

# Cadastral Property Report

Tax Year: 2026

Scale: 1:1487.68 Basemap: Imagery Hybrid



## Summary

### Primary Information

Property Category: RP	Subcategory: Commercial Property
Geocode: 04-2200-27-2-28-03-0000	Assessment Code: 0001100601
<b>Primary Owner:</b> THE GERALD LLC 1000 1ST AVE UNIT 2201 SEATTLE, WA 98104-0902 Note: See Owners section for all owners	<b>Property Address:</b> 1005 GERALD AVE MISSOULA, MT 59801
Certificate of Survey:	Legal Description: HAMMOND ADDITION, S27, T13 N, R19 W, E18 FT OF LOT 5 & ALL OF 6 TO 11 & N25 OF 12 TO 16 & N25 FT E25 FT & POR OF ALLEY
Last Modified: 7/7/2025 13:56:15 PM	

### General Property Information

Neighborhood: 204.811	Property Type: Improved Property
Living Units: 13	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: 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



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## Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop	0	0
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0.772	0

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
2/23/2022	1072	390	3/2/2022		Corporation Deed

## Owners

### Party #1

Default Information:	THE GERALD LLC 1000 1ST AVE UNIT 2201 SEATTLE, WA 98104-0902
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	3/23/2022 11:27:24 AM

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	991333	1947870	2939203	COST
2024	497377	1227910	1725287	COST
2023	497377	1227910	1725287	COST

## Market Land



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## Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 33615	Acres: n/a
Class Code: 2227	Value: n/a

## Dwellings

No dwellings exist for this parcel

## Other Buildings

No other buildings exist for this parcel

## Commercial

### Commercial Summary

Building Number	Building Name	Structure Type	Units	Year Built

### Existing Building #1

#### General Building Information

Building Number: 1	Building Name: n/a
Structure Type: 318 - Boarding/Rooming House	Units/Building: 1
Identical Units: 1	Grade: C
Year Built: 1915	Year Remodeled: n/a
Class Code: 3527	Effective Year: 1970
Percent Complete: n/a	

#### Interior/Exterior Data #1

Use Type: 0211 - Dormitory	Level To: 01
Dimensions: 1	Perimeter: 336
Features/Alt Desc: 02 - Frame	Construction: 4 - Wood Frame/Joist/Beam

#### Interior/Exterior Data #2

Detail Type	Open	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

#### Interior/Exterior Data #3

#### Interior/Exterior Data #4

#### Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost



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## Ag/Forest Land

No ag/forest land exists for this parcel

## Conservation Easements

No conservation easements exist for this parcel

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