



## Insured Titles, LLC

1724 Fairview Avenue, Suite C, Missoula, MT 59801

**Phone** (406) 728-7900 | **Fax** (406) 841-8070

### Prepared Exclusively for:

Josh Plum, Point 6 Real Estate LLC

Date: March 30, 2026

Property Profile No.: Pre-5372-510

Last Grantee of Record: Traci Rasmusson and Robert Keith Blackwell

Property Address (if of record): 2831 Fort Missoula Road, Unit #304, Missoula, MT 59804

Brief Legal Description:

Units 319-326 of the Missoula Physicians  
Center No. 2

### Attachments:

- Last Conveyance Deed
- Tax Information
- Deed of Trust or Mortgage
- Map
- CC&R's
- CAMA Report
- Bylaws

Insured Titles, LLC appreciates your business. If we can be of further assistance, please contact us at (406) 728-7900.

This information is furnished in conformance with the rules established by the Montana Commissioner of Securities and Insurance. A detailed examination of title may disclose additional liens and encumbrances not noted herein. Accordingly, it is not intended that this property profile be relied upon as a title report. Insured Titles, LLC is not responsible for any errors or omissions in the information provided.



# Missoula COUNTY

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**Parcel Number:** 4630853

**Status:** Current

**Receipt:** 40674

**2025 Owner(s):**  
RASMUSSEN TRACI  
BLACKWELL ROBERT KEITH

**Mailing Address:**  
103 IRONWOOD PL  
MISSOULA, MT 598032425

**Levy District:**  
23.1, CITY, TARGET RANGE, TRANS

[Tax Comparison](#)

#### 2025 Value:

**Market Value** \$285,764  
**Taxable:** \$4,001

[Detail](#)

#### 2025 Taxes:

**First Half:** \$1,938.90 **Due:** 12/1/2025  
**Second Half:** \$1,926.91 **Due:** 6/1/2026  
**Total:** \$3,865.81

[Show Current Tax Bill](#)

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[View Pie Charts](#)

#### 2025 Payments:

**First Half:** \$1,938.90  
**Second Half:** \$0.00  
**Total:** \$1,938.90

(May include penalty & interest)

#### 2025 Legal Records:

**Geo Code:** 04-2200-31-2-50-60-7319 **Deed Book:** 1056 **Page:** 416 **Date:** 2021-05-25

**Property address:** 2831 FORT MISSOULA RD STE 304, MISSOULA MT 59804  
**TRS:** T13 N, R19 W, Sec. 31

**Legal:** MISSOULA COMMUNITY PHYSICIANS CENTER  
CONDOMINIUMS, S31, T13 N, R19 W, UNIT  
319-326, BLDG 2 STE 304

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 03/27/2026 02:30 PM.

If you are sending your payments in by mail, address them To:

Missoula County  
200 W Broadway  
Missoula, MT 59802

Include Taxpayer ID with payments.



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# Missoula COUNTY

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**Tax Year:** 2025    **Parcel Number:** 4630853

**Status:** Current

**Type:** RE

**Owner:** RASMUSSEN TRACI

### 2025 Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
40674	City	CITY OF MSLA GEN FUND	\$529.41	\$529.41
40674	City	CPRK CITY PARK DIST.	\$105.50	\$105.50
40674	City	CRD CITY ROAD DIST.	\$107.50	\$107.50
40674	County	FT MSLA PARKS OPEN SPACE	\$17.76	\$17.76
40674	County	ROSP COUNTY OPEN SPACE	\$6.08	\$6.08
40674	County	CO. WEED CONTROL	\$4.46	\$4.46
40674	County	CO. AGING SERVICES	\$11.16	\$11.16
40674	County	COUNTY PUBLIC WORKS BRIDGES	\$5.76	\$5.76
40674	County	CAPITAL IMPROVEMENTS	\$8.98	\$8.98
40674	County	COUNTY SEARCH & RESCUE	\$0.50	\$0.50
40674	County	SHERIFF BUILDING BONDS	\$0.50	\$0.50
40674	County	CO. SUBSTANCE ABUSE PREVENT	\$2.30	\$2.30
40674	County	COUNTY TECH FUND	\$12.06	\$12.06
40674	County	COMMUNITY & PLANNING SVC	\$8.46	\$8.46
40674	County	COMMUNITY ASSISTANCE FUND	\$5.00	\$5.00
40674	County	COUNTY COMMUNITY DAYCARE	\$0.40	\$0.40
40674	County	DETENTION CENTER	\$76.44	\$76.44
40674	County	DISTRICT COURT	\$4.08	\$4.08
40674	County	ELECTIONS CENTER	\$3.26	\$3.26
40674	County	COUNTY EXTENSION SERVICE	\$4.58	\$4.58
40674	County	COUNTY FAIR	\$4.08	\$4.08
40674	County	COUNTY GENERAL FUND	\$107.29	\$107.29
40674	County	GRANTS AND COMMUNITY SERVICES	\$5.12	\$5.12
40674	County	JUDGEMENT LEVY 2022	\$4.76	\$4.76
40674	County	JUDGEMENT LEY 2026	\$2.52	\$2.52
40674	County	COUNTY LIBRARY	\$20.65	\$20.65
40674	County	LIBRARY GO BONDS	\$12.37	\$12.37
40674	County	LTGO 2017 BONDS	\$1.26	\$1.26

40674	County	COUNTY MENTAL HEALTH TREAT.	\$0.66	\$0.66
40674	County	COUNTY HISTORICAL MUSEUM	\$4.46	\$4.46
40674	County	COUNTY PARKS & REC	\$6.96	\$6.96
40674	County	CO.PERMISIVE MEDICAL LEVY	\$23.97	\$23.97
40674	County	CO PERMISSIVE SRS RETIREMENT	\$12.81	\$12.81
40674	County	COUNTY/CITY PLANNING	\$4.12	\$4.12
40674	County	COUNTY PROP & LIAB. INS.	\$7.44	\$7.44
40674	County	COUNTY PUBLIC SAFETY FUND	\$47.99	\$47.99
40674	County	RELATIONSHIP VIOLENCE SERVICES	\$4.38	\$4.38
40674	Local School	RETIREMENT-ELEMENTARY	\$30.09	\$30.09
40674	Local School	RETIREMENT-HIGH SCHOOL	\$14.71	\$14.71
40674	Local School	101 TARGET RNG ELEM GEN	\$115.49	\$115.49
40674	Local School	110 TAR RANGE ELEM TRANS	\$45.85	\$45.85
40674	Local School	113 TAR RANGE ELEM TUITION	\$48.91	\$48.91
40674	Local School	128 TAR RANGE ELEM TECH	\$2.48	\$2.48
40674	Local School	161 TAR RANGE ELEM BUILD RES	\$3.08	\$3.08
40674	Local School	201 MCHS GEN FUND	\$74.10	\$74.10
40674	Local School	210 MCHS TRANSPORTATION	\$16.81	\$16.81
40674	Local School	211 MCHS BUS DEP	\$0.10	\$0.10
40674	Local School	213 MCHS TUITION	\$7.76	\$7.76
40674	Local School	217 MCHS ADULT ED	\$8.40	\$8.40
40674	Local School	228 MCHS TECHNOLOGY	\$4.82	\$4.82
40674	Local School	229 MCHS FLEX	\$2.54	\$2.54
40674	Local School	250 MCHS DEBT SERVICE	\$26.99	\$26.99
40674	Local School	261 MCHS BUILDING RESERVE	\$6.00	\$6.00
40674	Local School	TRANSPORTATION-HS/ELEMENTARY	\$3.62	\$3.62
40674	Special Districts	SOC SOIL CONSERV. DIST.	\$2.52	\$2.51
40674	Special Districts	WQD WATER QUAL DIST.	\$11.98	\$0.00
40674	Special Districts	MSLA URBAN TRANS DIST	\$122.57	\$122.57
40674	State School	STATE HS EQUALIZATION	\$44.01	\$44.01
40674	State School	STATE ELEM EQUALIZATION	\$66.02	\$66.02
40674	State School	STATE UNIVERSITY MILLAGE	\$12.00	\$12.00
40674	State School	STATE VO-TECH MILLAGE	\$3.00	\$3.00
40674	State School	STATE SCHOOL FOUNDATION EQUAL.	\$80.02	\$80.02

1st Half Total: \$1,938.90  
2nd Half Total: \$1,926.91  
**Total Tax: \$3,865.81**

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 03/27/2026 02:30 PM.

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Missoula County  
200 W Broadway  
Missoula, MT 59802

Include Taxpayer ID with payments.



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Tax Year: 2026

Scale: 1:1667.45 Basemap: Imagery Hybrid



## Summary

### Primary Information

Property Category: RP	Subcategory: Commercial Property
Geocode: 04-2200-31-2-50-60-7319	Assessment Code: 0004630853
<b>Primary Owner:</b> RASMUSSEN TRACI 103 IRONWOOD PL MISSOULA, MT 59803-2425 Note: See Owners section for all owners	<b>Property Address:</b> 2831 FORT MISSOULA RD MISSOULA, MT 59804
Certificate of Survey: n/a	Legal Description: MISSOULA COMMUNITY PHYSICIANS CENTER CONDOMINIUMS, S31, T13 N, R19 W, UNIT 319-326, BLDG 2 STE 304
Last Modified: 3/21/2026 18:38:58 PM	

### General Property Information

Neighborhood: 204.808.K	Property Type: Condominium
Living Units: 1	Levy District: 04-0593-23-1
Zoning: n/a	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership: General: 3.04	Limited: n/a

### 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

Tax Year: 2026

## Land Summary

Land Type:	Acres:	Value:
Grazing	n/a	n/a
Fallow	n/a	n/a
Irrigated	n/a	n/a
Continuous Crop	n/a	n/a
Wild Hay	n/a	n/a
Farmsite	n/a	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	n/a	n/a
Total Forest Land	n/a	n/a
Total Market Land	n/a	n/a

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
5/25/2021	1056	416	5/26/2021	n/a	Warranty Deed
8/1/2018	1000	1375	8/7/2018	n/a	Warranty Deed
11/7/2013	922	229	11/18/2013	n/a	Special Warranty Deed

## Owners

### Party #1

Default Information:	RASMUSSEN TRACI 103 IRONWOOD PL MISSOULA, MT 59803-2425
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Tenants in Common
Last Modified:	7/15/2021 13:58:25 PM

### Party #2

Default Information:	BLACKWELL ROBERT KEITH 103 IRONWOOD PL MISSOULA, MT 59803-2425
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Tenants in Common
Last Modified:	7/15/2021 13:58:25 PM

## Appraisals

Tax Year: 2026

## Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	44654	241110	285764	COST
2024	35517	195930	231447	COST
2023	35517	195930	231447	COST

## Market Land

No market land exists for this parcel

## Dwellings

No dwellings exist for this parcel

## Other Buildings

No other buildings exist for this parcel

## Commercial

No commercial buildings exist for this parcel

## Ag/Forest Land

No ag/forest land exists for this parcel

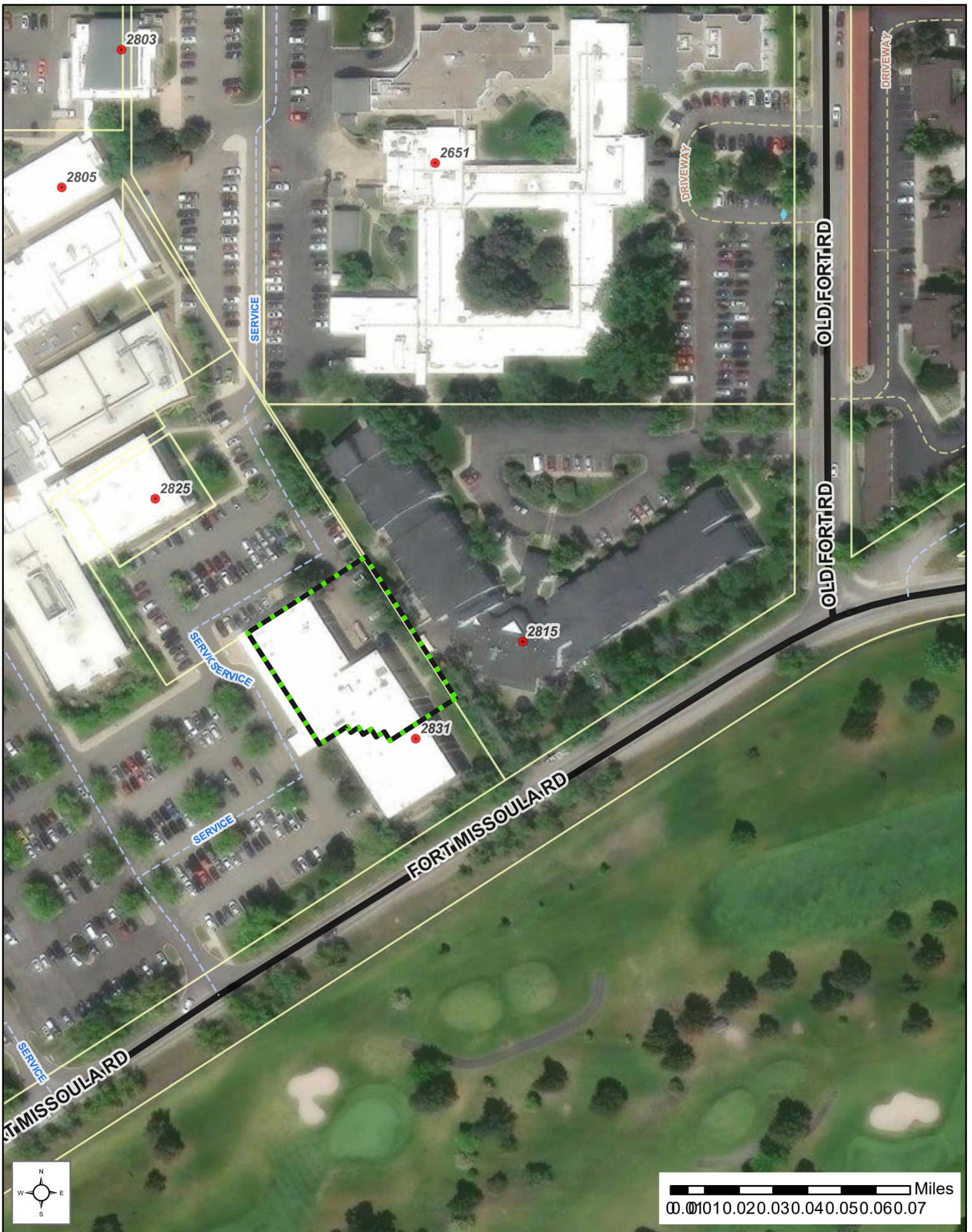
## Conservation Easements

Tax Year: 2026

No conservation easements exist for this parcel

## Disclaimer

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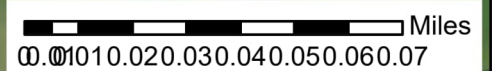


Map Center: X: -114.04521 - Y: 46.84682



Date:  
3/30/2026

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Record Card  
City of Missoula

# SANITARY SEWER CONNECTION

No. \_\_\_\_\_

Permit No. 13459 Date 10-27, 19 83

Permit Issued to AMERICAN EXCAVATING, Licensed Drainlayer.

