

Property Record Card

Summary

Primary Information

Property Category: [RP](#) **Subcategory:** [Commercial Property](#)
Geocode: [04-2200-22-2-39-09-0000](#) **Assessment Code:** [0002229253](#)
Primary Owner: **PropertyAddress:** [424 N HIGGINS AVE](#)
[WHITTENBURG SCOTT L](#) [MISSOULA, MT 59802](#)
[PO BOX 7426](#) **COS Parcel:**
[MISSOULA, MT 59807-7426](#)

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: [CP HIGGINS](#)

Legal Description:

[CP HIGGINS, S22, T13 N, R19 W, BLOCK M, Lot 6, S25' W11' OF LOT 6 & S25' OF LOTS 7-10](#)

Last Modified: [9/24/2021 10:14:24 PM](#)

General Property Information

Neighborhood: [204.805](#) **Property Type:** [IMP_U - Improved Property - Urban](#)
Living Units: [0](#) **Levy District:** [04-0583-1-1](#)
Zoning: **Ownership %:** [100](#)

Linked Property:

[No linked properties exist for this property](#)

Exemptions:

[No exemptions exist for this property](#)

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	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	0.075	435,143.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
5/11/2018	996	750	5/11/2018		Warranty Deed
7/30/2010	892	565	4/13/2012		Warranty Deed
7/30/2010	863	793	7/30/2010		Notice of Purchaser's Interest
1/31/2006	0768	00351			
6/1/2004	0733	00621			
7/27/1998	0549	00756			

Owners

Party #1

Default Information: WHITTENBURG SCOTT L
PO BOX 7426

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/8/2018 7:55:38 AM

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2021	435143	1235100	1670243	COST
2020	388050	1168290	1556340	COST
2019	388050	1168290	1556340	COST

Market Land

Market Land Item #1

Method: Sqft

Type: Primary Site

Width:

Depth:

Square Feet: 3,250

Acres:

Valuation

Class Code: 2207

Value: 435143

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	Flathead Lake Brwry	321 - Restaurant	1	1900	View

General Building Information

Building Number: 1 **Building Name:** Flathead Lake Brwry **Structure Type:** 321 - Restaurant

Units/Building: 1 **Identical Units:** 1

Grade: G **Year Built:** 1900

Year Remodeled: 2005

Class Code: 3507 **Effective Year:** 2000

Percent Complete: 0

Interior/Exterior Data Section #1

Level From: 03

Level To: 03

Use Type: 086 - Support Area

Dimensions

Area: 2,050

Use SK Area: 1

Perimeter: 350

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: 3-Normal

Functional Utility: 3-Normal

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:** 035 - Tavern/Bar

Dimensions

Area: 3,250 **Use SK Area:** 1
Perimeter: 310 **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: 3-Normal **Functional Utility:** 3-Normal

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:** 031 - Restaurant

Dimensions

Area: 3,250 **Use SK Area:** 1
Perimeter: 310 **Wall Height:** 12

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: 3-Normal **Functional Utility:** 3-Normal

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #4

Level From: B1 **Level To:** B1 **Use Type:** 086 - Support Area

Dimensions

Area: 3,250 **Use SK Area:** 1
Perimeter: 310 **Wall Height:** 8

Features

Exterior Wall Desc: 00 - None **Construction:** 1-Wood Frame/Joist/Beam **Economic Life:** 35
% Interior Finished: 100 **Partitions:** 2-Normal **Heat Type:** 1-Hot Air
AC Type: 0-None **Plumbing:** 2-Normal
Physical Condition: 3-Normal **Functional Utility:** 3-Normal

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