

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

# Cadastral Property Report

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

# Cadastral Property Report

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



# Cadastral Property Report

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

## 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

# Cadastral Property Report

Tax Year: 2025

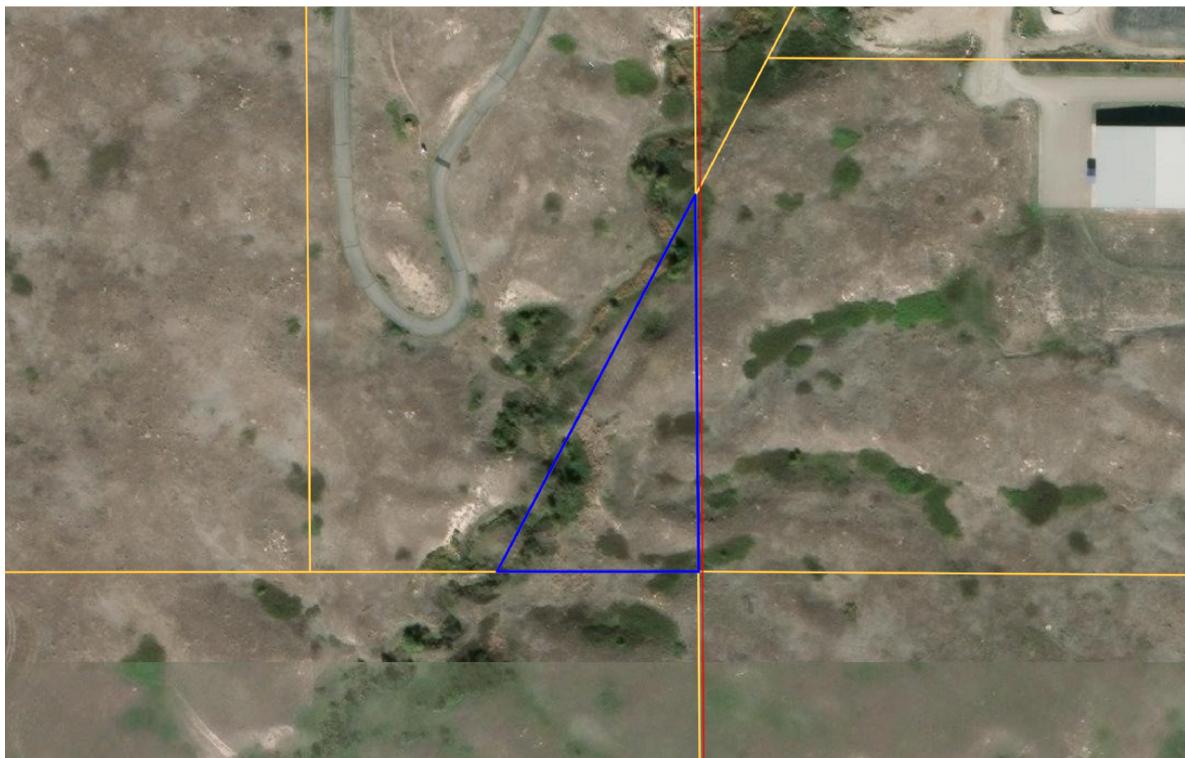
No conservation easements exist for this parcel

## Disclaimer

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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

# Cadastral Property Report

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



# Cadastral Property Report

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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