

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Commercial Property
Geocode: 04-2200-32-1-21-19-0000 **Assessment Code:** 0002430507
Primary Owner: **PropertyAddress:** 1801 SOUTH AVE W
JF & MG RENTALS LLC
8505 PEACH LN
MISSOULA, MT 59801
MISSOULA, MT 59808-8739 **COS Parcel:**
NOTE: See the Owner tab for all owner information

Certificate of Survey:
Subdivision: SMITHS ADDITION # 1

Legal Description:
SMITHS ADDITION # 1, S32, T13 N, R19 W, BLOCK 1, LOTS 1 & 2
Last Modified: 10/23/2023 7:46:54 PM

General Property Information

Neighborhood: 204.810 **Property Type:** IMP_U - Improved Property - Urban
Living Units: 0 **Levy District:** 04-0583D-1-1D
Zoning: **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

| Exemption Type | TIF Number |
|----------------------------------|------------|
| Tax Increment Financing District | 04TU01 |

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

| <u>Land Type</u> | <u>Acres</u> | <u>Value</u> |
|-------------------|--------------|--------------|
| Grazing | 0.000 | 00.00 |
| Fallow | 0.000 | 00.00 |
| Irrigated | 0.000 | 00.00 |
| Continuous Crop | 0.000 | 00.00 |
| Wild Hay | 0.000 | 00.00 |
| Farmsite | 0.000 | 00.00 |
| ROW | 0.000 | 00.00 |
| NonQual Land | 0.000 | 00.00 |
| Total Ag Land | 0.000 | 00.00 |
| Total Forest Land | 0.000 | 00.00 |
| Total Market Land | 0.199 | 404,404.00 |

Deed Information:

| Deed Date | Book | Page | Recorded Date | Document Number | Document Type |
|------------|------|------|---------------|-----------------|-----------------|
| 10/23/2007 | 807 | 1304 | 10/23/2007 | | Quit Claim Deed |

| | | | | | |
|-----------|------|-------|--|--|--|
| 4/19/2001 | 0648 | 00283 | | | |
|-----------|------|-------|--|--|--|

Owners

Party #1

Default Information: [JF & MG RENTALS LLC](#)
[8505 PEACH LN](#)

Ownership %: 100

Primary Owner: "Yes"

Interest Type: [Fee Simple](#)

Last Modified: 1/14/2014 1:36:41 PM

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

| Tax Year | Land Value | Building Value | Total Value | Method |
|----------|------------|----------------|-------------|--------|
| 2023 | 404404 | 234696 | 639100 | INCOME |
| 2022 | 300195 | 226005 | 526200 | INCOME |
| 2021 | 300195 | 226005 | 526200 | INCOME |

Market Land

Market Land Item #1

Method: [Sqft](#)

Type: [Primary Site](#)

Width:

Depth:

Square Feet: [8,684](#)

Acres:

Valuation

Class Code: [2207](#)

Value: [404404](#)

Dwellings

Existing Dwellings

[No dwellings exist for this parcel](#)

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: [Commercial](#)

Description: [CPA1 - Paving, asphalt](#)

Quantity: [1](#)

Year Built: [1975](#)

Grade: [A](#)

Condition:

Functional: [3-Normal](#)

Class Code: [3507](#)

Dimensions

Width/Diameter:

Length:

Size/Area: [2200](#)

Height:

Bushels:

Circumference:

Commercial

Existing Commercial Buildings

| Building Number | Building Name | Structure Type | Units/Bldg | YearBuilt | |
|-------------------|-------------------------------|---|-------------------|----------------------|----------------------|
| 1 | H&H Meats | 391 - Cold Storage Facility | 1 | 1975 | View |

General Building Information

Building Number: 1 **Building Name:** H&H Meats **Structure Type:** 391 - Cold Storage Facility
Units/Building: 1 **Identical Units:** 1
Grade: A **Year Built:** 1975 **Year Remodeled:** 2001
Class Code: 3507 **Effective Year:** 1990 **Percent Complete:** 0

Interior/Exterior Data Section #1

Level From: 01 **Level To:** 01 **Use Type:** 079 - Cold Storage Warehouse

Dimensions

Area: 384 **Use SK Area:** 1
Perimeter: 93 **Wall Height:** 8

Features

Exterior Wall Desc: 02 - Frame **Construction:** 1-Wood Frame/Joist/Beam **Economic Life:** 40
% Interior Finished: 100 **Partitions:** 2-Normal **Heat Type:** 1-Hot Air
AC Type: 0-None **Plumbing:** 0-None
Physical Condition: 3-Normal **Functional Utility:** 3-Normal

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #2

Level From: 01 **Level To:** 01 **Use Type:** 079 - Cold Storage Warehouse

Dimensions

Area: 2,318 **Use SK Area:** 1
Perimeter: 196 **Wall Height:** 10

Features

Exterior Wall Desc: 02 - Frame **Construction:** 1-Wood Frame/Joist/Beam **Economic Life:** 40
% Interior Finished: 100 **Partitions:** 2-Normal **Heat Type:** 1-Hot Air
AC Type: 0-None **Plumbing:** 2-Normal
Physical Condition: 3-Normal **Functional Utility:** 3-Normal

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #3

Level From: M1 **Level To:** M1 **Use Type:** 079 - Cold Storage Warehouse

Dimensions

Area: 1,160 **Use SK Area:** 0
Perimeter: 156 **Wall Height:** 7

Features

Exterior Wall Desc: 02 - Frame **Construction:** 0-None **Economic Life:** 40
% Interior Finished: 0 **Partitions:** 0-None **Heat Type:** 0-None
AC Type: 0-None **Plumbing:** 0-None
Physical Condition: 3-Normal **Functional Utility:** 3-Normal

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #4

Level From: 01 **Level To:** 01 **Use Type:** 079 - Cold Storage Warehouse

Dimensions

Area: 384 **Use SK Area:** 1
Perimeter: 88 **Wall Height:** 8

Features

Exterior Wall Desc: 02 - Frame **Construction:** 1-Wood Frame/Joist/Beam **Economic Life:** 40
% Interior Finished: 100 **Partitions:** 2-Normal **Heat Type:** 1-Hot Air
AC Type: 0-None **Plumbing:** 0-None
Physical Condition: 3-Normal **Functional Utility:** 3-Normal

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #5

Level From: 01 **Level To:** 01 **Use Type:** 079 - Cold Storage Warehouse

Dimensions

Area: 1,728
Perimeter: 172

Use SK Area: 1
Wall Height: 10

Features

Exterior Wall Desc: 02 - Frame **Construction:** 1-Wood Frame/Joist/Beam **Economic Life:** 40
% Interior Finished: 100 **Partitions:** 2-Normal **Heat Type:** 1-Hot Air
AC Type: 0-None **Plumbing:** 0-None
Physical Condition: 3-Normal **Functional Utility:** 3-Normal

Building Other Features

No other features exist for this interior/exterior detail

Elevators and Escalators

No elevators or escalators exist for this building

Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel