

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Commercial Property
Geocode: 04-2200-18-2-03-04-0000 **Assessment Code:** 0003734300
Primary Owner: **PropertyAddress:** 2620 CONNERY WAY
GABOTA LLC MISSOULA, MT 59808
MAIL TO: RON TAYLOR **COS Parcel:**
MISSOULA, MT 59801-8608
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: HELLGATE MEADOWS

Legal Description:

HELLGATE MEADOWS, S18, T13 N, R19 W, Lot 4, PHASES 1 & 2

Last Modified: 8/28/2021 3:40:40 PM

General Property Information

Neighborhood: 204.802 **Property Type:** IMP_U - Improved Property - Urban
Living Units: 0 **Levy District:** 04-0586-4-1
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	0.342	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
12/20/2011	887	191	12/20/2011		Correction Deed
7/23/2002	0685	00926			
7/23/2002	0685	00937			

Owners

Party #1

Default Information: GABOTA LLC
MAIL TO: RON TAYLOR

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 2/2/2021 1:08:48 PM

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2021	164740	1910460	2075200	INCOME
2020	134858	1758942	1893800	INCOME

Market Land

Market Land Item #1

Method: Sqft

Type: Other

Width:

Depth:

Square Feet: 14,883

Acres:

Valuation

Class Code: 2207

Value:

Dwellings

Existing Dwellings

No dwellings exist for this parcel

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Commercial **Description:** CPA1 - Paving, asphalt
Quantity: 1 **Year Built:** 2002 **Grade:** A
Condition: **Functional:** **Class Code:** 3507

Dimensions

Width/Diameter: **Length:** **Size/Area:** 4287
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #2

Type: Commercial **Description:** CPA1 - Paving, asphalt
Quantity: 1 **Year Built:** 2002 **Grade:**
Condition: **Functional:** 3-Normal **Class Code:** 3507

Dimensions

Width/Diameter: **Length:** **Size/Area:** 19000
Height: **Bushels:** **Circumference:**

Commercial

Existing Commercial Buildings

Building Number	Building Name	Structure Type	Units/Bldg	YearBuilt	
1		353 - Office Building, Low Rise (1 to 4 stories)	1	2002	View

General Building Information

Building Number: 1 **Building Name:** **Structure Type:** 353 - Office Building, Low Rise (1 to 4 stories)
Units/Building: 1 **Identical Units:** 1
Grade: A **Year Built:** 2002 **Year Remodeled:** 0
Class Code: 3507 **Effective Year:** 0 **Percent Complete:** 0

Interior/Exterior Data Section #1

Level From: 02 **Level To:** 02 **Use Type:** 053 - Office

Dimensions

Area: 6,400 **Use SK Area:** 0
Perimeter: 328 **Wall Height:** 10

Features

Exterior Wall Desc: 06 - Masonry & Frame **Construction:** 1-Wood Frame/Joist/Beam **Economic Life:** 45
% 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: 01

Level To: 01

Use Type: 053 - Office

Dimensions

Area: 6,400

Use SK Area: 0

Perimeter: 328

Wall Height: 10

Features

Exterior Wall Desc: 06 - Masonry & Frame

Construction: 1-Wood Frame/Joist/Beam

Economic Life: 45

% 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: B1

Level To: B1

Use Type: 084 - Multi-Use Storage

Dimensions

Area: 6,400

Use SK Area: 0

Perimeter: 328

Wall Height: 8

Features

Exterior Wall Desc: 00 - None

Construction: 1-Wood Frame/Joist/Beam

Economic Life: 45

% Interior Finished: 100

Partitions: 3-Above 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