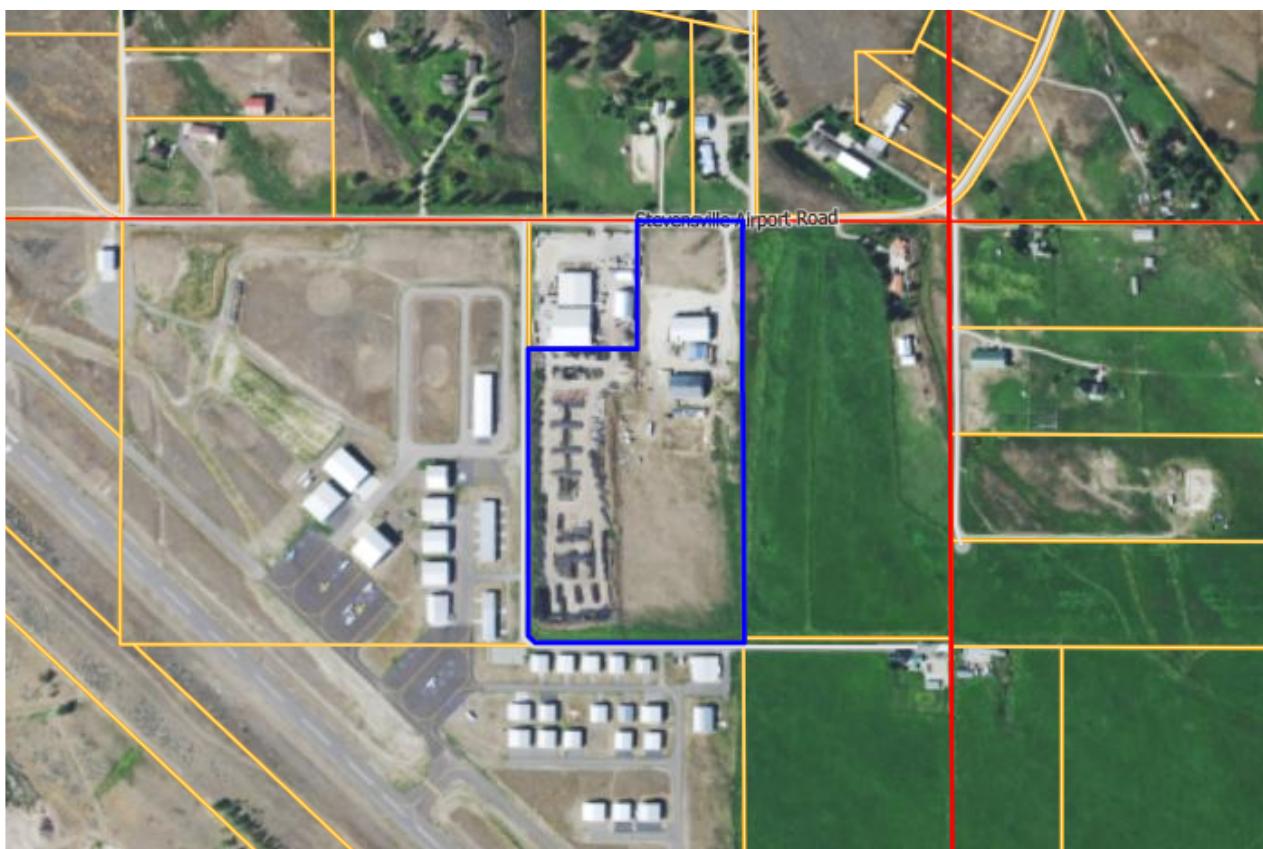


Cadastral Property Report

Tax Year: 2025

Scale: 1:9461.10 Basemap: Montana NAIP 2021



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 13-1764-24-1-01-27-0000

Assessment Code: 0000271322

Primary Owner:

BITTERROOT TOOL AND DIE LLC
PO BOX 130
STEVENSVILLE, MT 59870-0130
Note: See Owners section for all owners

Property Address:

497 STEVENSVILLE AIRPORT RD
STEVENSVILLE, MT 59870

Certificate of Survey:

