

Tax Year: 2024

Scale: 1:1067.49 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 02-3015-11-3-10-07-0000

Assessment Code: 0000353705

Primary Owner:

FRIESEN ASSET LLC
748 CRESENT CIRCLE
GREAT FALLS, MT 59404

Note: See Owners section for all owners

Property Address:

748 CRESCENT CIR
GREAT FALLS, MT 59404

Certificate of Survey:

Legal Description: BN CAR SHOP ADDITION, S11, T20 N, R03 E, BLOCK 002, Lot 2A, AM PLAT 2017-31

Last Modified: 9/24/2024 11:7:41 AM

Tax Year: 2024

General Property Information

Neighborhood: 202.007.3	Property Type: Improved Property
Living Units: 0	Levy District: 02-0098-1C
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	0.759	106792

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/22/2016			7/22/2016	R0325743	Warranty Deed

Owners

Party #1

Default Information:	FRIESEN ASSET LLC 748 CRESENT CIRCLE GREAT FALLS, MT 59404
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	12/19/2017 15:56:30 PM

Tax Year: 2024

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	106792	1076608	1183400	INCOME
2023	106792	1076608	1183400	INCOME
2022	98222	922290	1020512	COST

Market Land

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 33056	Acres: n/a
Class Code: 2207	Value: 106792

Dwellings

No dwellings exist for this parcel

Other Buildings

Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA1 - Paving, asphalt
Quantity: 1	Year Built: 2017
Grade: A	Condition: Com 3 Normal
Functional: n/a	Class Code: 3507

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 22500	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

Tax Year: 2024

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	FRIESEN	398 - Warehouse	1	2017

Existing Building #1

General Building Information

Building Number: 1	Building Name: FRIESEN
Structure Type: 398 - Warehouse	Units/Building: 1
Identical Units: 1	Grade: E
Year Built: 2017	Year Remodeled: n/a
Class Code: 3507	Effective Year: n/a

Percent Complete: n/a

Interior/Exterior Data #1

Level From: 01 Use Type: 045 - Warehouse	Level To: 01
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Dimensions Area: 4400 Use SK Area: 1	Perimeter: 216 Wall Height: 16
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Features Exterior Wall Desc: 07 - Metal, light 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
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Other Features Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
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Interior/Exterior Data #2

Level From: 01 Use Type: 045 - Warehouse	Level To: 01
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Dimensions Area: 1560 Use SK Area: 1	Perimeter: 164 Wall Height: 12
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Features Exterior Wall Desc: 07 - Metal, light 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
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Other Features Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
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Interior/Exterior Data #3

Level From: 01 Use Type: 034 - Retail	Level To: 01
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Dimensions Area: 8072 Use SK Area: 1	Perimeter: 174 Wall Height: 12
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Features Exterior Wall Desc: 07 - Metal, light Economic Life: n/a Partitions: 2-Normal AC Type: 1-Central Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal
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Other Features Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
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Interior/Exterior Data #4

Level From: 01 Use Type: 034 - Retail	Level To: 01
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Dimensions Area: 1040 Use SK Area: 1	Perimeter: 92 Wall Height: 12
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Features Exterior Wall Desc: 07 - Metal, light Economic Life: n/a Partitions: 2-Normal AC Type: 1-Central Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal
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Other Features Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
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Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Tax Year: 2024

Ag/Forest Land

No ag/forest land exists for this parcel

Easements

No easements exist for this parcel

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