



LISTING PACKAGE

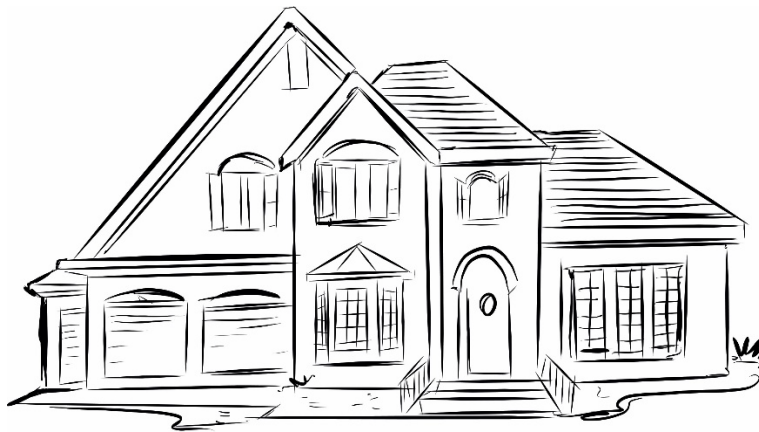
624 and 700 9th Street W
Columbia Falls, MT 59912

Assessor Number: 0011496 & 0975081

Geocode: 07418617201510000 & 07418617201550000

What's Included:

Property Report Card	X
Tax Bill/Assessor Information	N/A
Vesting Deed	X
Open Deeds of Trust	N/A
Tract Map	N/A
Survey/Subdivision Map	N/A
CCR's	N/A





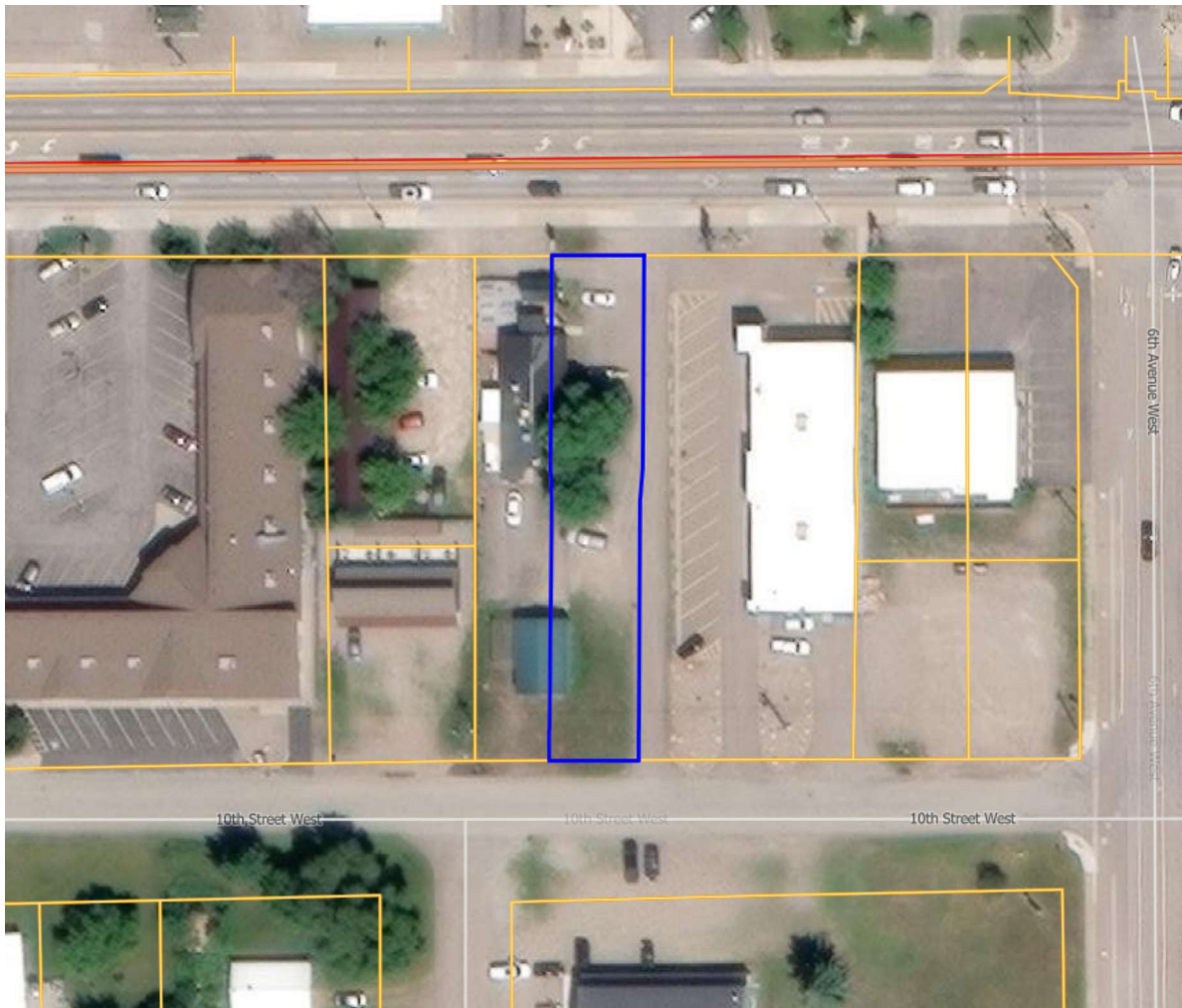
THIS MAP IS FURNISHED FOR INFORMATION PURPOSES ONLY TO ASSIST IN PROPERTY LOCATION WITH REFERENCE TO STREETS AND OTHER PARCELS. NO REPRESENTATION IS MADE AS TO ACCURACY, AND FLATHEAD PREMIER TITLE ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

10th Street West

10th Street West

Tax Year: 2025

Scale: 1:1144.20 Basemap: World Imagery



Summary

Tax Year: 2025

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 07-4186-17-2-01-51-0000

Assessment Code: 0000011496

Primary Owner:

ROSENJACK KEVIN
501 TEXAS AVE
WHITEFISH, MT 59937-3438
Note: See Owners section for all owners

Property Address:

624 9TH ST W
COLUMBIA FALLS, MT 59912

Certificate of Survey:

Legal Description: HOERNER ADD, S17, T30 N, R20 W, BLOCK 001, Lot 001,
HOERNER ADD LOT 1,6 PT ALLEY BLK 1

Last Modified: 4/26/2025 3:47:15 AM

General Property Information

Neighborhood: 207.305.C

Property Type: Improved Property

Living Units: 0

Levy District: 07-031211-76 - AST

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

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	0.235	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
4/28/2021			4/28/2021	202100014800	Warranty Deed

Owners

Tax Year: 2025

Party #1

Default Information:	ROSENJACK KEVIN 501 TEXAS AVE WHITEFISH, MT 59937-3438
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	2/10/2022 14:30:54 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	125044	14260	139304	COST
2023	125044	14260	139304	COST

Market Land

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 10227	Acres: n/a
Class Code: 2207	Value: n/a

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: 2006

Grade: A

Condition: Com 3 Normal

Functional: 3-Normal

Class Code: 3507

Dimensions

Width/Diameter: n/a

Length: n/a

Size/Area: 9204

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

Easements

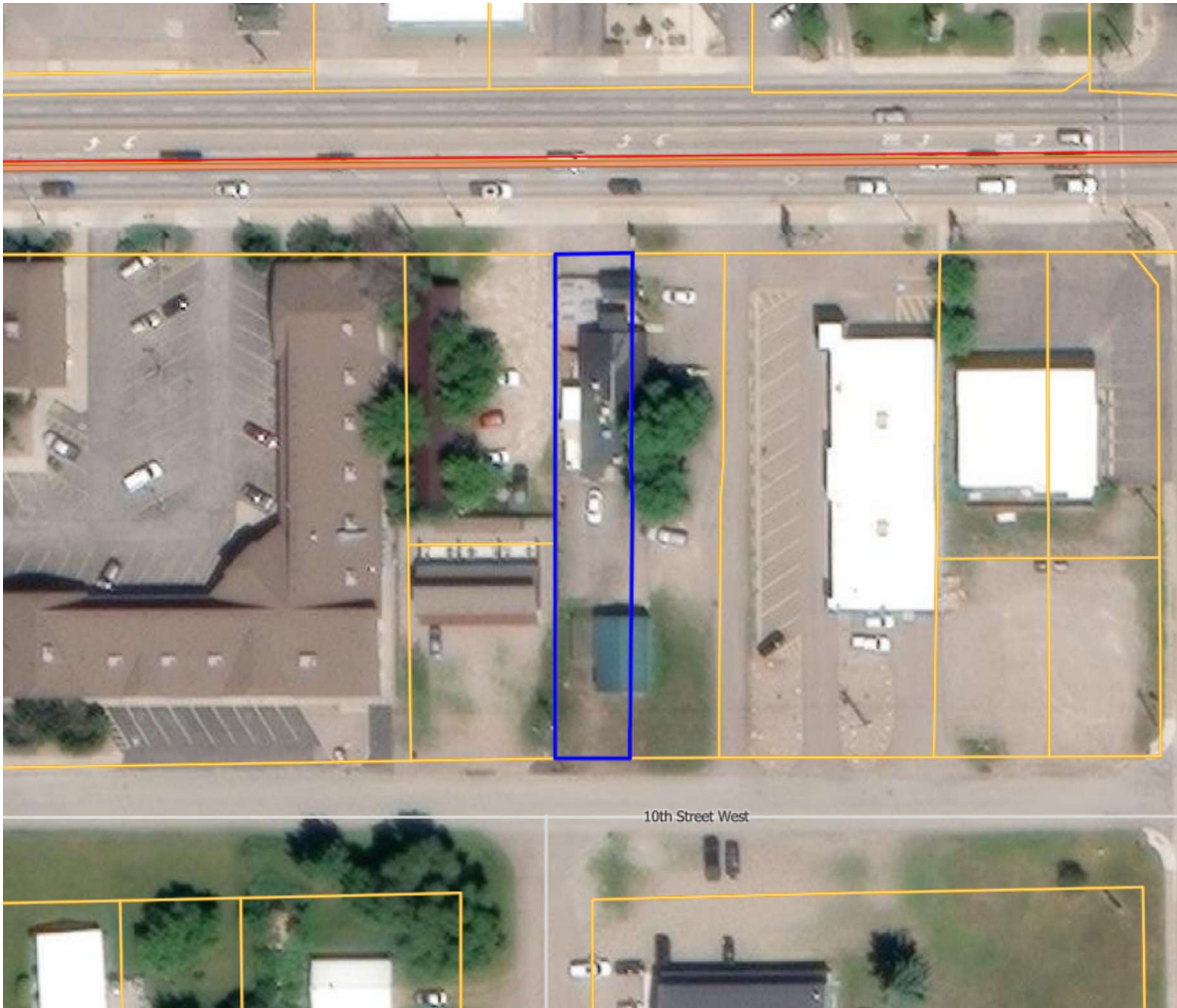
No easements exist for this parcel

Disclaimer

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Tax Year: 2025

Scale: 1:1144.25 Basemap: World Imagery



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 07-4186-17-2-01-55-0000

Assessment Code: 0000975081

Primary Owner:

ROSENJACK KEVIN
501 TEXAS AVE
WHITEFISH, MT 59937-3438
Note: See Owners section for all owners

Property Address:

700 9TH ST W
COLUMBIA FALLS, MT 59912

Certificate of Survey:

Legal Description: S17, T30 N, R20 W, TR 9F IN NW4

Last Modified: 4/26/2025 3:39:24 AM

Tax Year: 2025

General Property Information

Neighborhood: 207.305.C	Property Type: Improved Property
Living Units: 0	Levy District: 07-031211-76 - AST
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

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	0.287	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
4/28/2021			4/28/2021	202100014800	Warranty Deed

Owners

Party #1

Default Information:	ROSENJACK KEVIN 501 TEXAS AVE WHITEFISH, MT 59937-3438
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	10/29/2021 14:44:31 PM

Tax Year: 2025

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	276000	225500	501500	INCOME
2023	276000	225500	501500	INCOME

Market Land

Market Land Item #1

Method: Sqft	Type: Category 5
Width: n/a	Depth: n/a
Square Feet: 12500	Acres: n/a
Class Code: 2207	Value: n/a

Dwellings

No dwellings exist for this parcel

Other Buildings

Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA1 - Paving, asphalt
Quantity: 1	Year Built: 2004
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 8200	Height: n/a
Bushels: n/a	Circumference: n/a

Tax Year: 2025

Outbuilding/Yard Improvement #2

Type: Commercial	Description: CGFF - Garage, detached, frame, finished
Quantity: 1	Year Built: 2004
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507
Dimensions	
Width/Diameter: 24	Length: 36
Size/Area: 864	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	Ghostland Grounds Restaurant	321 - Restaurant, use w/031 Restaurant Use Type ONLY	1	1993
2	Ghostland Grounds	325 - Franchise or Fast Food, use w/1001 or 199 Use Type ONLY		2006

Tax Year: 2025

Existing Building #1

General Building Information

Building Number: 1	Building Name: Ghostland Grounds Restaurant
Structure Type: 321 - Restaurant, use w/031 Restaurant Use Type ONLY	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 1993	Year Remodeled: 2004
Class Code: 3507	Effective Year: 2000
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 031 - Restaurant	
Dimensions	
Area: 1780	Perimeter: 184
Use SK Area: n/a	Wall Height: 8
Features	
Exterior Wall Desc: 02 - Frame	Construction: 1-Wood Frame/Joist/Beam
Economic Life: n/a	% Interior Finished: 100
Partitions: 2-Normal	Heat Type: 4-Electric
AC Type: 0-None	Plumbing: 3-Above Normal
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
RT1 - Patio, wood	1	22	25	0	0	0	0
EE1 - Enclosed Entry	1	8	10	0	0	0	0
CF1 - Cooler, cooler, 32 to 60 degrees	1	0	0	0	1000	0	0
CF2 - Cooler, chiller, 5 to 31 degrees	1	0	0	0	100	0	0
PP1 - Porch, open	1	4	20	0	0	0	0

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Tax Year: 2025

Existing Building #2

General Building Information

Building Number: 2 Building Name: Ghostland Grounds

Structure Type: 325 - Franchise or Fast Food, use w/100 or 199 Use Type ONLY Units/Building: 1

Identical Units: 1 Grade: A

Year Built: 2006 Year Remodeled: n/a

Class Code: 3507 Effective Year: n/a

Percent Complete: n/a

Interior/Exterior Data #1

Level From: 01 Level To: 01
Use Type: 199 - Local Fast Food

Dimensions
Area: 128 Perimeter: 48
Use SK Area: n/a Wall Height: 8

Features
Exterior Wall Desc: 02 - Frame Construction: 1-Wood Frame/Joist/Beam
Economic Life: n/a % Interior Finished: 100
Partitions: 0-None Heat Type: 3-Unit or Space Heaters
AC Type: 0-None Plumbing: 1-Below Normal
Physical Condition: 3-Normal Functional Utility: 3-Normal

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

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost

Ag/Forest Land

No ag/forest land exists for this parcel

Easements

No easements exist for this parcel

Disclaimer

Tax Year: 2025

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0975081 0011496

Approved 4/28/2021 cw



Debbie Pierson, Flathead County MT by DD

202100014800

Page: 1 of 2

Fees: \$14.00

4/28/2021 12:32 PM

AND WHEN RECORDED MAIL TO:

Kevin Rosenjack

501 TEXAS AVE

WHITEFISH, MT 59937

Filed for Record at Request of:

Space Above This Line for Recorder's Use Only

Insured Titles

Order No.: 966197-WHI

Parcel No.: 0975081

WARRANTY DEED

FOR VALUE RECEIVED,

Ray Negron, aka Raymond Negron, and Dee A. Sims, aka Dee Ann Sims, as joint tenants

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

Kevin Rosenjack

whose address is: **700 9th St. W., Columbia Falls, MT 59912**

Hereinafter called the Grantee, the following described premises situated in **Flathead County, Montana**, to-wit:

Tract 1

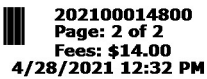
Lots 1 and 6 of Block 1 of HOERNER ADDITION, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

AND

That portion of the vacated alley lying South of Lot 1 and North of Lot 6, as would attach by operation of law.

EXCEPTING THEREFROM that portion conveyed to the State of Montana, Department of Highways, by instrument recorded May 30, 1979 under Recorder's Fee #7751, in Book 667, page 957, records of Flathead County, Montana

Tract 2



Tract 1 of Certificate of Survey No. 10622

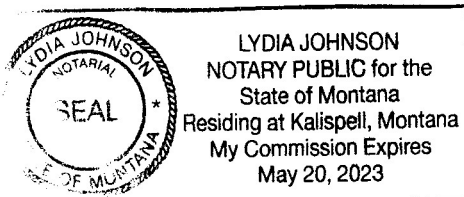
TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

James H. ...



STATE OF Montana)
) ss.
COUNTY OF Flathead)

This instrument was acknowledged before me on April 7th, 2021, by **Ray Negron, aka Raymond Negron, and Dee A. Sims, aka Dee Ann Sims.**



Notary Public for the State of Montana
Residing at: _____
My Commission Expires: _____

