

Property Record Card

Summary

Primary Information

Property Category: RP

Geocode: 04-2200-21-1-13-07-0000

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: 0002396806

PropertyAddress: 510 W FRONT ST
MISSOULA, MT 59802

COS Parcel:

Certificate of Survey:
Subdivision: WJ MCCORMICKS ADDITION

Legal Description:
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

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

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	1.060	728,626.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
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12/7/2016 5/23/2002	973 0682	190 00942	1/6/2017		Warranty Deed
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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	728626	217800	946426	COST
2022	1074188	158400	1232588	COST
2021	1074188	158400	1232588	COST

Market Land

Market Land Item #1

Method: [Acre](#)

Type: [Primary Site](#)

Width:

Depth:

Square Feet: [46,200](#)

Acres: [1.06](#)

Valuation

Class Code: [2207](#)

Value: [728626](#)

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	St Pats Hosp WMClinic	349 - Medical Office Building	1	1966	View

General Building Information

Building Number: 1 **Building Name:** [St Pats Hosp WMClinic](#) **Structure Type:** [349 - Medical Office Building](#)
Units/Building: 1 **Identical Units:** 1

Grade: **A** Year Built: **1966**
 Class Code: **3507** Effective Year: **0**

Year Remodeled: **0**
 Percent Complete: **0**

Interior/Exterior Data Section #1

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

Dimensions

Area: **13,745** Use SK Area: **1**
 Perimeter: **510** Wall Height: **10**

Features

Exterior Wall Desc: **00 - None** Construction: **2-Fire Resistant** Economic Life: **45**
 % 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: **B1** Level To: **B1** Use Type: **090 - Parking Garage**

Dimensions

Area: **6,120** Use SK Area: **1**
 Perimeter: **244** Wall Height: **10**

Features

Exterior Wall Desc: **09 - Concrete, Load Bearing** Construction: **2-Fire Resistant** Economic Life: **45**
 % 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 #3

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

Dimensions

Area: **13,745** Use SK Area: **1**
 Perimeter: **510** Wall Height: **14**

Features

Exterior Wall Desc: **14 - Concrete Tilt-up** Construction: **2-Fire Resistant** Economic Life: **45**
 % 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

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP1 - Porch, open	1	26	36	0	00	51040.08	51040
PP1 - Porch, open	1	24	20	0	00	26174.4	26174

Interior/Exterior Data Section #4

Level From: **B2** Level To: **B2** Use Type: **052 - Medical Center**

Dimensions

Area: **13,745** Use SK Area: **1**
 Perimeter: **510** Wall Height: **10**

Features

Exterior Wall Desc: **00 - None** Construction: **2-Fire Resistant** Economic Life: **45**
 % 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](#)