

Tax Year: 2025

Scale: 1:1314.00 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP	Subcategory: Commercial Property
Geocode: 04-2200-22-2-25-01-0000	Assessment Code: 0000386101
Primary Owner: CONFLUX PROPERTIES LLC PO BOX 8856 MISSOULA, MT 59807-8856 Note: See Owners section for all owners	Property Address: 200 E MAIN ST MISSOULA, MT 59802
Certificate of Survey:	Legal Description: CP HIGGINS, S22, T13 N, R19 W, BLOCK A, Lot 12 - 13, & W 29' Of Lot 14
Last Modified: 1/18/2025 11:21:3 AM	

General Property Information

Neighborhood: 204.805	Property Type: Improved Property
Living Units: 0	Levy District: 04-0583-1-1
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: 0
General: 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

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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	0.27	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
9/22/2017	986	1209	9/22/2017		Warranty Deed
1/30/2017	974	325	1/31/2017		Warranty Deed
3/31/2011	875	1148	3/31/2011		Warranty Deed
4/12/2007	0795	00285	N/A		
3/1/2006	0769	01159	N/A		
12/30/1998	0567	01500	N/A		

Owners

Party #1

Default Information:	CONFLUX PROPERTIES LLC PO BOX 8856 MISSOULA, MT 59807-8856
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	12/4/2019 14:29:13 PM

Party #2

Default Information:	YATES EUGENE PO BOX 8856 MISSOULA, MT 59807-8856
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	12/4/2019 14:29:13 PM

Appraisals

Tax Year: 2025

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	841734	1518860	2360594	COST
2023	841734	1518860	2360594	COST
2022	794069	1159900	1953969	COST

Market Land

Market Land Item #1

Method: Sqft	Type: Category 1
Width: n/a	Depth: n/a
Square Feet: 11765	Acres: n/a
Class Code: 2207	Value: n/a

Dwellings

No dwellings exist for this parcel

Other Buildings

Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA1 - Paving, asphalt
Quantity: 1	Year Built: 2018
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 828	Height: n/a
Bushels: n/a	Circumference: n/a

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Outbuilding/Yard Improvement #2

Type: Commercial	Description: CAG3 - Steel Hopper Bin < 5,000 BU
Quantity: 1	Year Built: 2017
Grade: G	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507
Dimensions	
Width/Diameter: n/a	Length: n/a
Size/Area: n/a	Height: 16
Bushels: 500	Circumference: 8

Outbuilding/Yard Improvement #3

Type: Commercial	Description: CPA3 - Paving, concrete, 5-6"
Quantity: 1	Year Built: 2018
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507
Dimensions	
Width/Diameter: n/a	Length: n/a
Size/Area: 558	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #4

Type: Commercial	Description: CPA3 - Paving, concrete, 5-6"
Quantity: 1	Year Built: 2018
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507
Dimensions	
Width/Diameter: 12	Length: 12
Size/Area: 144	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

Commercial Summary

Buildings Summary	Building Name	Structure Type	Units	Year Built
Existing Building #1	Building Brew & Restaurant	Multi-purpose, Retail, single occupancy	1	2018
General Building Information				
Building Number: 1	Building Name: Conflux Brewing & Restaurant			
Structure Type: 373 - Multi-purpose, Retail, single occupancy	Units/Building: 1			
Identical Units: 1	Grade: A			
Year Built: 2018	Year Remodeled: n/a			
Class Code: 3507	Effective Year: n/a			
Percent Complete: n/a				

