

Property Record Card

Summary

Primary Information

Property Category: RP

Geocode: 04-2200-21-1-13-09-0000

Primary Owner:  
RIVERFRONT TRIANGLE PARTNERS LLC  
PO BOX 9079  
MISSOULA, MT 59807-9079  
*NOTE: See the Owner tab for all owner information*

Certificate of Survey:  
Subdivision: WJ MCCORMICKS ADDITION

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

Last Modified: 5/26/2023 1:49:55 AM

Subcategory: Commercial Property

Assessment Code: 0002038509

PropertyAddress: 537 W FRONT ST  
MISSOULA, MT 59802

COS Parcel:

General Property Information

Neighborhood: 204.805

Property Type: IMP\_U - Improved Property - Urban

Living Units: 0

Levy District: 04-0583R-1-1R

Zoning:

Ownership %: 100

Linked Property:

No linked properties exist for this property

Exemptions:

Exemption Type	TIF Number
Tax Increment Financing District	04TU05

Condo Ownership:

General: 0

Limited: 0

Property Factors

Topography:

Utilities:

Access:

Location:

Fronting:

Parking Type:

Parking Quantity:

Parking Proximity:

Land Summary

Land Type	Acres	Value
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	0.090	250,185.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
12/7/2016	973	190	1/6/2017		Warranty Deed

5/23/2002	0682	00942			
2/5/2002	0676	00930			

## Owners

Party #1

**Default Information:** [RIVERFRONT TRIANGLE PARTNERS LLC](#)  
[PO BOX 9079](#)

**Ownership %:** 100

**Primary Owner:** "Yes"

**Interest Type:** [Conversion](#)

**Last Modified:** 3/13/2017 8:46:06 AM

Other Names

Other Addresses

Name

Type

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2023	250185	13340	263525	COST
2022	214695	9970	224665	COST
2021	214695	9970	224665	COST

## Market Land

Market Land Item #1

**Method:** [Sqft](#)

**Type:** [Other](#)

**Width:**

**Depth:**

**Square Feet:** [3,900](#)

**Acres:**

Valuation

**Class Code:** [2207](#)

**Value:** [250185](#)

## 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

Building Number	Building Name	Structure Type	Units/Bldg	YearBuilt	
1		<a href="#">349 - Medical Office Building</a>	1	1976	<a href="#">View</a>

General Building Information

**Building Number:** 1 **Building Name:** [349 - Medical Office Building](#)  
**Units/Building:** 1 **Identical Units:** 1  
**Grade:** L **Year Built:** 1976 **Year Remodeled:** 0  
**Class Code:** 3507 **Effective Year:** 0 **Percent Complete:** 0

Interior/Exterior Data Section #1

**Level From:** B1**Level To:** B1**Use Type:** 052 - Medical Center

Dimensions

**Area:** 1,624**Use SK Area:** 1**Perimeter:** 172**Wall Height:** 8

Features

**Exterior Wall Desc:** 00 - None**Construction:** 1-Wood Frame/Joist/Beam**Economic Life:** 35**% Interior Finished:** 0**Partitions:** 0-None**Heat Type:** 0-None**AC Type:** 0-None**Plumbing:** 0-None**Physical Condition:** 1-Poor**Functional Utility:** 0-None

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #2

**Level From:** 01**Level To:** 01**Use Type:** 052 - Medical Center

Dimensions

**Area:** 1,624**Use SK Area:** 1**Perimeter:** 172**Wall Height:** 12

Features

**Exterior Wall Desc:** 03 - Concrete Block**Construction:** 1-Wood Frame/Joist/Beam**Economic Life:** 35**% Interior Finished:** 0**Partitions:** 0-None**Heat Type:** 0-None**AC Type:** 0-None**Plumbing:** 0-None**Physical Condition:** 1-Poor**Functional Utility:** 0-None

Building Other Features

No other features exist for this interior/exterior detail

Elevators and Escalators

No elevators or escalators exist for this building

## Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel