

Tax Year: 2026

Scale: 1:1489.05 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 03-1033-33-4-08-09-0000

Assessment Code: 000A008590

Primary Owner:

47EIGHTY VENTURES LLC

2458 EATRIDGE DR

BILLINGS, MT 59102-2895

Note: See Owners section for all owners

Property Address:

7 N 18TH ST

BILLINGS, MT 59101

Certificate of Survey: n/a

Legal Description: BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E, BLOCK 119, Lot 6 - 12

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



Cadastral Property Report

Tax Year: 2026

General Property Information

Neighborhood: 203.600.C	Property Type: Improved Property
Living Units: n/a	Levy District: 03-0965T4-2T4
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	0.522	237693

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
5/16/2022	n/a	n/a	5/16/2022	4017301	Warranty Deed

Owners

Party #1

Default Information:	47EIGHTY VENTURES LLC 2458 EASTRIDGE DR BILLINGS, MT 59102-2895
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	1/16/2026 14:51:33 PM



Cadastral Property Report

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Party #2

Default Information:	47EIGHTY VENTURES LLC 2219 LYMAN AVE BILLINGS, MT 59102-2257
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	1/16/2026 14:51:33 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2026	237693	579607	817300	INCOME
2025	237693	579607	817300	INCOME
2024	203920	330180	534100	INCOME

Market Land

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 22750	Acres: n/a
Class Code: 2207	Value: 237693

Dwellings

No dwellings exist for this parcel

Other Buildings



Cadastral Property Report

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Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA1 - Paving, asphalt
Quantity: 1	Year Built: 1936
Grade: A	Condition: Com 2 Fair
Functional: 2-Fair	Class Code: 3507

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 2706	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #2

Type: Commercial	Description: CPA1 - Paving, asphalt
Quantity: 1	Year Built: 1969
Grade: A	Condition: Com 2 Fair
Functional: 2-Fair	Class Code: 3507

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 2400	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #3

Type: Commercial	Description: CPA2 - Paving, concrete, 4"
Quantity: 1	Year Built: 1969
Grade: A	Condition: Com 2 Fair
Functional: 2-Fair	Class Code: 3507

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 680	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	n/a	398 - Warehouse	1	1936
2	n/a	332 - Auto Equipment Service Garage	1	1969



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Existing Building #1

General Building Information

Building Number: 1	Building Name: n/a
Structure Type: 398 - Warehouse	Units/Building: 1
Identical Units: 1	Grade: F
Year Built: 1936	Year Remodeled: n/a
Class Code: 3507	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 02 Use Type: 045 - Warehouse			Level To: 02				
Dimensions							
Area:			Perimeter: 366				
Use SK Area:			Wall Height:				
Features							
Exterior Wall Desc: 04 - Brick & Concrete Block			Construction: 1-Wood Frame/Joist/Beam				
Economic Life: 40			% Interior Finished: 100				
Partitions:			Heat Type:				
AC Type:			Plumbing:				
Physical Condition: 2-Fair			Functional Utility: 2-Fair				
Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Interior/Exterior Data #2

Level From: B1 Use Type: 086 - Support Area			Level To: B1				
Dimensions Area: Use SK Area:			Perimeter: 366 Wall Height:				
Features Exterior Wall Desc: 00 - None Economic Life: 50 Partitions: AC Type: Physical Condition: 2-Fair			Construction: 2-Fire Resistant % Interior Finished: 50 Heat Type: Plumbing: Functional Utility: 2-Fair				
Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Interior/Exterior Data #3

Level From: 03			Level To: 03				
Use Type: 045 - Warehouse							
Dimensions							
Area:			Perimeter: 94				
Use SK Area:			Wall Height:				
Features							
Exterior Wall Desc: 04 - Brick & Concrete Block			Construction: 1-Wood Frame/Joist/Beam				
Economic Life: 40			% Interior Finished: 100				
Partitions:			Heat Type:				
AC Type:			Plumbing:				
Physical Condition: 2-Fair			Functional Utility: 1-Poor				
Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Interior/Exterior Data #4



Cadastral Property Report

Tax Year: 2026

Level From: 01 Use Type: 034 - Retail			Level To: 01				
Dimensions Area: Use SK Area:			Perimeter: 376 Wall Height:				
Features Exterior Wall Desc: 04 - Brick & Concrete Block Economic Life: 40 Partitions: AC Type: Physical Condition: 2-Fair			Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: Plumbing: Functional Utility: 2-Fair				
Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
Elevators and Escalators							
Description		Units	Rise-ft	Stops	Speed	Capacity	Cost

Existing Building #2

General Building Information

Building Number: 2	Building Name: n/a
Structure Type: 332 - Auto Equipment Service Garage	Units/Building: 1
Identical Units: 1	Grade: F
Year Built: 1969	Year Remodeled: n/a
Class Code: 3507	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01 Use Type: 047 - Auto Parts/Service			Level To: 01				
Dimensions Area: Use SK Area:			Perimeter: 230 Wall Height:				
Features Exterior Wall Desc: 07 - Metal, light Economic Life: 35 Partitions: AC Type: Physical Condition: 2-Fair			Construction: 4-Pre-engineered Steel % Interior Finished: 100 Heat Type: Plumbing: Functional Utility: 3-Normal				
Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
OD3 - Overhead Door, wood/metal with motor & 2 operator		14	n/a	14	n/a	5973.95	11948
Elevators and Escalators							
Description		Units	Rise-ft	Stops	Speed	Capacity	Cost

Ag/Forest Land

No ag/forest land exists for this parcel



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Conservation Easements

No conservation easements exist for this parcel

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