

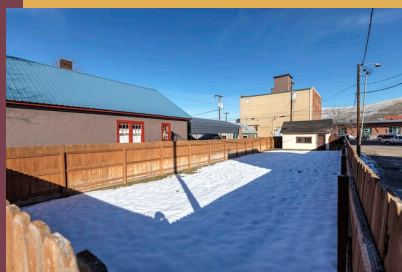
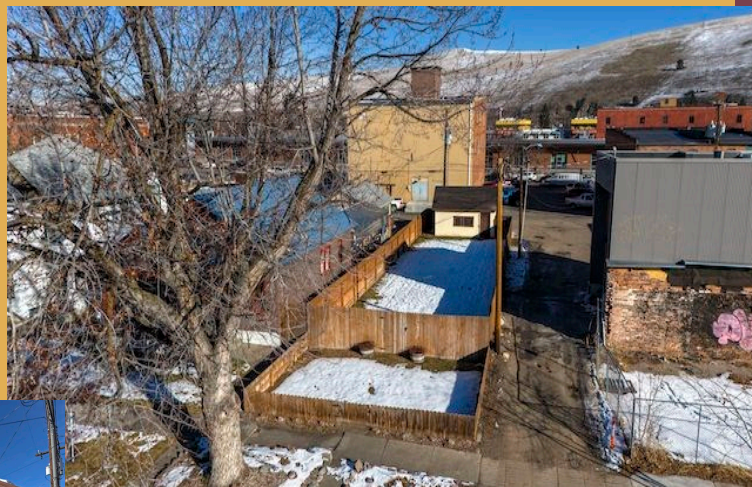
jg

Julie  
Gardner  
REALTOR®

322 W Alder Street

Missoula, MT 59802

*Amazing  
Commercial Lot in  
Downtown Missoula  
\$400,000*



This 3,900 sqft lot offers an exceptional opportunity in a highly sought-after location. Fully fenced and in beautiful condition, this property features a single garage at the rear, providing added convenience and security. Situated adjacent to an alley, this lot offers easy access and high visibility. Zoned CBD-4, the lot allows for a wide range of potential uses, making it a fantastic investment in downtown Missoula. Whether you're looking to develop, build, or invest, this property offers endless possibilities!

Commercial Land Lot

2024 Taxes: \$2,087.76

Lot Size: 3,920 sqft

Garage: Single

Zoning: CBD-4

HOA: None

Fully Fenced

Adjacent to Alley

Downtown Missoula

Lots of Potential!

*Julie Gardner*



Realtor, JD, MPA

ERA Lambros Real Estate

(406) 532-9233

jgardner@ERALambros.com



[www.JulieGardnerProperties.com](http://www.JulieGardnerProperties.com)



*322 W Alder Street*

*Missoula, MT 59802*

## Clickable Table of Contents

1. MAPS
2. CAMA
3. TAXES
4. SEWER
5. SCHOOLS
6. NO HOA
7. FLOODPLAIN
8. ZONING
9. OWNER'S PROPERTY  
DISCLOSURE

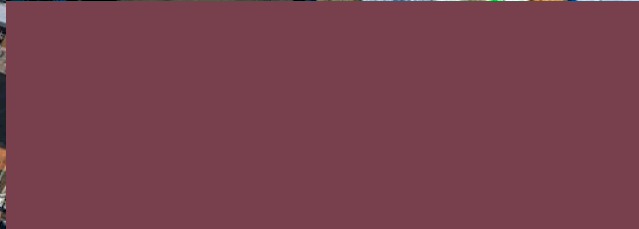
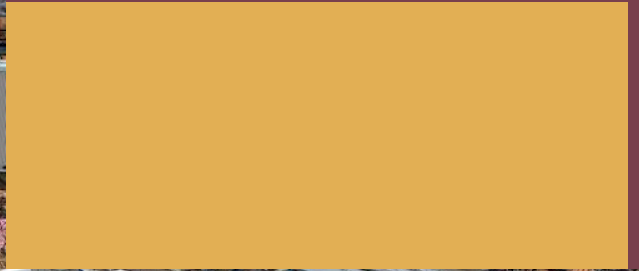
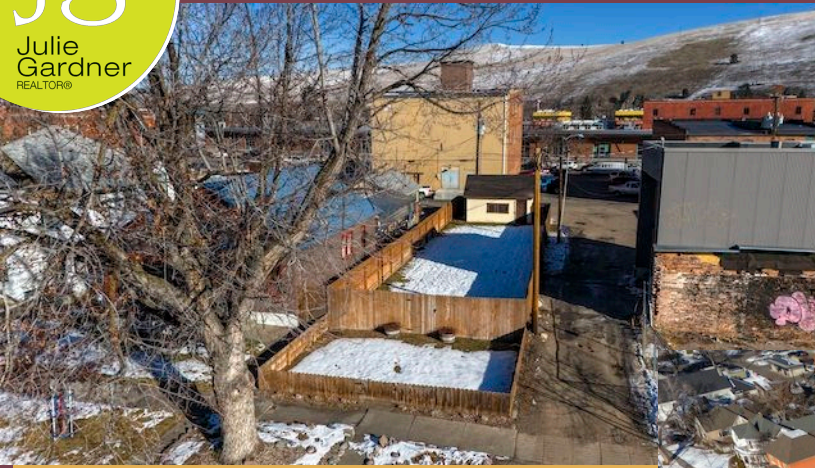


322 W Alder Street

Missoula, MT 59802

jg

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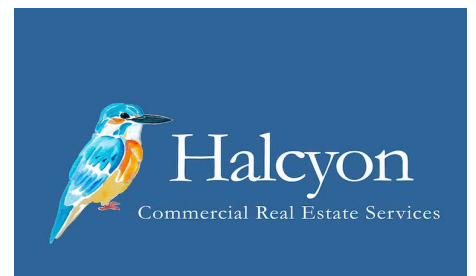
SEE LISTING AGENT,  
JULIE GARDNER  
AT (406) 532-9233  
OR  
JGARDNER@ERALAMBROS.COM  
FOR MORE INFORMATION.

THANK YOU!

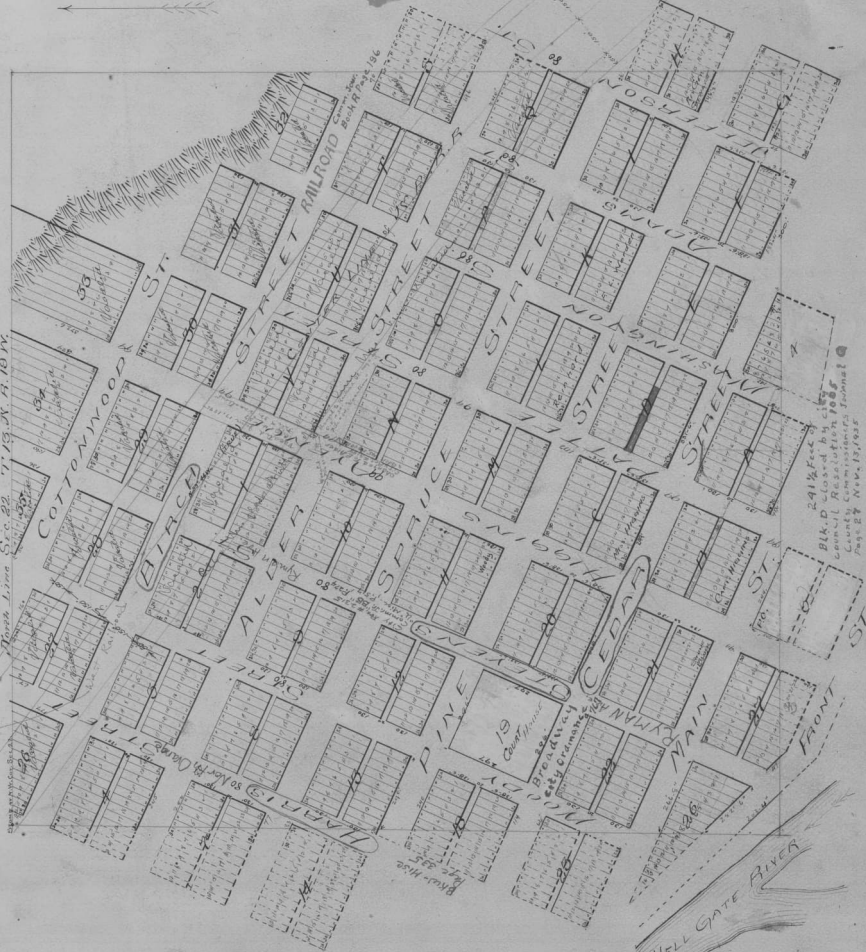
# MAPS



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jgardner@ERALambros.com  
(406)532-9233 direct  
(406)532-9533 fax








C. F. HIGGINS' ADDITION

TO MISSOURIA

Scale 200' 1'

P. T. James.



Note: Scale used on Original Plot.

to banking authority that I received and  
that this had been received on the 2<sup>nd</sup> day  
May A.D. 1943 at 1 o'clock P.M.

W. J. Stephens  
Coring, Reindeer.

Territory of Montana }  
 County of Montana } ss  
 I, J. S. Biggs, County Clerk of the  
 County aforesaid, do hereby certify that the above is a true and  
 correct copy of the Statute of the Territory of Montana,  
 in relation to the same, as the same appears in the Statute  
 Book of Montana, page 135, this 6<sup>th</sup> day of September A. D. 1889.

H. A. Bogart

ATT. OF MONTANA, )  
SURVEYOR'S CERTIFICATE,

County of Plumas  
State of California  
I, R. H. Hale, do hereby certify and attest that the foregoing is a true and correct copy of the original as recorded with me.  
Witness my hand and seal at Shasta, California, this 7th day of January, A.D. 1905.

R. H. Hale  
Recorder

State of Montana  
Dept. of Health  
and Public Welfare  
Clerk's Office  
Shastaville Flat  
-Official-  
File No. 1504  
File No. 1504  
File No. 1504

Subscribed and sworn to before me this 27th day of July 1925

Notary Public for the State of New York

Wm. H. [Signature]

Book 2



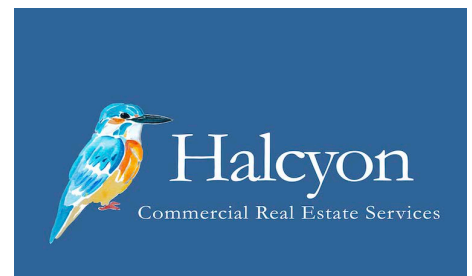


# CAMA

## PROPERTY REPORT CARD



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Missoula, MT 59808  
jgardner@ERALambros.com  
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Tax Year: 2025

Scale: 1:1107.47 Basemap: Imagery Hybrid



## Summary

### Primary Information

Property Category: RP	Subcategory: Residential Property
Geocode: 04-2200-22-2-51-04-0000	Assessment Code: 0002118904
<b>Primary Owner:</b> FAB INVESTMENT LLC PO BOX 7515 MISSOULA, MT 59807-7515 Note: See Owners section for all owners	<b>Property Address:</b> 322 W ALDER ST MISSOULA, MT 59802
Certificate of Survey:	Legal Description: CP HIGGINS, S22, T13 N, R19 W, BLOCK 3, Lot 15, E2 & W2 Of Lot 16
Last Modified: 1/18/2025 11:11:58 AM	

### General Property Information

Neighborhood: 204.005	Property Type: Improved Property
Living Units: 1	Levy District: 04-0583-1-1
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

# Cadastral Property Report

Tax Year: 2025

## Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmstead	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0.09	0

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
12/6/2010	870	653	N/A	201024160	
12/6/2010	870	653	12/6/2010		Warranty Deed
5/6/2010	859	513	5/6/2010		Warranty Deed
5/6/2009	838	1093	5/6/2009		Quit Claim Deed
11/9/2006	0786	01391	11/9/2006		
7/7/2004	0735	01169	7/7/2004		
11/13/2002	0692	01025	N/A		
9/29/2001	0668	01264	9/29/2001		
10/17/1997	0519	01054	10/17/1997		

## Owners

### Party #1

Default Information:	FAB INVESTMENT LLC PO BOX 7515 MISSOULA, MT 59807-7515
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	12/5/2023 10:52:33 AM

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	133185	6260	139445	COST
2023	133185	6260	139445	COST
2022	108615	5100	113715	COST



Tax Year: 2025

## Market Land

### Market Land Item #1

Method: Sqft	Type: Primary Site
Width: 30	Depth: 130
Square Feet: 3900	Acres: n/a
Class Code: 2201	Value: n/a

## Dwellings

No dwellings exist for this parcel

## Other Buildings

### Outbuilding/Yard Improvement #1

Type: Residential	Description: RRG3 - Garage, frame, detached, unfinished
Quantity: 1	Year Built: 1953
Grade: 4	Condition: Res Average
Functional: n/a	Class Code: 3501

#### Dimensions

Width/Diameter: 14	Length: 18
Size/Area: 252	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

Tax Year: 2025

## Easements

No easements exist for this parcel

## Disclaimer

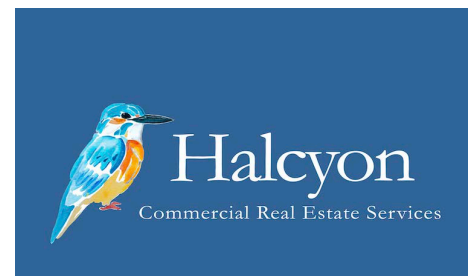
The Montana State Library (MSL) provides this product/service for informational purposes only. MSL did not produce it for, nor is it suitable for legal, engineering, or surveying purposes. Data from disparate sources may not be in vertical alignment. Consumers of this information should review or consult 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.



# TAXES



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jgardner@ERALambros.com  
(406)532-9233 direct  
(406)532-9533 fax





# Missoula county

Shopping Cart: 0 items [\$0.00]

**New Search**

**History**

**Payoff**

**Pay Taxes**

**Help**

**Parcel Number:** 2118904

**Status:** Current

**Receipt:** 17525

**2025 Owner(s):**  
FAB INVESTMENT LLC

**Mailing Address:**

PO BOX 7515  
MISSOULA, MT 598077515

**Levy District:**  
1.1, DISTRICT 1.1

**Tax Comparison**

## 2025 Value:

**Market Value** \$169,900  
**Taxable:** \$1,291

**Detail**

## 2025 Taxes:

**View Pie Charts**

<b>First Half:</b>	\$836.13	<b>Due:</b> 12/1/2025
<b>Second Half:</b>	\$824.12	<b>Due:</b> 6/1/2026
<b>Total:</b>	\$1,660.25	

**Show Current Tax Bill**

**Detail**

## 2025 Payments:

<b>First Half:</b>	\$0.00
<b>Second Half:</b>	\$0.00
<b>Total:</b>	\$0.00

(May include penalty & interest)

## 2025 Legal Records:

**Geo Code:** 04-2200-22-2-51-04-0000 **Deed Book:** 870 **Page:** 653 **Date:** 2010-12-06

**Property address:** 322 W ALDER ST, MISSOULA MT 59802

**Subdivision:** (HCP) HIGGINS CP ADD **Lot:** 15 **Block:** 3

**TRS:** T13 N, R19 W, Sec. 22

**Legal:** CP HIGGINS, S22, T13 N, R19 W, BLOCK 3,  
Lot 15, E2 & W2 Of Lot 16

**Acres:** 0.09

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 10/23/2025 01:00 PM.

If you are sending your payments in by mail, address them To:

Missoula County  
200 W Broadway  
Missoula, MT 59802

Include Taxpayer ID with payments.

# SEWER



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Missoula, MT 59808  
[jgardner@ERALambros.com](mailto:jgardner@ERALambros.com)  
(406)532-9233 direct  
(406)532-9533 fax





## Permit Summary

DEVELOPMENT SERVICES • CITY OF MISSOULA  
435 RYMAN • MISSOULA, MT 59802-4297 • (406) 552-6630 • FAX: (406) 327-2125

PERMIT NUMBER: 11789

PROPERTY OWNER:

ISSUED:

PERMIT TYPE: Utility Excavation  
Sanitary Sewer Service  
Historic

PERMIT STATUS: CONNECTED

---

ISSUED TO:

PERMIT LOCATION:

PHYSICAL ADDRESS:

322 W ALDER ST

LOCATION:

WORK DESCRIPTION:

LEGAL DESCRIPTION:

E2 LOT 15 & W2 OF 16 IN C P  
HIGGINS ADDITION BLK 3

GEOCODE:

04220022251040000

---

CONDITIONS:

COMMENTS:

WORKFLOW:

INSPECTIONS:

---

Please note that this document is not a copy of the actual permit issued. It is merely a summary of the information contained within the City of Missoula's permit record system for the permit number shown above.

Record Card  
City of Missoula

# SANITARY SEWER CONNECTION

No. \_\_\_\_\_

Permit No. 11789 Date 5-30, 19 80

Permit Issued to BING J ANES, Licensed Drainlayer.

Description of Property Served - Lot E 1/2 of 15 - W 1/2 of 16 Block 3

Addition HIGGINS Type Building Served Residence

Address for Premises 322 ALDER

Size and Type Pipe Used 4" PVC clay Sewer Location street (alder)

Dry Stub Only \_\_\_\_\_ Wye Used repair only Sta. about 172' west of  
NH on Woody St.

I hereby agree that all work pertaining to said Sewer Connection shall be done in strict conformity with the City Ordinances regulating such work. I further agree to save the City of Missoula harmless should any damage arise or be occasioned by the above described work. I hereby authorize the above Licensed Drainlayer to sign for me such receipt for the above permit as is required by the regulations of the Engineer Department.

Home Owner \_\_\_\_\_ Contractor - Agent BING J ANES

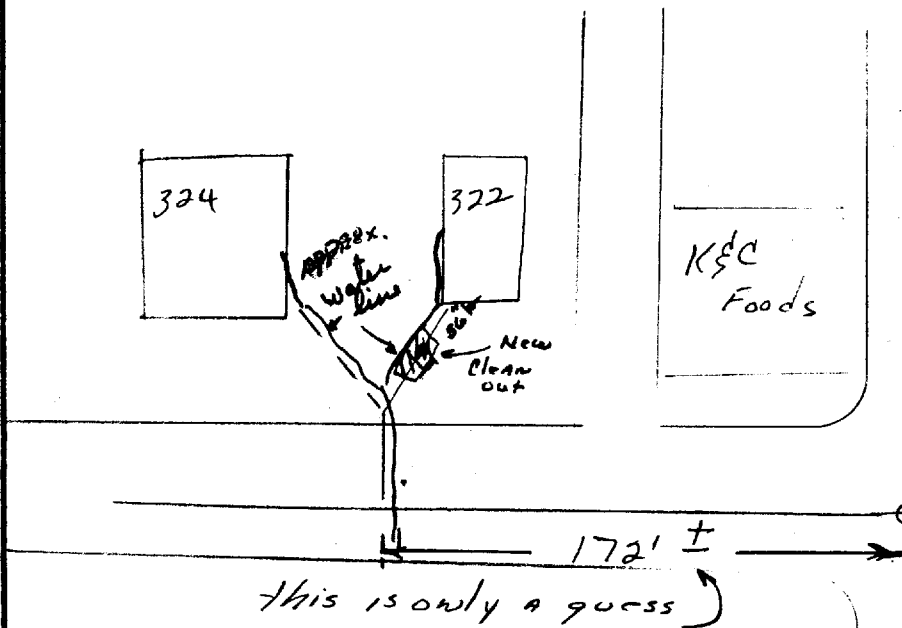
Inspector Joe Madones Diagram on Opposite Side Ken

PROFILE - From Building to Main  
Sewer Line

# INSTRUCTIONS

1. Draw main line used.
2. Offset distances from house.
3. Location of cesspool and indicate if filled by you.
4. Definitely locate service line entry.

Broke old clay service line cleaned same to main "works OK" Replaced with P.V.C. and installed a Clean out 56" out From House - water lines in same ditch - Believe 324-322 to be on same <sup>sewer</sup> service line





ACC'T NO.	W Alder	322	West YES
ACC'T NO.	STREET	ADDRESS	STANDARD

### WATER SERVICE PIPE STATISTICS - MISSOULA

DATE TAP MADE 9-18-36 2020

C.B. TO MAIN MEAS. \_\_\_\_\_

SIZE OF TAP 5/8" 1"

SIZE AND KIND OF MAIN 6" ST 24" DIP

SIZE OF SERVICE PIPE 2- 3/4 GAL

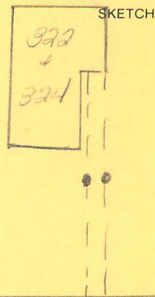
DEPTH OF MAIN 5'

DEPTH OF SERVICE AT MAIN 6'

DEPTH OF SERVICE AT C. BOX 6'

DEPTH OF SERVICE AT HOUSE 6'

INSULATION yes THAW WIRE ✓



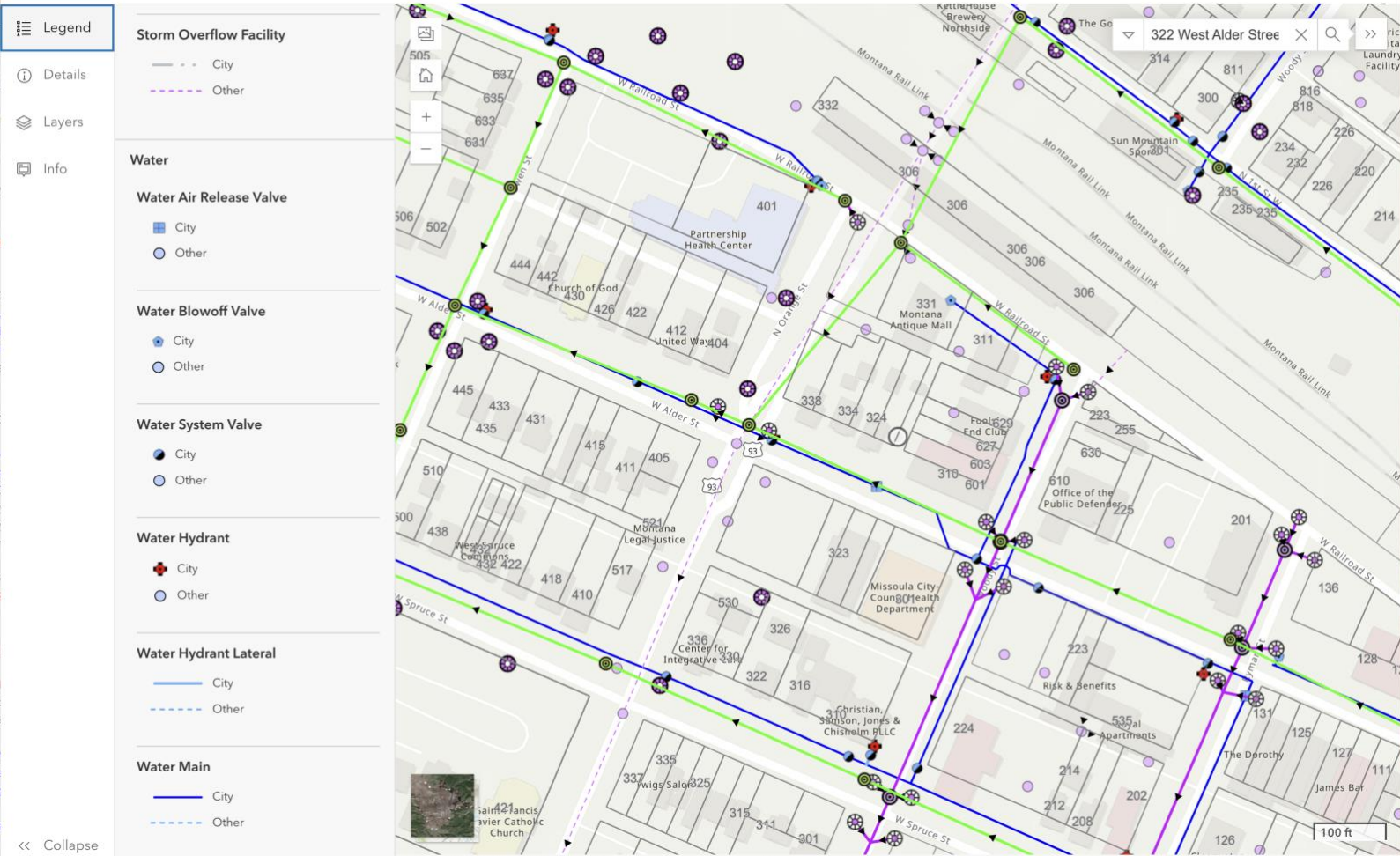
2 in 1 Ditch > 28' SSSL on EHL of 324

Drain - Sawdust, Rubber & paper

NOTICE: The City of Missoula is not responsible for insuring or guaranteeing the accuracy of the compilation of this information and shall not be held accountable for the accuracy of these records and/or for any expenses or damages incurred from any reliance on these records by anyone.

# UTILITY MAP

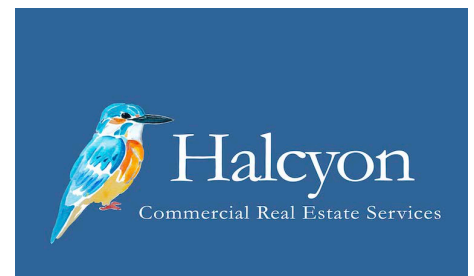
## City of Missoula Public Utility Map



# SCHOOLS



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Missoula, MT 59808  
[jgardner@ERALambros.com](mailto:jgardner@ERALambros.com)  
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(406)532-9533 fax







## LOWELL ELEMENTARY SCHOOL

Forward Thinking, High Achieving

[Translate Language](#) | [User Options](#)

[District Home](#)



Employment



MCPS Staff Directory



Menu



Schools



Web Connect

### ANNOUNCEMENTS

#### Early Literacy Screening

The MCPS Early Literacy Program is a free, full-time, classroom-based program. To be eligible for the program for fall of 2025, children must be screened by an MCPS screener. To schedule a screening, please complete the [online form](#). For more information about the program, please visit the [Early Literacy Program website](#).



## C.S. PORTER MIDDLE SCHOOL

Forward Thinking, High Achieving

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[District Home](#)



Employment



MCPS Staff Directory



Menu



Schools



Web Connect

#### Safer Montana Tip Line



The [Safer Montana tip line](#) is a new way for MCPS students and others to report a school safety concern - anonymously, any time, day or night. Learn more about this online resource or report a tip at [safermt.com](#).



## HELLGATE HIGH SCHOOL

Forward Thinking, High Achieving

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[District Home](#)



Attendance



Daily Bulletin



Employment



MCPS Staff Directory



Web Connect

### ANNOUNCEMENTS

#### Infinite Campus Access

If you need help getting into the Parent Portal on Infinite Campus please email

Susan Elliott at [selliott@mcpsmt.org](mailto:selliott@mcpsmt.org)

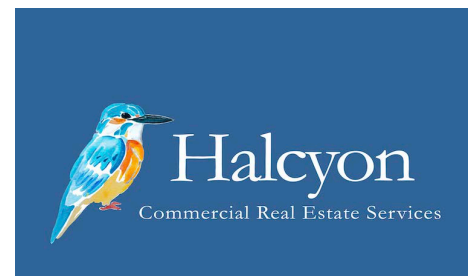
#### Safer Montana Tip Line



# HOA



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jgardner@ERALambros.com  
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(406)532-9533 fax



**Subject:** File Number-1172422-Address-322 W Alder St (Email Ref=2444027856)  
**From:** jake.billington@fste.com  
**Date:** 1/30/25, 8:04 AM  
**To:** juliegardnerproperties@gmail.com

Good Morning,

Here is the listing packet for 322 W Alder St. I don't believe there are any HOAs in CP Higgins.  
There are two SIDs:

#7380 - Business Improvement - \$187.66 annual taxes, SID is perpetual

#9000 - Street Maintenance - \$ 185.87 annual taxes, SID is perpetual.

Thank you!

File No.: 1172422 M

Buyer: Listing Packet

Seller: FAB Investment LLC

Property Address: 322 W Alder St, Missoula, MT 59802

You can download Acrobat Reader at <https://www.adobe.com/products/acrobat/readstep2.html>

Jake Billington  
Jr. Title Officer  
Flying S Title and Escrow of Montana, Inc.  
Phone: 406-829-2540  
Fax: 406-829-2570

**Beware of cyber-crime!** If you receive an e-mail or any other communication that appears to be generated from a Flying S Title and Escrow of Montana, Inc. employee that contains new, revised or altered bank wire instructions, consider it suspect and call our office at a number you trust. Our wire instructions do not change.

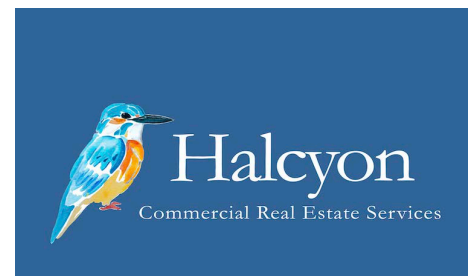
This message contains confidential information intended only for the use of the intended recipient(s) and may contain information that is privileged. If you are not the intended recipient, or the person responsible for delivering it to the intended recipient, you are hereby notified that reading, disseminating, distributing or copying this message is strictly prohibited.



# FLOODPLAIN

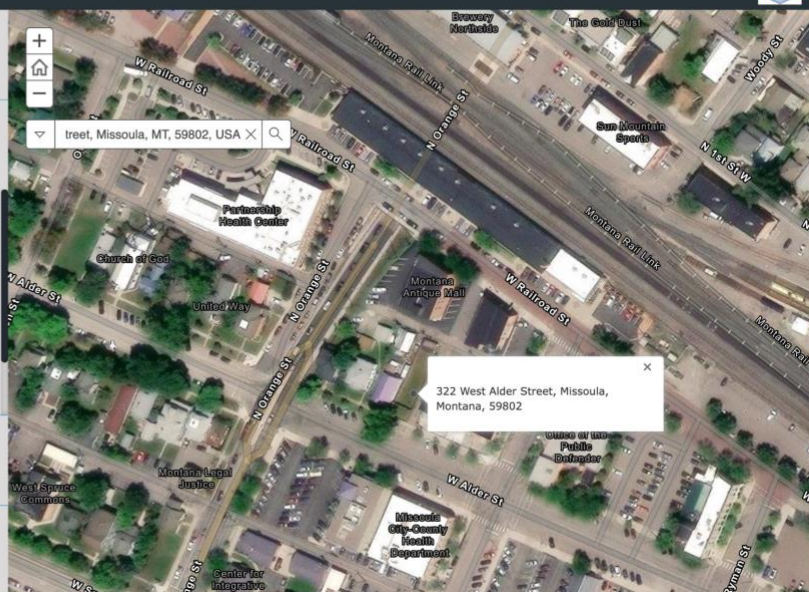


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A Story Map

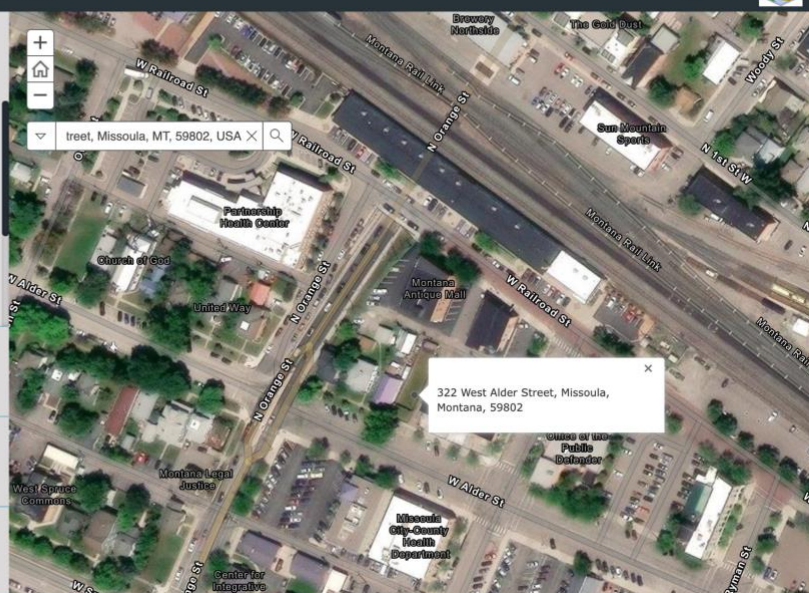
#### 4 Compare Draft Floodway Map to Current FEMA Floodway Map



A Story Map

100-year Floodplain (1% Annual Chance)  
Floodway within 100-year Floodplain

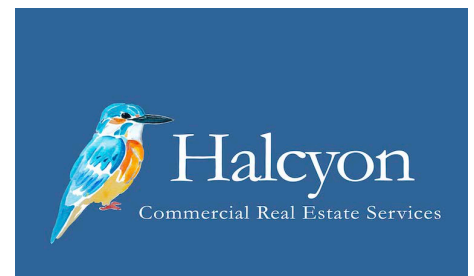
#### 4 Compare Draft Floodway Map to Current FEMA Floodway Map



# ZONING



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(406)532-9533 fax



**Subject:** RE: Zoning - 322 W Alder Street  
**From:** Zoning DeskOnCall <ZoningDesk@ci.missoula.mt.us>  
**Date:** 1/30/25, 10:15 AM  
**To:** Julie Gardner <juliegardnerproperties@gmail.com>

Hi Shawn,

The parcel at 322 W Alder St. is in the Central Business District or CBD-4 zoning district with the Design Excellence - [Downtown - Outer Core Overlay](#).

The Parcel and Building Standards are in Title 20, [20.10.030](#). Allowed Uses for CBD-4 are in Title 20, [20.10.020](#). There are no setbacks and the maximum building height is 125'. There is, however, a Build-To Zone standard for parcels in the Design Excellence Overlay. You can read more about the standards for Design Excellence on the city's webpage [here](#) or in Title 20, [20.25.080](#).

Unfortunately, there is no way to provide a .pdf with all the applicable standards. The applicable standards are dependent on the proposed project.

I believe you can download Municode by clicking the document icon in the upper right corner.

Best,

**Charlie Ream** | Zoning Desk  
Community Planning, Development & Innovation

**Contact Information:**

(406) 552-6625 | [zoningdesk@ci.missoula.mt.us](mailto:zoningdesk@ci.missoula.mt.us)  
435 Ryman St. Missoula, MT 59802  
**Hours: 10am - 2pm, Monday - Friday**

**Websites & Resources:**

<a href="#">Missoula Title 20</a>	Visit our Zoning Code
<a href="#">"What's My Zoning?"</a>	Visit our map of Zoning, Land Use, Overlays, & Floodplain
<a href="#">County Property Information</a>	Visit the County's map of Zoning & Tax Data
<a href="#">Accela Citizen Access</a>	Visit our search portal for Records, Permits, and Licenses
<a href="#">Our Missoula</a>	Visit our City Growth Policy, a Long-Range Land Use Plan
<a href="#">Fees, Forms &amp; Applications</a>	Visit the City's cache of Permit Applications

---

**From:** Julie Gardner <juliegardnerproperties@gmail.com>  
**Sent:** Wednesday, January 29, 2025 4:18 PM  
**To:** Zoning DeskOnCall <ZoningDesk@ci.missoula.mt.us>  
**Subject:** Zoning - 322 W Alder Street

Hi Zoner,

Can you please tell me what the zoning is for 322 W Alder Street, Missoula, MT 59802? Would you also mind providing me with a pdf attachment that contains the appropriate zoning pages, please?

Thank you so much for your help!

-Shawn

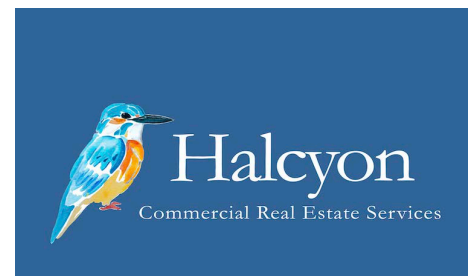
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# DISCLOSURES



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**MONTANA ASSOCIATION OF REALTORS®**  
**PROPERTY DISCLOSURE STATEMENT (LAND)**



1 Date: 02/21/2025

2  
3 Property: 322 W. Alder Street, Missoula, MT 59802

4 Seller(s): Fab Investment LLC

5 Seller Agent: Julie Gardner and Peter Lambros

6  
7 Concerning adverse material facts, Montana law provides that a seller agent is obligated to:

- 8  
9 • disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are  
10 known to the seller agent, except that the seller agent is not required to inspect the property or verify any  
11 statements made by the seller; and  
12 • disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of  
13 information regarding adverse material facts that concern the property.

14  
15 The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement that has been  
16 completed and signed by the Seller(s), if one has been made available to the Seller Agent by the Seller(s).  
17 Regardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Statement,  
18 **except as set forth below**, the Seller Agent has no personal knowledge:

- 19 (i) about adverse material facts that concern the Property or  
20 (ii) regarding the veracity (accuracy) of any information regarding adverse material facts that concern  
21 the Property

22 None known

23  
24  
25  
26  
27  
28  
29 Information regarding adverse material facts that concern the Property and that are known to the Seller Agent, if any,  
30 is set forth above. However, the Seller Agent is not required to inspect the Property or verify any statements made by  
31 the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property  
32 and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with respect to  
33 any advice, inspections or defects.

*Peter Lambros*

dotloop verified  
02/24/25 11:48 AM MST  
1ADH-ERCO-PRVH-XC3A

34  
35 Seller Agent Signature:

*Julie Gardner*

dotloop verified  
02/24/25 11:32 AM MST  
AGCU-WSGE-1X9H-DEJQ

36  
37 Dated: \_\_\_\_\_

38  
39 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement.

40  
41 Buyer Agent: \_\_\_\_\_

42  
43 Buyer Agent Signature: \_\_\_\_\_

44  
45 Dated: \_\_\_\_\_

46  
47 Buyer Signature: \_\_\_\_\_

48  
49 Dated: \_\_\_\_\_

# OWNER'S PROPERTY DISCLOSURE STATEMENT (LAND) MONTANA ASSOCIATION OF REALTORS® STANDARD FORM



Date: 02/21/2025

The undersigned Owner is the owner of certain real property located at 322 W. Alder Street, in the City of Missoula, County of Missoula, Montana, which real property is legally described as: The East one-half of Lot 15 and the West one-half of Lot 16 in Block 3 of CP. Higgins Addition, a platted subdivision in the City of Missoula, Missoula County, Montana, according to the official recorded plat thereof.

(hereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse material facts which concern the Property. Montana law defines an adverse material fact as a fact that should be recognized as being of enough significance as to affect a person's decision to enter into a contract to buy or sell real property and may be a fact that materially affects the value of the Property, that affects the structural integrity of the Property, or that presents a documented health risk to occupants of the Property.

## OWNER'S DISCLOSURE

- ☐ Owner has never been to the Property.  
☐ Owner has not been to the Property since \_\_\_\_\_ (date).

The Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto based on any adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this Statement to any person or entity in connection with any actual or anticipated sale of the Property. Owner further agrees to indemnify and hold any and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property, harmless from all claims for damages based upon the disclosures made in this Disclosure Statement along with the failure of the Owner to disclose any adverse material facts known to the Owner.

This information is a disclosure by the Owner of known adverse material facts concerning the Property as of the above date. **It is not a warranty or representation of any kind by the Owner and it is not a contract between Owner and buyer. This disclosure statement is not a substitute for any inspections the buyer may wish to obtain.**

Please describe any adverse material facts concerning the items listed, or other components, fixtures or matters.

Easements (written or unwritten):

None known

Boundaries or property lines:

None known - In May 2011 we had WGM Group do a boundary survey to set wooden stakes at the corners so we could build the fence.

Encroachments or similar matters that may affect your interest in the subject Property including but not limited to buildings, fences, etc.:

None known

Access to or Ownership of the Property – Matters affecting access to or from the Property, legal ownership or title to the Property, or the Seller's ability to transfer the Property:

NA

           /             
Buyer's or Lessee's Initials

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 Owner's Property Disclosure Statement (Land), April 2024  
 Page 1 of 5

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 dotloop verified  
 Owner's Initials

52 Settling, slippage, standing water, drainage, sliding or other soil problems on the Property or in the immediate area:  
53 None known  
54  
55  
56 Flooding, drainage or grading problems:  
57 None known  
58  
59  
60 Location of the Property in a flood plain, shoreline master plan, wetland or other environmentally sensitive area or  
61 work conducted by Seller in or around any natural bodies of water:  
62  
63  
64  
65 a. Water rights and private wells:  
66 City water  
67  
68  
69 b. Public or Community water systems:  
70 City water was disconnected when the prior owner moved the house structure that used to be on the lot.  
71  
72  
73 Restrictive Covenants and Deed restrictions:  
74 None known  
75  
76  
77 Septic system approval or existing septic system:  
78 No  
79  
80  
81 Major damage to the Property from fire, earthquakes, floods, slides, etc.:  
82 No  
83  
84  
85 Zoning or Historic District violations, non-conforming uses:  
86 None known  
87  
88  
89 Neighborhood noise problems or other nuisances:  
90 Parcel is located near the rail yard so there is some noise when they couple / uncouple the cars.  
91  
92  
93 Property Owner's association obligations (dues, lawsuits, transfer fees, initiation fees, etc.):  
94 None  
95  
96  
97 Notice of abatement or citations against the Property:  
98 None  
99  
100  
101 Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property:  
102 No  
103  
104  
105 Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or proposed,  
106 which may cause smoke, smell, noise or other nuisance, annoyance or pollution, any hazardous materials or pest  
107 infestations located on the Property or in the immediate area:  
108 None known

\_\_\_\_\_  
Buyer's or Lessee's Initials

Julie Gardner

Missoula

3011 American Way Missoula, MT 59808

\_\_\_\_\_  
Owner's Initials



Street or utility improvement planned that may affect or be assessed against the Property:

None known

Known information concerning utility connections:

All utilities were disconnected when the prior owner moved the house that used to be on the property.

Zoning or land use change planned or being considered by the city or county:

None known

Proposed increase in tax assessment value or property owner's association dues for the Property:

None known

Underground storage tanks or class II injection wells:

No

Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases or reservations:

None

Conservation Easements (existing or proposed):

None known

Landfill (compacted or otherwise) on the Property or any portion thereof:

No

Environmental issues affecting the Property including whether the Property has been tested or treated for the presence of fuel or chemical storage tanks, asbestos, or contaminated soil or water:

None known

Pests, rodents:

No

Noxious Weeds:

No

Airport affected area:

No

Other matters as set forth below including environmental issues, structural system issues, mechanical issues, legal issues, physical issues, or others not listed above of which the Seller has actual knowledge concerning the Property.

We bought the property after the prior owner had moved the house. We hired Western Excavating to completely remove the foundation and all other torn out materials. Dirt was then brought in and packed in preparation for a possible office building that we were considering down the road. Top soil was added so we could roll sod. A six foot fence was erected to keep out vagrants. We paid the water bill for the neighbors adjacent west of the property to keep the lawn irrigated in the

 / 

Buyer's or Lessee's Initials

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Owner's Property Disclosure Statement (Land), April 2024

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Owner's Initials

165 spring / summer. We used this parcel for employee, client, and community events, and the garage for storage.

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207 Owner certifies that the information herein is true, correct and complete to the best of the Owner's knowledge and

208 belief as of the date signed by Owner.

209

210 Owner Susan Marsh

dotloop verified  
02/24/25 11:26 AM  
MST  
SF7A-ILO4-VR6L-QGLA

 Date \_\_\_\_\_

211

212 Owner \_\_\_\_\_ Date \_\_\_\_\_

           /             
Buyer's or Lessee's Initials

           /             
Owner's Initials  

02/24/25  
11:26 AM  
dotloop verified

BUYER'S ACKNOWLEDGEMENT

Subject Property Address: 322 W. Alder Street, Missoula, MT 59802

Buyer(s) understand that the foregoing disclosure statement sets forth any adverse material facts concerning the Property that are known to the Owner. **The disclosure statement does not provide any representations or warranties concerning the Property, nor does the fact this disclosure statement fails to note an adverse material fact concerning a particular feature, fixture or element imply that the same is free of defects.**

Buyer(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide for appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice, inspections or defects. **Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the overall condition of the Property in lieu of other inspections, reports or advice.**

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Buyer's/Lessee's Signature

Date

Buyer's/Lessee's Signature

Date

**NOTE:** Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.