

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Commercial Property
Geocode: 04-2200-21-4-07-07-0000 **Assessment Code:** 0005952104
Primary Owner: **PropertyAddress:** 817 S HIGGINS AVE
 BRYANT ROBERT MARK
 817 S HIGGINS AVE
 MISSOULA, MT 59801
COS Parcel:

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: KNOWLES ADDITION # 2

Legal Description:

KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 84, Lot 5

Last Modified: 6/4/2022 9:15:05 AM

General Property Information

Neighborhood: 204.805 **Property Type:** IMP_U - Improved Property - Urban
Living Units: 0 **Levy District:** 04-0583-1-1
Zoning: **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	0.096	444,120.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
-----------	------	------	---------------	-----------------	---------------

Owners

Party #1

Default Information: BRYANT ROBERT MARK
 817 S HIGGINS AVE

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 9/27/2011 4:40:33 PM

Other Names

Other Addresses

Name	Type	Other Addresses
BRYANT SANDRA A	L Additional Legal Owners	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2022	444120	215600	659720	COST

2021	444120	215600	659720	COST
2020	398310	244350	642660	COST

Market Land

Market Land Item #1

Method: Sqft

Type: Primary Site

Width:

Depth:

Square Feet: 4,200

Acres:

Valuation

Class Code: 2207

Value: 444120

Dwellings

Existing Dwellings

No dwellings exist for this parcel

Other Buildings/Improvements

Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

Commercial

Existing Commercial Buildings

Building Number	Building Name	Structure Type	Units/Bldg	YearBuilt	
1	817 SHiggins Retail	373 - Multi-purpose, Retail, single occupancy	1	1905	View

General Building Information

Building Number: 1 **Building Name:** 817 SHiggins Retail **Structure Type:** 373 - Multi-purpose, Retail, single occupancy
Units/Building: 1 **Identical Units:** 1
Grade: A **Year Built:** 1905 **Year Remodeled:** 0
Class Code: 3507 **Effective Year:** 1985 **Percent Complete:** 0

Interior/Exterior Data Section #1

Level From: 01 **Level To:** 01 **Use Type:** 034 - Retail

Dimensions

Area: 4,200 **Use SK Area:** 1
Perimeter: 340 **Wall Height:** 16

Features

Exterior Wall Desc: 01 - Brick or Stone **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: 2-Fair **Functional Utility:** 3-Normal

Building Other Features

No other features exist for this interior/exterior detail

Elevators and Escalators

No elevators or escalators exist for this building

Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel