

Tax Year: 2025

Scale: 1:1353.84 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 13-1467-25-4-39-09-0000

Assessment Code: 0000536700

Primary Owner:

WESTSIDE COMMONS PROFESSIONAL PLAZA LLC
PO BOX 2097
HAMILTON, MT 59840-4097
Note: See Owners section for all owners

Property Address:

120 S 5TH ST
HAMILTON, MT 59840

Certificate of Survey:

Legal Description: HAMILTON ORIGINAL TOWNSITES, S25, T06 N, R21 W,
21004 SQUARE FEET, LOTS 18 TO 22 BLK 32 AS RETRACED BY AMEND
SUB PLAT #186

Last Modified: 6/16/2025 5:27:3 AM

General Property Information

Neighborhood: 213.940.B

Property Type: Improved Property

Living Units: 0

Levy District: 13-0734-3-1

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

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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	0.482	245775

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
12/15/2023			12/18/2023	792544	Quit Claim Deed
8/20/2002	500	839	N/A		
12/7/1998	228	840	N/A		

Owners

Party #1

Default Information:	WESTSIDE COMMONS PROFESSIONAL PLAZA LLC PO BOX 2097 HAMILTON, MT 59840-4097
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	2/7/2024 11:15:6 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	245775	1467940	1713715	COST
2024	178869	1280540	1459409	COST
2023	117740	0	117740	COST

Market Land

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Market Land Item #1

Method: Sqft	Type: Primary Site
Width: 60	Depth: 140
Square Feet: 21004	Acres: n/a
Class Code: 2207	Value: 245775

Dwellings

No dwellings exist for this parcel

Other Buildings

Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA2 - Paving, concrete, 4"
Quantity: 1	Year Built: 1996
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 1045	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #2

Type: Commercial	Description: CPA2 - Paving, concrete, 4"
Quantity: 1	Year Built: 1996
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

Cadastral Property Report

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Outbuilding/Yard Improvement #3

Type: Commercial	Description: CPA1 - Paving, asphalt
Quantity: 1	Year Built: 1996
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 7220	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #4

Type: Commercial	Description: CPA1 - Paving, asphalt
Quantity: 1	Year Built: 1996
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 2413	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	1995

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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: 1995	Year Remodeled: n/a
Class Code: 3507	Effective Year: 2000

Percent Complete: n/a

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 053 - Office	

Dimensions	
Area: 4375	Perimeter: 320
Use SK Area: n/a	Wall Height: 9

Features	
Exterior Wall Desc: 02 - Frame	Construction: 1-Wood Frame/Joist/Beam
Economic Life: n/a	% Interior Finished: 100
Partitions: 2-Normal	Heat Type: 1-Hot Air
AC Type: 2-Unit	Plumbing: 2-Normal
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
RT2 - Patio, concrete	1	10	99	0	0	7348.149826	7348
PP4 - Porch, enclosed	1	24	26	0	0	58056.96	58057

Interior/Exterior Data #2

Level From: 02	Level To: 02
Use Type: 053 - Office	

Dimensions	
Area: 5625	Perimeter: 340
Use SK Area: n/a	Wall Height: 9

Features	
Exterior Wall Desc: 02 - Frame	Construction: 1-Wood Frame/Joist/Beam
Economic Life: n/a	% Interior Finished: 100
Partitions: 2-Normal	Heat Type: 1-Hot Air
AC Type: 2-Unit	Plumbing: 2-Normal
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
OB1 - Ornamental Brick Trim	1	54	20	0	0	0	0
PP5 - Porch, upper deck	1	4	28	0	0	6880.16	6880
PP8 - Porch, upper deck, enclosed	1	14	26	0	0	34627.32	34627

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
EL2-Electric Passenger Elevator	1	0	2	100	2500	173820

Ag/Forest Land

Cadastral Property Report

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No ag/forest land exists for this parcel

Easements

No easements exist for this parcel

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