



WELCOME HOME

THE JOURNEY BEGINS HERE



17 3rd St NW
Great Falls, MT 59404



Breana Buettner

406-202-8002
brenna@kw.com



YOUR JOURNEY

BEGINS HERE...

This property profile contains valuable, detailed information to support you on your journey to homeownership. We understand that purchasing a home is a significant milestone, and our goal is to equip you with the clear, comprehensive insights you need to make an informed and confident decision.

Current Vesting Deed

GEOS

Taxes

Plat

110 2ND STEET S | GREAT FALLS, MT 59401 | 406.761.8796

GREATFALLSMT@FSTE.COM

FSTE.COM

In order to comply with the Commissioner of Securities & Insurance, this elevated property profile has been paid for in full. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report. 04/02/2026 Prepared by: Mackenzie Thurston



This map is provided solely for the purpose of assisting in locating the Land, and the Company assumes no liability for variations, if any, with actual survey.

Property Details

Subject Property

17 3rd St NW, Great Falls MT 59404

APN:
02301502405020000

County Name: Cascade
APN / Parcel Number: 02301502405020000
Current Ownership: Intermountain Planned Parenthood Inc

Site Address: 17 3rd St NW, Great Falls MT 59404
Mail Address: 1643 Lewis Ave #211, Billings MT 59102
*Absentee Owner

Tract / Subdivision: / Great Falls Fifth Addition
Census Tract / Block: 001600 / 4003
Lot / Block: 4A / 598
Twn / Rng / Sec / Qtr: 20N / 03E / 02

Brief Legal Description: GREAT FALLS FIFTH ADDITION, S02, T20 N, R03 E, BLOCK 598, LOT 4A AM-PLAT 39-2011



Sale Information

Sale Recording Date: Title Company:
Sale Price: Document #: R0477596
Cost/SqFt: Vesting:
Purchase Loan: Buyer Name(s):

Property Characteristics

Property Type: Commercial (General)
Land Use: Improved Property
Building Type: Zoning: Great Falls-M-2 - Mixed Use Transitional
Total SqFt: Lot Size: 78,190 SqFt / 1.80 AC Year Built:
Beds: Basement: Units:
Baths: Pool: Buildings:
Rooms: Ext / Roof: Heat/AC:
Stories: Condition: Fireplace:
Garage: Foundation: View:
School District: Great Falls High
Watershed: City of Great Falls-Missouri River

Assessment & Tax Info

Total Assessed Value: \$1,096,558 Market Value: Tax Year: 2024
Land Value: \$1,066,228 Market Land Value: Tax Exemption: Y
Improvement Value: \$30,330 Market Improvement: Tax Rate Area: 4698
Improvement %: Tax Amount: \$13,456.78



FLYING S
TITLE & ESCROW

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Aerial Map

Subject Property

17 3rd St NW, Great Falls MT 59404

APN:
02301502405020000



R0477596 QC

Total Pages: 2 R 30 00 By gprideaux 12/22/2025 02:52:19 PM
Cascade County, Sandra Merchant - Clerk & Recorder



After Recording Return to:

Jardine, Stephenson, Blewett & Weaver, P.C. (GWB)
P.O. Box 2269
Great Falls, MT 59403

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, TALCOTT PROPERTIES, LLC, whose mailing address is P.O. Box 2493, Great Falls, Montana 59403 ("Grantor"), forever hereby conveys, remises, releases and forever quitclaims unto INTERMOUNTAIN PLANNED PARENTHOOD, INC., a Montana non-profit corporation, also known as PLANNED PARENTHOOD OF MONTANA, whose mailing address is 1643 Lewis Avenue, Suite 211, Billings, Montana 59102, ("Grantee"), all of Grantor's right, title and interest in the real estate and related interests situated in Cascade County, Montana, more particularly described as set forth below:

