

Property Record Card

Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 02-3015-01-2-08-01-0000

Assessment Code: 0001489800

Primary Owner:

PropertyAddress: 1816 3RD ST NW

5S PARTNERSHIP

GREAT FALLS, MT 59404

1405 4TH ST SW STE 1

COS Parcel:

SIDNEY, MT 59270-3515

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:

Legal Description:

S01, T20 N, R03 E, LOT 2A OF COS #5057

Last Modified: 7/16/2021 4:03:03 AM

General Property Information

Neighborhood: 202.005.2

Property Type: IMP_U - Improved Property - Urban

Living Units: 0

Levy District: 02-1098-1C1

Zoning:

Ownership %: 100

Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0

Limited: 0

Property Factors

Topography:

Fronting:

Utilities:

Parking Type:

Access:

Parking Quantity:

Location:

Parking Proximity:

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	0.906	1,391,092.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
12/28/2017			1/4/2018	R0349780	Warranty Deed
5/24/2016			5/31/2016	R0323031	Warranty Deed
12/31/2015			12/31/2015	R0316980	Other

8/22/2012			8/24/2012	R0258894	Warranty Deed
1/27/2012			3/15/2012	R0249341	Bargain & Sale Deed
1/9/2008			1/10/2008	R0164693	Quit Claim Deed
11/27/2006	0001	38704	1/3/2008	R0164332	Warranty Deed

Owners

Party #1

Default Information: [5S PARTNERSHIP](#)
[1405 4TH ST SW STE 1](#)

Ownership %: 100

Primary Owner: "Yes"

Interest Type: [Conversion](#)

Last Modified: 10/26/2018 9:16:27 AM

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2021	1391092	465208	1856300	INCOME
2020	1311064	1092010	2403074	COST
2019	1311064	1092010	2403074	COST

Market Land

Market Land Item #1

Method: [Sqft](#) **Type:** [Category 1](#)

Width: **Depth:**

Square Feet: [39,465](#) **Acres:**

Valuation

Class Code: [2207](#) **Value:** [1391092](#)

Dwellings

Existing Dwellings

[No dwellings exist for this parcel](#)

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: [Commercial](#) **Description:** [CLT4 - Light, incandescent, pole & bracket](#)

Quantity: [4](#) **Year Built:** [2017](#) **Grade:**

Condition: **Functional:** **Class Code:** [3507](#)

Dimensions

Width/Diameter: **Length:** **Size/Area:**

Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #2

Type: [Commercial](#) **Description:** [CPA1 - Paving, asphalt](#)

Quantity: 1 **Year Built:** 2017 **Grade:**
Condition: **Functional:** **Class Code:** 3507
 Dimensions
Width/Diameter: **Length:** **Size/Area:** 31000
Height: **Bushels:** **Circumference:**

Commercial

Existing Commercial Buildings

Building Number	Building Name	Structure Type	Units/Bldg	YearBuilt	
1	CITY BREW & VERIZON	374 - Multi-purpose, Retail, multi-occupancy	1	2016	View

General Building Information

Building Number: 1 **Building Name:** CITY BREW & VERIZON **Structure Type:** 374 - Multi-purpose, Retail, multi-occupancy
Units/Building: 1 **Identical Units:** 1
Grade: E **Year Built:** 2016 **Year Remodeled:** 0
Class Code: 3507 **Effective Year:** 0 **Percent Complete:** 0

Interior/Exterior Data Section #1

Level From: 01 **Level To:** 01 **Use Type:** 034 - Retail

Dimensions

Area: 2,623 **Use SK Area:** 1
Perimeter: 168 **Wall Height:** 12

Features

Exterior Wall Desc: 02 - Frame **Construction:** 1-Wood Frame/Joist/Beam **Economic Life:** 40
% Interior Finished: 100 **Partitions:** 2-Normal **Heat Type:** 1-Hot Air
AC Type: 1-Central **Plumbing:** 2-Normal
Physical Condition: 3-Normal **Functional Utility:** 3-Normal

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #2

Level From: 01 **Level To:** 01 **Use Type:** 100 - Franchise Restaurant

Dimensions

Area: 1,876 **Use SK Area:** 1
Perimeter: 190 **Wall Height:** 12

Features

Exterior Wall Desc: 02 - Frame **Construction:** 1-Wood Frame/Joist/Beam **Economic Life:** 40
% Interior Finished: 100 **Partitions:** 2-Normal **Heat Type:** 1-Hot Air
AC Type: 1-Central **Plumbing:** 2-Normal
Physical Condition: 3-Normal **Functional Utility:** 3-Normal

Building Other Features

No other features exist for this interior/exterior detail

Elevators and Escalators

No elevators or escalators exist for this building

Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel