

# Property Record Card

## Summary

### Primary Information

**Property Category:** [RP](#)  
**Geocode:** [04-2200-21-1-13-06-0000](#)  
**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:** [0002396700](#)  
**PropertyAddress:** [505 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, -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](#)

**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:**      **Fronting:**  
**Utilities:**      **Parking Type:**  
**Access:**      **Parking Quantity:**  
**Location:**      **Parking Proximity:**

### Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	<a href="#">0.000</a>	<a href="#">00.00</a>
Fallow	<a href="#">0.000</a>	<a href="#">00.00</a>
Irrigated	<a href="#">0.000</a>	<a href="#">00.00</a>
Continuous Crop	<a href="#">0.000</a>	<a href="#">00.00</a>
Wild Hay	<a href="#">0.000</a>	<a href="#">00.00</a>
Farmsite	<a href="#">0.000</a>	<a href="#">00.00</a>
ROW	<a href="#">0.000</a>	<a href="#">00.00</a>
NonQual Land	<a href="#">0.000</a>	<a href="#">00.00</a>
Total Ag Land	<a href="#">0.000</a>	<a href="#">00.00</a>
Total Forest Land	<a href="#">0.000</a>	<a href="#">00.00</a>
Total Market Land	<a href="#">0.627</a>	<a href="#">638,625.00</a>

### 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	638625	311540	950165	COST
2022	940875	257840	1198715	COST
2021	940875	257840	1198715	COST

## Market Land

Market Land Item #1

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

**Type:** [Primary Site](#)

**Width:**

**Depth:**

**Square Feet:** [27,300](#)

**Acres:**

Valuation

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

**Value:** [638625](#)

## 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	Year Built	
1	St Pats Hosp Prkg Garage	338 - Parking Garage/Deck	1	1976	<a href="#">View</a>

General Building Information

**Building Number:** 1 **Building Name:** [St Pats Hosp Prkg Garage](#) **Structure Type:** [338 - Parking Garage/Deck](#)  
**Units/Building:** 1 **Identical Units:** 1

**Grade:** L      **Year Built:** 1976  
**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:** 090 - Parking Garage

## Dimensions

**Area:** 26,052  
**Perimeter:** 671

**Use SK Area:** 1  
**Wall Height:** 10

## Features

**Exterior Wall Desc:** 09 - Concrete, Load Bearing

**Construction:** 2-Fire Resistant

**Economic**

**Life:** 40

**% Interior Finished:** 0

**Partitions:** 0-None

**Heat Type:** 0-None

**AC Type:** 0-None

**Plumbing:** 0-None

**Physical Condition:** 1-Poor

**Functional Utility:** 1-Poor

## 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:** 990 - Parking, Upper Deck

## Dimensions

**Area:** 26,052  
**Perimeter:** 670

**Use SK Area:** 1  
**Wall Height:** 0

## Features

**Exterior Wall Desc:** 00 - None

**Construction:** 0-None

**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:** 1-Poor

## Building Other Features

No other features exist for this interior/exterior detail

## Interior/Exterior Data Section #3

**Level From:** B2      **Level To:** B2

**Use Type:** 090 - Parking Garage

## Dimensions

**Area:** 26,052  
**Perimeter:** 671

**Use SK Area:** 1  
**Wall Height:** 10

## Features

**Exterior Wall Desc:** 09 - Concrete, Load Bearing

**Construction:** 2-Fire Resistant

**Economic**

**Life:** 40

**% Interior Finished:** 0

**Partitions:** 0-None

**Heat Type:** 0-None

**AC Type:** 0-None

**Plumbing:** 0-None

**Physical Condition:** 1-Poor

**Functional Utility:** 1-Poor

## 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