

← Return t...

50 ft

Powered by Esri

**Property Address:** 1900 S RUSSELL ST MISSOULA, MT 59801

**Geocode:** 04-2200-28-3-26-11-0000

**Tax Year:** 2024



Summary

Primary Information

<b>Property Category:</b> RP	<b>Subcategory:</b> Commercial Property
<b>Geocode:</b> 04-2200-28-3-26-11-0000	<b>Assessment Code:</b> 0000068006
<b>Primary Owner:</b> OMAR AMMAR M 1923 34TH ST	<b>Property Address:</b> 1900 S RUSSELL ST MISSOULA, MT 59801

Certificate of Survey:

Legal Description: UNION ADDITION, S28, T13 N, R19 W, BLOCK 37, Lot 11 - 12

Last Modified: 9/28/2024 17:21:7 PM

### General Property Information

Neighborhood: 204.810

Property Type: Improved Property

Living Units: 1

Levy District: 04-0583D-1-1D

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

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
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	0.21	413195

### Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
4/14/2022	1075	1107	5/16/2022		Warranty Deed
6/22/2004	0734	01308	N/A		
11/26/2003	0722	01682	N/A		

 Owners

### Party #1

**Default Information:** OMAR AMMAR M  
1923 34TH ST MISSOULA, MT 59801-8930

---

**Ownership %:** 100

---

**Primary Owner:** Yes

---

**Interest Type:** Conversion

---

**Last Modified:** 7/19/2022 9:32:29 AM

### Party #2

**Default Information:** ABDULJABBAR MARWA H  
1923 34TH ST MISSOULA, MT 59801-8930

---

**Ownership %:** 100

---

**Primary Owner:** Yes

---

**Interest Type:** Conversion

---

**Last Modified:** 7/19/2022 9:32:29 AM

 Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	413195	240740	653935	COST
2023	413195	240740	653935	COST
2022	304422	183178	487600	INCOME

 Market Land

### Market Land Item #1

**Method:** Sqft **Type:** Primary Site

---

**Width:** n/a **Depth:** n/a

---

**Square Feet:** 9136 **Acres:** n/a


---

**Valuation**

**Class Code:** 2207 **Value:** 413195


 Dwellings

No dwellings exist for this parcel

 Other Buildings

### Outbuilding/Yard Improvement #1

<b>Type:</b> Commercial	<b>Description:</b> CPA1 - Paving, asphalt
<b>Quantity:</b> 1	<b>Year Built:</b> 1984
<b>Grade:</b> A	<b>Condition:</b> Com 3 Normal
<b>Functional:</b> 3-Normal	<b>Class Code:</b> 3507
<b>Dimensions</b>	
<b>Width/Diameter:</b> n/a	<b>Length:</b> n/a
<b>Size/Area:</b> 3000	<b>Height:</b> n/a
<b>Bushels:</b> n/a	<b>Circumference:</b> n/a

 Commercial

### Commercial Summary

#### Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	A-1 Vacuum Supply	373 - Multi-purpose, Retail, single occupancy	1	1956

### Existing Building #1

#### General Building Information

<b>Building Number:</b> 1	<b>Building Name:</b> A-1 Vacuum Supply
<b>Structure Type:</b> 373 - Multi-purpose, Retail, single occupancy	<b>Units/Building:</b> 1
<b>Identical Units:</b> 1	<b>Grade:</b> A
<b>Year Built:</b> 1956	<b>Year Remodeled:</b> n/a
<b>Class Code:</b> 3507	<b>Effective Year:</b> n/a
<b>Percent Complete:</b> n/a	

#### Interior/Exterior Data #1

<b>Level From:</b> 01	<b>Level To:</b> 01
<b>Use Type:</b> 011 - Apartment	
<b>Dimensions:</b>	
<b>Area:</b> 1120	<b>Perimeter:</b> 108
<b>Use SK Area:</b> 1	<b>Wall Height:</b> 8
<b>Features:</b>	
<b>Exterior Wall Desc:</b> 02 - Frame	<b>Construction:</b> 1-Wood Frame/Joist/Beam
<b>Economic Life:</b> 40	<b>% Interior Finished:</b> 100
<b>Partitions:</b> 2-Normal	<b>Heat Type:</b> 1-Hot Air

AC Type: 0-None

Plumbing: 2-Normal

Physical Condition: 3-Normal

Functional Utility: 3-Normal

Other Features:

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
-------------	-----	-------	--------	--------	------	------------------	------------------

Interior/Exterior Data #2

Level From: 01

Level To: 01

Use Type: 034 - Retail

Dimensions:

Area: 448

Perimeter: 88

Use SK Area: 1

Wall Height: 8

Features:

Exterior Wall Desc: 02 - Frame

Construction: 1-Wood Frame/Joist/Beam

Economic Life: 40

% Interior Finished: 100

Partitions: 2-Normal

Heat Type: 1-Hot Air

AC Type: 0-None

Plumbing: 2-Normal

Physical Condition: 3-Normal

Functional Utility: 3-Normal

Other Features:

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
-------------	-----	-------	--------	--------	------	------------------	------------------

Interior/Exterior Data #3

Level From: B1

Level To: B1

Use Type: 086 - Support Area

Dimensions:

Area: 2904

Perimeter: 252

Use SK Area: 1

Wall Height: 9

Features:

Exterior Wall Desc: 00 - None

Construction: 1-Wood Frame/Joist/Beam

Economic Life: 40

% Interior Finished: 100

Partitions: 1-Below Normal

Heat Type: 1-Hot Air

AC Type: 0-None

Plumbing: 0-None

Physical Condition: 3-Normal

Functional Utility: 3-Normal

Other Features:

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
-------------	-----	-------	--------	--------	------	------------------	------------------

Interior/Exterior Data #4

Level From: 02

Level To: 02

Use Type: 011 - Apartment

Dimensions:

Area: 448

Perimeter: 88

Use SK Area: 1

Wall Height: 8

Features:

Exterior Wall Desc: 02 - Frame

Construction: 1-Wood Frame/Joist/Beam

Economic Life: 40

% Interior Finished: 100

Partitions: 2-Normal

Heat Type: 1-Hot Air

AC Type: 0-None

Plumbing: 2-Normal

Physical Condition: 3-Normal

Functional Utility: 3-Normal

Other Features:

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PROPERTY/EXTERIOR WALLS							



# Montana

D...

Map Data Sources

## Cadastral

Use SK Area: 1

Wall Height: 10

### Features:

Exterior Wall Desc: 02 - Frame

Construction: 1-Wood Frame/Joist/Beam

Economic Life: 40

% 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

### Other Features:

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP4 - Porch, enclosed	1	16	10	0	0	13342.4	13342

### Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
-------------	-------	---------	-------	-------	----------	------

## Ag/Forest Land

### Land Items

No land items exist for this parcel

### Easements

No easements exist for this parcel