

Tax Year: 2026

Scale: 1:535.69 Basemap: Cadastral Application Base Map



## Summary

### Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 49-0169-23-4-84-19-0000

Assessment Code: 0000044650

#### Primary Owner:

DNC LLC  
PO BOX 683  
GARDINER, MT 59030-0683  
Note: See Owners section for all owners

#### Property Address:

220 PARK ST  
GARDINER, MT 59030

Certificate of Survey: n/a

Legal Description: GARDINER ORIGINAL TOWNSITE, S23, T09 S, R08 E,  
BLOCK 3, Lot 11A, ACRES 0.083, OF S/D 251

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

# Cadastral Property Report

Tax Year: 2026

## General Property Information

|                                                              |                                  |
|--------------------------------------------------------------|----------------------------------|
| Neighborhood: 249.142.C                                      | Property Type: Improved Property |
| Living Units: n/a                                            | Levy District: 49-0614-7IN/GF    |
| Zoning: n/a                                                  | Ownership: 100                   |
| LinkedProperty: No linked properties exist for this property |                                  |
| Exemptions: No exemptions exist for this property            |                                  |
| Condo Ownership:<br>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 | 0.083  | 719781 |

## Deed Information

| Deed Date  | Book | Page  | Recorded Date | Document Number | Document Type |
|------------|------|-------|---------------|-----------------|---------------|
| 12/13/2016 | n/a  | n/a   | 12/13/2016    | D395500         | Warranty Deed |
| 2/17/1998  | R127 | 189   | N/A           | n/a             | n/a           |
| 12/22/1997 | R126 | 00153 | N/A           | n/a             | n/a           |
| 10/6/1997  | R125 | 01382 | N/A           | n/a             | n/a           |
| 12/8/1989  | R-74 | 574-5 | N/A           | n/a             | n/a           |

## Owners

Tax Year: 2026

## Party #1

|                      |                                               |
|----------------------|-----------------------------------------------|
| Default Information: | DNC LLC<br>PO BOX 683 GARDINER, MT 59030-0683 |
| Ownership %:         | 100                                           |
| Primary Owner:       | Yes                                           |
| Interest Type:       | Fee Simple                                    |
| Last Modified:       | 12/27/2019 11:6:51 AM                         |

## Appraisals

### Appraisal History

| Tax Year | Land Value | Building Value | Total Value | Method |
|----------|------------|----------------|-------------|--------|
| 2026     | 719781     | 163750         | 883531      | COST   |
| 2025     | 719781     | 163750         | 883531      | COST   |
| 2024     | 588327     | 125170         | 713497      | COST   |

## Market Land

### Market Land Item #1

|                  |                    |
|------------------|--------------------|
| Method: Acre     | Type: Primary Site |
| Width: n/a       | Depth: n/a         |
| Square Feet: n/a | Acres: 0.083       |
| Class Code: 2207 | Value: 719781      |

## Dwellings

No dwellings exist for this parcel

## Other Buildings

No other buildings exist for this parcel

# Cadastral Property Report

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## Commercial

### Commercial Summary

#### Buildings Summary

| Building Number | Building Name | Structure Type                                           | Units | Year Built |
|-----------------|---------------|----------------------------------------------------------|-------|------------|
| 1               | SAWTOOTH DELI | 321 - Restaurant, use w/031 Restaurant1<br>Use Type ONLY |       | 1905       |

### Existing Building #1

#### General Building Information

|                                                                      |                              |
|----------------------------------------------------------------------|------------------------------|
| Building Number: 1                                                   | Building Name: SAWTOOTH DELI |
| Structure Type: 321 - Restaurant, use w/031 Restaurant Use Type ONLY | Units/Building: 1            |
| Identical Units: 1                                                   | Grade: A                     |
| Year Built: 1905                                                     | Year Remodeled: 1990         |
| Class Code: 3507                                                     | Effective Year: 1990         |
| Percent Complete: n/a                                                |                              |

#### Interior/Exterior Data #1

|                                                                                                                            |                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Level From: 01<br>Use Type: 031 - Restaurant                                                                               | Level To: 01                                                                                                                 |
| Dimensions<br>Area:<br>Use SK Area:                                                                                        | Perimeter: 152<br>Wall Height:                                                                                               |
| Features<br>Exterior Wall Desc: 02 - Frame<br>Economic Life: 35<br>Partitions:<br>AC Type:<br>Physical Condition: 3-Normal | Construction: 1-Wood Frame/Joist/Beam<br>% Interior Finished: 100<br>Heat Type:<br>Plumbing:<br>Functional Utility: 3-Normal |

| Other Features<br>Description | Qty | Width | Length | Height | Area | Calculated Value | Unadjusted Value |
|-------------------------------|-----|-------|--------|--------|------|------------------|------------------|
| PP1 - Porch, open             | 1   | 12    | 45     | n/a    | 540  | 32043.6          | 32044            |
| CP6 - Canopy Roof, Average    | 1   | 10    | 21     | n/a    | 210  | 5443.2           | 5443             |

#### Elevators and Escalators

| Description | Units | Rise-ft | Stops | Speed | Capacity | Cost |
|-------------|-------|---------|-------|-------|----------|------|
|-------------|-------|---------|-------|-------|----------|------|

## Ag/Forest Land

No ag/forest land exists for this parcel

## Conservation Easements

Tax Year: 2026

No conservation easements exist for this parcel

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