

Tax Year: 2024

Scale: 1:615.92 Basemap: World Imagery



## Summary

### Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 13-1764-27-1-16-08-0000

Assessment Code: 0000220200

#### Primary Owner:

MILLER CATANA  
512 TREECE GULCH RD  
STEVENSVILLE, MT 59870-6736  
Note: See Owners section for all owners

#### Property Address:

108 MAIN ST  
STEVENSVILLE, MT 59870

Certificate of Survey:

Legal Description: STEVENSVILLE ORIGINAL TOWNSITE, S27, T09 N, R20 W, BLOCK 007, Lot 015, LOTS 15 & 16 BLOCK 7 STEVENSVILLE

Last Modified: 10/4/2024 18:4:17 PM

# Cadastral Property Report

Tax Year: 2024

## General Property Information

|  |                                  |
|--|----------------------------------|
| Neighborhood: 213.970.C                                      | Property Type: Improved Property |
| Living Units: 0  | Levy District: 13-0732-2-1       |
| Zoning:  | Ownership: 100                   |
| LinkedProperty: No linked properties exist for this property |                                  |
| Exemptions: No exemptions exist for this property            |                                  |
| Condo Ownership:<br>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      |
| Farm site         | 0      | 0      |
| ROW               | 0      | 0      |
| NonQual Land      | 0      | 0      |
| Total Ag Land     | 0      | 0      |
| Total Forest Land | 0      | 0      |
| Total Market Land | 0.193  | 163120 |

## Deed Information

| Deed Date | Book | Page | Recorded Date | Document Number | Document Type |
|-----------|------|------|---------------|-----------------|---------------|
| 1/31/2024 |      |      | 1/31/2024     | 793572          | Warranty Deed |
| 9/28/1993 | 222  | 910  | N/A           |                 |               |

## Owners

### Party #1

|                      |  |
|----------------------|--|
| Default Information: | MILLER CATANA<br>512 TREECE GULCH RD STEVENSVILLE, MT 59870-6736 |
| Ownership %:         | 100  |
| Primary Owner:       | Yes  |
| Interest Type:       | Conversion   |
| Last Modified:       | 2/20/2024 16:38:52 PM  |

# Cadastral Property Report

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## Appraisals

### Appraisal History

| Tax Year | Land Value | Building Value | Total Value | Method |
|----------|------------|----------------|-------------|--------|
| 2024     | 163120     | 82680          | 245800      | INCOME |
| 2023     | 163120     | 81480          | 244600      | INCOME |
| 2022     | 88380      | 73150          | 161530      | COST   |

## Market Land

### Market Land Item #1

|                   |                    |
|-------------------|--------------------|
| Method: Sqft      | Type: Primary Site |
| Width: 84         | Depth: 100         |
| Square Feet: 8400 | Acres: n/a         |
| Class Code: 2207  | Value: 163120      |

## Dwellings

No dwellings exist for this parcel

## Other Buildings

No other buildings exist for this parcel

## Commercial

### Commercial Summary

#### Buildings Summary

| Building Number | Building Name  | Structure Type                               | Units | Year Built |
|-----------------|----------------|--|-------|------------|
| 1               | PEACOCK FLORAL | 374 - Multi-purpose, Retail, multi-occupancy | 1     | 1960       |

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## Existing Building #1

### General Building Information

Building Number: 1 Building Name: PEACOCK FLORAL

Structure Type: 374 - Multi-purpose, Retail, multi-occupancy Units/Building: 1

Identical Units: 1 Grade: F

Year Built: 1960 Year Remodeled: n/a

Class Code: 3507 Effective Year: 1990

Percent Complete: n/a

### Interior/Exterior Data #1

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

Dimensions  
Area: 3426 Perimeter: 238  
Use SK Area: 1 Wall Height: 8

Features  
Exterior Wall Desc: 04 - Brick & Concrete Block Construction: 1-Wood Frame/Joist/Beam  
Economic Life: n/a % 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

| Other Features             | Qty | Width | Length | Height | Area | Calculated Value | Unadjusted Value |
|----------------------------|-----|-------|--------|--------|------|------------------|------------------|
| Description                |     |       |        |        |      |                  |                  |
| CP6 - Canopy Roof, Average | 1   | 0     | 0      | 0      | 104  | 3068             | 3068             |
| CP6 - Canopy Roof, Average | 1   | 5     | 41     | 0      | 205  | 6047.5           | 6048             |

### 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



# Cadastral Property Report

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