



RESIDENTIAL | COMMERCIAL | BUILDER SERVICES

PROPERTY PROFILE

CUSTOM REPORT PREPARED FOR:

The Gerald LLC
1005 Gerald Ave.
Missoula, MT 59801

December 31, 2025

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LOCATIONS, & HELPFUL INFORMATION**



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This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Fidelity National Title Company makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.

AND WHEN RECORDED MAIL TO:

The Gerald, LLC
1000 1st Avenue, 2201
Seattle, WA 98104

Filed for Record at Request of:
Insured Titles, LLC

Space Above This Line for Recorder's Use Only

Order No.: 1028832-IT
Parcel No.: 1100601

CORPORATION DEED

FOR VALUE RECEIVED,

Kappa Kappa Gamma Beta Phi Alumnae Building Association, who acquired title as Kappa Kappa Gamma Alumnae Building Association, a Montana corporation

a corporation duly organized and existing under the laws of the State of Montana, grantor, does hereby Grant, Bargain, Sell and Convey unto

The Gerald, LLC, a Washington limited liability company

whose address is: 1000 1st Avenue, 2201, Seattle, WA 98104

hereinafter called grantee, the following described property located in Missoula county, Montana to-wit:

Beginning at a point that is the Northeast corner of Lot 11, Block 12 - Hammond Addition to the City of Missoula - and run thence South along the West property line of Gerald Avenue a distance of 175.0 feet, thence West along a line that is parallel to the North line of said Block 12 a distance of 175.0 feet, thence North a distance of 45.0 feet, thence West along the North line of the alley running through said Block 12 a distance of 23.0 feet, thence North through Lot 5 of Block 12 a distance of 130.0 feet, thence East along the South property line of Connell avenue a distance of 198.0 feet to the place of beginning.

The above description by metes and bounds covers all of Lots 6, 7, 8, 9, 10 and 11 and portions of Lots 5, 12, 13, 14, 15, 16 and 17 in Block 12 of HAMMOND ADDITION, City of Missoula, Missoula County.

Recording Reference: Book 116 at Page 465 Micro Records.

SUBJECT TO covenants, conditions, restrictions, provisions, easements and encumbrances apparent or of record.

TO HAVE AND TO HOLD, the said premises, with its appurtenances unto the said Grantee, his heirs and assigns forever. Grantor does hereby covenant to and with Grantee, that it is the owner in fee simple of said premises; that it will warrant and defend same from all lawful claims whatsoever excepting current year taxes.

IN WITNESS WHEREOF, The Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed.

Dated: February 23, 2022

Kappa Kappa Gamma Beta Phi Alumnae Building
Association, who acquired title as Kappa Kappa Gamma
Alumnae Building Association, a Montana corporation

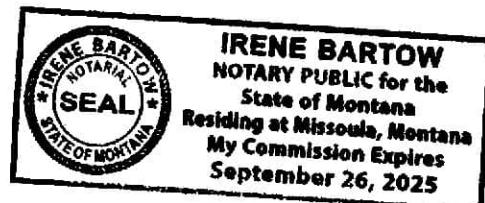
By: Molly Johnson President
Molly Johnson, President

STATE OF Montana)
ss.
COUNTY OF Missoula)

On Feb. 23, 2022, before me a Notary Public, personally appeared **Molly Johnson**, known to me to be the President of Kappa Kappa Gamma Beta Phi Alumnae Building Association, who acquired title as Kappa Kappa Gamma Alumnae Building Association, a Montana corporation.

Irene Bartow
Signature of Notarial Officer

Notary Public for the State of Montana
Residing at:
Commission Expires:





Missoula County Treasurer
Tyler R Gernant
200 West Broadway Street
Missoula, MT 59802

2025 Real Estate Tax Statement
RETURN THIS STUB WITH YOUR PAYMENT

1ST HALF PAYMENT

PARCEL #: 1100601 STATEMENT#: 6448



DUE BY 5:00 P.M. ON OR BEFORE:

12/01/2025

FIRST HALF AMOUNT DUE:

\$22,372.45

THE GERALD LLC
1000 1ST AVE UNIT 2201
SEATTLE WA 98104-0902

Sign up for tax notifications () or at [taxreminders.us](#)
Carrier charges may apply. Pay online at [missoulataxes.us](#) Make checks payable
to [Missoula County Treasurer](#).