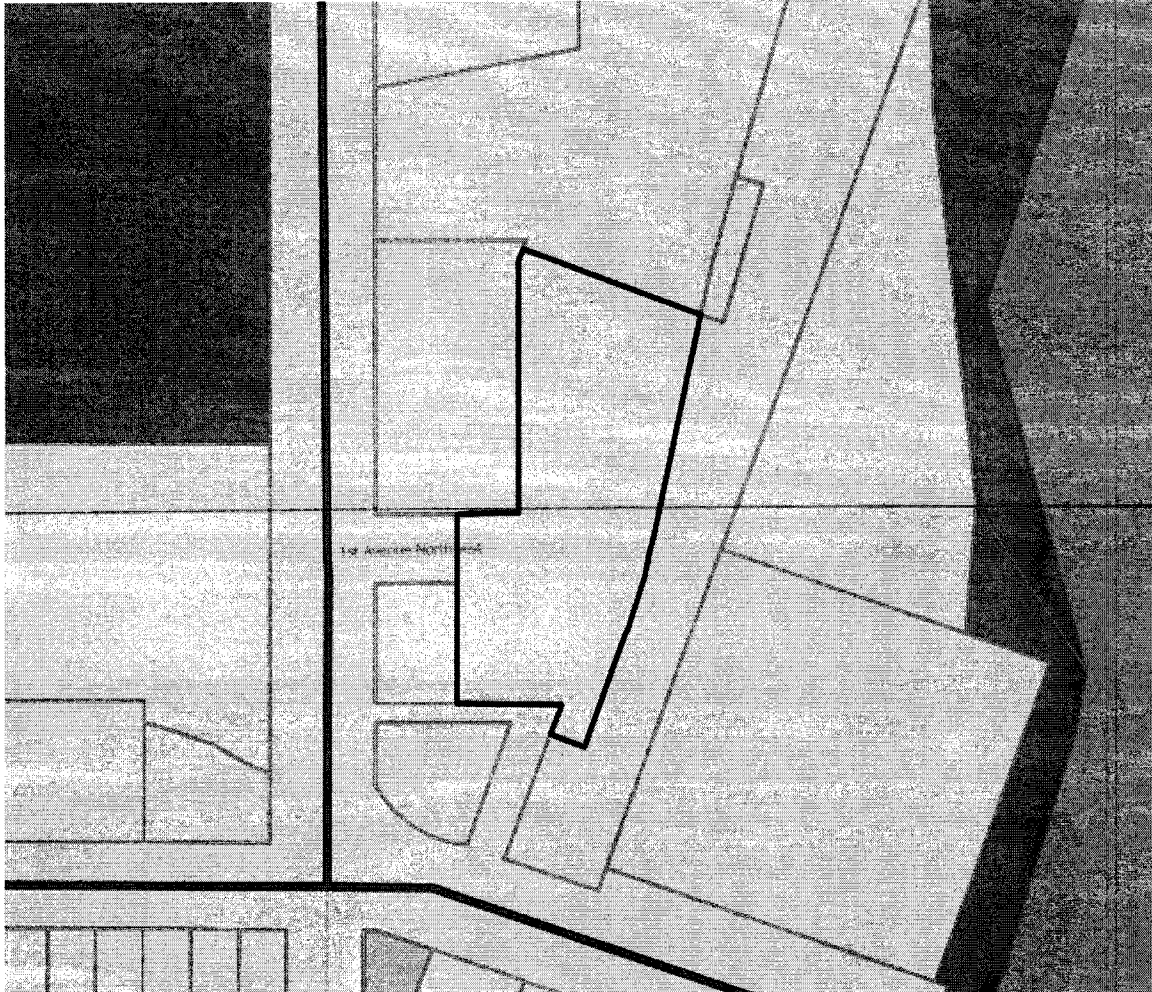
Lot 4A, Block 598, of the Amended Plat of Lots 3 and 4, Block 598, a portion of 1st Avenue Northwest, a portion of Railroad Street, Fifth Addition to Great Falls Townsite and parcel No. 2 of Certificate of Survey No. F-0004750, all located in Gov. Lot 7 of Section 2, the NW1/4, and Gov. Lot 2 of Section 11, Township 20 North, Range 3 East, PMM, Great Falls, Cascade County, Montana, according to Plat No. P-2011-0000039, filed November 3, 2011, records of Cascade County, Montana.

Deed Reference: Document No. R0245830 WD

TO HAVE AND TO HOLD, all and singular the said premises with all of its tenements, hereditaments, and appurtenances thereunto belonging, unto the said Grantee and its assigns forever.

Tax Year: 2026

Scale: 1:2541.28 Basemap: Cadastral Application Base Map



Summary



Cadastral Property Report

Tax Year: 2026

Primary Information

Property Category: RP	Subcategory: Commercial Property
Geocode: 02-3015-02-4-05-02-0000	Assessment Code: 0001878000
Primary Owner: INTERMOUNTAIN PLANNED PARENTHOOD INC 1643 LEWIS AVE STE 211 BILLINGS, MT 59102-4151 Note: See Owners section for all owners	Property Address: 17 3RD ST NW GREAT FALLS, MT 59404
Certificate of Survey: n/a	Legal Description: GREAT FALLS FIFTH ADDITION, S02, T20 N, R03 E, BLOCK 598, LOT 4A AM-PLAT 39-2011
Last Modified: 3/21/2026 18:20:20 PM	

General Property Information

Neighborhood: 202.005.1	Property Type: Improved Property
Living Units: n/a	Levy District: 02-4698-1CTID4
Zoning: n/a	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership: General: n/a	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

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	1.795	n/a

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
12/22/2025	n/a	n/a	12/22/2025	R0477596	Quit Claim Deed
2/11/2019	n/a	n/a	2/11/2019	R0366815 EASEMENT	Other
12/20/2018	n/a	n/a	12/31/2018	R0365413 EASEMENT	Other
8/24/2011	n/a	n/a	8/26/2011	R0238714, R0245830	Warranty Deed
N/A	n/a	n/a	7/1/2009	R0197459	Warranty Deed



Cadastral Property Report

Tax Year: 2026

Owners

Party #1

Default Information:	INTERMOUNTAIN PLANNED PARENTHOOD INC 1643 LEWIS AVE STE 211 BILLINGS, MT 59102-4151
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	1/13/2026 14:46:32 PM

Party #2

Default Information:	PLANNED PARENTHOOD OF MONTANA (AKA) 1643 LEWIS AVE STE 211 BILLINGS, MT 59102-4151
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	1/13/2026 14:46:32 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	139978	30330	170308	COST
2024	870375	30890	901265	COST
2023	870375	30890	901265	COST

Market Land

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 78188	Acres: n/a
Class Code: 2207	Value: n/a



Cadastral Property Report

Tax Year: 2026

Dwellings

No dwellings exist for this parcel

Other Buildings

Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA1 - Paving, asphalt
Quantity: 1	Year Built: 2009
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 18200	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

No commercial buildings exist for this parcel

Ag/Forest Land

No ag/forest land exists for this parcel

Conservation Easements

No conservation easements exist for this parcel

Disclaimer



Cadastral Property Report

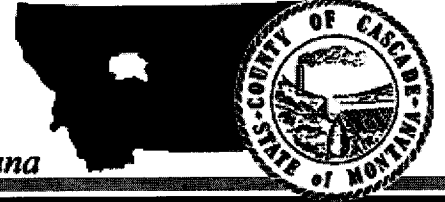
Tax Year: 2026

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CASCADE COUNTY

Your Local Government in Great Falls, Montana



Shopping Cart: 0 items [\$0.00]

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Parcel Number: 0001878000

Status: Current

Receipt: 88955

2026 Owner(s):
INTERMOUNTAIN PLANNED PARENTHOOD INC

Mailing Address:

1643 LEWIS AVE STE 211
BILLINGS, MT 591024151

Levy District:
1C-T4, Levy District 1C-T4

2025 Value:

Market Value \$170,308
Taxable: \$2,385

[Detail](#)

2025 Taxes:

[View Pie Charts](#)

First Half: \$1,849.77 **Due:** 11/30/2025
Second Half: \$1,849.77 **Due:** 6/1/2026
Total: \$3,699.54

[Detail](#)

2025 Payments:

First Half: \$1,849.77
Second Half: \$0.00
Total: \$1,849.77

(May include penalty & interest)

2025 Legal Records:

Geo Code: 02-3015-02-4-05-02-0000 **Instru#:** R0477596 **Doc Type:** QCD **Date:** 2025-12-22

Property address: 17 3RD ST NW, GREAT FALLS MT 59404

Subdivision: (GF5) GREAT FALLS 5TH **Block:** 598

TRS: T20 N, R03 E, Sec. 02

Legal: GREAT FALLS FIFTH ADDITION, S02, T20 N,
R03 E, BLOCK 598, LOT 4A AM-PLAT 39-
2011

Acres: 1.80

Note: The accuracy of this data is not guaranteed.

