

Property Record Card

Summary

Primary Information

Property Category: [RP](#)
Geocode: [04-2200-21-1-22-01-0000](#)
Primary Owner:
[RIVERFRONT TRIANGLE PARTNERS LLC](#)
[PO BOX 9079](#)
[MISSOULA, MT 59807-9079](#)
NOTE: See the Owner tab for all owner information

Subcategory: [Commercial Property](#)
Assessment Code: [0000356000](#)
PropertyAddress: [525 W BROADWAY](#)
[MISSOULA, MT 59802](#)
COS Parcel:

Certificate of Survey:

Subdivision: [WJ MCCORMICKS ADDITION](#)

Legal Description:

[WJ MCCORMICKS ADDITION, S21, T13 N, R19 W, BLOCK 25, FRAC OF LOTS 5 THRU 8 POR VAC FRONT ST](#)

Last Modified: [5/26/2023 1:49:55 AM](#)

General Property Information

Neighborhood: [204.805](#) **Property Type:** [VAC_U - Vacant Land - 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: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **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	0.155	263,789.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
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12/7/2016	973	190	1/6/2017		Warranty Deed
5/23/2002	0682	00942			

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	263789	0	263789	COST
2022	241760	0	241760	COST
2021	241760	0	241760	COST

Market Land

Market Land Item #1

Method: [Sqft](#)

Type: [Other](#)

Width:

Depth:

Square Feet: [6,764](#)

Acres:

Valuation

Class Code: [2207](#)

Value: [263789](#)

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](#)