2025 0001100601 00006448 0002237245 0004437074 8



Missoula County Treasurer
Tyler R Gernant
200 West Broadway Street
Missoula, MT 59802

2025 Real Estate Tax Statement
RETURN THIS STUB WITH YOUR PAYMENT

2ND HALF PAYMENT

PARCEL #: 1100601 STATEMENT#: 6448



DUE BY 5:00 P.M. ON OR BEFORE:

06/01/2026

SECOND HALF AMOUNT DUE:

\$21,998.29

THE GERALD LLC
1000 1ST AVE UNIT 2201
SEATTLE WA 98104-0902

Sign up for tax notifications () or at [taxreminders.us](#)
Carrier charges may apply. Pay online at [missoulataxes.us](#) Make checks payable
to [Missoula County Treasurer](#).

2025 0001100601 00006448 0002237245 0004437074 8

GENERAL TAX DETAIL

Levy Description	Amount	Levy Description	Amount	Levy Description	Amount
City		COMMUNITY JUSTICE DEPARTMENT	92.68	TRANSPORTATION - HS/ELEM	76.60
CITY OF MISSOULA GEN FUND	11,200.62	COUNTY SEARCH/RESCUE(Voted)	6.78	Total Local School	12,097.08
County		SEARCH/RESCUE SEELEY(Voted)	3.80	Special Districts	
COUNTY AGING SERVICES(Voted)	236.16	SHERIFF BUILDING BONDS	10.58	MSLA URBAN TRANS DIST**	2,593.20
COUNTY PUBLIC WORKS BRIDGES	121.90	COUNTY SUBSTANCE ABUSE PR(Voted)	48.68	State School	
CAPITAL IMPROVEMENTS	190.04	COUNTY TECHNOLOGY FUND	255.22	STATE ELEM EQUALIZATION	1,396.70
COMMUNITY & PLANNING SVC	179.04	COUNTY WEED CONTROL(Voted)	94.38	STATE HS EQUALIZATION	931.12
COMMUNITY ASSISTANCE FUND	105.81	Total County	8,860.07	STATE SCHOOL FOUNDATION EQUAL	1,692.96
CHILDCARE PROVIDER TRAINING	8.46	Local School		STATE UNIVERSITY MILLAGE(Voted)	253.94
DETENTION CENTER	1,617.20	101 MISSOULA ELEM GEN	3,390.16	STATE VO-TECH MILLAGE	63.48
DISTRICT COURT	86.34	110 MISSOULA ELEM TRANS	1,576.56	Total State School	4,338.20
ELECTIONS CENTER	68.98	111 MISSOULA ELEM BUS DEPR	2.12	Total General Taxes	39,089.17
COUNTY EXTENSION SERVICE	96.92	113 MISSOULA ELEM TUITION	560.80		
COUNTY FAIR	86.34	117 MISSOULA ELEM ADULT ED	117.24		
COUNTY GENERAL FUND	2,269.84	128 MISSOULA ELEM TECH(Voted)	216.70		
GRANTS AND COMMUNITY SERVICES	108.34	129 MISSOULA ELEM FLEX	68.56		
JUDGEMENT LEVY 2022	100.74	150 MISSOULA ELEM DEBT SVC(Voted)	1,394.16		
JUDGEMENT LEVY 2026	53.32	161 MISSOULA ELEM BLDG RESERVE	625.54		
COUNTY LIBRARY(Voted)	436.78	201 MSLA CO HIGH SCH GEN	1,567.68		
LIBRARY GO BONDS(Voted)	261.56	210 MSLA CO HIGH SCH TRANS	355.52		
LTGO 2017 BONDS(Voted)	26.66	211 MSLA CO HIGH SCH BUS DEPR	2.12		
COUNTY MENTAL HEALTH TREATME	13.96	213 MSLA CO HIGH SCH TUITION	164.22		
COUNTY HISTORICAL MUSEUM(Voted)	94.38	217 MSLA CO HIGH SCH ADULT ED	177.76		
COUNTY PARKS & RECREATION(Voted)	147.28	228 MSLA CO HIGH SCH TECH(Voted)	102.00		
COUNTY PERMISSIVE MEDICAL LEVY	507.04	229 MSLA CO HIGH SCH FLEX	53.76		
COUNTY PERMISSIVE SRS RETIREME	270.88	250 MSLA CO HIGH SCH DEBT SV(Voted)	570.96		
COUNTY/CITY PLANNING	87.18	261 MSLA CO HIGH SCH BLDG RES	126.98		
COUNTY PROP & LIAB INS.	157.44	RETIREMENT-ELEMENTARY	636.56		
COUNTY PUBLIC SAFETY FUND	1,015.36	RETIREMENT-HIGH SCHOOL	311.08		

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
STREET LIGHTING (SID 33)	CC033	350.18	0.00
CPRK CITY PARK DIST.	CPRK	1,118.00	1,118.00
CRD CITY ROAD DIST.	CRD	1,139.00	1,139.00
FT MSLA PARKS OPEN SPACE(Voted)	FMRP	132.39	132.38
ROSP COUNTY OPEN SPACE(Voted)	ROSP	64.33	64.33
WQD WATER QUAL DIST.	WQD	23.96	0.00
TOTAL SPECIAL ASSESSMENTS		2,827.86	2,453.71

This property may qualify for tax assistance, including: Property Tax Assistance Program, Intangible Land Value Assistance Program, State Property Tax Assistance Program, Disabled or Deceased Veteran's Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Department of Revenue at (406)329-1400 for further information.

General Taxes	District	Mill Levy	1st Half	2nd Half
DISTRICT 1.1	1.1	923.5700	19,544.59	19,544.58
TOTAL TAXES DUE CURRENT YEAR:				\$44,370.74

Enroll in Missoula County tax notifications at [taxreminders.us](#).

Online check payments are free at [missoulataxes.us](#) Credit/debit card payments incur a flat fee of \$1.25 plus 1.995% processing fee.

2025 REAL ESTATE
STATEMENT OF TAXES PAYABLE

TOTAL 2025 TAXES DUE: \$44,370.74

PARCEL #: 1100601 STATEMENT#: 6448

THE GERALD LLC
1000 1ST AVE UNIT 2201
SEATTLE WA 98104-0902

Legal Description: (1) 04-2200-27-2-28-03-0000
HAMMOND ADDITION, S27, T13 N, R19 W,
E18 FT OF LOT 5 & ALL OF 6 TO 11 & N25
OF 12 TO 16 & N25 FT E25 FT & POR OF
ALLEY

Valuation Type	Market Value	Taxable Value
Real Estate	991,333	14,275
Improvements	1,947,870	28,049
Personal Property	0	0
TOTAL	2,939,203	42,324

Billing date: 10/11/2025



Missoula COUNTY

Shopping Cart: 0 items [\$0.00]

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Parcel Number: 1100601

Status: Current

Type: RE

Owner: THE GERALD LLC

Value Breakdown:

Year	Parcel Number	Class Code	Description	Market Value	Taxable Value
2025	1100601	2227	Multifamily City/Town Lots	\$991,333	\$14,275
2025	1100601	3527	Multifamily Imp. On City/Town Lots	\$1,947,870	\$28,049

Current Market Value: \$2,939,203

Current Taxable Value: \$42,324

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 12/31/2025 01:00 PM.

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Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.





Missoula COUNTY

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Tax Year: 2025 Parcel Number: 1100601			
Status: Current			
Type: RE			
Owner: THE GERALD LLC			

