	COUNTY PROP & LIAB. INS.	\$2.03	\$2.03
16117	County	COUNTY PUBLIC SAFETY FUND	\$13.76	\$13.76
16117	County	RELATIONSHIP VIOLENCE SERVICES	\$0.63	\$0.63
16117	Local School	RETIREMENT-ELEMENTARY	\$11.70	\$11.70
16117	Local School	RETIREMENT-HIGH SCHOOL	\$6.66	\$6.66
16117	Local School	101 MSLA ELEM GEN	\$45.14	\$45.14
16117	Local School	110 MSLA ELEM TRANS	\$16.03	\$16.03
16117	Local School	113 MSLA ELEM TUITION	\$4.08	\$4.08
16117	Local School	117 MSLA ELEM ADULT ED	\$0.34	\$0.34
16117	Local School	128 MSLA ELEM TECH	\$2.97	\$2.97
16117	Local School	150 MSLA ELEM DEBT	\$21.26	\$21.26
16117	Local School	161 MSLA ELEM BUILD RES	\$1.28	\$1.28
16117	Local School	201 MCHS GEN FUND	\$21.56	\$21.56
16117	Local School	210 MCHS TRANSPORTATION	\$4.18	\$4.18
16117	Local School	213 MCHS TUITION	\$1.24	\$1.24
16117	Local School	217 MCHS ADULT ED	\$0.97	\$0.97
16117	Local School	228 MCHS TECHNOLOGY	\$1.46	\$1.46
16117	Local School	250 MCHS DEBT SERVICE	\$9.38	\$9.38
16117	Local School	261 MCHS BUILDING RESERVE	\$0.58	\$0.58
16117	Local School	TRANSPORTATION-HS/ELEMENTARY	\$0.68	\$0.68
16117	Special Districts	BUS.IMP.DIST.BID (7380)	\$117.00	\$117.00
16117	Special Districts	STREET MAINTNC (SID 9000)	\$58.44	\$58.44
16117	Special Districts	STREET LIGHTING (SID 48)	\$44.77	\$0.00
16117	Special Districts	RIVERFRONT RENEW DST 1-1R	\$1,423.69	\$1,423.68
16117	Special Districts	WQD WATER QUAL DIST.	\$23.96	\$0.00
16117	Special Districts	MSLA URBAN TRANS DIST	\$29.36	\$29.36
16117	State School	STATE HS EQUALIZATION	\$11.22	\$11.22
16117	State School	STATE ELEM EQUALIZATION	\$16.83	\$16.83
16117	State School	UNIVERSITY MILLS (TID)	\$9.54	\$9.54
16117	State School	STATE UNIVERSITY MILLAGE	\$3.06	\$3.06
16117	State School	STATE VO-TECH MILLAGE	\$0.77	\$0.77
16117	State School	STATE SCHOOL FOUNDATION EQUAL.	\$20.40	\$20.40

1st Half Total: \$2,339.81
2nd Half Total: \$2,271.05
Total Tax: \$4,610.86

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 06/30/2023 03:00 PM.

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Parcel Number: 2038509

Status: Current

Receipt: 16118

2022 Owner(s):
RIVERFRONT TRIANGLE PARTNERS LLC

Mailing Address:

PO BOX 9079
MISSOULA, MT 598079079

Levy District:

1.1R, CITY, TRANS, RIVERFRONT T

2022 Value:

Market: \$224,665
Taxable: \$4,246


[Detail](#)

2022 Taxes:


[View Pie Charts](#)

First Half: \$2,351.29 **Due:** 11/30/2022
Second Half: \$2,294.52 **Due:** 5/31/2023
Total: \$4,645.81


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2022 Payments:

First Half: \$2,351.29
Second Half: \$2,294.52
Total: \$4,645.81

(May include penalty & interest)

2022 Legal Records:

Geo Code: 04-2200-21-1-13-09-0000 **Deed Book:** 973 **Page:** 190 **Date:** 2016-12-07

Property address: 537 W FRONT ST, MISSOULA MT 59802
Subdivision: (MWJ) WJ MCCORMICKS ADD **Lot:** 47 **Block:** 56
TRS: T13 N, R19 W, Sec. 21

Legal: WJ MCCORMICKS ADDITION, S21, T13 N, R19
W, BLOCK 56, Lot 47, POR VAC FRONT ST
Acres: 0.09

aka 541 W Front St per county records

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 06/30/2023 03:00 PM.

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Shopping Cart: 0 items [\$0.00]



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Detail



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Parcel Number: 2038509

Status: Current

Type: RE

Owner: RIVERFRONT TRIANGLE PARTNERS LLC

Value Breakdown:

Year	Parcel Number	Class Code	Description	Market Value	Taxable Value
2022	2038509	2207	Commercial City/Town Lots	\$214,695	\$4,058
2022	2038509	3507	Improvements on Commercial City/Town Lots	\$9,970	\$188

Current Market Value: \$224,665

Current Taxable Value: \$4,246

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 06/30/2023 03:00 PM.

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Shopping Cart: 0 items [\$0.00]

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Tax Year: 2022 **Parcel Number:** 2038509

Status: Current

Type: RE

Owner: RIVERFRONT TRIANGLE PARTNERS LLC

2022 Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
16118	City	CITY OF MSLA GEN FUND	\$123.92	\$123.92
16118	City	CPRK CITY PARK DIST.	\$91.50	\$91.50
16118	City	CRD CITY ROAD DIST.	\$87.50	\$87.50
16118	County	FT MSLA PARKS OPEN SPACE	\$20.23	\$20.23
16118	County	CO. WEED CONTROL	\$1.13	\$1.13
16118	County	CO. AGING SERVICES	\$2.58	\$2.58
16118	County	COUNTY PUBLIC WORKS BRIDGES	\$1.76	\$1.76
16118	County	CAPITAL IMPROVEMENTS	\$4.58	\$4.58
16118	County	COUNTY SEARCH & RESCUE	\$0.14	\$0.14
16118	County	CO. SUBSTANCE ABUSE PREVENT	\$0.68	\$0.68
16118	County	COUNTY TECH FUND	\$2.44	\$2.44
16118	County	ROSP COUNTY OPEN SPACE	\$5.73	\$5.73
16118	County	COMMUNITY & PLANNING SVC	\$1.92	\$1.92
16118	County	COMMUNITY ASSISTANCE FUND	\$1.53	\$1.53
16118	County	COUNTY COMMUNITY DAYCARE	\$0.12	\$0.12
16118	County	DETENTION CENTER	\$16.05	\$16.05
16118	County	DISTRICT COURT	\$1.25	\$1.25
16118	County	ELECTIONS CENTER	\$0.86	\$0.86
16118	County	COUNTY EXTENSION SERVICE	\$0.96	\$0.96
16118	County	COUNTY FAIR	\$1.25	\$1.25
16118	County	COUNTY GENERAL FUND	\$29.11	\$29.11
16118	County	GRANTS AND COMMUNITY SERVICES	\$1.23	\$1.23
16118	County	JUDGEMENT LEVY 2019	\$0.48	\$0.48
16118	County	JUDGEMENT LEVY 2022	\$1.46	\$1.46
16118	County	COUNTY LIBRARY	\$5.17	\$5.17
16118	County	LIBRARY GO BONDS	\$3.78	\$3.78
16118	County	LTGO 2017 BONDS	\$0.39	\$0.39
16118	County	COUNTY MENTAL HEALTH TREAT.	\$0.20	\$0.20
16118	County	COUNTY HISTORICAL MUSEUM	\$1.04	\$1.04

16118	County	COUNTY PARKS & REC	\$1.82	\$1.82
16118	County	CO.PERMISSIVE MEDICAL LEVY	\$7.34	\$7.34
16118	County	COUNTY/CITY PLANNING	\$1.26	\$1.26
16118	County	COUNTY PROP & LIAB. INS.	\$2.05	\$2.05
16118	County	COUNTY PUBLIC SAFETY FUND	\$13.90	\$13.90
16118	County	RELATIONSHIP VIOLENCE SERVICES	\$0.64	\$0.64
16118	Local School	RETIREMENT-ELEMENTARY	\$11.83	\$11.83
16118	Local School	RETIREMENT-HIGH SCHOOL	\$6.73	\$6.73
16118	Local School	101 MSLA ELEM GEN	\$45.63	\$45.63
16118	Local School	110 MSLA ELEM TRANS	\$16.21	\$16.21
16118	Local School	113 MSLA ELEM TUITION	\$4.12	\$4.12
16118	Local School	117 MSLA ELEM ADULT ED	\$0.34	\$0.34
16118	Local School	128 MSLA ELEM TECH	\$3.01	\$3.01
16118	Local School	150 MSLA ELEM DEBT	\$21.49	\$21.49
16118	Local School	161 MSLA ELEM BUILD RES	\$1.29	\$1.29
16118	Local School	201 MCHS GEN FUND	\$21.79	\$21.79
16118	Local School	210 MCHS TRANSPORTATION	\$4.22	\$4.22
16118	Local School	213 MCHS TUITION	\$1.26	\$1.26
16118	Local School	217 MCHS ADULT ED	\$0.98	\$0.98
16118	Local School	228 MCHS TECHNOLOGY	\$1.47	\$1.47
16118	Local School	250 MCHS DEBT SERVICE	\$9.48	\$9.48
16118	Local School	261 MCHS BUILDING RESERVE	\$0.58	\$0.58
16118	Local School	TRANSPORTATION-HS/ELEMENTARY	\$0.69	\$0.69
16118	Special Districts	BUS.IMP.DIST.BID (7380)	\$117.46	\$117.46
16118	Special Districts	STREET MAINTNC (SID 9000)	\$58.44	\$58.44
16118	Special Districts	STREET LIGHTING (SID 48)	\$44.77	\$0.00
16118	Special Districts	RIVERFRONT RENEW DST 1-1R	\$1,439.36	\$1,439.35
16118	Special Districts	WQD WATER QUAL DIST.	\$11.98	\$0.00
16118	Special Districts	MSLA URBAN TRANS DIST	\$29.68	\$29.68
16118	State School	STATE HS EQUALIZATION	\$11.34	\$11.34
16118	State School	STATE ELEM EQUALIZATION	\$17.01	\$17.01
16118	State School	UNIVERSITY MILLS (TID)	\$9.65	\$9.64
16118	State School	STATE UNIVERSITY MILLAGE	\$3.09	\$3.09
16118	State School	STATE VO-TECH MILLAGE	\$0.77	\$0.77
16118	State School	STATE SCHOOL FOUNDATION EQUAL.	\$20.62	\$20.62

1st Half Total: \$2,351.29
2nd Half Total: \$2,294.52
Total Tax: \$4,645.81

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