

Tax Year: 2024

Scale: 1:510.11 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP	Subcategory: Commercial Property
Geocode: 04-2200-21-4-07-01-0000	Assessment Code: 0000060606
Primary Owner: 819 S HIGGINS LLC MAIL TO ABSOLUTE MGMT MESA, AZ 85211-0778 Note: See Owners section for all owners	Property Address: 819 S HIGGINS AVE MISSOULA, MT 59801
Certificate of Survey:	Legal Description: KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 84, LOTS 6 & 7 AS PARCEL DESCRIBED IN COS 6879
Last Modified: 9/28/2024 17:21:7 PM	

General Property Information

Neighborhood: 204.805	Property Type: Improved Property
Living Units: 0	Levy District: 04-0583-1-1
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: 0
General: 0	

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a



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Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farm-site	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0.135	536975

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
1/3/2017	973	253	1/9/2017		Warranty Deed
10/14/1999	0598	02085	N/A		
10/14/1999	0598	02087	N/A		

Owners

Party #1

Default Information:	819 S HIGGINS LLC MAIL TO ABSOLUTE MGMT MESA, AZ 85211-0778
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	10/7/2019 12:5:12 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	536975	622025	1159000	INCOME
2023	536975	622025	1159000	INCOME
2022	483810	447490	931300	INCOME

Market Land



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Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 5900	Acres: n/a
Class Code: 2207	Value: 536975

Dwellings

No dwellings exist for this parcel

Other Buildings

No other buildings exist for this parcel

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	819 SHiggins Retail	373 - Multi-purpose, Retail, single occu-1 pancy		1905



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Existing Building #1

General Building Information

Building Number: 1	Building Name: 819 SHiggins Retail
Structure Type: 373 - Multi-purpose, Retail, single occupancy	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 1905	Year Remodeled: n/a
Class Code: 3507	Effective Year: 1990
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01 Use Type: 034 - Retail	Level To: 01
Dimensions Area: 8400 Use SK Area: 1	Perimeter: 400 Wall Height: 16
Features Exterior Wall Desc: 01 - Brick or Stone Economic Life: n/a Partitions: 2-Normal AC Type: 2-Unit Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
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Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Ag/Forest Land

No ag/forest land exists for this parcel

Easements

No easements exist for this parcel

Disclaimer



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