2025 Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
6448	City	CITY OF MSLA GEN FUND	\$5,600.31	\$5,600.31
6448	City	CPRK CITY PARK DIST.	\$1,118.00	\$1,118.00
6448	City	CRD CITY ROAD DIST.	\$1,139.00	\$1,139.00
6448	County	FT MSLA PARKS OPEN SPACE	\$132.39	\$132.38
6448	County	ROSP COUNTY OPEN SPACE	\$64.33	\$64.33
6448	County	CO. WEED CONTROL	\$47.19	\$47.19
6448	County	COUNTY HISTORICAL MUSEUM	\$47.19	\$47.19
6448	County	COUNTY PARKS & REC	\$73.64	\$73.64
6448	County	CO.PERMISIVE MEDICAL LEVY	\$253.52	\$253.52
6448	County	CO PERMISSIVE SRS RETIREMENT	\$135.44	\$135.44
6448	County	COUNTY/CITY PLANNING	\$43.59	\$43.59
6448	County	COUNTY PROP & LIAB. INS.	\$78.72	\$78.72
6448	County	COUNTY PUBLIC SAFETY FUND	\$507.68	\$507.68
6448	County	RELATIONSHIP VIOLENCE SERVICES	\$46.34	\$46.34
6448	County	CO. AGING SERVICES	\$118.08	\$118.08
6448	County	COUNTY PUBLIC WORKS BRIDGES	\$60.95	\$60.95
6448	County	CAPITAL IMPROVEMENTS	\$95.02	\$95.02
6448	County	COUNTY SEARCH & RESCUE	\$5.29	\$5.29
6448	County	SHERIFF BUILDING BONDS	\$5.29	\$5.29
6448	County	CO. SUBSTANCE ABUSE PREVENT	\$24.34	\$24.34
6448	County	COUNTY TECH FUND	\$127.61	\$127.61
6448	County	COMMUNITY & PLANNING SVC	\$89.52	\$89.52
6448	County	COMMUNITY ASSISTANCE FUND	\$52.91	\$52.90
6448	County	COUNTY COMMUNITY DAYCARE	\$4.23	\$4.23
6448	County	DETENTION CENTER	\$808.60	\$808.60
6448	County	DISTRICT COURT	\$43.17	\$43.17
6448	County	ELECTIONS CENTER	\$34.49	\$34.49
6448	County	COUNTY EXTENSION SERVICE	\$48.46	\$48.46

6448	County	COUNTY FAIR	\$43.17	\$43.17
6448	County	COUNTY GENERAL FUND	\$1,134.92	\$1,134.92
6448	County	GRANTS AND COMMUNITY SERVICES	\$54.17	\$54.17
6448	County	JUDGEMENT LEVY 2022	\$50.37	\$50.37
6448	County	JUDGEMENT LEY 2026	\$26.66	\$26.66
6448	County	COUNTY LIBRARY	\$218.39	\$218.39
6448	County	LIBRARY GO BONDS	\$130.78	\$130.78
6448	County	LTGO 2017 BONDS	\$13.33	\$13.33
6448	County	COUNTY MENTAL HEALTH TREAT.	\$6.98	\$6.98
6448	Local School	101 MSLA ELEM GEN	\$1,695.08	\$1,695.08
6448	Local School	110 MSLA ELEM TRANS	\$788.28	\$788.28
6448	Local School	111 MISSOULA ELEM BUS DEP	\$1.06	\$1.06
6448	Local School	113 MSLA ELEM TUITION	\$280.40	\$280.40
6448	Local School	117 MSLA ELEM ADULT ED	\$58.62	\$58.62
6448	Local School	128 MSLA ELEM TECH	\$108.35	\$108.35
6448	Local School	129 MSLA ELEM FLEX FD	\$34.28	\$34.28
6448	Local School	150 MSLA ELEM DEBT	\$697.08	\$697.08
6448	Local School	161 MSLA ELEM BUILD RES	\$312.77	\$312.77
6448	Local School	201 MCHS GEN FUND	\$783.84	\$783.84
6448	Local School	210 MCHS TRANSPORTATION	\$177.76	\$177.76
6448	Local School	211 MCHS BUS DEP	\$1.06	\$1.06
6448	Local School	213 MCHS TUITION	\$82.11	\$82.11
6448	Local School	217 MCHS ADULT ED	\$88.88	\$88.88
6448	Local School	228 MCHS TECHNOLOGY	\$51.00	\$51.00
6448	Local School	229 MCHS FLEX	\$26.88	\$26.88
6448	Local School	250 MCHS DEBT SERVICE	\$285.48	\$285.48
6448	Local School	261 MCHS BUILDING RESERVE	\$63.49	\$63.49
6448	Local School	TRANSPORTATION-HS/ELEMENTARY	\$38.30	\$38.30
6448	Local School	RETIREMENT-ELEMENTARY	\$318.28	\$318.28
6448	Local School	RETIREMENT-HIGH SCHOOL	\$155.54	\$155.54
6448	Special Districts	STREET LIGHTING (SID 33)	\$350.18	\$0.00
6448	Special Districts	WQD WATER QUAL DIST.	\$23.96	\$0.00
6448	Special Districts	MSLA URBAN TRANS DIST	\$1,296.60	\$1,296.60
6448	State School	STATE HS EQUALIZATION	\$465.56	\$465.56
6448	State School	STATE ELEM EQUALIZATION	\$698.35	\$698.35
6448	State School	STATE UNIVERSITY MILLAGE	\$126.97	\$126.97
6448	State School	STATE VO-TECH MILLAGE	\$31.74	\$31.74
6448	State School	STATE SCHOOL FOUNDATION EQUAL.	\$846.48	\$846.48

1st Half Total: \$22,372.45

2nd Half Total: \$21,998.29

Total Tax: \$44,370.74

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 12/31/2025 01:00 PM.

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Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.



Missoula COUNTY

Shopping Cart: 0 items [\$0.00]

 [New Search](#) [History](#) [Payoff](#) [PayTaxes](#) [Help](#)**Parcel Number:** 1100601**Mailing Address:**
1000 1ST AVE UNIT 2201
SEATTLE, WA 981040902 [Tax Comparison](#)**Status:** Current**Receipt:** 6448**Levy District:**
1.1, DISTRICT 1.1**2025 Owner(s):**
THE GERALD LLC**2025 Value:****Market Value** \$2,939,203
Taxable: \$42,324 [Detail](#)**2025 Taxes:** [View Pie Charts](#)**First Half:** \$22,372.45 **Due:** 12/1/2025
Second Half: \$21,998.29 **Due:** 6/1/2026
Total: \$44,370.74 [Show Current Tax Bill](#) [Detail](#)**2025 Payments:****First Half:** \$22,372.45
Second Half: \$0.00
Total: \$22,372.45

(May include penalty & interest)

2025 Legal Records:**Geo Code:** 04-2200-27-2-28-03-0000 **Deed Book:** 1072 **Page:** 390 **Date:** 2022-02-23**Property address:** 1005 GERALD AVE, MISSOULA MT 59801**Subdivision:** (HA1) HAMMOND ADD**TRS:** T13 N, R19 W, Sec. 27**Legal:** HAMMOND ADDITION, S27, T13 N, R19 W,