Legal Description: ZUGAY SUBD, S24, T09 N, R20 W, Lot 1, ACRES 17.13

Last Modified: 7/12/2025 16:40:37 PM



Cadastral Property Report

Tax Year: 2025

General Property Information

Neighborhood: 213.970.C	Property Type: Improved Property
Living Units: 0	Levy District: 13-2732-2-3
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	17.13	583324

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
3/13/2014			3/21/2014	676/364	
1/17/2007	584	919	N/A		Warranty Deed
3/31/2006	568	155	N/A		

Owners

Cadastral Property Report

Tax Year: 2025

Party #1

Default Information:	BITTERROOT TOOL AND DIE LLC PO BOX 130 STEVENSVILLE, MT 59870-0130
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	7/20/2021 11:30:40 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	583324	602176	1185500	INCOME
2024	559045	600955	1160000	INCOME
2023	559045	600955	1160000	INCOME

Market Land

Market Land Item #1

Method: Acre	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 17.13
Class Code: 2107	Value: 583324

Dwellings

No dwellings exist for this parcel

Other Buildings



Cadastral Property Report

Tax Year: 2025

Outbuilding/Yard Improvement #1

Type: Commercial	Description: CGFU - Garage, detached, frame, unfinished
Quantity: 1	Year Built: 2015
Grade: A	Condition: Com 3 Normal
Functional: n/a	Class Code: 3307

Dimensions

Width/Diameter: 40	Length: 46
Size/Area: 1840	Height: 12
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #2

Type: Commercial	Description: CRS2 - Utility Building, metal
Quantity: 1	Year Built: 2016
Grade: A	Condition: Com 3 Normal
Functional: n/a	Class Code: 3307

Dimensions

Width/Diameter: 70	Length: 100
Size/Area: 7000	Height: 18
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #3

Type: Commercial	Description: CPA3 - Paving, concrete, 5-6"
Quantity: 1	Year Built: 2006
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3307

Dimensions

Width/Diameter: 10	Length: 24
Size/Area: 240	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #4

Type: Commercial	Description: CRS1 - Utility Building, frame
Quantity: 1	Year Built: 2018
Grade: A	Condition: Com 3 Normal
Functional: n/a	Class Code: 3307

Dimensions

Width/Diameter: 12	Length: 18
Size/Area: 216	Height: n/a
Bushels: n/a	Circumference: n/a



Cadastral Property Report

Tax Year: 2025

Outbuilding/Yard Improvement #5

Type: Commercial	Description: CAA4 - Arena, Lean-To, Pole, Commercial
Quantity: 1	Year Built: 2015
Grade: A	Condition: Com 3 Normal
Functional: n/a	Class Code: 3307

Dimensions

Width/Diameter: 16	Length: 40
Size/Area: 640	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #6

Type: Commercial	Description: CRS2 - Utility Building, metal
Quantity: 5	Year Built: 2015
Grade: A	Condition: Com 2 Fair
Functional: n/a	Class Code: 3307

Dimensions

Width/Diameter: 7	Length: 45
Size/Area: 315	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	Bitterroot Tool & Die	401 - Industrial, Manufacturing & Processing	1	2006



Cadastral Property Report

Tax Year: 2025

Existing Building #1

General Building Information

Building Number: 1	Building Name: Bitterroot Tool & Die
Structure Type: 401 - Industrial, Manufacturing & Processing	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 2006	Year Remodeled: 2014
Class Code: 3307	Effective Year: 2010

Percent Complete: n/a

Interior/Exterior Data #1

Level From: M1	Level To: M1
Use Type: 082 - Multi-Use Office	

Dimensions	
Area: 2040	Perimeter: 274
Use SK Area: 1	Wall Height: 8

Features

Exterior Wall Desc: 13 - Enclosure	Construction: 0-None
Economic Life: n/a	% 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

Interior/Exterior Data #2

Level From: 01	Level To: 01
Use Type: 044 - Manufacturing, Light	

Dimensions	
Area: 8880	Perimeter: 388
Use SK Area: 1	Wall Height: 20

Features

Exterior Wall Desc: 07 - Metal, light	Construction: 4-Pre-engineered Steel
Economic Life: n/a	% 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
PP1 - Porch, open	1	5	6	0	30	1780.2	1780

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost

Ag/Forest Land

No ag/forest land exists for this parcel



Cadastral Property Report

Tax Year: 2025

Conservation Easements

No conservation easements exist for this parcel

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