

# Property Record Card

## Summary

### Primary Information

**Property Category:** [RP](#)

**Geocode:** [04-2200-21-1-22-02-0000](#)

**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 25, FRAC OF LOTS 1 THRU 4  
POR VAC 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

Land Type	Acres	Value
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="#">0.262</a>	<a href="#">840,000.00</a>

**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	840000	555530	1395530	COST
2022	790620	427580	1218200	COST
2021	790620	427580	1218200	COST

## Market Land

Market Land Item #1

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

**Type:** [Category 1](#)

**Width:**

**Depth:**

**Square Feet:** [11,400](#)

**Acres:**

Valuation

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

**Value:** [840000](#)

## 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	
<a href="#">1</a>		<a href="#">349 - Medical Office Building</a>	<a href="#">1</a>	<a href="#">1941</a>	<a href="#">View</a>

General Building Information

**Building Number:** [1](#)   **Building Name:**   **Structure Type:** [349 - Medical Office Building](#)  
**Units/Building:** [1](#)   **Identical Units:** [1](#)  
**Grade:** [A](#)   **Year Built:** [1941](#)   **Year Remodeled:** [1996](#)  
**Class Code:** [3507](#)   **Effective Year:** [0](#)   **Percent Complete:** [0](#)

Interior/Exterior Data Section #1

**Level From:** B1**Level To:** B1**Use Type:** 053 - Office

Dimensions

**Area:** 7,217**Use SK Area:** 1**Perimeter:** 460**Wall Height:** 9

Features

**Exterior Wall Desc:** 00 - None**Construction:** 1-Wood Frame/Joist/Beam**Economic Life:** 35**% Interior Finished:** 0**Partitions:** 2-Normal**Heat Type:** 1-Hot Air**AC Type:** 1-Central**Plumbing:** 3-Above Normal**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:** 02**Level To:** 02**Use Type:** 052 - Medical Center

Dimensions

**Area:** 9,783**Use SK Area:** 1**Perimeter:** 434**Wall Height:** 10

Features

**Exterior Wall Desc:** 01 - Brick or Stone**Construction:** 1-Wood Frame/Joist/Beam**Economic Life:** 35**% Interior Finished:** 100**Partitions:** 2-Normal**Heat Type:** 1-Hot Air**AC Type:** 1-Central**Plumbing:** 3-Above Normal**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:** 01**Level To:** 01**Use Type:** 052 - Medical Center

Dimensions

**Area:** 9,783**Use SK Area:** 1**Perimeter:** 434**Wall Height:** 10

Features

**Exterior Wall Desc:** 01 - Brick or Stone**Construction:** 1-Wood Frame/Joist/Beam**Economic Life:** 35**% Interior Finished:** 100**Partitions:** 2-Normal**Heat Type:** 1-Hot Air**AC Type:** 1-Central**Plumbing:** 2-Normal**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