E18 FT OF LOT 5 & ALL OF 6 TO 11 & N25

OF 12 TO 16 & N25 FT E25 FT & POR OF

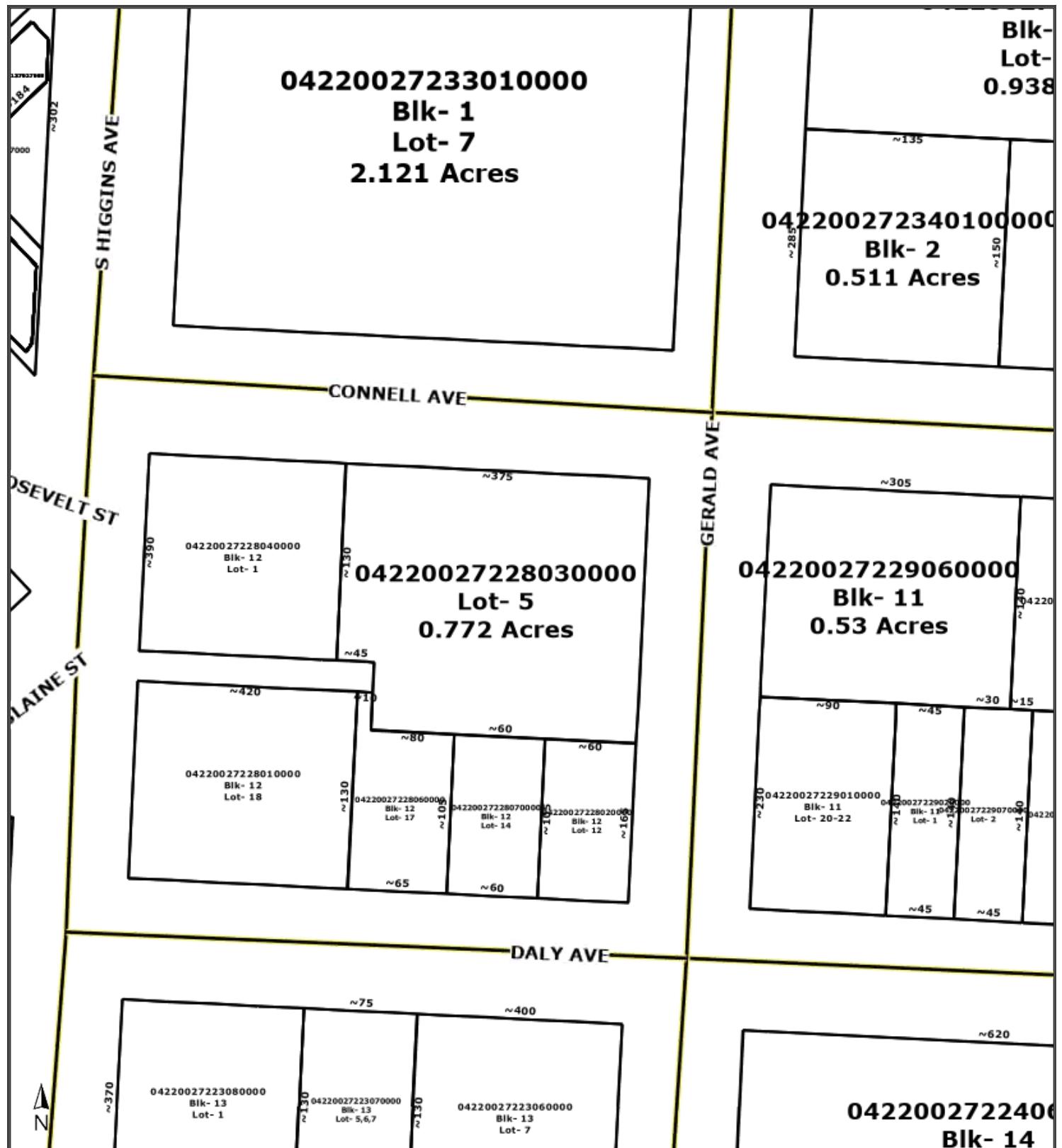
ALLEY

Acres: 0.77**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 12/31/2025 01:00 PM.

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Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.



Chicago Title

**ParcelID: 04220027228030000
1005 Gerald Ave, Missoula MT 59801**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Cadastral Property Report

Tax Year: 2026

Scale: 1:1487.68 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP	Subcategory: Commercial Property
Geocode: 04-2200-27-2-28-03-0000	Assessment Code: 0001100601
Primary Owner: THE GERALD LLC 1000 1ST AVE UNIT 2201 SEATTLE, WA 98104-0902 Note: See Owners section for all owners	Property Address: 1005 GERALD AVE MISSOULA, MT 59801
Certificate of Survey:	Legal Description: HAMMOND ADDITION, S27, T13 N, R19 W, E18 FT OF LOT 5 & ALL OF 6 TO 11 & N25 OF 12 TO 16 & N25 FT E25 FT & POR OF ALLEY
Last Modified: 7/7/2025 13:56:15 PM	

General Property Information

Neighborhood: 204.811	Property Type: Improved Property
Living Units: 13	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: General: 0	Limited: 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



Cadastral Property Report

Tax Year: 2026

Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop	0	0
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0.772	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
2/23/2022	1072	390	3/2/2022		Corporation Deed

Owners

Party #1

Default Information:	THE GERALD LLC 1000 1ST AVE UNIT 2201 SEATTLE, WA 98104-0902
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	3/23/2022 11:27:24 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	991333	1947870	2939203	COST
2024	497377	1227910	1725287	COST
2023	497377	1227910	1725287	COST

Market Land



Cadastral Property Report

Tax Year: 2026

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 33615	Acres: n/a
Class Code: 2227	Value: n/a

Dwellings

No dwellings exist for this parcel

Other Buildings

No other buildings exist for this parcel

Commercial

Commercial Summary

Building Number	Building Name	Structure Type	Units	Year Built

Existing Building #1

General Building Information

Building Number: 1	Building Name: n/a
Structure Type: 318 - Boarding/Rooming House	Units/Building: 1
Identical Units: 1	Grade: C
Year Built: 1915	Year Remodeled: n/a
Class Code: 3527	Effective Year: 1970
Percent Complete: n/a	

Interior/Exterior Data #1

Use Type: 0211 - Dormitory	Level To: 01
Dimensions: 1	Perimeter: 336
Features/Alt Desc: 02 - Frame	Construction: 4 - Wood Frame/Joist/Beam

Interior/Exterior Data #2

Detail Type	Open	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Interior/Exterior Data #3

Interior/Exterior Data #4

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost



Cadastral Property Report

Tax Year: 2026

Ag/Forest Land

No ag/forest land exists for this parcel

Conservation Easements

No conservation easements exist for this parcel

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