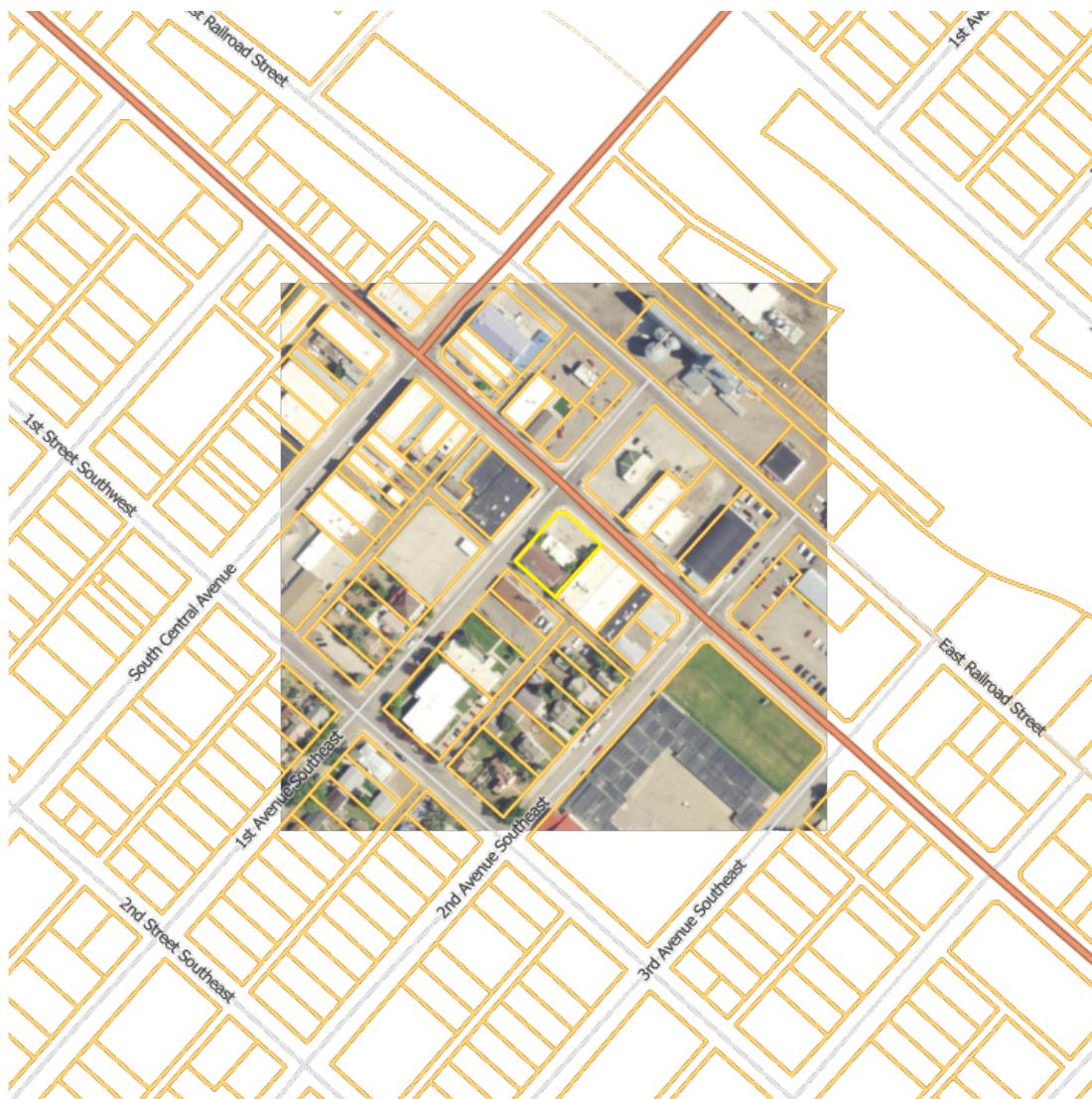


Cadastral Property Report

Tax Year: 2024

Scale: 1:5005.30 Basemap: Montana NAIP 2021



Summary



Cadastral Property Report

Tax Year: 2024

Primary Information

Property Category: RP	Subcategory: Commercial Property
Geocode: 38-4529-12-2-32-10-0000	Assessment Code: 0000000185
Primary Owner: HIGH MOUNTAIN STORAGE LLC PO BOX 8785 SPOKANE, WA 99203-8701 Note: See Owners section for all owners	Property Address: 100 E MAIN ST CUT BANK, MT 59427
Certificate of Survey:	Legal Description: CUT BANK ORIGINAL TOWNSITE, S12, T33 N, R06 W, BLOCK 010, Lot 002, LTS 2 & 3 LESS R/W
Last Modified: 10/20/2024 18:19:28 PM	

General Property Information

Neighborhood: 238.002.CC	Property Type: Improved Property
Living Units: 0	Levy District: 38-0402-15
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

Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
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	0.297	41073



Cadastral Property Report

Tax Year: 2024

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
5/8/2024	111	330	5/10/2024	289850	Warranty Deed
6/29/2015	105	422	9/17/2015	279321	Bargain & Sale Deed
1/30/2008	100	268	2/12/2008	261718	Quit Claim Deed
6/15/2007	99	472	N/A		
6/1/2007	99	445	N/A		
4/19/1999	53	461	N/A		
4/19/1999	93	126	N/A		
5/1/1994	M50	238	N/A		
9/12/1991	M48	311	N/A		

Owners

Party #1

Default Information:	HIGH MOUNTAIN STORAGE LLC PO BOX 8785 SPOKANE, WA 99203-8701
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	5/21/2024 9:11:54 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	41073	121850	162923	COST
2023	41073	243070	284143	COST
2022	42458	105542	148000	INCOME

Market Land

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: 100	Depth: 130
Square Feet: 12950	Acres: n/a
Class Code: 2207	Value: 41073



Cadastral Property Report

Tax Year: 2024

Dwellings

No dwellings exist for this parcel

Other Buildings

Outbuilding/Yard Improvement #1

Type: Commercial

Description: CPA2 - Paving, concrete, 4"

Quantity: 1

Year Built: 1945

Grade: A

Condition: Com 2 Fair

Functional: 2-Fair

Class Code: 3507

Dimensions

Width/Diameter: n/a
Size/Area: 5000
Bushels: n/a

Length: n/a
Height: n/a
Circumference: n/a

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	Old Fast Lube.	332 - Auto Equipment Service Garage	1	1945
1		704 - Garage, Office/Service	1	1937



Cadastral Property Report

Tax Year: 2024

Existing Building #1

General Building Information

Building Number: 1	Building Name: Old Fast Lube.
Structure Type: 332 - Auto Equipment Service Garage	Units/Building: 1
Identical Units: 1	Grade: L
Year Built: 1945	Year Remodeled: n/a
Class Code: 3507	Effective Year: 1960
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 070 - Service Station with Bays	

Dimensions	
Area: 1623	Perimeter: 176
Use SK Area: 1	Wall Height: 12

Features

Exterior Wall Desc: 03 - Concrete Block	Construction: 1-Wood Frame/Joist/Beam
Economic Life: n/a	% Interior Finished: 100
Partitions: 2-Normal	Heat Type: 3-Unit or Space Heaters
AC Type: 0-None	Plumbing: 1-Below Normal
Physical Condition: 2-Fair	Functional Utility: 1-Poor

Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
HS1 - Hoist, single plunger, 8,000#	1	0	0	0	0	10125	10125

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost



Cadastral Property Report

Tax Year: 2024

Existing Building #2

General Building Information

Building Number: 1	Building Name: n/a
Structure Type: 704 - Garage, Office/Service	Units/Building: 1
Identical Units: 1	Grade: F
Year Built: 1937	Year Remodeled: 1991
Class Code: 3507	Effective Year: 1965
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 084 - Multi-Use Storage	
Dimensions	
Area: 4500	Perimeter: 280
Use SK Area: 1	Wall Height: 12
Features	
Exterior Wall Desc: 03 - Concrete Block	Construction: 1-Wood Frame/Joist/Beam
Economic Life: n/a	% Interior Finished: 100
Partitions: 1-Below Normal	Heat Type: 3-Unit or Space Heaters
AC Type: 0-None	Plumbing: 1-Below Normal
Physical Condition: 2-Fair	Functional Utility: 2-Fair

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
Elevators and Escalators							
Description		Units		Rise-ft	Stops	Speed	Capacity Cost

Ag/Forest Land

No ag/forest land exists for this parcel

Easements

No easements exist for this parcel

Disclaimer



Cadastral Property Report

Tax Year: 2024

The Montana State Library (MSL) provides this product/service for informational purposes only. MSL did not produce it for, nor is it suitable for legal, engineering, or surveying purposes. Data from disparate sources may not be in vertical alignment. Consumers of this information should review or consult the primary data and information sources to ascertain the viability of the information for their purposes. The MSL provides these data in good faith and in no event, shall be liable for any incorrect results or analysis, any lost profits and special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data or the services provided. The MSL makes these data and services available as a convenience to the public, and for no other purpose. The MSL reserves the right to change or revise published data and/or services at any time.