

**Geocode:** -**Tax ID:** 0000112606**Tax Year:** 2026**Physical Address(es)*** (GIS: 258-4628)**Owner:**

EM 820 WEST SPRUCE PROPCO LLC

820 W SPRUCE ST
838 W SPRUCE ST (retired)**Legal Description:****City or County?** CityWJ MCCORMICKS ADDITION, S21, T13 N, R19 W, BLOCK 38, FRAC OF LOTS 4 THRU 7
AND POR OF VAC NORA ST

(This information provided by the Montana Department of Revenue: 329-1400)

Fire District

City Fire

Air Stagnation*

(MCCHD: 258-4755)

Air Stagnation Zone

Inside Air Stagnation Zone inside City

Schools

(OPI: 888-231-9393)

Elementary - Lowell

Middle School - C.S. Porter

High School - Hellgate

County MS4

(Public Works: 258-3701)

Not in MS4

Permits* (City: 406-552-6635)

P20100823 (Plumbing) -
 EXC101186 (Excavation) -
 PJ20120477 (Project - Building) -
 ENG100491 (Engineering) -
 D20120039 (Demolition) -
 E20100937 (Electrical) -
 B20100983 (Building) -
 B20120998 (Building) -
 ENG100492 (Engineering) -
 EXC090469 (Excavation) -
 EXC101255 (Excavation) -
 EXC101325 (Excavation) -
 Z20080083 (Land Use/Zoning) -
 ...6 more

Sewer/Well*

(MCCHD: 258-4755)

(None Available)

Zoning*

(City: 406-552-6630)

Contact City of Missoula Planning
406-552-6630**Floodplain***

(City: 406-552-6625)

Contact City of Missoula Floodplain Administrator
406-552-6625**Bear Buffer Zone**

(MCCHD: 258-4755)

Outside of Zones

Utility Contacts

Northwestern Energy - 888-467-2669

Missoula Electric Coop - 406-541-4433

* List may be incomplete. Please contact relevant department for more information.

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