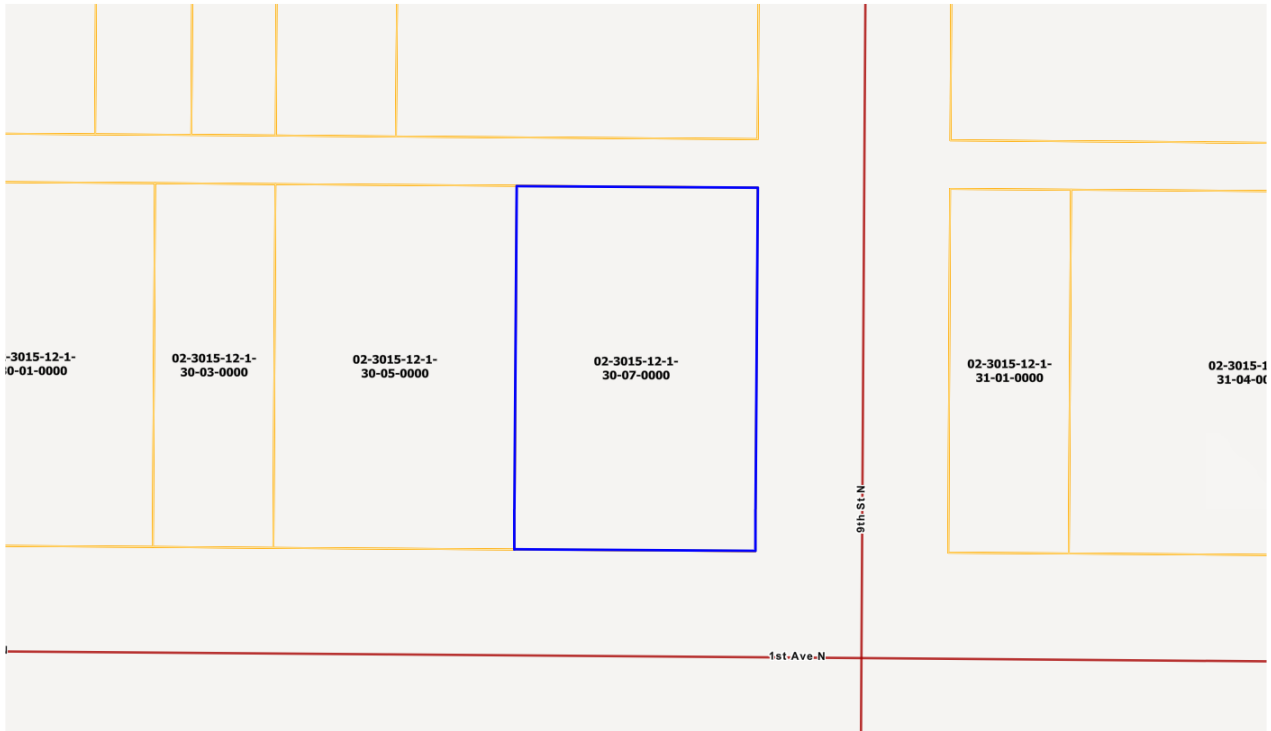


Tax Year: 2024

Scale: 1:636.57 Basemap: Cadastral Application Base Map



## Summary

### Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 02-3015-12-1-30-07-0000

Assessment Code: 0000155500

#### Primary Owner:

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

#### Property Address:

825 1ST AVE N  
GREAT FALLS, MT 59401

Certificate of Survey:

Legal Description: GREAT FALLS ORIGINAL TOWNSITE, S12, T20 N, R03 E, BLOCK 304, Lot 008, LT 8 & 9

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
Farmsite	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			12/14/2016	R0332539/R0315162	Warranty Deed
11/9/2007			11/16/2015	R0315162	Warranty Deed
N/A			N/A	CORRECTION R0351318	Other

## Owners

Tax Year: 2024

## Party #1

Default Information:	3 BRODE INC 709 4TH AVE N GREAT FALLS, MT 59401-1509
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	2/14/2024 11:59:50 AM

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	96750	18880	115630	COST
2023	96750	18880	115630	COST
2022	65250	15450	80700	COST

## 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: CRS1 - Utility Building, frame

Quantity: 1

Year Built: 1950

Grade: A

Condition: Com 3 Normal

Functional: n/a

Class Code: 3507

### Dimensions

Width/Diameter: 10

Length: 21

Size/Area: n/a

Height: n/a

Bushels: n/a

Circumference: n/a

## Outbuilding/Yard Improvement #2

Type: Commercial

Description: CPA1 - Paving, asphalt

Quantity: 1

Year Built: 1980

Grade: A

Condition: Com 2 Fair

Functional: 2-Fair

Class Code: 3507

### Dimensions

Width/Diameter: n/a

Length: n/a

Size/Area: 14596

Height: n/a

Bushels: n/a

Circumference: n/a

## Commercial

No commercial buildings exist for this parcel

## Ag/Forest Land

No ag/forest land exists for this parcel

## Easements

No easements exist for this parcel

Tax Year: 2024

## Disclaimer

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