Interior/Exterior Data #1

Level To	Level From	Area	Volume	Units	Stops	Speed	Capacity	Cost
01	00	144	0	1	0	0	0	0
02	01	144	0	1	0	0	0	0
03	02	144	0	1	0	0	0	0
04	03	144	0	1	0	0	0	0
05	04	144	0	1	0	0	0	0
06	05	144	0	1	0	0	0	0
07	06	144	0	1	0	0	0	0
08	07	144	0	1	0	0	0	0
09	08	144	0	1	0	0	0	0
10	09	144	0	1	0	0	0	0
11	10	144	0	1	0	0	0	0
12	11	144	0	1	0	0	0	0
13	12	144	0	1	0	0	0	0
14	13	144	0	1	0	0	0	0
15	14	144	0	1	0	0	0	0
16	15	144	0	1	0	0	0	0
17	16	144	0	1	0	0	0	0
18	17	144	0	1	0	0	0	0
19	18	144	0	1	0	0	0	0
20	19	144	0	1	0	0	0	0
21	20	144	0	1	0	0	0	0
22	21	144	0	1	0	0	0	0
23	22	144	0	1	0	0	0	0
24	23	144	0	1	0	0	0	0
25	24	144	0	1	0	0	0	0
26	25	144	0	1	0	0	0	0
27	26	144	0	1	0	0	0	0
28	27	144	0	1	0	0	0	0
29	28	144	0	1	0	0	0	0
30	29	144	0	1	0	0	0	0
31	30	144	0	1	0	0	0	0
32	31	144	0	1	0	0	0	0
33	32	144	0	1	0	0	0	0
34	33	144	0	1	0	0	0	0
35	34	144	0	1	0	0	0	0
36	35	144	0	1	0	0	0	0
37	36	144	0	1	0	0	0	0
38	37	144	0	1	0	0	0	0
39	38	144	0	1	0	0	0	0
40	39	144	0	1	0	0	0	0
41	40	144	0	1	0	0	0	0
42	41	144	0	1	0	0	0	0
43	42	144	0	1	0	0	0	0
44	43	144	0	1	0	0	0	0
45	44	144	0	1	0	0	0	0
46	45	144	0	1	0	0	0	0
47	46	144	0	1	0	0	0	0
48	47	144	0	1	0	0	0	0
49	48	144	0	1	0	0	0	0
50	49	144	0	1	0	0	0	0
51	50	144	0	1	0	0	0	0
52	51	144	0	1	0	0	0	0
53	52	144	0	1	0	0	0	0
54	53	144	0	1	0	0	0	0
55	54	144	0	1	0	0	0	0
56	55	144	0	1	0	0	0	0
57	56	144	0	1	0	0	0	0
58	57	144	0	1	0	0	0	0
59	58	144	0	1	0	0	0	0
60	59	144	0	1	0	0	0	0
61	60	144	0	1	0	0	0	0
62	61	144	0	1	0	0	0	0
63	62	144	0	1	0	0	0	0
64	63	144	0	1	0	0	0	0
65	64	144	0	1	0	0	0	0
66	65	144	0	1	0	0	0	0
67	66	144	0	1	0	0	0	0
68	67	144	0	1	0	0	0	0
69	68	144	0	1	0	0	0	0
70	69	144	0	1	0	0	0	0
71	70	144	0	1	0	0	0	0
72	71	144	0	1	0	0	0	0
73	72	144	0	1	0	0	0	0
74	73	144	0	1	0	0	0	0
75	74	144	0	1	0	0	0	0
76	75	144	0	1	0	0	0	0
77	76	144	0	1	0	0	0	0
78	77	144	0	1	0	0	0	0
79	78	144	0	1	0	0	0	0
80	79	144	0	1	0	0	0	0
81	80	144	0	1	0	0	0	0
82	81	144	0	1	0	0	0	0
83	82	144	0	1	0	0	0	0
84	83	144	0	1	0	0	0	0
85	84	144	0	1	0	0	0	0
86	85	144	0	1	0	0	0	0
87	86	144	0	1	0	0	0	0
88	87	144	0	1	0	0	0	0
89	88	144	0	1	0	0	0	0
90	89	144	0	1	0	0	0	0
91	90	144	0	1	0	0	0	0
92	91	144	0	1	0	0	0	0
93	92	144	0	1	0	0	0	0
94	93	144	0	1	0	0	0	0
95	94	144	0	1	0	0	0	0
96	95	144	0	1	0	0	0	0
97	96	144	0	1	0	0	0	0
98	97	144	0	1	0	0	0	0
99	98	144	0	1	0	0	0	0
100	99	144	0	1	0	0	0	0

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Ag/Forest Land

No ag/forest land exists for this parcel

Easements

No easements exist for this parcel

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