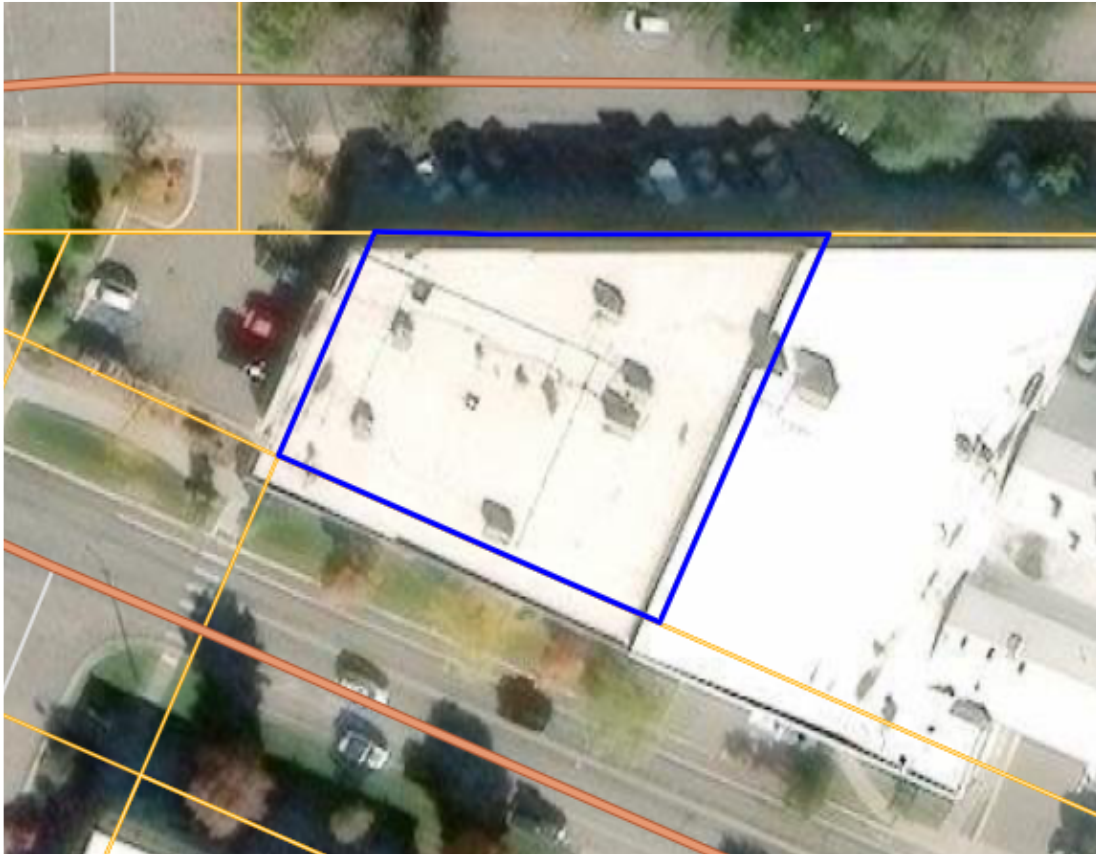


Tax Year: 2026

Scale: 1:917.81 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 04-2200-21-1-40-01-0000

Assessment Code: 0000112606

Primary Owner:

EM 820 WEST SPRUCE PROPCO LLC
250 FILLMORE ST UNIT 225
DENVER, CO 80206-5047

Note: See Owners section for all owners

Property Address:

820 W SPRUCE ST
MISSOULA, MT 59802

Certificate of Survey: n/a

Legal Description: WJ MCCORMICKS ADDITION, S21, T13 N, R19 W, BLOCK 38, FRAC OF LOTS 4 THRU 7 AND POR OF VAC NORA ST

Last Modified: 7/13/2026 3:3:41 AM



Cadastral Property Report

Tax Year: 2026

General Property Information

Neighborhood: 204.805	Property Type: Improved Property
Living Units: n/a	Levy District: 04-0583C-1-1C
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	0.386	751945

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
1/27/2026	1124	156	1/27/2026	202601293	Special Warranty Deed
9/28/2020	1040	730	9/29/2020	n/a	Quit Claim Deed
7/1/2008	822	294	7/1/2008	n/a	Warranty Deed
9/9/1997	0515	01688	N/A	n/a	n/a

Owners



Cadastral Property Report

Tax Year: 2026

Party #1

Default Information:	EM 820 WEST SPRUCE PROPCO LLC 250 FILLMORE ST UNIT 225 DENVER, CO 80206-5047
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	2/11/2026 13:33:33 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2026	751945	1391255	2143200	INCOME
2025	751945	1391255	2143200	INCOME
2024	588807	1110880	1699687	COST

Market Land

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 16812	Acres: n/a
Class Code: 2207	Value: 751945

Dwellings

No dwellings exist for this parcel

Other Buildings

Tax Year: 2026

Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA1 - Paving, asphalt
Quantity: 1	Year Built: 2010
Grade: A	Condition: Com 3 Normal
Functional: n/a	Class Code: 3507

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 4000	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #2

Type: Commercial	Description: CPA2 - Paving, concrete, 4"
Quantity: 1	Year Built: 2010
Grade: A	Condition: Com 3 Normal
Functional: n/a	Class Code: 3507

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 400	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	Spruce Street Plaza - Bldg B	353 - Office Building, Low Rise (1 to 4 stories)	1	1956

Existing Building #1

General Building Information

Building Number: 1	Building Name: Spruce Street Plaza - Bldg B
Structure Type: 353 - Office Building, Low Rise (1 to 4 stories)	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 1956	Year Remodeled: 2017
Class Code: 3507	Effective Year: 1990
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: M1	Level To: M1
----------------	--------------



Cadastral Property Report

Tax Year: 2026

Use Type: 086 - Support Area

Dimensions

Area:
Use SK Area:

Perimeter: 164
Wall Height:

Features

Exterior Wall Desc: 00 - None
Economic Life: 45
Partitions:
AC Type:
Physical Condition: 3-Normal

Construction: 0-None
% Interior Finished: n/a
Heat Type:
Plumbing:
Functional Utility: 3-Normal

Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
-------------	-----	-------	--------	--------	------	------------------	------------------

Interior/Exterior Data #2

Level From: 01
Use Type: 053 - Office

Level To: 01

Dimensions

Area:
Use SK Area:

Perimeter: 144
Wall Height:

Features

Exterior Wall Desc: 03 - Concrete Block
Economic Life: 45
Partitions:
AC Type:
Physical Condition: 3-Normal

Construction: 1-Wood Frame/Joist/Beam
% Interior Finished: 100
Heat Type:
Plumbing:
Functional Utility: 3-Normal

Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
-------------	-----	-------	--------	--------	------	------------------	------------------

Interior/Exterior Data #3

Level From: 01
Use Type: 053 - Office

Level To: 01

Dimensions

Area:
Use SK Area:

Perimeter: 254
Wall Height:

Features

Exterior Wall Desc: 03 - Concrete Block
Economic Life: 45
Partitions:
AC Type:
Physical Condition: 3-Normal

Construction: 1-Wood Frame/Joist/Beam
% Interior Finished: 100
Heat Type:
Plumbing:
Functional Utility: 3-Normal

Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
-------------	-----	-------	--------	--------	------	------------------	------------------

Interior/Exterior Data #4

Level From: 01
Use Type: 053 - Office

Level To: 01

Dimensions

Area:
Use SK Area:

Perimeter: 378
Wall Height:

Features

Exterior Wall Desc: 03 - Concrete Block
Economic Life: 45
Partitions:
AC Type:
Physical Condition: 3-Normal

Construction: 1-Wood Frame/Joist/Beam
% Interior Finished: 100
Heat Type:
Plumbing:
Functional Utility: 3-Normal

Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
-------------	-----	-------	--------	--------	------	------------------	------------------

Elevators and Escalators



Cadastral Property Report

Tax Year: 2026

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
-------------	-------	---------	-------	-------	----------	------

Ag/Forest Land

No ag/forest land exists for this parcel

Conservation Easements

No conservation easements exist for this parcel

Disclaimer

The Montana State Library (MSL) provides this product/service for informational purposes only. MSL did not produce it for, nor is it suitable for legal, engineering, or surveying purposes. Data from disparate sources may not be in vertical alignment. Consumers of this information should review or consult the primary data and information sources to ascertain the viability of the information for their purposes. The MSL provides these data in good faith and in no event, shall be liable for any incorrect results or analysis, any lost profits and special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data or the services provided. The MSL makes these data and services available as a convenience to the public, and for no other purpose. The MSL reserves the right to change or revise published data and/or services at any time.