Web data was last updated 04/01/2026 02:30 PM.

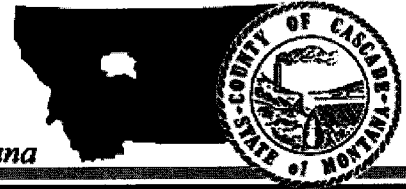
Send Payments To:

Cascade County
Treasurer's Office
121 4th St North,
Suite 1A,
Great Falls, MT 59401



CASCADE COUNTY

Your Local Government in Great Falls, Montana



Shopping Cart: 0 items [\$0.00]

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Tax Year: 2025 **Parcel Number:** 0001878000

Status: Current

Type: RE

Owner: INTERMOUNTAIN PLANNED PARENTHOOD INC

2025 Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
88955	CITY	CITY-GT FALLS	\$335.64	\$335.64
88955	CITY	PER MED GF	\$59.12	\$59.12
88955	CITY	TRANSIT DISTRICT	\$40.23	\$40.23
88955	CITY	GF W BANK TID	(\$308.21)	(\$308.21)
88955	CITY	PARK DIST 1	\$154.19	\$154.19
88955	COUNTY	WEED CONTROL	\$3.38	\$3.38
88955	COUNTY	BRIDGE FUND	\$25.09	\$25.09
88955	COUNTY	COMP INS	\$4.55	\$4.55
88955	COUNTY	EMERG MED SRVCE	\$0.79	\$0.79
88955	COUNTY	EXTENSION SRVCE	\$1.70	\$1.70
88955	COUNTY	GENERAL FAIR	\$13.00	\$13.00
88955	COUNTY	GENERAL FUND	\$75.11	\$75.11
88955	COUNTY	JUDICIAL	\$7.14	\$7.14
88955	COUNTY	MOSQ CONTROL	\$2.14	\$2.14
88955	COUNTY	MUSEUMS	\$2.68	\$2.68
88955	COUNTY	PER MED COUNTY	\$23.47	\$23.47
88955	COUNTY	PUBLIC SAFETY	\$74.72	\$74.72
88955	COUNTY	COUNTY PUBLIC SAFETY LEVY	\$25.98	\$25.98
88955	COUNTY	SEARCH AND RESCUE	\$0.56	\$0.56
88955	COUNTY	SENIOR CITIZEN	\$4.41	\$4.41
88955	COUNTY	SPEC TRANSPORT	\$1.59	\$1.59
88955	SCHOOL	DISTRICT SCHOOL	\$328.07	\$328.06
88955	SCHOOL	GF HIGH SCHOOL BUS DEPRE	\$0.06	\$0.06
88955	SCHOOL	GF HIGH SCHOOL TUITION	\$7.65	\$7.65
88955	STATE	UNIVERSITY	\$9.52	\$9.52
88955	STATE	VO-TECH CENTER	\$2.38	\$2.38
88955	STATE	HIGH SCHOOL	\$34.91	\$34.91
88955	STATE	HIGH SCH RETIRE	\$19.27	\$19.27
88955	STATE	TID UNIVERSITY	(\$2.38)	(\$2.36)
88955	STATE	PERMISSIVE SHERIFF RETIREMENT LEVY	\$2.22	\$2.22
88955	STATE	ST EQUALIZATION	\$63.48	\$63.48

88955	STATE	SCH TRANSPORT	\$3.62	\$3.62
88955	STATE	ELEM RETIREMENT	\$24.55	\$24.55
88955	STATE	ELEM EQUAL	\$52.37	\$52.37
88955	STREET	STREET	\$756.77	\$756.76

1st Half Total: \$1,849.77
2nd Half Total: \$1,849.77
Total Tax: \$3,699.54

Note: The accuracy of this data is not guaranteed.

Web data was last updated 04/01/2026 02:30 PM.

Send Payments To:
Cascade County
Treasurer's Office
121 4th St North,
Suite 1A,
Great Falls, MT 59401