Description of Property Served - Lot Q Block Q

Addition Tract 4 Fort Missoula Type Building Served Dr. Offices

Address for Premises 2821<sup>3</sup> Old Fort Road

Size and Type Pipe Used 6" PVC. SDR35 Sewer Location Encasement

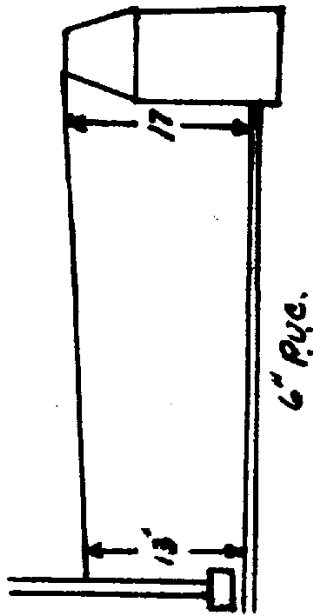
Dry Stub Only \_\_\_\_\_ Wye Used out of MH Sta. 0100 out of MH

I hereby agree that all work pertaining to said Sewer Connection shall be done in strict conformity with the City Ordinances regulating such work. I further agree to save the City of Missoula harmless should any damage arise or be occasioned by the above described work. I hereby authorize the above Licensed Drainlayer to sign for me such receipt for the above permit as is required by the regulations of the Engineer Department.

Home Owner \_\_\_\_\_ Contractor - Agent Daniel P. Madenick

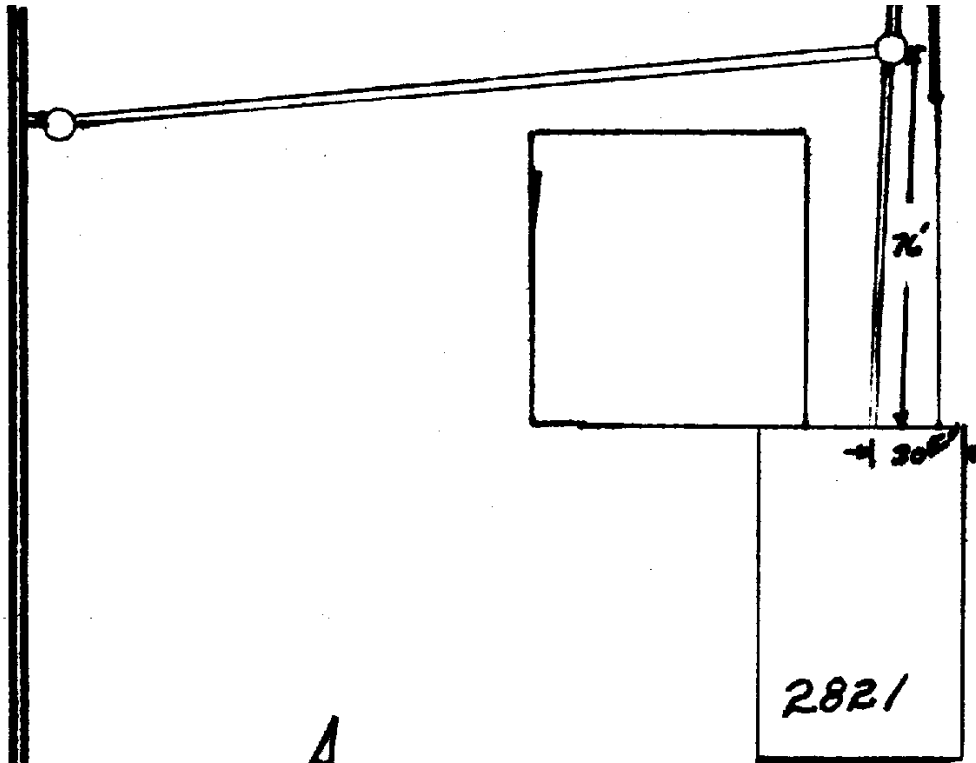
Inspector Dennis Murphy Diagram on Opposite Side

PROFILE - From Building to Main  
Sewer Line



INSTRUCTIONS

1. Draw main line used.
2. Offset distances from house.
3. Location of cesspool and indicate if filled by you.
4. Definitely locate service line entry.



old Fort Road

**AND WHEN RECORDED MAIL TO:**

Traci Rasmussen & Robert Keith Blackwell  
103 Ironwood Place  
Missoula, MT 59803

Filed for Record at Request of:  
Insured Titles, LLC

Space Above This Line for Recorder's Use Only

Order No.: 976193-IT  
Parcel No.: 4630853

**WARRANTY DEED**

FOR VALUE RECEIVED,

**Duncan L. Hubbard and Kathleen O. Hubbard, trustees of the HUBBARD REVOCABLE LIVING TRUST, dated August 1, 2018, as may be amended or restated**

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Traci Rasmussen and Robert Keith Blackwell**

whose address is: **103 Ironwood Place, Missoula, MT 59803**

Hereinafter called the Grantee, the following described premises situated in **Missoula** County, **Montana**, to-wit:

UNITS 319 THROUGH 326 OF THE MISSOULA COMMUNITY PHYSICIANS CENTER #2, A COMMERCIAL CONDOMINIUM SITUATED ON THE FOLLOWING DESCRIBED REAL PROPERTY IN MISSOULA COUNTY, MONTANA TO WIT:

A PORTION OF TRACTS 3 AND 4 OF FORT MISSOULA ADDITION NUMBER 1, A PLATTED SUBDIVISION IN MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS WITH RESPECT TO SUCH CONDOMINIUM UNITS, ALL ACCORDING TO THE DECLARATION OF CONDOMINIUM UNDER UNIT OWNERSHIP ACT PERTAINING TO MISSOULA COMMUNITY PHYSICIANS CENTER #2 RECORDED IN BOOK 193 OF MICRO RECORDS AT PAGE 522, AMENDED BY AMENDMENT TO DECLARATION RECORDED IN BOOK 193 OF MICRO RECORDS AT PAGE 570 AND RE-RECORDED IN BOOK 193 OF MICRO RECORDS AT PAGE 1382 AND AMENDED DECLARATION OF CONDOMINIUM RECORDED IN BOOK 322 MICRO RECORDS AT PAGE 1774 AND AMENDMENT NO. 3 TO DECLARATION OF CONDOMINIUM UNDER UNIT OWNERSHIP ACT RECORDED IN BOOK 618 OF MICRO RECORDS AT

PAGE 576, AMENDED BY AMENDMENT NO. 4 TO DECLARATION OF CONDOMINIUM UNDER UNIT OWNERSHIP ACT RECORDED IN BOOK 939 OF MICRO RECORDS AT PAGE 354, RECORDS OF MISSOULA COUNTY, MONTANA.

SUBJECT TO covenants, conditions, restrictions, provisions, easements and encumbrances apparent or of record.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

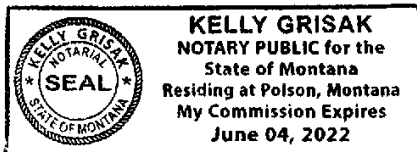
Dated: May 24, 2021

Duncan L. Hubbard and Kathleen O. Hubbard,  
trustees of the HUBBARD REVOCABLE LIVING TRUST

Duncan L. Hubbard  
Duncan L. Hubbard, Trustee  
Kathleen O. Hubbard  
Kathleen O. Hubbard, Trustee

STATE OF Montana )  
 ) ss.  
COUNTY OF Lake )

This instrument was acknowledged before me on May 25, 2021, by **Duncan L. Hubbard and Kathleen O. Hubbard, trustees of the HUBBARD REVOCABLE LIVING TRUST, dated August 1, 2018**.



[Signature]  
Notary Public for the State of Montana  
Residing at:  
My Commission Expires: