

Tax Year: 2025

Scale: 1:3752.21 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 04-2325-34-2-02-05-0000

Assessment Code: 0005846895

Primary Owner:
NORTHWEST INDUSTRIAL SUPPLY INC
PO BOX 30637
BILLINGS, MT 59107-0637
Note: See Owners section for all owners

Property Address:
8989 ROLLER COASTER RD
MISSOULA, MT 59808

Certificate of Survey:

Legal Description: S34, T14 N, R20 W, TRACT 2 IN W2 NW4

Last Modified: 7/12/2025 16:40:37 PM

Tax Year: 2025

General Property Information

Neighborhood: 204.802.1	Property Type: Improved Property
Living Units: 0	Levy District: 04-1592Y-20-3Y
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	15.73	956
Total Ag Land	15.73	956
Total Forest Land	0	0
Total Market Land	3	605800

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
11/19/2008	829	829	11/19/2008		Warranty Deed
5/19/2008	819	138	5/19/2008		Warranty Deed
2/10/2000	0608	00980	N/A		

Owners

Tax Year: 2025

Party #1

Default Information:	NORTHWEST INDUSTRIAL SUPPLY INC PO BOX 30637 BILLINGS, MT 59107-0637
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	10/2/2009 13:36:58 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	606756	799344	1406100	OVR
2024	432466	880960	1313426	COST
2023	432466	880960	1313426	COST

Market Land

Market Land Item #1

Method: Acre	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 3
Class Code: 2107	Value: 605800

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: 2008

Grade: A

Condition: Com 3 Normal

Functional: n/a

Class Code: 3307

Dimensions

Width/Diameter: n/a

Length: n/a

Size/Area: 29340

Height: n/a

Bushels: n/a

Circumference: n/a

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1		398 - Warehouse	1	2008

Tax Year: 2025

Existing Building #1

General Building Information

Building Number: 1	Building Name: n/a
Structure Type: 398 - Warehouse	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 2008	Year Remodeled: n/a
Class Code: 3307	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01	Level To: 01
Use Type: 080 - Flex Warehouse	
Dimensions	
Area: 15000	Perimeter: 500
Use SK Area: 1	Wall Height: 22
Features	
Exterior Wall Desc: 07 - Metal, light	Construction: 4-Pre-engineered Steel
Economic Life: n/a	% Interior Finished: 100
Partitions: 2-Normal	Heat Type: 3-Unit or Space Heaters
AC Type: 0-None	Plumbing: 2-Normal
Physical Condition: 3-Normal	Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
LD4 - Truck & Train Wells	1	16	55	0	0	18356.8	18357
PP1 - Porch, open	1	12	18	0	0	12817.44	12817

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land	Irrigation Type: n/a
Class Code: 1701	Timber Zone: n/a

Productivity

Quantity: n/a	Commodity: n/a
Units: Non Qual	

Valuation

Acres: 15.73	Per Acre Value: 60.76
Value: 956	

Conservation Easements

Tax Year: 2025

No conservation easements exist for this parcel

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Tax Year: 2025

Scale: 1:2081.63 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP

Subcategory: Non-Qualified Ag

Geocode: 04-2325-33-1-01-01-0000

Assessment Code: 0005846799

Primary Owner:

NORTHWEST INDUSTRIAL SUPPLY INC
PO BOX 30637
BILLINGS, MT 59107-0637
Note: See Owners section for all owners

Property Address:

Certificate of Survey:

Legal Description: S33, T14 N, R20 W, PT TRACT 2 IN E2 NE4

Last Modified: 7/12/2025 16:40:37 PM

Tax Year: 2025

General Property Information

Neighborhood: 204.027.1	Property Type: Vacant Land
Living Units: 0	Levy District: 04-1586-4-2
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	1.27	77
Total Ag Land	1.27	77
Total Forest Land	0	0
Total Market Land	0	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
11/19/2008	829	829	11/19/2008		Warranty Deed
5/19/2008	819	138	5/19/2008		Warranty Deed
2/10/2000	0608	00980	N/A		

Owners

Tax Year: 2025

Party #1

Default Information:	NORTHWEST INDUSTRIAL SUPPLY INC PO BOX 30637 BILLINGS, MT 59107-0637
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	10/2/2009 13:36:58 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	77	0	77	COST
2024	70	0	70	COST
2023	70	0	70	COST

Market Land

No market land exists for this parcel

Dwellings

No dwellings exist for this parcel

Other Buildings

No other buildings exist for this parcel

Commercial

Tax Year: 2025

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land
Class Code: 1701

Irrigation Type: n/a
Timber Zone: n/a

Productivity

Quantity: n/a
Units: Non Qual

Commodity: n/a

Valuation

Acres: 1.27
Value: 77

Per Acre Value: 60.76

Conservation Easements

No conservation easements exist for this parcel

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