

Property Record Card

Summary

Primary Information

Property Category: RP
Geocode: 04-2200-32-1-21-20-0000
Primary Owner:
JF & MG RENTALS LLC
8080 SPARKLER LN
MISSOULA, MT 59808-5320
NOTE: See the Owner tab for all owner information

Subcategory: Commercial Property
Assessment Code: 0000449206
PropertyAddress: 1805 SOUTH AVE W
MISSOULA, MT 59801
COS Parcel:

Certificate of Survey:
Subdivision: SMITHS ADDITION # 1
Legal Description:
SMITHS ADDITION # 1, S32, T13 N, R19 W, BLOCK 1, Lot 3, E 18' OF 4
Last Modified: 10/23/2023 7:46:54 PM

General Property Information

Neighborhood: 204.810
Living Units: 0
Zoning:
Linked Property:

Property Type: IMP_U - Improved Property - Urban
Levy District: 04-0583D-1-1D
Ownership %: 100

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:
Utilities:
Access:
Location:

Fronting:
Parking Type:
Parking Quantity:
Parking Proximity:

Land Summary

Land Type	Acres	Value
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	0.145	218,632.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
10/23/2007	807	1307	10/23/2007		Quit Claim Deed

10/27/1999	0600	00121			
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Owners

Party #1

Default Information: [JF & MG RENTALS LLC](#)
[8080 SPARKLER LN](#)
Ownership %: 100
Primary Owner: "Yes"
Interest Type: [Fee Simple](#)
Last Modified: [1/29/2008 9:15:55 AM](#)

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2023	218632	10220	228852	COST
2022	144452	8590	153042	COST
2021	144452	8590	153042	COST

Market Land

Market Land Item #1

Method: [Sqft](#) **Type:** [Other](#)
Width: **Depth:**
Square Feet: [6,305](#) **Acres:**
 Valuation
Class Code: [2207](#) **Value:** [218632](#)

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:** [2002](#) **Grade:** [A](#)
Condition: **Functional:** [3-Normal](#) **Class Code:** [3507](#)
 Dimensions
Width/Diameter: **Length:** **Size/Area:** [6340](#)
Height: **Bushels:** **Circumference:**

Commercial

Existing Commercial Buildings
[No commercial buildings exist for this parcel](#)

Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel