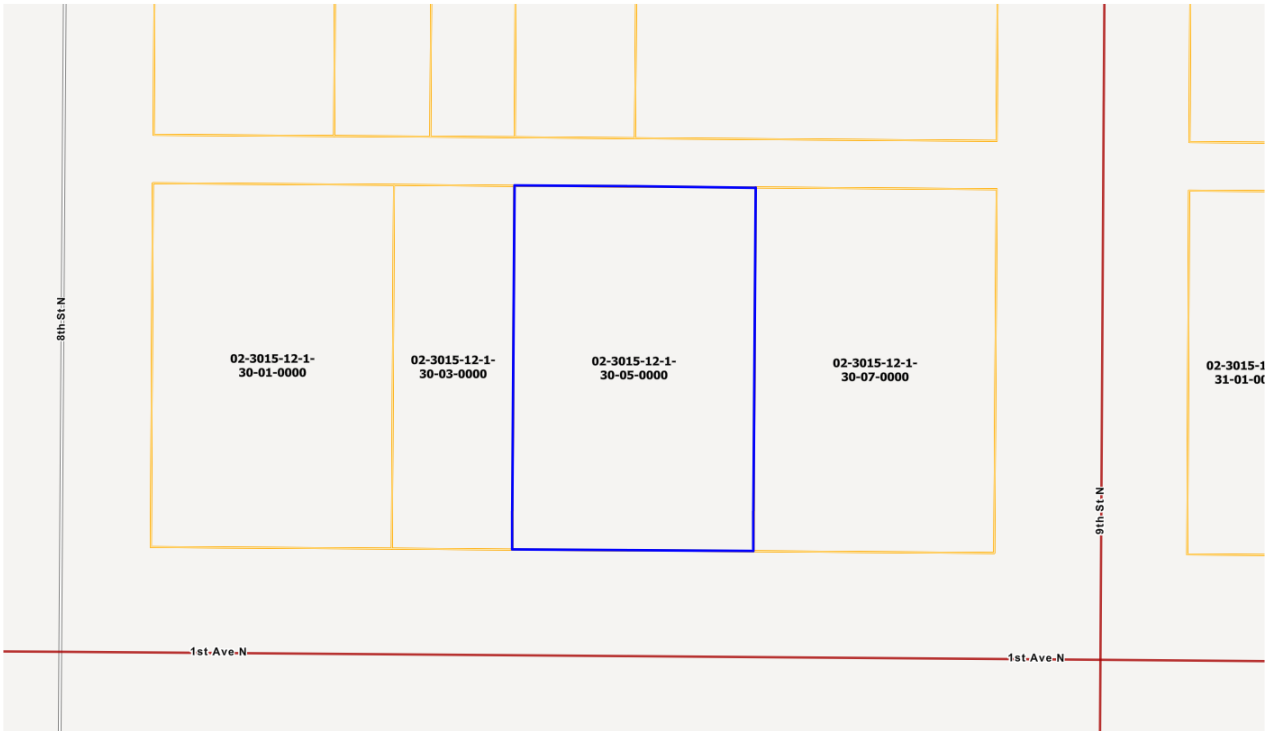


Tax Year: 2024

Scale: 1:636.56 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 02-3015-12-1-30-05-0000

Assessment Code: 0000155550

Primary Owner:

3BRODRE INC
709 4TH AVE N
GREAT FALLS, MT 59401-1509
Note: See Owners section for all owners

Property Address:

815 1ST AVE N
GREAT FALLS, MT 59401

Certificate of Survey:

Legal Description: GREAT FALLS ORIGINAL TOWNSITE, S12, T20 N, R03 E, BLOCK 304, Lot 010, LTS 10-11

Last Modified: 5/20/2024 23:35:41 PM

Tax Year: 2024

General Property Information

Neighborhood: 202.008.C	Property Type: IMP_U - Improved Property - Urban
Living Units: 0	Levy District: 02-4998-1CTID7
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
Farm site	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0.344	96750

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
2/12/2018			2/14/2018	R0351318	Special Warranty Deed
11/9/2007			1/30/2017	R0334773	Warranty Deed
11/9/2007			12/14/2016	R0332539	Warranty Deed

Owners

Tax Year: 2024

Party #1

Default Information:	3BRODRE INC 709 4TH AVE N GREAT FALLS, MT 59401-1509
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	5/7/2018 11:29:13 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	96750	654950	751700	INCOME
2023	96750	654950	751700	INCOME
2022	65250	506750	572000	INCOME

Market Land

No market land exists for this parcel

Dwellings

No dwellings exist for this parcel

Other Buildings

Tax Year: 2024

Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA3 - Paving, concrete, 5-6"
Quantity: 1	Year Built: 1949
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 2126	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1		398 - Warehouse	1	1949

Tax Year: 2024

Existing Building #1

General Building Information

Building Number: 1	Building Name: n/a
Structure Type: 398 - Warehouse	Units/Building: 1
Identical Units: 1	Grade: G
Year Built: 1949	Year Remodeled: 2007
Class Code: 3507	Effective Year: 1985

Percent Complete: n/a

Interior/Exterior Data #1

Level From: 01 Use Type: 034 - Retail	Level To: 01
Dimensions Area: 8940 Use SK Area: 1	Perimeter: 444 Wall Height: 14
Features Exterior Wall Desc: 01 - Brick or Stone Economic Life: n/a Partitions: 2-Normal AC Type: 0-None Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 3-Unit or Space Heaters Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Interior/Exterior Data #2

Level From: 01 Use Type: 086 - Support Area	Level To: 01
Dimensions Area: 3996 Use SK Area: 1	Perimeter: 157 Wall Height: 14
Features Exterior Wall Desc: 01 - Brick or Stone Economic Life: n/a Partitions: 2-Normal AC Type: 0-None Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 3-Unit or Space Heaters Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

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

Tax Year: 2024

No easements exist for this parcel

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