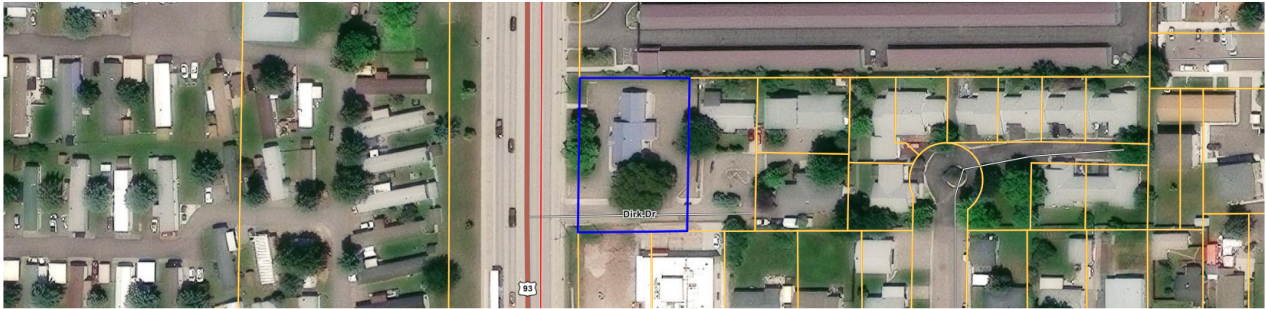


Tax Year: 2024

Scale: 1:1409.01 Basemap: Imagery Hybrid



## Summary

### Primary Information

Property Category: RP	Subcategory: Commercial Property
Geocode: 04-2200-29-3-07-01-0000	Assessment Code: 0002031505
<b>Primary Owner:</b> KD PARTNERS LLP 422 LIVINGSTON AVE MISSOULA, MT 59801-8006 Note: See Owners section for all owners	<b>Property Address:</b> 1900 S RESERVE ST MISSOULA, MT 59801
Certificate of Survey:	Legal Description: CAROLYN ADDITION, S29, T13 N, R19 W, Lot 1, 20116 SQUARE FEET
Last Modified: 9/28/2024 17:21:7 PM	

### General Property Information

Neighborhood: 204.808	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

Tax Year: 2024

## 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	0.462	469558

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
8/22/2003	0715	00899	N/A		
7/11/2003	0711	00532	N/A		
4/21/1992	0350	02129	N/A		

## Owners

### Party #1

Default Information:	KD PARTNERS LLP 422 LIVINGSTON AVE MISSOULA, MT 59801-8006
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	11/7/2007 22:14:36 PM

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	469558	307542	777100	INCOME
2023	469558	307542	777100	INCOME
2022	443529	162471	606000	INCOME

## Market Land

Tax Year: 2024

## Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 20115	Acres: n/a
Class Code: 2207	Value: 469558

## Dwellings

No dwellings exist for this parcel

## Other Buildings

### Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA1 - Paving, asphalt
Quantity: 1	Year Built: 1992
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507

#### Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 3000	Height: n/a
Bushels: n/a	Circumference: n/a

## Commercial

### Commercial Summary

#### Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1		353 - Office Building, Low Rise (1 to 4 stories)	1	1959

Tax Year: 2024

## Existing Building #1

### General Building Information

Building Number: 1	Building Name: n/a
Structure Type: 353 - Office Building, Low Rise (1 to 4 stories)	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 1959	Year Remodeled: 1992
Class Code: 3507	Effective Year: 1990

Percent Complete: n/a

### Interior/Exterior Data #1

Level From: B1 Use Type: 034 - Retail	Level To: B1
Dimensions Area: 1018 Use SK Area: 1	Perimeter: 134 Wall Height: 9
Features Exterior Wall Desc: 00 - None Economic Life: n/a Partitions: 2-Normal AC Type: 0-None Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
F11 - Fireplace, 1 opening	1	0	0	0	0	4875	4875

### Interior/Exterior Data #2

Level From: 01 Use Type: 053 - Office	Level To: 01
Dimensions Area: 1786 Use SK Area: 1	Perimeter: 200 Wall Height: 8
Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 0-None Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
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### Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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## Ag/Forest Land

No ag/forest land exists for this parcel

Tax Year: 2024

## Easements

No easements exist for this parcel

## Disclaimer

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