

Tax Year: 2025

Scale: 1:1170.93 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 06-0798-11-1-23-20-0000

Assessment Code: 00RGG27094

Primary Owner:
CIRCLE DIAMOND PROPERTIES LLC
PO BOX 4445
MISSOULA, MT 59806-4445
Note: See Owners section for all owners

Property Address:
2119 W MAIN ST
BOZEMAN, MT 59715

Certificate of Survey:

Legal Description: MINOR SUB 072, S11, T02 S, R05 E, Lot 1, ACRES 0.5707

Last Modified: 8/6/2025 13:16:53 PM

Tax Year: 2025

General Property Information

Neighborhood: 206.900.C	Property Type: Improved Property
Living Units: 0	Levy District: 06-035008-7C 08
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

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	0.571	884807

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
9/28/2020			9/28/2020	2702022	Quit Claim Deed
1/24/2017			1/24/2017	2570107	Warranty Deed
10/6/2006	2244	409D	N/A		
6/16/1998	185	4859D	N/A		

Owners

Tax Year: 2025

Party #1

Default Information:	CIRCLE DIAMOND PROPERTIES LLC PO BOX 4445 MISSOULA, MT 59806-4445
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	2/24/2022 9:33:13 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	884807	46393	931200	INCOME
2024	722362	103338	825700	INCOME
2023	722362	142838	865200	INCOME

Market Land

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 24860	Acres: n/a
Class Code: 2207	Value: 884807

Dwellings

No dwellings exist for this parcel

Other Buildings

Tax Year: 2025

Outbuilding/Yard Improvement #1

Type: Commercial

Description: CPA1 - Paving, asphalt

Quantity: 1

Year Built: 1988

Grade: A

Condition: Com 3 Normal

Functional: 3-Normal

Class Code: 3507

Dimensions

Width/Diameter: n/a

Length: n/a

Size/Area: 4280

Height: n/a

Bushels: n/a

Circumference: n/a

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1		332 - Auto Equipment Service Garage	1	1988

Tax Year: 2025

Existing Building #1

General Building Information

Building Number: 1	Building Name: n/a
Structure Type: 332 - Auto Equipment Service Garage	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 1988	Year Remodeled: 1992
Class Code: 3507	Effective Year: 1991
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 02 Use Type: 053 - Office	Level To: 02
Dimensions Area: 338 Use SK Area: 1	Perimeter: 78 Wall Height: 8
Features Exterior Wall Desc: 03 - Concrete Block 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: 3-Unit or Space Heaters Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
Description							

Interior/Exterior Data #2

Level From: 01 Use Type: 053 - Office	Level To: 01
Dimensions Area: 572 Use SK Area: 1	Perimeter: 88 Wall Height: 8
Features Exterior Wall Desc: 03 - Concrete Block 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: 3-Unit or Space Heaters Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
Description							

Interior/Exterior Data #3

Level From: 01 Use Type: 070 - Service Station with Bays	Level To: 01
Dimensions Area: 1380 Use SK Area: 1	Perimeter: 126 Wall Height: 14
Features Exterior Wall Desc: 03 - Concrete Block 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: 3-Unit or Space Heaters Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
Description							
OD2 - Overhead Door, rolling steel	6	10	0	12	0	4165.2	24991

Elevators and Escalators

Tax Year: 2025

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

No ag/forest land exists for this parcel

Conservation Easements

No conservation easements exist for this parcel

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