

**Formal Agenda
Missoula City Council Special Meeting**

September 2, 2020, 2:00 PM

To register to attend and/or comment: <https://ci-missoula-mt.zoom.us/calendar/list>

For agenda and related documents: www.ci.missoula.mt.us/webcasts

Webstream live or on demand at: www.ci.missoula.us/webcasts

Watch live on Spectrum Cable Channel 190

If anyone attending this meeting needs special assistance, please provide 48 hours advance notice by contacting the City Clerk at 406-552-6079 or cityclerk@ci.missoula.mt.us.

Pages

- | | | | |
|-----|--|------|----|
| 1. | CALL TO ORDER AND ROLL CALL | | 1 |
| 2. | PUBLIC COMMENT | | |
| 3. | PUBLIC HEARING | | |
| 3.1 | Resolution levying assessments for the hotels and motels located in the Tourism Business Improvement District for fiscal year 2021 | BCOW | 3 |
| | Recommended motion:
(Adopt/Deny) a resolution levyng assessments on the hotels and motels located in the Tourism Business Improvement District of the City of Missoula for fiscal year 2021 in the amount of \$2 per occupied room night in accordance with 7-12-1132 MCA | | |
| 3.2 | Resolution levying assessments for Road District Number 1 for fiscal year 2021 | BCOW | 11 |
| | Recommended motion:
(Adopt/Deny) a resolution of the City Council of the City of Missoula, Montana, levying and assessing the lots and parcels within the City of Missoula Road District Number 1 at \$4,936,655 for the costs associated with providing certain maintenance, purchasing and improvement services in fiscal year 2021 for city-owned facilities, land and equipment under the responsibility and care of the City of Missoula Public Works Department's Street Division, Central Service's Vehicle Maintenance Division and Development Service's Engineering Division providing for a method of assessments; and providing for other matters properly relating thereto. | | |

3.3	Resolution levying assessments for Park District Number 1 for fiscal year 2021	BCOW	17
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Recommended motion:

(Adopt/Deny) a resolution of the City Council of the city of Missoula, Montana, levying and assessing the lots and parcels within the city of Missoula Park District Number 1 at \$2,701,974 for the costs associated with providing certain maintenance, purchasing and improvement services in fiscal year 2021 for city-owned facilities, land and equipment under the responsibility and care of the city of Missoula Parks and Recreation Department; providing for a method of assessments; and providing for other matters properly relating thereto.

3.4	Resolution levying assessments for the Downtown Business Improvement District for fiscal year 2021		23
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Recommended motion:

(Adopt/Deny) a resolution levying taxes on the lots, pieces and parcels of land located in the downtown business improvement district of the city of Missoula for fiscal year 2021 in accordance with 7-12-1132 MCA.

4. FINAL CONSIDERATION

4.1	Rezone 508 S 3rd St W to Apply Adaptive Reuse (AR) Overlay	Emily Gluckin	LUP	36
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Recommended motion:

(Second and final reading) (Adopt/Deny) an ordinance to rezone Lot 11 in Block 32 of Knowles Addition #1, in Section 21, Township 13 North, Range 19 West, from C1-4 Neighborhood Commercial / DE-C Design Excellence Corridor Typology 2 to C1-4 Neighborhood Commercial / DE-C Design Excellence Corridor Typology 2 /AR Adaptive Reuse overlay, based on the findings of fact in the staff report.

4.2	Sidewalk Snow Removal Assessments for fiscal year 2021	Marty Rehbein	AF	105
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Recommended motion:

Adopt a resolution levying a special assessment and tax upon property for annual sidewalk/snow removal assessments to reimburse the city for removal of snow removal performed in 2020 in the total amount of \$1,360.00 pursuant to sections 12.16.030 and 12.16.040 Missoula Municipal Code.

Recommended motion:

Adopt a resolution levying a special assessment and tax upon property for annual weed assessments for fiscal year 2021 to reimburse the city for hazardous vegetation and nuisance weed cut orders in the amount of \$1,187.50 pursuant to section 7-22-4101 Montana Code Annotated and section 8.40.040 Missoula Municipal Code

5. ADJOURNMENT



Memorandum

TO: Missoula City Council Members

FROM: John Engen, Mayor

SUBJECT: Special City Council Meeting on September 2, 2020 at 2:00 pm

DATE: August 31, 2020

Council members,

In accordance with the City Charter, Article III, Item 11, I'm calling a special City Council meeting to be conducted virtually via ZOOM Webinar on Wednesday, September 2, 2020 at 2:00 pm.

The business on the agenda includes the following items:

A. PUBLIC HEARING

1. Resolution levying assessments for the hotels and motels located in the Tourism Business Improvement District for fiscal year 2021
(Adopt/Deny) a resolution levying assessments on the hotels and motels located in the Tourism Business Improvement District of the City of Missoula for fiscal year 2021 in the amount of \$2 per occupied room night in accordance with 7-12-1132 MCA
2. Resolution levying assessments for Road District Number 1 for fiscal year 2021
(Adopt/Deny) a resolution of the City Council of the City of Missoula, Montana, levying and assessing the lots and parcels within the City of Missoula Road District Number 1 at \$4,936,655 for the costs associated with providing certain maintenance, purchasing and improvement services in fiscal year 2021 for city-owned facilities, land and equipment under the responsibility and care of the City of Missoula Public Works Department's Street Division, Central Service's Vehicle Maintenance Division and Development Service's Engineering Division providing for a method of assessments; and providing for other matters properly relating thereto.
3. Resolution levying assessments for Park District Number 1 for fiscal year 2021
(Adopt/Deny) a resolution of the City Council of the city of Missoula, Montana, levying and assessing the lots and parcels within the city of Missoula Park District Number 1 at \$2,701,974 for the costs associated with providing certain maintenance, purchasing and improvement services in fiscal year 2021 for city-owned facilities, land and equipment under the responsibility and care of the city of Missoula Parks and Recreation Department; providing for a method of assessments; and providing for other matters properly relating thereto.

4. Resolution levying assessments for the Downtown Business Improvement District for fiscal year 2021

B. FINAL CONSIDERATION

1. Rezone 508 S 3rd St W to Apply Adaptive Reuse (AR) Overlay
This public hearing will be held open for final consideration during the September 2, 2020 Special City Council meeting
2. Sidewalk Snow Removal Assessments for fiscal year 2021
(Adopt/Deny) a resolution levying a special assessment and tax upon property for annual sidewalk/snow removal assessments to reimburse the city for removal of snow removal performed in 2020 in the total amount of \$1,360.00 pursuant to sections 12.16.030 and 12.16.040 Missoula Municipal Code.
3. Resolution levying assessments for hazardous vegetation for fiscal year 2021
Adopt a resolution levying a special assessment and tax upon property for annual weed assessments for fiscal year 2021 to reimburse the city for hazardous vegetation and nuisance weed cut orders in the amount of \$1,187.50 pursuant to section 7-22-4101 Montana Code Annotated and section 8.40.040 Missoula Municipal Code

C. PUBLIC COMMENT

Sincerely,

A handwritten signature in black ink, appearing to read "John Engen", with a large, stylized loop at the end.

John Engen,
Mayor

**Draft dated 8/30/2020
RESOLUTION NUMBER**

A resolution levying annual assessments on the hotels located in the Tourism Business Improvement District of the City of Missoula for fiscal year 2021 in the amount of \$2 per occupied room night in accordance with 7-12-1132 MCA.

WHEREAS, pursuant to 7-12-1101, et seq., MCA, the City of Missoula is authorized to create tourism business improvement districts (BID); and

WHEREAS, on October 25, 2010, the Missoula City Council adopted resolution [7576](#) creating a tourism business improvement for a period of ten years; and

WHEREAS, on March 25, 2013, the Missoula City Council adopted resolution [7766](#) changing the assessment from \$1 to \$2 per occupied room night for properties in the district; and

WHEREAS, on May 13, 2019, the Missoula City council adopted resolution [8338](#) expanding the tourism business improvement district and renewing it for ten years; and

WHEREAS, the Mayor with the advice and consent of the City Council has appointed a Board of Trustees in accordance with 7-12-1121, MCA; and

WHEREAS, in accordance with 7-12-1132, MCA, the TBID Board has submitted a work plan and budget for fiscal year 2020; and

WHEREAS, pursuant to section 7-12-1143 MCA, the annual work plan and budget includes funding for adequate liability coverage insuring the district, the Board, and the City of Missoula against legal liability for personal injury and property damage in an amount sufficient to cover the City of Missoula's statutory liability limits as stated in Sect. 2-9-108(1), MCA.

WHEREAS, in accordance with 7-12-1132, the City Council has held a public hearing on the TBID work plan and budget for fiscal year 2021, and has approved it on August 31, 2019.

NOW THEREFORE BE IT RESOLVED, the City Council determines that benefits derived by each lot or parcel in the tourism business improvement district are proportional and in accordance with 7-12-1132 (4) and 7-12-1133 (c) assessments will be based on individual occupancy or daily use in the amount of \$2 per occupied room night; and

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Missoula hereby levies and assesses a \$2 per occupied room night on the hotels located and/or constructed within the TBID boundary (the City's incorporate limits) during fiscal year 2020. A "hotel" has over (7) units and is defined in 50-51-102 (6) MCA is any property which meet the following criteria and are located within the boundaries of the district:

- (a) a building or structure kept, used, maintained as, advertised as, or held out to the public to be a hotel, motel, inn, motor court, tourist court, or public lodging house; and
- (b) a place where sleeping accommodations are furnished for a fee to transient guests, with or without meals.

As of the date of this resolution the current City of Missoula corporate limits are shown in Exhibit A and the current list of hotel/motel properties is shown in Exhibit B. Properties meeting the definition of a "hotel" that are constructed and/or incorporated into the boundaries of the city limits after the effective date of this resolution (but not listed in Exhibits A or B) are subject to TBID assessments.

BE IT FURTHER RESOLVED, that it is intended that hotel properties located outside of the corporate limits of the City of Missoula are not subject to assessments. However, the owner(s) of these properties

may voluntarily contribute donations to the District to assist the District with its mission and goals. These donations shall be reported, invoiced, billed, collected and deposited in a manner similar to regular assessments.

BE IT FURTHER RESOLVED, that in accordance with §7-1-4124 (7) MCA, the Missoula TBID is authorized to solicit and accept contributions, bequests, donations, or grants of money, property, services, or other advantages as long as they are not contrary to the public interest.

BE IT FURTHER RESOLVED, that TBID and/or its authorized agent shall invoice and collect TBID assessments on behalf of the TBID on a quarterly basis. Assessments and collections shall be subject to the collection policy approved by Tourism Business District Board of Directors. Revenues collected shall be deposited into a fund designated for the TBID.

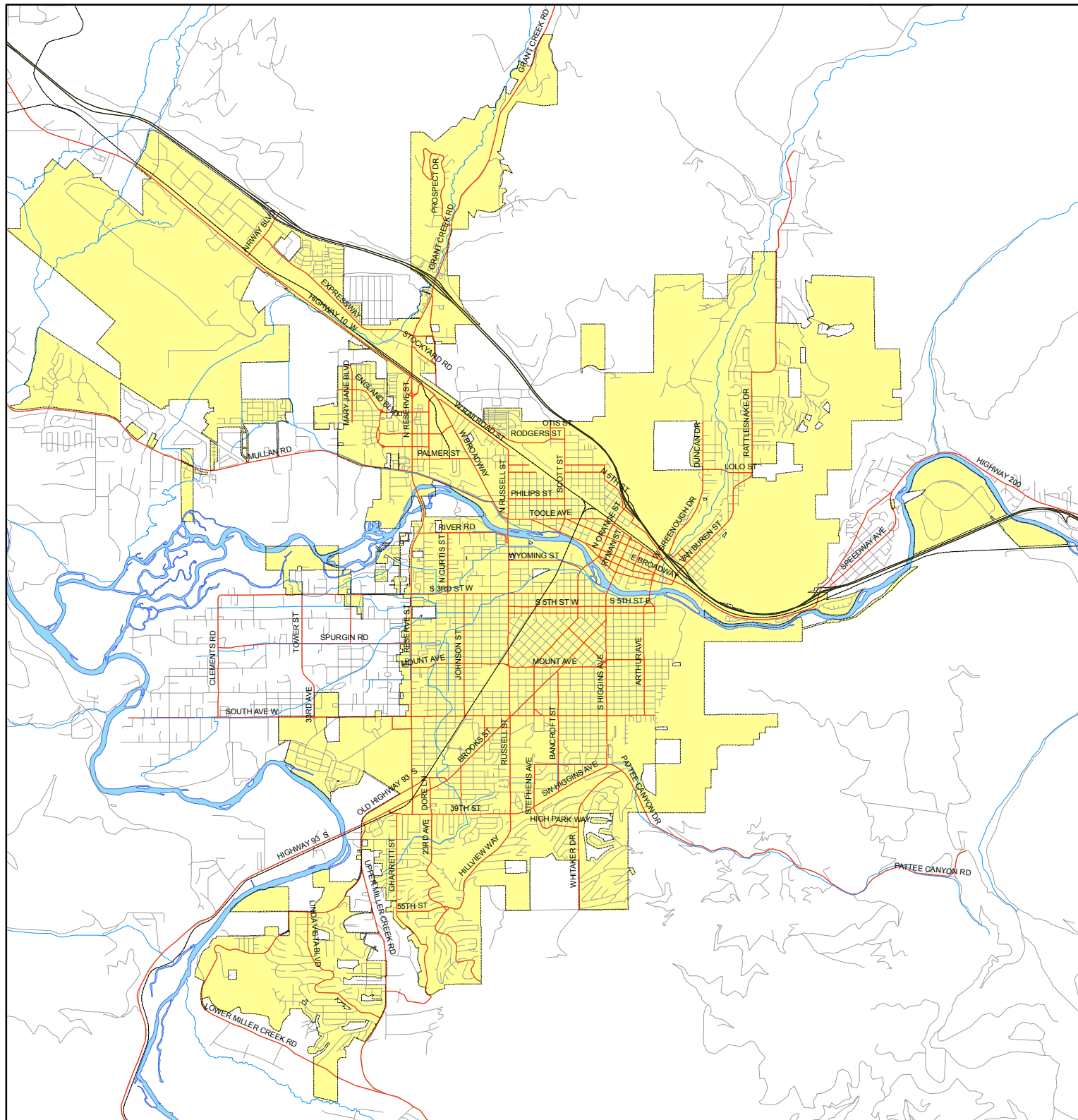
PASSED AND ADOPTED this 2nd day of September, 2020.

ATTEST:

APPROVED:

Martha L. Rehbein, CMC
City Clerk

John Engen
Mayor

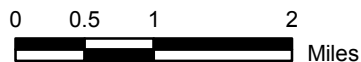


CITY OF MISSOULA, MONTANA - CITY LIMITS MAP

City Limits as of:
December 26, 2018



34.8 Square Miles
22,273 Acres
970,210,769 Square Feet



Printing Date: Wednesday, December 26, 2018
File: CityMap_8.5x11_PDF.mxd
Prepared By: GIS Services



Exhibit B--List of TBID properties as of 8/12/2019

GEOCODE	HOTEL	TAX ID #	OWNER	LEGAL DESCRIPTION
04220022230010000	Bel Air Motel	0000856207	BEL AIRE MOTEL	CP HIGGINS, S22, T13 N, R19 W, BLOCK E, Lot 11 - 17
04220005303020000	Best Western Grant Creek Inn	0003196702	GRANT CREEK INN LLC	TOWNE CENTER, S05, T13 N, R19 W
04220032321040000	Brooks Street Motor Inn	0001658203	LARSEN INVESTMENTS LLC	NORMAN ADDITION, S32, T13 N, R19 W, BLOCK 69, LOTS 10 & 11 & POR OF LOT 12 & FRAC OF LOTS 15 TO 17 & VAC CHARLOTT ST
04220032321150000	Brooks Street Motor Inn	0000160501	LARSEN INVESTMENTS LLC	CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 69, FRAC OF LOTS 30 & 31 & VAC ALLEY ADJ
04220032333010000	Brooks Street Motor Inn	0006000671	LARSEN INVESTMENTS	CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 64, Lot 15 - 24
04220032333050000	Brooks Street Motor Inn	0005832565	LARSEN INVESTMENTS LLC	CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 64, Lot 25 - 27
04220032333150000	Brooks Street Motor Inn	0006000684	LARSEN INVESTMENTS LLC	CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 64, Lot 28 - 30
04220032333180000	Brooks Street Motor Inn	0001213209	LARSEN INVESTMENTS	CARLINE ADDITION, S32, T13 N, R19 W, 31-38 & 5-6, BLK 64 & FRAC LOTS 1-4 & 6-8, ALL OF 9, BLK 69 & PT VAC ALLEY & PT VAC MC DONALD ST
04220032333370000	Brooks Street Motor Inn	0001213805	LARSEN INVESTMENTS LLC	CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 64, Lot 7 - 14
04220032348130000	Brooks Street Motor Inn	0003778808	LARSEN INVESTMENTS LLC	CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 59, Lot 31 - 34
04220022413010000	Campus Inn	0001773204	CAMPUS INN	MCWHIRK ADDITION, S22, T13 N, R19 W, BLOCK 17 & 18, Lot B, & C & E & PT OF VAC JACKSON ST
04220021217080000	Citi Lodge Value Stay Motel	0000779404	SUBRAYAN ALEX M	MCCORMICK ADDITION # 2, S21, T13 N, R19 W, BLOCK 5, FRAC LTS 13 THRU 24
04220022230030000	City Center Motel	0000336702	CCM LLC	CP HIGGINS, S22, T13 N, R19 W, BLOCK E, Lot 20, & E20' Of Lot 19

GEOCODE	HOTEL	TAX ID #	OWNER	LEGAL DESCRIPTION
04220005202010000	C'Mon Inn	0003384907	MISSCO LLC	COMMERCE CENTER, S05, T13 N, R19 W, Lot 1, 36024 SQUARE FEET
04220005202020000	C'Mon Inn	0003385005	MISSCO LLC	COMMERCE CENTER, S05, T13 N, R19 W, Lot 2
04220022406240000	Comfort Inn	0003282306	CLARK FORK HOTEL INVESTORS LLC	S22, T13 N, R19 W, C.O.S. 4403, PARCEL 1 & 2
04220006101160000	Courtyard by Marriot	2012090400	PASEO INVESTMENTS D LLC	SUMMIT HOTEL ADDITION, S06, T13 N, R19 W, Lot 1, ACRES 2.22
04220022407010000	Doubletree Hotel	0002334073	EDGEWATER PARTNERS LLC	S22, T13 N, R19 W, C.O.S. 6565, PARCEL TRACT 1, ACRES 5.59
04220022411010000	Doubletree Hotel-- Parking Lot	0002334155	EDGEWATER PARTNERS LLC	S22, T13 N, R19 W, C.O.S. 6565, PARCEL TRACT 2, ACRES 1.18
04220005301040000	Econo Lodge (Formerly Best Inn)	0005816627	MOTEL PARTNERS I LIMITED PARTNERSHIP	S05, T13 N, R19 W, ACRES 1.668, TR A2 IN W1/2 SW1/4
04220031430200000	FairBridge Inn & Suites	0005854056	RMH8 LLC AN IDAHO LIMITED LIABILITY COMPANY	RUSSELL BRYAN # 2, S31, T13 N, R19 W, Lot 2
04220031430260000	FairBridge Inn & Suites	0005854069	RMH8 LLC AN IDAHO LIMITED LIABILITY COMPANY	RUSSELL BRYAN # 2, S31, T13 N, R19 W, Lot 3
04220005301130000	Hampton Inn	0005844191	WARREN MISSOULA LLC	NORTHGATE BUSINESS CENTER, S05, T13 N, R19 W, Lot 4
04220008203140000	Hilton Garden Inn	0005830532	WESTERN HOSPITALITY GROUP LP	MISSOULA HILTON, S08, T13 N, R19 W, Lot 1, 284808 SQUARE FEET
04220007101110000	Holiday Inn Express	0004584494	GRANT CREEK LLC	STAYBRIDGE, S07, T13 N, R19 W, Lot 1, 35864 SQUARE FEET
04220007101120000	Holiday Inn Express Additional	0004584494	GRANT CREEK LLC	STAYBRIDGE, S07, T13 N, R19 W, Lot 2, 39792 SQUARE FEET

GEOCODE	HOTEL	TAX ID #	OWNER	LEGAL DESCRIPTION
04220022207010000	Holiday Inn Missoula Downtown	0000025606	EL DORADO HOSPITALITY LLC	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 6, Lot 17 - 22, 146503 SQUARE FEET, & BLOCK 9 Lots 1-22
04220022207110000	Holiday Inn Missoula Downtown	2011083104	EL DORADO HOSPITALITY LLC	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 6, Lot 16A, 3425 SQUARE FEET, OF LOTS 12 -16
04220022207090000	Holiday Inn Missoula Downtown	2011083103	EL DORADO HOSPITALITY LLC	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 6, Lot 15A, 3425 SQUARE FEET, OF LOTS 12 -16
04220022207070000	Holiday Inn Missoula Downtown	2011083102	EL DORADO HOSPITALITY LLC	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 6, Lot 14A, 3425 SQUARE FEET, OF LOTS 12 -16
04220022207050000	Holiday Inn Missoula Downtown	2011083101	EL DORADO HOSPITALITY LLC	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 6, Lot 13A, 6850 SQUARE FEET, OF LOTS 12 -16
04220005301010000	La Quinta Inn	0001776537	MALBCO HOLDINGS LLC	PHILLIPS ADDITION # 1 - BLK 1 LOT 1, S05, T13 N, R19 W, Lot 1-B-1, 5664 SQUARE FEET, OF LOTS 1A1 AND 1B1
04220005202040000	Motel 6	0003385207	BCW LLC	COMMERCE CENTER - PHASE II, S05, T13 N, R19 W, Lot 4A
04220022412020000	Motel 6	0000954502	LAXMI HOSPITALITY LLC	MCWHIRK ADDITION, S22, T13 N, R19 W, BLOCK W, Lot 13 - 16, 19166 SQUARE FEET, & S10' OF 17 COS 5947
04220022412070000	Motel 6	0001111800	LAXMI HOSPITALITY LLC	MCWHIRK ADD, S22, T13 N, R19 W, BLOCK 00W, Lot 005, MCWHIRK MC WHIRK-LOTS 5 THRU 7 BLK W
04220022414030000	Motel 6	0004289599	BUDGET INN	MCWHIRK ADDITION, S22, T13 N, R19 W, BLOCK 19, Lot 4A
04220022414050000	Motel 6	0004289497	BUDGET INN	MCWHIRK ADDITION, S22, T13 N, R19 W, BLOCK 19, Lot 5A
04220022414040000	Motel 6	0000580005	BUDGET INN	MCWHIRK ADDITION, S22, T13 N, R19 W, BLOCK 19, Lot 6 - 10, AMENDED & 1/2 VAC JACKSON STREET ADJ

GEOCODE	HOTEL	TAX ID #	OWNER	LEGAL DESCRIPTION
04220021131010000	Mountain Valley Inn	0002458003	WIRTH FAMILY HOLDINGS LLC	WJ MCCORMICKS ADDITION, S21, T13 N, R19 W, BLOCK 17, Lot 13 - 19
04220005202030000	My Place	0003385101	RRR MISSOULA LLC	COMMERCE CENTER - PHASE III, S05, T13 N, R19 W, Lot 2A, ACRES 1.57, OF LOTS 1 & 2
04220005301170000	Quality Inn	0001787803	SUBRAYAN INVESTMENTS LLC	SUMMIT HOTEL ADDITION, S05, T13 N, R19 W, Lot 2, ACRES 0.99
04220021128010000	Red Lion Inn	0001864500	RASM PROPERTIES LLC	WJ MCCORMICKS ADDITION, S21, T13 N, R19 W, BLOCK 49, Lot 1 - 20, POR OF VACA BLANCHE ST & ADJ ALLEY
04220022218010000	Residence Inn at the Mercantile	0000025404	MERCANTILE INVESTORS LLC	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 2, Lot 11 - 21, COS 3443 PARCEL A
04220005301090000	Ruby's Inn	0005844173	ERCK INCORPORATED	RUBY ERCK ADDITION, S05, T13 N, R19 W, Lot 3A, ACRES 1.95, NORTHGATE BUISNESS CENTER-LOT 3
04220032311370000	Sleep Inn	0003295903	GRANITE PEAK HOSPITALITY INC	DORE LANE ADDITION, S32, T13 N, R19 W, Lot 1
04220021219070000	Sleepy Inn Motel	0002138404	SUBRAYAN ALEX M	MCCORMICK ADDITION # 2, S21, T13 N, R19 W, BLOCK 9, Lot 11 - 18, E 8' OF 19
04220007101020000	Staybridge Suites	0005844913	ENCE PROPERTIES dba STAYBRIDGE SUITES	STAYBRIDGE, S07, T13 N, R19 W, Lot 3, 96039 SQUARE FEET
04219901102040000	Stone Creek Lodge	0003474903	CENTER FIELD PROPERTIES LLC	MISSOULA DEVELOPMENT PARK - PHASE 2, S01, T13 N, R20 W, BLOCK 9, Lot 3A & 4A, 153974 SQUARE FEET
04219901102050000	Stone Creek Lodge	0003475001	CENTER FIELD PROPERTIES LLC	MISSOULA DEVELOPMENT PARK PH2 002, S01, T13 N, R20 W, BLOCK 009, Lot 4A, 36369 SQUARE FEET, LOTS 3A & 4A
04220005301150000	Super 8 Motel	0005844208	PUNJAB LLC	NORTHGATE BUSINESS CENTER, S05, T13 N, R19 W, Lot 5

GEOCODE	HOTEL	TAX ID #	OWNER	LEGAL DESCRIPTION
04220031430100000	Super 8 Motel	0000344963	S&G 3901 LLC	NP 93 ADDITION, S31, T13 N, R19 W, PARCELS A & B POR TRACTS 3 & 4 2.543AC
04220017201030000	Broadway Inn and Conference Center	0000306207	TRIPLE M PROPERTY MANAGEMENT LLC	S17, T13 N, R19 W, C.O.S. 5628, PARCEL A, IN SE4
04220022406020000	Thunderbird Motel	0001952300	THUNDERBIRD MOTEL	S22, T13 N, R19 W, C.O.S. 4621, PARCEL 2, NE4 SE4 25,447 SQ FT
04220008202110000	TownePlace Suites	0003809306	JK MISSOULA LLC	NORTH RESERVE BUSINESS CENTER, S08, T13 N, R19 W, Lot 6B, 95170 SQUARE FEET, PHASE 3B
04220005302030000	Travelers Inn	0005831970	TETON ACCEPTANCE LLC	ROWDY'S CABIN TRAVELERS INN MOTEL ADDITION, S05, T13 N, R19 W, Lot B
04219901102140000	Wingate Inn	0003475905	MISSOULA VENTURES LLC	MISSOULA DEVELOPMENT PARK - PHASE 2, S01, T13 N, R20 W, BLOCK 11, Lot 1

Resolution Number

A resolution of the City Council of the City of Missoula, Montana, levying and assessing the lots and parcels within the City of Missoula Road District Number 1 at \$4,936,655 for the costs associated with providing certain maintenance, purchasing and improvement services in fiscal year 2021 for city-owned facilities, land and equipment under the responsibility and care of the City of Missoula Public Works Department's Street Division, Central Service's Vehicle Maintenance Division and Development Service's Engineering Division providing for a method of assessments; and providing for other matters properly relating thereto.

CITY OF MISSOULA Missoula County, Montana

City of Missoula Road District Number 1

Be it resolved by the City Council of the City of Missoula, Montana:

Whereas, the City of Missoula, Montana (the "City") is a municipality duly organized and existing under and by virtue of the Constitution and laws of the State of Montana;

Whereas, the City Council of the City (the "Council") is authorized by Montana Code Annotated ("MCA"), Title 7, Chapter 11, Part 10, as amended, to create special districts to provide maintenance, purchasing and improvement services for City-owned facilities, land and equipment under the responsibility and care of the City of Missoula Public Works Department's Street, Engineering, and Vehicle Maintenance Divisions to the inhabitants of the special district;

Whereas, the Council is authorized by MCA, Title 7, Chapter 11, Part 10, as amended, to finance the maintenance, purchasing and improvement services within the special district by levying an assessment on the lots and parcels within the boundaries of the special district;

Whereas, after providing notice and conducting the public hearing required by MCA 7-11-1007, the City adopted Resolution No. 7563 on September 13, 2010, (the "Creation Resolution") creating a special district to known as the "City of Missoula Road District Number 1" (the "District") for the purpose of providing services including but not limited to: (1) maintenance, repair, replacement, upkeep, installation, improvement, operational enhancement, construction, reconstruction, acquisition of right-of-way; and/or (2) implementation of measures required to maintain public health and safety or meet legal or regulatory requirements; and/or (3) purchasing, replacing, and/or maintaining equipment, tools or vehicles used to carry out the functions described herein; and/or (4) any other functions and/or labor, supplies and materials necessary for management and maintenance of City-owned facilities, lands and equipment under the responsibility and care of the City's Public Works Department's Street, Engineering, and Vehicle Maintenance Divisions including but not limited to: streets, alleys, driveways, alley approaches, sidewalks, curbs and gutters, medians, boulevards, lighting, parking lots, support facilities, public amenities, storm water facilities, and traffic control inclusive of traffic signals, signs, and pavement markings, and other public facilities located in the public right-of-way and/or within public easements (collectively, the "Services and Improvements");

Whereas, after providing public notice and conducting a public hearing, the Council adopted ordinances 3491 and 3492 on January 28, 2013, and February 11, 2013, respectively finalizing the creation of the Development Services Office and transferring responsibilities for Engineering Services from the Public Works Department to Development Services and said ordinances are now in effect;

Whereas, the Mayor and City Council created a Central Services Department in the fiscal year 2015 budget which transferred responsibilities for Vehicle Maintenance and GIS Services from the Public Works Department to Central Services.

Whereas, after due notice and conducting a public hearing, the Council adopted Resolution No. ____ on August 31, 2020, fixing the annual appropriations and the capital improvement program for the

City as set forth in the fiscal year 2020 budget which included a work plan and budget for the District at \$4,936,655 in order to provide services and purchase supplies to carry out the work plan established for the District in fiscal year 2021.

Whereas, in accordance with MCA 7-11-1024, the City Council has determined that each lot or parcel of land including the improvements on the lot or parcel shall be assessed for that part of the cost of the special district that its taxable valuation bears to the total taxable valuation of the property in the District;

Whereas, pursuant to MCA Sections 7-11-1025, the City must provide notice of the annual levy and assessment of all lots and parcels in the District for the costs of the Services and Improvements to be provided each year within the District;

Whereas, notice of the annual levy and assessment of all lots and parcels in the District for the costs of the Services and Improvements to be provided within the District to be levied was published in the *Missoulian*, a newspaper of general circulation in Missoula County, on August 9, 2020 and August 16, 2020;

Whereas, a public hearing was held on September 2, 2020, during a special meeting of the Council; and

Whereas, at such hearing the Council heard and passed upon all such protests regarding the annual levy and assessment of all lots and parcels in the District for the costs of the Services and Improvements to be provided within the District.

NOW, THEREFORE IT IS HEREBY FOUND, DETERMINED AND ORDERED, as follows:

Section 1. Assessments: Assessment Methods: Property to be Assessed. Properties located in the District are hereby levied and assessed for their portion of the cost of Services and Improvements to be made in fiscal year 2020 in accordance with this Section 1 and the terms of Resolution No. 8371. The costs to provide the Services and Improvements in the District shall initially be assessed against each lot or parcel of land, including the improvements on the lot or parcel, for that part of the cost of the Services and Improvements that such lot or parcel's taxable valuation bears to the total taxable valuation of the property in the District. Such taxable valuation shall be based upon the last- completed assessment roll for state, City, county and school district taxes. The assessments shall be based on such taxable value as assigned by the Montana Department of Revenue.

In fiscal year 2021 the Council estimates the cost of the Services and Improvements to be performed in the District at \$4,936,655. The work plan and budget for the Services and Improvements to be provided in fiscal year 2021 were approved by the City Council on August 31, 2020, and are on file and available for public inspection in the City Clerk's office.

Total levy for Road District #1 **\$\$4,936,655.**

The Council may, and hereby reserves, all rights granted by MCA Section 7-11-1025 to, change the method of assessment for the District for fiscal year 2020 and thereafter.

A map and description of the boundaries of the District are attached hereto as Exhibits "A" and "B".

Section 2. List of Properties Assessed. The official list of those properties subject to assessment, fees or taxation within the District, including the names of the owners of such properties and the amount of assessment on each property, is on file and available for public inspection in the Missoula County Treasurer's Office, and further such list is the last completed county assessment roll for the lots or parcels of land including improvements thereon, within the boundaries of the District. The list may not be distributed or sold for use as a mailing list in accordance with MCA Section 2-6-109.

Section 3. Ratifier. All actions not inconsistent with the provisions of this Resolution heretofore taken by the City and its employees with respect to the creation of the District are hereby in all respects ratified, approved and confirmed.

Section 4. Repealer. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed, and shall have no further force or effect.

Section 5. No Personal Recourse. No recourse shall be had for any claim based on this Resolution against any Council member or the City, nor any officer or employee, past, present or future, of the City or of any successor body as such, either directly or through the City or any such successor body, under any constitutional provision, statute or rule of law or by the enforcement of any assessment or penalty or otherwise.

Section 6. Effective Date. This Resolution shall be in full force and effect from and after its date of adoption.

PASSED AND ADOPTED by the City Council of the City of Missoula, Montana, this 2nd day of September, 2020.

CITY OF MISSOULA
Missoula County, Montana

John Engen,
Mayor

ATTEST:

Martha L. Rehbein, CMC
City Clerk

(S E A L)

CERTIFICATE AS TO RESOLUTION AND ADOPTING VOTE

I, the undersigned, being the duly qualified and acting recording officer of the City of Missoula, Montana (the "City"), hereby certify that the attached resolution is a true copy of a resolution entitled: **"A resolution of the City Council of the City of Missoula, Montana, levying and assessing the lots and parcels within the City of Missoula Road District Number 1 at \$4,936,655 for the costs associated with providing certain maintenance, purchasing and improvement services in fiscal year 2021 for city-owned facilities, land and equipment under the responsibility and care of the City of Missoula Public Works Department's Street Division, Central Service's Vehicle Maintenance Division and Development Service's Engineering Division providing for a method of assessments; and providing for other matters properly relating thereto."** (the "Resolution"), on file in the original records of the City in my legal custody; that the Resolution was duly adopted by the City Council of the City at a meeting on August 26, 2019, and that the meeting was duly held by the City Council and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.

I further certify that, upon vote being taken on the Resolution at such meeting, the Resolution was adopted by the following vote:

AYES, and in favor thereof:

NAYS:

ABSENT:

ABSTAIN: None

WITNESS my hand officially this 2nd day of September, 2020.

CITY OF MISSOULA
Missoula County, Montana

Martha L. Rehbein, CMC
City Clerk

(S E A L)

EXHIBIT “A”

MAP OF THE DISTRICT (current city
limits)

EXHIBIT “B”

DISTRICT BOUNDARIES

The District boundary is described as the incorporated boundary of the City of Missoula in accordance with City Council municipal annexation resolutions and municipal annexation ordinances filed in the Missoula City Clerk’s public records as well as all properties later annexed thereto. Parcels within the boundary are the current parcels subject to City of Missoula property taxes as shown in the tax rolls of the Montana Department of Revenue and inclusive of those parcels that are exempt from property taxes except park land, common areas and greenways, open space lands, and parcels used as a public street and alley right-of-ways as well as all parcels later annexed thereto.

RESOLUTION NUMBER

A resolution of the City Council of the city of Missoula, Montana, levying and assessing the lots
c

CITY OF MISSOULA Missoula County, Montana

City of Missoula Park District Number 1

Be it resolved by the City Council of the City of Missoula, Montana:

Whereas, the City of Missoula, Montana (the "City") is a municipality duly organized and existing under and by virtue of the Constitution and laws of the State of Montana;

Whereas, the City Council of the City (the "Council") is authorized by Montana Code Annotated ("MCA"), Title 7, Chapter 11, Part 10, as amended, to create special districts to provide maintenance, purchasing and improvement services for City-owned facilities, land and equipment under the responsibility and care of the City of Missoula Parks and Recreation Department to the inhabitants of the special district;

Whereas, the Council is authorized by MCA, Title 7, Chapter 11, Part 10, as amended, to finance the maintenance, purchasing and improvement services within the special district by levying an assessment on the lots and parcels within the boundaries of the special district;

Whereas, after providing notice and conducting the public hearing required by MCA 7-11-1007 the City adopted Resolution No. 7564 on September 13, 2010, (the "Creation Resolution") creating a special district to be known as the "City of Missoula Park District Number 1" (the "District") for the purpose of providing services including but not limited to: (1) maintenance, repair, replacement, upkeep, installation, improvement, operational enhancement, construction, reconstruction, acquisition of land; and/or (2) implementation of measures required to maintain public health and safety or meet legal or regulatory requirements; and/or (3) purchasing, replacing, and/or maintaining equipment, tools or vehicles used to carry out the functions described herein; and/or (4) any other functions, labor, supplies and/or materials necessary for management and maintenance of City-owned facilities, lands and equipment under the responsibility and care of the City of Missoula Parks and Recreation Department including but not limited to: public parks and park areas (as described in the Master Parks and Recreation Plan for the Greater Missoula Area) recreation facilities, trails, open space (as defined in the City of Missoula Urban Area Open Space Plan), urban forest, medians, boulevards, pathways, sidewalks, public easements, and other facilities which are located in the City limits and/or are owned by the City (collectively, the "Services and Improvements");

Whereas, after due notice and conducting a public hearing, the Council adopted Resolution No. _____ on August 31, 2020, fixing the annual appropriations and the capital improvement program for the City as set forth in the fiscal year 2021 budget which included a work plan and budget for the District at \$2,701,974 in order to provide services and purchase supplies to carry out the work plan established for the District in fiscal year 2021;

Whereas, in accordance with MCA 7-11-1024, the City Council has determined that each lot or parcel of land including the improvements on the lot or parcel shall be assessed for that part of the cost of the special district that its taxable valuation bears to the total taxable valuation of the property in the District;

Whereas, pursuant to MCA Sections 7-11-1025, the City must provide notice of the annual levy and assessment of all lots and parcels in the District for the costs of the Services and Improvements to be provided each year within the District;

Whereas, notice of the annual levy and assessment of all lots and parcels in the District for the costs of the Services and Improvements to be provided within the District to be levied was published in the *Missoulian*, a newspaper of general circulation in Missoula County, on August 9, 2020, and August 16, 2020; and

Whereas, a public hearing was held on September 2, 2020, during a special meeting of the Council; and

Whereas, at such hearing the Council heard and passed upon all such protests regarding the annual levy and assessment of all lots and parcels in the District for the costs of the Services and Improvements to be provided within the District.

NOW, THEREFORE IT IS HEREBY FOUND, DETERMINED AND ORDERED, as follows:

Section 1. Assessments: Assessment Methods: Property to be Assessed. Properties located in the District are hereby levied and assessed for their portion of the cost of Services and Improvements to be made in fiscal year 2021 in accordance with this Section 1 and the terms of Resolution No. 8371. The costs to provide the Services and Improvements in the District shall initially be assessed against each lot or parcel of land, including the improvements on the lot or parcel, for that part of the cost of the Services and Improvements that such lot or parcel's taxable valuation bears to the total taxable valuation of the property in the District. Such taxable valuation shall be based upon the last-completed assessment roll for state, City, county and school district taxes. The assessments shall be based on such taxable value as assigned by the Montana Department of Revenue.

In fiscal year 2021, the Council estimates the cost of the Services and Improvements to be performed in the District estimated at \$2,701,974. The work plan and budget for the Services and Improvements to be provided in fiscal year 2021 were approved by the City Council on August 31, 2020, and are on file and available for public inspection in the City Clerk's office.

Total levy for Park District #1 is \$2,701,974..

The Council may, and hereby reserves, all rights granted by MCA Section 7-11-1025 to, change the method of assessment for the District for fiscal year 2021 and thereafter.

A map and description of the boundaries of the District are attached hereto as Exhibits "A" and "B".

Section 2. List of Properties Assessed. The official list of those properties subject to assessment, fees or taxation within the District, including the names of the owners of such properties and the amount of assessment on each property, is on file and available for public inspection in the Missoula County Treasurer's Office, and further such list is the last completed county assessment roll for the lots or parcels of land including improvements thereon, within the boundaries of the District. The list may not be distributed or sold for use as a mailing list in accordance with MCA Section 2-6-109.

Section 3. Ratifier. All actions not inconsistent with the provisions of this Resolution heretofore taken by the City and its employees with respect to the creation of the District are hereby in all respects ratified, approved and confirmed.

Section 4. Repealer. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed, and shall have no further force or effect.

Section 5. No Personal Recourse. No recourse shall be had for any claim based on this Resolution against any Council member or the City, nor any officer or employee, past, present or future, of the City or of any successor body as such, either directly or through the City or any such successor body, under any constitutional provision, statute or rule of law or by the enforcement of any assessment or penalty or otherwise.

Section 6. Effective Date. This Resolution shall be in full force and effect from and after its date of adoption.

PASSED AND ADOPTED by the City Council of the City of Missoula, Montana, this 2nd day of September, 2020.

CITY OF MISSOULA
Missoula County, Montana

John Engen,
Mayor

ATTEST:

Martha L. Rehbein, CMC
City Clerk

(S E A L)

CERTIFICATE AS TO RESOLUTION AND ADOPTING VOTE

I, the undersigned, being the duly qualified and acting recording officer of the City of Missoula, Montana (the "City"), hereby certify that the attached resolution is a true copy of a resolution entitled: **"A resolution of the City Council of the city of Missoula, Montana, levying and assessing the lots and parcels within the city of Missoula Park District Number 1 at \$2,701,974. for the costs associated with providing certain maintenance, purchasing and improvement services in fiscal year 2021 for city-owned facilities, land and equipment under the responsibility and care of the city of Missoula Parks and Recreation Department; providing for a method of assessments; and providing for other matters properly relating thereto."** (the "Resolution"), on file in the original records of the City in my legal custody; that the Resolution was duly adopted by the City Council of the City at a meeting on September 2, 2020, and that the meeting was duly held by the City Council and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.

I further certify that, upon vote being taken on the Resolution at such meeting, the Resolution was adopted by the following vote:

AYES
NAYS
ABSTENTIONS
ABSENT

WITNESS my hand officially this 2nd day of September, 2020.

CITY OF MISSOULA
Missoula County, Montana

Martha L. Rehbein, CMC
City Clerk

(S E A L)

EXHIBIT "A"
Map of the District Current City Limits

EXHIBIT “B”

DISTRICT BOUNDARIES

The District boundary is described as the incorporated boundary of the City of Missoula in accordance with City Council municipal annexation resolutions and municipal annexation ordinances filed in the Missoula City Clerk’s public records as well as all properties later annexed thereto. Parcels within the boundary are the current parcels subject to City of Missoula property taxes as shown in the tax rolls of the Montana Department of Revenue and inclusive of those parcels that are exempt from property taxes except park land, common areas and greenways, open space lands, and parcels used as a public street and alley right-of-ways as well as all parcels later annexed thereto.

**Draft September 2 2020
RESOLUTION NUMBER**

A resolution levying taxes on the lots, pieces and parcels of land located in the Downtown Business Improvement District of the City of Missoula for fiscal year 2021 in the amount of \$371,524.22 in accordance with 7-12-1132 MCA.

WHEREAS, pursuant to 7-12-1101, et seq., MCA, the City of Missoula is authorized to create business improvement districts (BID); and

WHEREAS, on April 4, 2005, the Missoula City Council adopted resolution [6898](#) creating a business improvement in downtown Missoula, on March 22, 2010, the City Council adopted resolution [7511](#) to extend the duration of the business improvement district for a period of ten years, and on February 3, 2020, the Missoula City Council adopted resolution 8411 to extend the duration of the business improvement district for another ten year period; and

WHEREAS, the Mayor with the advice and consent of the City Council has appointed a Board of Trustees in accordance with 7-12-1121, MCA; and

WHEREAS, whereas, in accordance with 7-12-1132, MCA, the BID Board has submitted a work plan and budget for fiscal year 2021; and

WHEREAS, in accordance with 7-12-1132, the City Council has held a public hearing on the BID work plan and budget for fiscal year 2021, and has approved it as part of the city FY 2021 budget, and

WHEREAS, resolution 8411 sets forth the annual assessment formula for the district; and

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Missoula hereby levies and assesses a tax on the lots, pieces and parcels of land located in the BID as shown on Exhibit A for fiscal year 2021 according to the following table:

Type of Property	Zone 1	Zone 2
All property not referred to below	\$200 flat fee plus 2.5% of the property's taxable value	\$150 flat fee plus 2.0% of the property's taxable value
Land owned by the United States Federal Government	Exempt	Exempt
City (except parkland) land Missoula County land Missoula Parking Commission land	\$200 plus \$.035 cents per square foot	\$150 plus \$.035 cents per square foot
City park land	\$200 plus \$.015 cents per square foot	\$150 plus \$.015 cent per square foot
Properties zoned primarily residential (Zoning district letter begins with "R" under the City's zoning ordinance, Title 20)	Exempt	Exempt
Properties for which the property taxpayer has qualified for property tax assistance as provided by 15-6-134 and 15-6-193, MCA.	Exempt	Exempt
Residential storage units identified as separate taxable parcels	Exempt	Exempt
City and State public rights-of-way or parcels located in the river	Exempt	Exempt

BE IT FURTHER RESOLVED, that the City Treasurer and the Montana Department of Revenue are hereby instructed to not assess properties located within the Business Improvement District for which the property taxpayer has qualified for property tax assistance as provided by 15-6-134 and 15-6-191, MCA.

BE IT FURTHER RESOLVED, that the taxes for the Downtown Business Improvement District in the amount of \$371,524.22 and listed on Exhibit A are now due and payable to the City Treasurer of the City of Missoula and will be delinquent on November 30, 2020, and May 31, 2021, at 5:00 p.m.

PASSED AND ADOPTED this 2nd day of September, 2020.

ATTEST:

APPROVED:

Martha L. Rehbein
City Clerk

John Engen
Mayor

Geocode	Tax ID	Property Address	Legal Description	TaxYear	Owner	BID Zone	Total Taxable Value	Sq Ft (govt only)	BID assessment
04-2200-22-2-17-01-0000	0000903009	110 PATTEE ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 1, Lot 12 - 13, & FRAC Of 14	2020	HELLGATE LODGE 383 BPOE	Zone 1	7847		\$ 396.18
04-2200-22-2-17-02-0000	0000992104	218 E FRONT ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 1, Lot 15 - 19, 16520 SQUARE FEET, & POR Lot 14 & W20' Lot 20	2020	MAIN STREET ENTERPRISES LLC	Zone 1	79860		\$ 2,196.50
04-2200-22-2-17-03-0000	0000992008	280 E FRONT ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 1, Lot 21 - 22, 9755 SQUARE FEET, & E10' Lot 20 & PORTION OF MCWHIRK ADD BLK 1	2020	MAIN STREET ENTERPRISES LLC	Zone 1	8381		\$ 409.53
04-2200-22-2-17-04-0000	0000707009	294 E FRONT ST	MCWHIRK ADDITION, S22, T13 N, R19 W, BLOCK 1, Lot 4	2020	GEORGE PENELOPE M	Zone 1	8545		\$ 413.63
04-2200-22-2-17-05-0000	0002204604		MCWHIRK ADDITION, S22, T13 N, R19 W, BLOCK 1, Lot 4	2020	MISSOULA PARKING COMMISSION	Zone 1	0	5924	\$ 407.34
04-2200-22-2-17-07-0000	0000726509	219 E MAIN ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 1, Lot 2, & W 14 1/2' & E 25 1/2' Of Lot 3	2020	PLANNED PARENTHOOD OF MISSOULA	Zone 1	0		\$ 200.00
04-2200-22-2-17-08-0000	0001856105	213 E MAIN ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 1, Lot 3, W 4.6' & E 27' Of Lot 4	2020	RASMUSSEN MARY J	Zone 1	6165		\$ 354.13
04-2200-22-2-17-09-0000	0001442906		MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 1, Lot 5 - 6, W 3' Of Lot 4 & E 4' Of Lot 7	2020	JB PROPERTIES LLP	Zone 1	8830		\$ 420.75
04-2200-22-2-17-10-0000	0001442800	207 E MAIN ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 1, Lot 7, W26'	2020	JB PROPERTIES	Zone 1	15638		\$ 590.95
04-2200-22-2-17-11-0000	0000903601	201 E MAIN ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 1, Lot 8 - 11	2020	HELLGATE LODGE 383-BENEVOLENT	Zone 1	18421		\$ 660.53
04-2200-22-2-18-01-0000	0000025404	125 PATTEE ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 2, Lot 11 - 21, COS 3443 PARCEL A	2020	MERCANTILE INVESTORS LLC	Zone 1	523055		\$ 13,276.38
04-2200-22-2-18-02-0000	0000605202	139 E MAIN ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 2, Lot 1 - 3	2020	MISSOULA INVESTORS LLC	Zone 1	17339		\$ 633.48
04-2200-22-2-18-03-0000	0000602302	123 E MAIN ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 2, Lot 4 - 6, & E2 Of Lot 7	2020	WILLIAMS PATRICK D	Zone 1	39808		\$ 1,195.20
04-2200-22-2-18-04-0000	0001719706	140 N HIGGINS AVE	S22, T13 N, R19 W, HIGGINS ADDITION BLK 28 W15' OF N100' OF LOT 7 & W15' OF N60' & E15' OF N100' OF LOT 8 & N30' OF LOT 9 & N30' IN CP HIGGINS ADDITION BLK 28	2020	THE TAYLOR CONNECTION LLC	Zone 1	32744		\$ 1,018.60
04-2200-22-2-18-05-0000	0001665500	130 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 2, Lot 8 - 10, POR OF	2020	THE MISSOULA CONNECTION LLC	Zone 1	15366		\$ 584.15
04-2200-22-2-18-06-0000	0001967901	124 N HIGGINS AVE	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 2, Lot 7 - 10, & BLK 28 CP HIGGINS- N24' S48' W15' OF LOT 7, N24' S48' OF 8 TO 10	2020	RUMMEL CARL A	Zone 1	11166		\$ 479.15
04-2200-21-4-07-01-0000	0000060606	819 S HIGGINS AVE	KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 84, LOTS 6 & 7	2020	819 S HIGGINS LLC	Zone 1	15891		\$ 597.28
04-2200-21-4-07-02-0000	0001434107	811 S HIGGINS AVE	KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 84, Lot 1 - 4	2020	SILVERFORK PROPERTIES LLC	Zone 1	22291		\$ 757.28
04-2200-21-4-07-07-0000	0005952104	817 S HIGGINS AVE	KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 84, Lot 5	2020	BRYANT ROBERT MARK	Zone 1	12146		\$ 503.65
04-2200-21-4-14-04-0000	0002233607	741 S HIGGINS AVE	S21, T13 N, R19 W, C.O.S. 6569, SQFT 13690, S1/2 OF LOT 7, ALL OF 8 THRU 10	2020	741 SOUTH HIGGINS AVE LLC	Zone 1	15105		\$ 577.63
04-2200-21-4-14-05-0000	0005905363	705 S HIGGINS AVE	KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 1, Lot 1 - 6, N2 OF LOT 7	2020	MISSOULA SENIOR CITIZEN CENTER ASSOC	Zone 1	0		\$ 200.00
04-2200-21-4-21-03-0000	0002492450	631 S HIGGINS AVE	KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 20, Lot 9 - 10, 7840 SQUARE FEET	2020	BIG DIPPER PROPERTY LLP	Zone 1	10128		\$ 453.20
04-2200-21-4-21-04-0000	0002305009	617 S HIGGINS AVE	KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 20, Lot 8A, 4757 SQUARE FEET, OF LOTS 6-8	2020	BIG DIPPER PROPERTY LLP	Zone 1	4284		\$ 307.10
04-2200-21-4-21-05-0000	0001737606	617 S HIGGINS AVE B	KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 20, Lot 6A, 6998 SQUARE FEET, OF LOTS 6-8	2020	617 HIGGINS LLC	Zone 1	12540		\$ 513.50
04-2200-21-4-21-06-0000	0000124605	605 S HIGGINS AVE	KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 20, Lot 1 - 5	2020	ROCKY MOUNTAIN OIL INC	Zone 1	17290		\$ 632.25
04-2200-21-4-28-05-0000	0000892901	541 S HIGGINS AVE	KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 21, E 67' S 12' OF LOT 9, E 67' OF 10	2020	ALMAG INVESTMENTS LLC	Zone 1	17134		\$ 628.35
04-2200-21-4-28-06-0000	0002187205	525 S HIGGINS AVE	S21, T13 N, R19 W, C.O.S. 6110, PARCEL 1	2020	SCHUBERT JOHN M	Zone 1	16226		\$ 605.65
04-2200-21-4-28-07-0000	0001367905	521 S HIGGINS AVE	KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 21, E 75' OF LOT 6, N 2' E 75' OF 7	2020	KGSM LLC	Zone 1	9420		\$ 435.50
04-2200-21-4-28-08-0000	0000844400	517 S HIGGINS AVE	KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 21, Lot 5	2020	JEANETTE RANKIN PEACE RESOURCE CENTER	Zone 1	0		\$ 200.00
04-2200-21-4-28-09-0000	0002350400	515 S HIGGINS AVE	KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 21, Lot 4	2020	BUTTERFLY BUILDING LLC	Zone 1	17841		\$ 646.03
04-2200-21-4-28-10-0000	0001519608	509 S HIGGINS AVE	KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 21, Lot 3	2020	MOUNT MCQUILKIN LLC	Zone 1	12809		\$ 520.23
04-2200-21-4-28-11-0000	0001341105	101 S 3RD ST W	KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 21, LOTS 1 & 2	2020	URBAN RENEWAL ASSOCIATES LLC	Zone 1	27828		\$ 895.70
04-2200-22-2-01-04-0000	0000080853	343 W FRONT ST	WJ MCCORMICKS ADDITION, S22, T13 N, R19 W, BLOCK 56, Lot 10, COS 1338 TR B LOTS 13 14 E 4.5FT LOT 15	2020	J K W INVESTMENTS	Zone 1	24698		\$ 817.45
04-2200-22-2-01-05-0000	0000080837	301 W FRONT ST	ORIGINAL TOWNSITE - CP HIGGINS - MCCORMICKS CORRECTED, S22, T13 N, R19 W, BLOCK 56, Lot 21, & TR A & B COS 1267 & TR A COS 1338	2020	CLARK FORK MANOR INC	Zone 1	0		\$ 200.00
04-2200-22-2-01-06-0000	0006173208	101 CAROUSEL DR	WJ MCCORMICKS ADDITION, S22, T13 N, R19 W, BLOCK 56, Lot 22, & S OF ALLEY BELOW BLK 29 IN SE4 NE4	2020	CITY OF MISSOULA	Zone 1		348480	5427.2
04-2200-22-2-01-07-0000	0000641806	283 W FRONT ST	ORIGINAL TOWNSITE - CP HIGGINS - MCCORMICKS CORRECTED, S22, T13 N, R19 W, Lot 18 - 20	2020	MCEWEN BIG SKY LLC	Zone 1	101671		\$ 2,741.78
04-2200-22-2-01-09-0000	0002393406	267 W FRONT ST	ORIGINAL TOWNSITE - CP HIGGINS - MCCORMICKS CORRECTED, S22, T13 N, R19 W, BLOCK 56, Lot 15 - 17	2020	CARAS PARK PLACE LLC	Zone 1	28014		\$ 900.35
04-2200-22-2-01-10-0000	0001768103	265 W FRONT ST	ORIGINAL TOWNSITE - CP HIGGINS - MCCORMICKS CORRECTED, S22, T13 N, R19 W, BLOCK 56, Lot 14	2020	GLEIM BUILDING LLC	Zone 1	12144		\$ 503.60
04-2200-22-2-01-11-0000	0000973757	259 W FRONT ST	ORIGINAL TOWNSITE - CP HIGGINS - MCCORMICKS CORRECTED, S22, T13 N, R19 W, BLOCK 56, Lot 13	2020	P2V2 LLC	Zone 1	23765		\$ 794.13
04-2200-22-2-01-12-0000	0000221100	255 W FRONT ST	ORIGINAL TOWNSITE - CP HIGGINS - MCCORMICKS CORRECTED, S22, T13 N, R19 W, BLOCK 56, Lot 12	2020	P & B LLC	Zone 1	17793		\$ 644.83

Geocode	Tax ID	Property Address	Legal Description	TaxYear	Owner	BID Zone	Total Taxable Value	Sq Ft (govt only)	BID assessment
04-2200-22-2-01-13-0000	0001365603	249 W FRONT ST	ORIGINAL TOWNSITE - CP HIGGINS - MCCORMICKS CORRECTED, S22, T13 N, R19 W, BLOCK 56, Lot 11	2020	MARCURE ANDRE ALVERD	Zone 1	9525		\$ 438.13
04-2200-22-2-01-14-0000	0000235103	245 W FRONT ST	ORIGINAL TOWNSITE - CP HIGGINS - MCCORMICKS CORRECTED, S22, T13 N, R19 W, BLOCK 56, Lot 10	2020	FRONT STREET COMMONS MISSOULA LLC	Zone 1	11847		\$ 496.18
04-2200-22-2-01-15-0000	0001768054	245 W FRONT ST	ORIGINAL TOWNSITE - CP HIGGINS - MCCORMICKS CORRECTED, S22, T13 N, R19 W, Lot 9	2020	FRONT STREET COMMONS MISSOULA LLC	Zone 1	4120		\$ 303.00
04-2200-22-2-02-01-0000	0005908432	241 W FRONT ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, Lot 8	2020	CITY OF MISSOULA	Zone 1		0	\$ -
04-2200-22-2-02-02-0000	0000282102	225 W FRONT ST	ORIGINAL TOWNSITE - CP HIGGINS - MCCORMICKS CORRECTED, S22, T13 N, R19 W, BLOCK 29, Lot 4 - 5	2020	225 FRONT LLC	Zone 1	15965		\$ 599.13
04-2200-22-2-02-03-0000	0000282006	221 W FRONT ST	ORIGINAL TOWNSITE - CP HIGGINS - MCCORMICKS CORRECTED, S22, T13 N, R19 W, BLOCK 29, Lot 3	2020	ORANGE STREET BUILDING LLC	Zone 1	9929		\$ 448.23
04-2200-22-2-02-04-0000	0000107307	211 W FRONT ST	ORIGINAL TOWNSITE - CP HIGGINS - MCCORMICKS CORRECTED, S22, T13 N, R19 W, BLOCK 4, Lot 1 - 2	2020	BULL TROUT HOLDINGS LLC	Zone 1	17110		\$ 627.75
04-2200-22-2-02-05-0000	0005909394		MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 4, Lot 15 - 16	2020	CITY OF MISSOULA	Zone 1		0	\$ -
04-2200-22-2-02-06-0000	0000727205	145 W FRONT ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 4, Lot 12 - 13, & E 11' Of Lot 14	2020	LAKEBED PROPERTIES LLC	Zone 1	40670		\$ 1,216.75
04-2200-22-2-02-07-0000	0002274907	139 W FRONT ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 4, Lot 11	2020	SPRING WIND LLC	Zone 1	13782		\$ 544.55
04-2200-22-2-02-08-0000	0001338957	137 W FRONT ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 4, Lot 10	2020	WHITECAP VENTURES LLC	Zone 1	27089		\$ 877.23
04-2200-22-2-02-09-0000	0000305101	129 W FRONT ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 4, Lot 9, & W2 Of Lot 8	2020	HIGH WIDE & HANDSOME LLC	Zone 1	19187		\$ 679.68
04-2200-22-2-02-10-0000	0000305009	123 W FRONT ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 4, Lot 7, & E2 Of Lot 8	2020	LARSON MICHAEL J	Zone 1	19185		\$ 679.63
04-2200-22-2-02-11-0000	0001770900	109 W FRONT ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 4, Lot 5 - 6, FRAC OF BOTH	2020	BLACK JAY OF MONTANA LLC	Zone 1	35860		\$ 1,096.50
04-2200-22-2-02-12-0000	0000834809	111 W FRONT ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 4, Lot 1 - 4, & FRAC Of Lots 5 & 6	2020	LJM DEVELOPMENT LLC	Zone 1	30857		\$ 971.43
04-2200-22-2-02-14-0000	0003027708	231 W FRONT ST	ORIGINAL TOWNSITE - CP HIGGINS - MCCORMICKS CORRECTED, S22, T13 N, R19 W, BLOCK 29, Lot 6 - 7	2020	231 W MISSOULA LLC	Zone 1	33530		\$ 1,038.25
04-2200-22-2-04-01-0000	0005939906		S22, T13 N, R19 W, C.O.S. 3505, PARCEL 1, SW4 1.74 AC	2020	CITY OF MISSOULA	Zone 1	0	75794	1336.91
04-2200-22-2-04-03-0000	0005939800	"	S22, T13 N, R19 W, C.O.S. 3505, PARCEL 2, EXEMPT SW4 .45 AC	2020	CITY OF MISSOULA	Zone 1	0	19602	494.03
04-2200-22-2-04-06-0000	17403	22 LEVASSEUR ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 11, Lot 1 - 4, & FRAC LOTS 5-11 BLK 11 & ALL LOTS 8-10 BLK 12 & PT VAC PATTEE & LEVASSEUR ST	2020	CITY OF MISSOULA	Zone 1	0	81893	1428.395
04-2200-22-2-07-01-0000	0000025606	200 PATTEE ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 6, Lot 17 - 22, 146503 SQUARE FEET, & BLOCK 9 Lots 1-22	2020	EL DORADO HOSPITALITY LLC	Zone 1	248606		\$ 6,415.15
04-2200-22-2-08-02-0000	2012072601	S PATTEE ST	S22, T13 N, R19 W, 16832 SQUARE FEET, STATE ALLOCATION - GAS & ELECTRIC	2020	NORTHWESTERN ENERGY-T & D	Zone 1	24060		\$ 801.50
04-2200-22-2-08-04-0000	0003457505	100 BANK ST	KIWANIS, S22, T13 N, R19 W, BLOCK 5, Lot 1, & TRACT A COS 4729	2020	MISSOULA PARKING COMMISSION	Zone 1	0	40859	\$ 1,630.07
04-2200-22-2-09-01-0000	0000025500	231 E FRONT ST	ORIGINAL TOWNSITE - BLK 6 LOTS 3-7, S22, T13 N, R19 W, BLOCK 6, Lot 3A	2020	231 EAST FRONT STREET LLP	Zone 1	14868		\$ 571.70
04-2200-22-2-09-02-0000	0003757700	229 E FRONT ST	ORIGINAL TOWNSITE - BLK 6 LOTS 3-7, S22, T13 N, R19 W, BLOCK 6, Lot 4A	2020	MTF LLC	Zone 1	16876		\$ 621.90
04-2200-22-2-09-03-0000	0003052905	237 E FRONT ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 6, Lot 1, & PT Lots 2-3	2020	COLONIAL APARTMENTS LLC	Zone 1	12332		\$ 508.30
04-2200-22-2-09-04-0000	0003757806	221 E FRONT ST	ORIGINAL TOWNSITE - BLK 6 LOTS 3-7, S22, T13 N, R19 W, BLOCK 6, Lot 5A	2020	MTF LLC	Zone 1	18965		\$ 674.13
04-2200-22-2-09-06-7001	2012122601	E FRONT ST	MISSOULA PARK PLACE COMDOMINIUM, S22, T13 N, R19 W, 1- PARKING UNIT	2020	MISSOULA PARKING COMMISSION	Zone 1	0	119859	\$ 4,395.07
04-2200-22-2-18-07-0000	0000634201	120 N HIGGINS AVE	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 2, Lot 7 - 10, S24' OF W15' OF 7, S24' OF 8 THRU 10 PLAT D	2020	TREEHOUSE LLC	Zone 1	26643		\$ 866.08
04-2200-22-2-19-01-0000	0000497801	144 W FRONT ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 27, Lot 12 - 13, & PT OF 14 & 15 BLK 27**ORIGINAL TOWNSITE-FRAC OF LOTS 10 & 11 BLK 3	2020	STONEFLY CAPITAL LLC	Zone 1	8598		\$ 414.95
04-2200-22-2-19-02-0000	0000067600	134 W FRONT ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 27, Lot 9 - 10, FRAC OF 9-10 & PT OF 14-17	2020	STONEFLY CAPITAL LLC	Zone 1	25686		\$ 842.15
04-2200-22-2-19-03-0000	0000727001	111 N HIGGINS AVE	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 3, Lot 1 - 3, & FRAC Of 4-8 & CP HIGGINS-FRAC Of Lots 16-20	2020	STONE PLACE MALL INVESTORS I LTD	Zone 1	269726		\$ 6,943.15
04-2200-22-2-19-04-0000	0001576602	127 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 27, Lot 1, 8544 SQUARE FEET, AMENDED LOTS 1, 2, 3 & 4 - LOT B	2020	RED BIRD BUILDINGS LLC	Zone 1	40769		\$ 1,219.23
04-2200-22-2-19-05-0000	0000673805	119 W MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 27, Lot 5, & E6" Of N70' Of Lot 6	2020	HWF HOLDING LLC	Zone 1	15414		\$ 585.35
04-2200-22-2-19-06-0000	0002457405	123 W MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 27, Lot 6 - 7, N 59' LESS 6" X 59' OF LOT 6 & N 59' E 18" OF 7	2020	VEAZEY KATHRYN J	Zone 1	7837		\$ 395.93
04-2200-22-2-19-07-0000	0000282208	125 W MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 27, Lot 6 - 7, S71' LESS 6" X 11' OF LOT 6 & S71' E18" OF 7 BLK 27	2020	ALLEY LIFE LLC	Zone 1	7171		\$ 379.28
04-2200-22-2-19-08-0000	0000983707	131 W MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 27, Lot 7, POR OF LOT 7	2020	NBB LLP	Zone 1	22245		\$ 756.13
04-2200-22-2-19-09-0000	0001024108	133 W MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 27, Lot 8	2020	TSI USA INC	Zone 1	17780		\$ 644.50
04-2200-22-2-19-10-0000	0002471403	137 W MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 27, Lot 9	2020	HORTON HOWARD N	Zone 1	13456		\$ 536.40
04-2200-22-2-19-11-0000	0002471509	141 W MAIN ST	HIGGINS CP ADD, S22, T13 N, R19 W, BLOCK 027, Lot 010, LOTS 10 & 11 OF C P HIGGINS ADDITION & POR OF VAC ST	2020	HORTON HOWARD N	Zone 1	26975		\$ 874.38
04-2200-22-2-19-12-0000	0003016009	135 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 27, Lot C, 3751 SQUARE FEET, AMENDED LOTS 1, 2, 3 & 4	2020	KING JERRY J	Zone 1	13098		\$ 527.45

Geocode	Tax ID	Property Address	Legal Description	TaxYear	Owner	BID Zone	Total Taxable Value	Sq Ft (govt only)	BID assessment
04-2200-22-2-19-13-0000	0003016105	113 W MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 27, Lot A, 4034 SQUARE FEET, AMENDED LOTS 1, 2, 3 & 4	2020	FORTUNE JESSE	Zone 1	11072		\$ 476.80
04-2200-22-2-19-14-0000	0003029202	129 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 27, Lot D, 2663 SQUARE FEET, AMENDED LOTS 1, 2, 3 & 4	2020	FERGUSON JAMES S	Zone 1	7798		\$ 394.95
04-2200-22-2-20-01-0000	0001460851	275 W MAIN ST	WJ MCCORMICKS ADDITION, S22, T13 N, R19 W, BLOCK 26, Lot 14 - 16, FRAC OF ALL	2020	TANGLES LLC	Zone 1	6197		\$ 354.93
04-2200-22-2-20-02-0000	0000651109	251 W MAIN ST	WJ MCCORMICKS ADDITION, S22, T13 N, R19 W, BLOCK 26, Lot 12 - 13, FRAC OF BOTH	2020	ZIP AUTO SERVICE INC	Zone 1	9080		\$ 427.00
04-2200-22-2-20-03-0000	0000413707	245 W MAIN ST	WJ MCCORMICKS ADDITION, S22, T13 N, R19 W, BLOCK 26, Lot 11, FRAC OF	2020	OLE BECK POST 209 VETERANS OF	Zone 1	0		\$ 200.00
04-2200-22-2-20-04-0000	0000281908	234 W FRONT ST	WJ MCCORMICKS ADDITION, S22, T13 N, R19 W, BLOCK 26, Lot 10, E 3'	2020	CARAS FLORAL & NURSERY INC	Zone 1	8311		\$ 407.78
04-2200-22-2-20-05-0000	0000528809		CP HIGGINS, S22, T13 N, R19 W, BLOCK 26, Lot 7 - 8, S45' & S45' E11' Of Lot 9	2020	DUNCAN INSURANCE AGENCY	Zone 1	3749		\$ 293.73
04-2200-22-2-20-06-0000	0000528905	229 W MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 26, Lot 7 - 9, FRAC OF	2020	DUNCAN INSURANCE AGENCY	Zone 1	11607		\$ 490.18
04-2200-22-2-21-01-0000	0001094209	340 W MAIN ST	WJ MCCORMICKS ADDITION, S22, T13 N, R19 W, BLOCK 23, Lot 11 - 12	2020	EAGLE COMMUNICATIONS INC	Zone 1	36866		\$ 1,121.65
04-2200-22-2-21-04-0000	0005855250	300 W MAIN ST	WJ MCCORMICKS ADDITION, S22, T13 N, R19 W, BLOCK 23, Lot 17 - 20	2020	NASH III RICHARD P	Zone 1	33707		\$ 1,042.68
04-2200-22-2-21-08-0000	0001767909	321 W BROADWAY	WJ MCCORMICKS ADDITION, S22, T13 N, R19 W, BLOCK 23, Lot 8 - 10	2020	STOCKMAN BANK OF MONTANA	Zone 1	255409		\$ 6,585.23
04-2200-22-2-21-06-0000	0002317100	275 WOODY ST	WJ MCCORMICKS ADDITION, S22, T13 N, R19 W, BLOCK 23, Lot 1 - 7, CP HIGGINS	2020	STOCKMAN BANK OF MONTANA	Zone 1	85449		\$ 2,336.23
04-2200-22-2-22-01-0000	0002305501	232 W MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 22, Lot 11 - 12, & W28.3' Of Lot 13	2020	MISSOULA BANK OF MONTANA	Zone 1	14120		\$ 553.00
04-2200-22-2-22-04-0000	0001518702	230 W MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 22, Lot 14, E 1.70' OF LOT 13 & W2 LOT 15 MAIN ST CONDOMINIUM-UNITS B & C	2020	AMERICAN TRUCKING AND TRANSPORTATION INSURANCE COMPANY	Zone 1	34178		\$ -
04-2200-22-2-22-05-0000	0005976304	222 W MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 22, Lot 16, & E2 OF LOT 15 MAIN ST CONDOMINIUM-UNIT A	2020	WARDEN & HAMILTON LLP	Zone 1	16575		\$ 614.38
04-2200-22-2-22-06-0000	0002304903	218 W MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 22, Lot 17	2020	DAVISON DEVELOPMENT COMPANY LLC	Zone 1	12552		\$ 513.80
04-2200-22-2-22-08-0000	0001139104	216 W MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 22, Lot 18 - 19	2020	ZOOTOWN ARTS COMMUNITY CENTER	Zone 1	0		\$ 200.00
04-2200-22-2-22-10-0000	0001771553	206 W MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 22, Lot 20	2020	BOBCATS 4 ME LLC	Zone 1	12000		\$ 500.00
04-2200-22-2-22-12-0000	0001442204	201 W BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK 22, Lot 1 - 2, & E3'8" Of Lot 3	2020	SENNE GENE D	Zone 1	33103		\$ 1,027.58
04-2200-22-2-22-14-0000	0000582201	211 W BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK 22, Lot 3 - 4, W26'4" Of Lot 3 & E3'8" Of Lot 4	2020	SENNE GENE D	Zone 1	14613		\$ 565.33
04-2200-22-2-22-16-0000	0000879607	215 W BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK 22, Lot 5, & W26'4" Of Lot 4	2020	SENNE GENE D	Zone 1	15068		\$ 576.70
04-2200-22-2-22-18-0000	0002302601	219 W BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK 22, Lot 6 - 7, & E6' Of Lot 8	2020	SENNE GENE D	Zone 1	22468		\$ 761.70
04-2200-22-2-22-20-0000	0001768258	225 W BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK 22, Lot 8 - 9, W24' Of Lot 8 & E6' Of Lot 9	2020	BARBARA W SOKOLOSKI 1987 REVOCABLE TRUST	Zone 1	11493		\$ 487.33
04-2200-22-2-22-22-0000	0002305405		CP HIGGINS, S22, T13 N, R19 W, BLOCK 22, Lot 10, & W24' Of Lot 9	2020	CAREY PROPERTIES LLC	Zone 1	4628		\$ 315.70
04-2200-22-2-23-01-0000	0001442002	128 W MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 21, Lot 12 - 20, & W3' Of Lot 21	2020	MISSOULA PARKING COMMISSION	Zone 1	0	35240	\$ 1,433.40
04-2200-22-2-23-06-0000	0002316806	211 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 21, Lot 22, E 27' Of Lot 21 & 3'2" OF ST	2020	FIRST NATIONAL BANK OF MONTANA INC	Zone 1	61550		\$ 1,738.75
04-2200-22-2-23-07-0000	0000386207	217 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 21, Lot 1 - 4, S30' OF ALL & N60' E10' Of Lot 5	2020	COVENANT LODGE 610OF	Zone 1	10189		\$ 454.73
04-2200-22-2-23-08-0000	0001681800	223 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 21, Lot 1 - 4, N40' S70' OF 1-4, N40' S70' E10' OF 5	2020	LIQUID PLANET GROUNDS LLC	Zone 1	20343		\$ 708.58
04-2200-22-2-23-09-0000	0000387901	113 W BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK 21, Lot 1 - 4, N60' OF LOTS 1-4 & N60' E10' OF 5	2020	W PARKER PROPERTIES LLC	Zone 1	20582		\$ 714.55
04-2200-22-2-23-10-0000	0002197806	115 W BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK 21, Lot 6, & W10' Of Lot 5	2020	RJH PROPERTIES LLC	Zone 1	14458		\$ 561.45
04-2200-22-2-23-11-0000	0001966909	121 W BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK 21, Lot 7	2020	SUTTON GEOFFREY J	Zone 1	11657		\$ 491.43
04-2200-22-2-24-01-0000	0001444506	200 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK B, Lot 11 - 14, S100'	2020	HIGGINS BUILDING LLC	Zone 1	53030		\$ 1,525.75
04-2200-22-2-24-02-0000	2012071312		S22, T13 N, R19 W, 21450 SQUARE FEET, STATE ALLOCATION - URBAN RENEWAL DISTRICT	2020	QWEST CORPORATION	Zone 1	59173		\$ 1,679.33
04-2200-22-2-24-03-0000	0002397702	101 E BROADWAY ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK B, Lot 1 - 5, & E15' Of Lot 6 & 20' X 165' OF VAC ALLEY	2020	MACDONALD PATRICIA O TRUSTEE	Zone 1	12229		\$ 505.73
04-2200-22-2-24-05-0000	0000528607	232 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK B, Lot 7 - 10, S42.5' N125'	2020	DUNCAN PROPERTIES INC	Zone 1	19912		\$ 697.80
04-2200-22-2-24-07-0000	0000537600	220 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK B, Lot 11 - 14, N30' OF ALL	2020	BLUEBIRD BUILDING LLC	Zone 1	14717		\$ 567.93
04-2200-22-2-25-01-0000	0000386101	200 E MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK A, Lot 12 - 13, & W 29' Of Lot 14	2020	CONFLUX PROPERTIES LLC	Zone 1	35633		\$ 1,090.83
04-2200-22-2-25-03-0000	0002313204	208 E MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK A, Lot 15 - 16, & E1' Of Lot 14	2020	UNION HALL CO	Zone 1	20376		\$ 709.40
04-2200-22-2-25-04-0000	0001443600	210 E MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK A, Lot 17	2020	210 EAST MAIN TB 75% LLC	Zone 1	11552		\$ 488.80
04-2200-22-2-25-05-0000	0001041102	212 E MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK A, Lot 18 - 19	2020	GULLARD GARY A	Zone 1	20476		\$ 711.90
04-2200-22-2-25-06-7000	0000238503	218 E MAIN ST	218 EAST MAIN CONDOS, S13 N, T19 W, R22, UNIT MASTER	2020	BITTERROOT VALLEY BANK	Zone 1	0		\$ -
04-2200-22-2-25-10-0000	0002397879	201 E BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK A, Lot 1 - 11	2020	G W DEVELOPMENT L L C	Zone 1	162257		\$ 4,256.43
04-2200-22-2-26-06-0000	0000746509	331 E BROADWAY	MCWHIRK ADDITION, S22, T13 N, R19 W, BLOCK 4	2020	HYDE COMPANY (THE)	Zone 1	6203		\$ 355.08
04-2200-22-2-26-07-0000	0000335200	325 E BROADWAY	MCWHIRK ADDITION, S22, T13 N, R19 W, BLOCK 4, Lot B, COS 5044 & CP HIGGINS LOT 4	2020	LORAN TODD A	Zone 1	6746		\$ 368.65
04-2200-22-2-26-08-0000	0001551900	313 E BROADWAY	MCWHIRK ADDITION, S22, T13 N, R19 W, BLOCK 4, Lot 5 - 6, TRACT 1 COS 5220	2020	VIKING INVESTMENT PROPERTIES LLC	Zone 1	10715		\$ 467.88
04-2200-22-2-26-09-0000	0001200900	301 E BROADWAY	MCWHIRK ADDITION, S22, T13 N, R19 W, BLOCK 4, Lot 7 - 10	2020	GTT LLP	Zone 1	15987		\$ 599.68
04-2200-22-2-30-01-0000	0000856207	300 E BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK E, Lot 11 - 17	2020	BEL AIRE MOTEL	Zone 1	37536		\$ 1,138.40
04-2200-22-2-30-02-0000	0000617405	332 E BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK E, Lot 18, & W10' Of 19	2020	MEDOF ANTOINETTE	Zone 1	10059		\$ 451.48
04-2200-22-2-30-03-0000	0000336702	338 E BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK E, Lot 20, & E20' Of Lot 19	2020	CCM LLC	Zone 1	13174		\$ 529.35
04-2200-22-2-30-04-0000	0002136708	329 E PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK E, Lot 1 - 4	2020	LZM LIMITED PARTNERSHIP	Zone 1	15162		\$ 579.05

Geocode	Tax ID	Property Address	Legal Description	TaxYear	Owner	BID Zone	Total Taxable Value	Sq Ft (govt only)	BID assessment
04-2200-22-2-30-05-0000	0000580050	319 E PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK E, Lot 5 - 7	2020	FANGSRUD ROGER A TRUSTEE	Zone 1	9090		\$ 427.25
04-2200-22-2-30-06-0000	0000453409	338 WASHINGTON ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK E, Lot 8 - 10	2020	BYRD ONEIL H	Zone 1	12210		\$ 505.25
04-2200-22-2-31-01-0000	0005908594	200 E BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK D, Lot 5 - 19, & VACATED ALLEY	2020	UNITED STATES POSTAL SERVICE &	Zone 1			\$ -
04-2200-22-2-31-02-0000	0002041702	240 E BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK D, Lot 20 - 22	2020	ROEMER JOHN E TRUSTEE	Zone 1	13355		\$ 533.88
04-2200-22-2-31-03-0000	0001062402	235 E PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK D, Lot 1 - 4	2020	ECCW LLC	Zone 1	26078		\$ 851.95
04-2200-22-2-32-01-0000	0002394408	100 E BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK C, Lot 11 - 14, S30'	2020	MISSOULA LEASING LLC	Zone 1	61175		\$ 1,729.38
04-2200-22-2-32-02-0000	0001382905	120 E BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK C, Lot 16, & E20' Of Lot 15	2020	MASONIC TEMPLE ASSOC OF MSLA	Zone 1	4726		\$ 318.15
04-2200-22-2-32-04-0000	0001382809	126 E BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK C, Lot 17 - 18, & W20' Of 19	2020	MASONIC TEMPLE ASSN	Zone 1	18309		\$ 657.73
04-2200-22-2-32-05-0000	0001863159	140 E BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK C, Lot 20, & E10' Of Lot 19	2020	140 EAST BROADWAY LLC	Zone 1	22308		\$ 757.70
04-2200-22-2-32-06-0000	0005906963	335 PATTEE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK C, Lot 1 - 2	2020	CITY OF MISSOULA	Zone 1	0	8320	\$ 491.20
04-2200-22-2-32-07-0000	0005906163		CP HIGGINS, S22, T13 N, R19 W, BLOCK C, Lot 3 - 6, (PARKING LOT)	2020	BERNATZ FRANCES L	Zone 1	10457		\$ 461.43
04-2200-22-2-32-08-0000	0002069304	330 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK C, Lot 7 - 10, N 75.5' OF ALL	2020	WYCKMAN PROPERTIES LLC	Zone 1	66530		\$ 1,863.25
04-2200-22-2-32-09-0000	0000776206	322 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK C, Lot 7 - 10, N25' S63' OF ALL	2020	CELL BLOCK M	Zone 1	28110		\$ 902.75
04-2200-22-2-32-10-0000	0002470507	318 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK C, Lot 7 - 10, S38' OF ALL	2020	DING HO INC	Zone 1	18544		\$ 663.60
04-2200-22-2-32-11-0000	0002489000	314 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK C, Lot 11 - 14	2020	MIDNITE DEVELOPMENT LLC	Zone 1	17117		\$ 627.93
04-2200-22-2-32-12-0000	0000751408	310 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK C, Lot 11 - 14, S20.5' N60.5'	2020	DEVORE FAMILY LIMITED PARTNERSHIP	Zone 1	12447		\$ 511.18
04-2200-22-2-32-13-0000	0000388009	304 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK C, Lot 11 - 14, N48' S78'	2020	BROOKER TIMOTHY J	Zone 1	14341		\$ 558.53
04-2200-22-2-33-01-0000	0001370704	350 RYMAN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 20, Lot 12 - 13	2020	GLR PROPERTIES I LLC	Zone 1	201239		\$ 5,230.98
04-2200-22-2-33-02-0000	0000706321	130 W BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK 20, Lot 14 - 16	2020	GEORGE PENELOPE M	Zone 1	21077		\$ 726.93
04-2200-22-2-33-03-0000	0001172908	120 W BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK 20, Lot 17	2020	SNODGRASS ROBERT S	Zone 1	24010		\$ 800.25
04-2200-22-2-33-04-0000	0000788407	110 W BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK 20, Lot 18 - 20	2020	MISSOULA PARKING COMMISSION	Zone 1	0	12458	\$ 636.03
04-2200-22-2-33-05-0000	0001597200	108 W BROADWAY ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 20, Lot 21 - 22, S45'	2020	D&D MONTANA 2013 LLC	Zone 1	19039		\$ 675.98
04-2200-22-2-33-06-0000	0002405502	307 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 20, Lot 21 - 22, N 93 1/3'	2020	WESTON MARK GIRARD	Zone 1	12496		\$ 512.40
04-2200-22-2-33-07-0000	0000388105	315 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 20, Lot 1 - 3, S30' & S30' Of E15' Of Lot 4	2020	W PARKER PROPERTIES LLC	Zone 1	3783		\$ 294.58
04-2200-22-2-33-08-0000	0002363507	321 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 20, N23' OF THE S53' LOTS 1-3 & N23' OF THE S53' OF THE E15' OF LOT 4	2020	MADDUX LANDHOLDING LLC	Zone 1	18282		\$ 657.05
04-2200-22-2-33-09-0000	0001013409	325 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 20, Lot 1 - 2, POR 20' X 60'	2020	SNYDER LAURA E	Zone 1	12721		\$ 518.03
04-2200-22-2-33-10-7001	0416337005	329 N HIGGINS AVE	NOBO CONDOMINIUMS, S22, T13 N, R19 W, UNIT 329	2020	BURNHAM WAYNE	Zone 1	3487		\$ 287.18
04-2200-22-2-33-11-0000	0000778508	337 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 20, Lot 1 - 2, N 26' & N 85'5" OF 3, N 85'5" E 15' OF 4	2020	MULLIGAN JOAN E	Zone 1	16588		\$ 614.70
04-2200-22-2-33-12-0000	0001935604		CP HIGGINS, S22, T13 N, R19 W, BLOCK 20, Lot 5 - 6	2020	GLR PROPERTIES I LLC	Zone 1	8570		\$ 414.25
04-2200-22-2-33-13-0000	0001935700	151 W PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 20, Lot 7 - 8	2020	GLR PROPERTIES I LLC	Zone 1	8570		\$ 414.25
04-2200-22-2-33-14-0000	0000695809	199 W PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 20, Lot 9 - 11	2020	MISSOULA COUNTY	Zone 1	0	24394	\$ 1,053.79
04-2200-22-2-34-01-0000	0005907090	200 W BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK 19, COURTHOUSE	2020	MISSOULA COUNTY	Zone 1		87819	\$ 3,273.67
04-2200-22-2-35-02-7000	0000589452	320 W BROADWAY	BROADWAY CENTER CONDOMINIUMS, S22, T13 N, R19 W, UNIT MASTER, COMMON AREA	2020	PARK PLACE INC	Zone 1	0		\$ -
04-2200-22-2-35-03-0000	0000865604	300 W BROADWAY	CP HIGGINS, S22, T13 N, R19 W, BLOCK 18, Lot 17 - 20, S45' & PARCEL A COS 4961	2020	LENOX FLATS LIMITED PARTNERSHIP	Zone 1	14154		\$ 553.85
04-2200-22-2-35-04-0000	0000865508	311 WOODY ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 18, Lot 17 - 20, FRAC Of Lot 17 & S45' OF N 85' Of 18 - 20	2020	MISSOULA COUNTY	Zone 1	0	5053	\$ 376.86
04-2200-22-2-35-05-0000	0000170602	317 WOODY ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 18, Lot 17 - 20, N40' Of E22' Of Lot 17, N40' Of 18-20	2020	MISSOULA COUNTY	Zone 1	0	4487	\$ 357.05
04-2200-22-2-35-06-0000	0000494103	329 WOODY ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 18, Lot 1 - 2	2020	MISSOULA HOUSING AUTHORITY	Zone 1	0		\$ 200.00
04-2200-22-2-35-07-0000	0000408402	315 W PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 18, Lot 3, & E2 OF 4	2020	SMITH & THIEL PARTNERSHIP LLC	Zone 1	11837		\$ 495.93
04-2200-22-2-35-08-0000	0000584907	319 W PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 18, Lot 5, & W2 Of Lot 4	2020	W A M M MISSOULA LLC	Zone 1	11625		\$ 490.63
04-2200-22-2-35-09-0000	0002365905	323 W PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 18, Lot 6, & E2 Of Lot 7	2020	THREE TWENTY THREE LLC	Zone 1	11121		\$ 478.03
04-2200-22-2-35-10-0000	0009002106	327 W PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 18, Lot 8, & W2 Of Lot 7	2020	THIEL BUILDING LLC	Zone 1	11344		\$ 483.60
04-2200-22-2-35-11-0000	0001609106	341 W PINE ST	WJ MCCORMICKS ADDITION, S22, T13 N, R19 W, BLOCK 18, Lot 9 - 10	2020	GOOD ACTION LLC	Zone 1	11296		\$ 482.40
04-2200-22-2-36-01-0000	0000079801	340 W PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 13, Lot 11 - 12, & W2 OF 13	2020	BAKKE FAMILY PARTNERSHIP LLP	Zone 1	14752		\$ 568.80
04-2200-22-2-36-02-0000	0000867100	322 W PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 13, Lot 14 - 15, & E2 Of Lot 13	2020	WAMM MISSOULA LLC	Zone 1	6353		\$ 358.83
04-2200-22-2-36-03-0000	0005905525	308 W PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 13, Lot 16 - 20	2020	308P LLC	Zone 1	16061		\$ 601.53
04-2200-22-2-36-04-0000	0001245400	313 W SPRUCE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 13, Lot 1 - 4, S60' OF ALL LOTS	2020	PALMER REX	Zone 1	4158		\$ 303.95
04-2200-22-2-36-05-0000	0002155504	301 W SPRUCE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 13, Lot 1 - 2, N70' OF LOTS	2020	PALMER REX	Zone 1	9562		\$ 439.05
04-2200-22-2-36-06-0000	0001421459	311 W SPRUCE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 13, Lot 3 - 4, N70 FT OF LOTS	2020	KEILEY PATRICK J	Zone 1	3635		\$ 290.88
04-2200-22-2-36-07-0000	0001684902	317 W SPRUCE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 13, Lot 5	2020	STERTZ PETER	Zone 1	7759		\$ 393.98
04-2200-22-2-36-08-0000	0000361409	321 W SPRUCE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 13, Lot 6, & E10' OF 7	2020	SWANNACK HOLDINGS LLC	Zone 1	4732		\$ 318.30
04-2200-22-2-36-09-0000	0001003404	325 W SPRUCE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 13, Lot 7, W20'	2020	BETTY JEREMY W	Zone 1	2992		\$ 274.80
04-2200-22-2-36-10-0000	0001681300	329 W SPRUCE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 13, Lot 8	2020	LOAP LLC	Zone 1	3227		\$ 280.68
04-2200-22-2-36-11-0000	0001681406	335 W SPRUCE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 13, Lot 9	2020	WAMM MISSOULA LLC	Zone 1	15405		\$ 585.13
04-2200-22-2-36-12-0000	0002504103	337 W SPRUCE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 13, Lot 10	2020	BAKKE FAMILY PARTNERSHIP LLP	Zone 1	4035		\$ 300.88
04-2200-22-2-37-01-0000	0001940503	218 W PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 12, Lot 11 - 16	2020	MISSOULA PARKING COMMISSION	Zone 1	0	22869	\$ 1,000.42
04-2200-22-2-37-05-0000	0005906649	200 W PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 12, Lot 17 - 20	2020	CITY OF MISSOULA	Zone 1		15600	\$ 746.00

Geocode	Tax ID	Property Address	Legal Description	TaxYear	Owner	BID Zone	Total Taxable Value	Sq Ft (govt only)	BID assessment
04-2200-22-2-37-06-0000	0005906636	435 RYMAN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 12, Lot 1 - 6, (CITY HALL & POLICE STATION)	2020	CITY OF MISSOULA	Zone 1		23400	\$ 1,019.00
04-2200-22-2-37-07-0000	0006173400	200 W SPRUCE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 12, Lot 7, N65' & N 65' E 28' LOT 8	2020	CITY OF MISSOULA	Zone 1		3770	\$ 331.95
04-2200-22-2-37-08-0000	0006173506		CP HIGGINS, S22, T13 N, R19 W, BLOCK 12, Lot 8, N65' W2' & N 65' Lots 9 & 10	2020	CITY OF MISSOULA	Zone 1		3700	\$ 329.50
04-2200-22-2-37-09-0000	0006173602		CP HIGGINS, S22, T13 N, R19 W, BLOCK 12, Lot 7 - 10, S65' OF ALL	2020	CITY OF MISSOULA	Zone 1		75400	\$ 2,839.00
04-2200-22-2-38-01-0000	0001558202	400 RYMAN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 11, Lot 12 - 13, POR OF	2020	MEYER JAMES E	Zone 1	13578		\$ 539.45
04-2200-22-2-38-02-0000	0001446606	140 W PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 11, Lot 14, & E10' Of Lot 13 & W8' Of Lot 15	2020	CITY OF MISSOULA	Zone 1	0	6229	\$ 418.02
04-2200-22-2-38-03-0000	0000660400	130 W PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 11, Lot 15 - 16, POR OF	2020	PINE STREET INVESTORS LLC	Zone 1	17200		\$ 630.00
04-2200-22-2-38-04-0000	0000651407	124 W PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 11, E22' Of Lot 16 & W2 Of Lot 17	2020	124 WEST PINE LLC	Zone 1	12300		\$ 507.50
04-2200-22-2-38-05-0000	0001916606	120 W PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 11, Lot 17 - 18, E2 OF LOT 17 & W2 OF 18	2020	POLANCE ROBERT E	Zone 1	9543		\$ 438.58
04-2200-22-2-38-06-0000	0002489904	403 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 11, Lot 19 - 22, E2 OF S 30FT OF LOT 19 & S30FT OF LOTS 20 TO 22	2020	WORD CAROL J TRUSTEE	Zone 1	17442		\$ 636.05
04-2200-22-2-38-07-0000	0000782203	415 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 11, Lot 18 - 22, N100' OF E2 OF LOT 18 & N100' OF 19 TO 22	2020	415 HIGGINS LLC	Zone 1	28530		\$ 913.25
04-2200-22-2-38-08-0000	0002166703	433 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 11, Lot 1 - 4, S65FT & S65FT & E15FT OF LOT 5	2020	MIF PARTNERSHIP	Zone 1	8676		\$ 416.90
04-2200-22-2-38-09-0000	0002404606	451 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 11, Lot 1 - 4, N2 & E2 OF N2 OF LOT 5 & W2 OF LOT 5 & E2 OF LOT 6	2020	MIF PARTNERSHIP	Zone 1	26684		\$ 867.10
04-2200-22-2-38-10-0000	0000183401	123 W SPRUCE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 11, Lot 7A, NW2 LOT 6 & LOTS 7 & 8 & POR A	2020	DCE LLC	Zone 1	11958		\$ 498.95
04-2200-22-2-38-11-0000	0000391308	430 RYMAN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 11, Lot 9 - 11	2020	E & R ENTERPRISES	Zone 1	19305		\$ 682.63
04-2200-22-2-38-12-0000	0001446904	412 RYMAN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 11, Lot 12 - 13, POR OF	2020	MEYER JIM	Zone 1	9665		\$ 441.63
04-2200-22-2-38-14-0000	0005940009	118 W PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 11, Lot B, AMENDED POR OF LOTS 18 & 19	2020	KUSCHEL RICHARD	Zone 1	2238		\$ 255.95
04-2200-22-2-38-15-0000	0005973808	127 W SPRUCE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 11, Lot 8A	2020	BUZAN C R	Zone 1	11378		\$ 484.45
04-2200-22-2-39-02-0000	0001561652	420 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK M, N72' OF LOTS 11-14 & W24' LESS W10' OF S58' LOT 15	2020	STEVENSON CHARLES K	Zone 1	21196		\$ 729.90
04-2200-22-2-39-03-0000	0002069400	138 E PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK M, Lot 16, & E6' OF LOT 15 & W20' OF LOT 17	2020	MISSOULA LEASING LLC	Zone 1	4805		\$ 320.13
04-2200-22-2-39-04-0000	0003141505	150 E PINE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK M, Lot 18 - 20, & E10' OF LOT 17	2020	BIKECENTENNIAL INC	Zone 1	0		\$ 200.00
04-2200-22-2-39-05-0000	0001446202	111 E SPRUCE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK M, Lot 1 - 5	2020	MISSOULA LAUNDRY & DRY CLEANERS	Zone 1	29136		\$ 928.40
04-2200-22-2-39-06-0000	0001626106	436 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK M, Lot 6 - 10, N50' OF W11' OF LOT 6 & N50' OF LOT 7 TO 10	2020	BAUMGARTNER CHARLES V	Zone 1	11271		\$ 481.78
04-2200-22-2-39-07-0000	0000344809	428 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK M, Lot 6 - 10, N55' OF S80' OF W 11' OF LOT 6 & N55' OF S80' OF LOTS 7-10	2020	BAUMGARTNER CHARLES V	Zone 1	30215		\$ 955.38
04-2200-22-2-39-09-0000	0002229253	424 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK M, Lot 6, S25' W11' OF LOT 6 & S25' OF LOTS 7 -10	2020	WHITTENBURG SCOTT L	Zone 1	29415		\$ 935.38
04-2200-22-2-47-01-0000	0001231301	500 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK N, Lot 11 - 15	2020	LMG CRG INVESTMENTS LLC	Zone 1	51164		\$ 1,479.10
04-2200-22-2-47-02-0000	0002404308	150 E SPRUCE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK N, Lot 16 - 20	2020	PEAK HEALTH MANAGEMENT COMPANY LLC	Zone 1	48089		\$ 1,402.23
04-2200-22-2-47-03-0000	0002404404		CP HIGGINS, S22, T13 N, R19 W, BLOCK N, Lot 1 - 5, 19500 SQUARE FEET	2020	PEAK HEALTH MANAGEMENT COMPANY LLC	Zone 1	11192		\$ 479.80
04-2200-22-2-47-04-0000	0000690001	534 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK N, Lot 7 - 10, POR OF	2020	LMG CRG INVESTMENTS LLC	Zone 1	5818		\$ 345.45
04-2200-22-2-47-05-0000	0000690107		CP HIGGINS, S22, T13 N, R19 W, BLOCK N, Lot 7 - 10, POR OF	2020	LMG CRG INVESTMENTS LLC	Zone 1	8567		\$ 414.18
04-2200-22-2-47-06-0000	0004559363		CP HIGGINS, S22, T13 N, R19 W, BLOCK N, Lot 6, 3900 SQUARE FEET	2020	LMG CRG INVESTMENTS LLC	Zone 1	796		\$ 219.90
04-2200-22-2-48-01-0000	0000399506	126 W SPRUCE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 10, Lot 12 - 14	2020	MISSOULA FEDERAL CREDIT UNION	Zone 1	23961		\$ 799.03
04-2200-22-2-48-03-0000	0000399102	116 W SPRUCE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 10, Lot 15	2020	STEVENS THOMAS G	Zone 1	10902		\$ 472.55
04-2200-22-2-48-05-0000	0002163909	110 W SPRUCE ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 10, Lot 16 - 18, & S95' OF W10' Of Lot 19	2020	STETLER TED J	Zone 1	13723		\$ 543.08
04-2200-22-2-48-07-0000	0000874905	501 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 10, Lot 19, E20' Of S95' & S95' Of Lots 20-22 & N35' Of Lots 19-22	2020	KNOELLER TAMI M	Zone 1	25521		\$ 838.03
04-2200-22-2-48-09-0000	0000882502	519 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 10, Lot 1 - 4, S30' OF ALL	2020	STAAB M R TRUSTEE	Zone 1	8963		\$ 424.08
04-2200-22-2-48-10-0000	0001926309	523 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 10, Lot 1, TRACT B OF COS 116	2020	OMG LLC	Zone 1	11355		\$ 483.88
04-2200-22-2-48-12-0000	0000518406	527 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK 10, Lot 1 - 4, COS 116 LOT A	2020	FREESTONE CAPITAL LLC	Zone 1	22898		\$ 772.45
04-2200-22-2-48-14-0000	0002473301	111 W ALDER ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 10, Lot 5	2020	K S S LLC	Zone 1	10107		\$ 452.68
04-2200-22-2-48-15-0000	0001751402	119 W ALDER ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 10, Lot 6	2020	HAMMOND INC	Zone 1	11489		\$ 487.23
04-2200-22-2-48-16-0000	0000252203	127 W ALDER ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 10, Lot 7	2020	RYAN JAMES LLC	Zone 1	14826		\$ 570.65
04-2200-22-2-48-17-0000	0000365503	123 W ALDER ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 10, Lot 8, COS 5276	2020	ALDER LAND LLP	Zone 1	10623		\$ 465.58
04-2200-22-2-48-18-0000	0000130804	125 W ALDER ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 10, Lot 9	2020	ALDER LAND LLP	Zone 1	14086		\$ 552.15
04-2200-22-2-48-19-0000	0002473609	129 W ALDER ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 10, Lot 10, E29'	2020	GOODWORKS PLACE LLC	Zone 1	12126		\$ 503.15
04-2200-22-2-48-20-0000	0001828406	131 W ALDER ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 10, Lot 11, & W 1' Of Lot 10	2020	MITCHELL SANDY	Zone 1	15693		\$ 592.33
04-2200-22-2-53-01-0000	0000880306	136 W ALDER ST	S22, T13 N, R19 W, C.O.S. 6407, PARCEL 1, SQFT 8003	2020	OLR LLC	Zone 1	8304		\$ 407.60
04-2200-22-2-53-03-0000	0000880200	128 W ALDER ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 1, Lot 15 - 16, FRACTIONAL LOTS & PORTION OF LOT 14	2020	HERNDON LEX A	Zone 1	12339		\$ 508.48
04-2200-22-2-53-04-0000	0000920307	122 W ALDER ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 1, Lot 17	2020	HERNDON LEX A	Zone 1	12536		\$ 513.40
04-2200-22-2-53-05-0000	0001200506	101 W ALDER ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 1, Lot 18 - 22, FRAC OF ALL	2020	PARK PLACE PARTNERS LLC	Zone 1	30768		\$ 969.20

Geocode	Tax ID	Property Address	Legal Description	TaxYear	Owner	BID Zone	Total Taxable Value	Sq Ft (govt only)	BID assessment
04-2200-22-2-54-01-0000	0005917108	100 E RAILROAD ST	S22, T13 N, R19 W, C.O.S. MRL LEASE, MRL LEASE #246,337 NE4 NW4 (FORMER DEPOT SITE)	2020	MONTANA RAIL LINK	Zone 1	13835		\$ 545.88
04-2200-22-2-54-01-2001	0005861895	100 W RAILROAD ST	CP HIGGINS, S22, T13 N, R19 W, FORMER NPPRR DEPOT AT END OF N HIGGINS	2020	MONTANA RAIL LINK	Zone 1	42720		\$ 1,268.00
04-2200-22-3-01-01-0000	0001147403	820 S HIGGINS AVE	MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 31, Lot 5 - 6	2020	MISSOULA COUNTY PUBLIC SCHOOLS	Zone 1	0		\$ 200.00
04-2200-22-3-01-04-0000	0000528407	802 S HIGGINS AVE	MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 31, Lot 1 - 2	2020	UNIVERSITY PROPERTIES LLC	Zone 1	6329		\$ 358.23
04-2200-22-3-01-06-0000	0000529354	812 S HIGGINS AVE	MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 31, Lot 3 - 4	2020	DUNCAN INSURANCE AGENCY	Zone 1	14693		\$ 567.33
04-2200-22-3-07-01-0000	0002496605	730 S HIGGINS AVE	MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 30, Lot 13 - 15, W2 OF ALL	2020	SIGMA DEVELOPMENT LLC	Zone 1	16199		\$ 604.98
04-2200-22-3-07-02-0000	0000247304		MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 30, Lot 13 - 15, E2 OF ALL	2020	SIGMA DEVELOPMENT LLC	Zone 1	7838		\$ 395.95
04-2200-22-3-07-07-0000	0001738406	119 S 5TH ST E	MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 30, Lot 7 - 9, E 60' OF ALL	2020	LEITCH TRAVIS M	Zone 1	5400		\$ 335.00
04-2200-22-3-07-08-0000	0000111306	103 S 5TH ST E	MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 30, Lot 7 - 9, W70' OF ALL	2020	X-SIM MT LLC	Zone 1	12008		\$ 500.20
04-2200-22-3-07-09-0000	0002397404	708 S HIGGINS AVE	MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 30, Lot 10, & POR OF 11	2020	HIGHER GEAR LLC	Zone 1	13389		\$ 534.73
04-2200-22-3-07-10-0000	0002447804	718 S HIGGINS AVE	MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 30, Lot 12, & S20.5' Of Lot 11	2020	INTERNATIONAL WILDLIFE FILM FESTIVAL LTD	Zone 1	0		\$ 200.00
04-2200-22-3-13-10-0000	0002088302	600 S HIGGINS AVE	MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 11, Lot 7 - 8	2020	MCJUHL LLC	Zone 1	13002		\$ 525.05
04-2200-22-3-13-11-0000	0001737702	610 S HIGGINS AVE	MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 11, Lot 9 - 10	2020	ALPINE PROPERTY INVESTMENTS LLC	Zone 1	14291		\$ 557.28
04-2200-22-3-13-12-0000	0001341009	616 S HIGGINS AVE	MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 11, Lot 11 - 12, & N2 OF 13	2020	HIGGINS INVESTMENTS LLC	Zone 1	16302		\$ 607.55
04-2200-22-3-13-13-0000	0000251201	630 S HIGGINS AVE	MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 11, Lot 14 - 15, & S2 OF 13	2020	BURK DANICA	Zone 1	10442		\$ 461.05
04-2200-22-3-18-01-0000	0001340901	500 S HIGGINS AVE	MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 10, POR OF TR B COS 2490	2020	MISSOULIAN	Zone 1	112999		\$ 3,024.98
04-2200-22-3-18-03-0000	0005851710	500 S HIGGINS AVE	S22, T13 N, R19 W, C.O.S. 2490, PARCEL B, Lots 1-4 & 9-22 BLK 10 & VAC ALLEY & VAC GERALD ST ADJ & Lots 17A,18A, 19A & POR OV VAC ALLEY ADJ	2020	LEE ENTERPRISES INC	Zone 1	37561		\$ 1,139.03
04-2200-28-1-46-06-0000	0000967103	829 S HIGGINS AVE	SOUTH MISSOULA, S28, T13 N, R19 W, BLOCK 2, FRAC LOTS 22 - 25	2020	MILES SCOTT L	Zone 1	14141		\$ 553.53
04-2200-22-2-07-11-0000	2011083104		MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 6, Lot 16A, 3425 SQUARE FEET, OF LOTS 12 -16	2020	EL DORADO HOSPITALITY LLC	Zone 1	699		\$ 217.48
04-2200-22-2-07-09-0000	2011083103		MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 6, Lot 15A, 3425 SQUARE FEET, OF LOTS 12 -16	2020	EL DORADO HOSPITALITY LLC	Zone 1	699		\$ 217.48
04-2200-22-2-07-07-0000	2011083102		MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 6, Lot 14A, 3425 SQUARE FEET, OF LOTS 12 -16	2020	EL DORADO HOSPITALITY LLC	Zone 1	699		\$ 217.48
04-2200-22-2-07-05-0000	2011083101		MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 6, Lot 13A, 6850 SQUARE FEET, OF LOTS 12 -16	2020	EL DORADO HOSPITALITY LLC	Zone 1	1398		\$ 234.95
04-2200-22-2-08-05-0000	0000978202	125 E FRONT ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 5, Lot 1A, 3721 SQUARE FEET, OF LOTS 1-4	2020	FIRST INTERSTATE BANK	Zone 1	760		\$ 219.00
04-2200-22-2-08-11-0000	0004648177		MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 5, Lot 3B, 3721 SQUARE FEET, OF LOTS 1-4	2020	FIRST INTERSTATE BANK	Zone 1	760		\$ 219.00
04-2200-22-2-08-13-0000	2011090905	E FRONT ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 5, Lot 2A, 3721 SQUARE FEET, OF LOTS 1-4	2020	FIRST INTERSTATE BANK	Zone 1	760		\$ 219.00
04-2200-22-2-23-12-7000	0003283904	W BROADWAY ST	PALACE CONDOMINIUMS, S22, T13 N, R19 W, MASTER	2020	BAVARIAN ENTERPRISES LLC	Zone 1	0		\$ -
04-2200-22-2-26-05-7002	0003886406		OC CONDOMINIUM, S22, T13 N, R19 W, UNIT B, UNIT B OF OC CONDOMINIUMS	2020	BOMBO LLC	Zone 1	9129		\$ 428.23
04-2200-22-2-17-12-7002	0002226108		MAIN STREET CONDOMINIUM, S22, T13 N, R19 W, UNIT 2	2020	VAP SARAH M	Zone 1	14807		\$ 570.18
04-2200-22-2-08-10-7001	0003617007	125 BANK ST Unit 1-East	MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 1E KIWANIS ADDITION	2020	TETON ACCEPTANCE III LLC	Zone 1	12389		\$ 509.73
04-2200-22-2-08-10-7002	0003617109	125 BANK ST Unit 1-West	MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 1W KIWANIS ADDITION	2020	TETON ACCEPTANCE III LLC	Zone 1	12292		\$ 507.30
04-2200-22-2-08-10-7003	0003617201		MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 2E KIWANIS ADDITION	2020	BANCORP OF MONTANA HOLDING COMPANY	Zone 1	11812		\$ 495.30
04-2200-22-2-08-10-7004	0003617305		MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 2W KIWANIS ADDITION	2020	BANCORP OF MONTANA HOLDING COMPANY	Zone 1	11714		\$ 492.85
04-2200-22-2-08-10-7006	0003617507		MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 3W KIWANIS ADDITION	2020	SAROC HOLDING LLC	Zone 1	11714		\$ 492.85
04-2200-22-2-08-10-7007	0003617603		MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 4E KIWANIS ADDITION	2020	PATTEE STREET LLC	Zone 1	11812		\$ 495.30
04-2200-22-2-08-10-7008	0003617709		MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 4W KIWANIS ADDITION	2020	PATTEE STREET LLC	Zone 1	11714		\$ 492.85
04-2200-22-2-08-10-7009	0003617805		MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 5E KIWANIS ADDITION	2020	PATTEE STREET LLC	Zone 1	11812		\$ 495.30
04-2200-22-2-08-10-7010	0003617901		MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 5W KIWANIS ADDITION	2020	PATTEE STREET LLC	Zone 1	11714		\$ 492.85
04-2200-22-2-08-10-7013	0003618205		MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 7E KIWANIS ADDITION	2020	HINSDALE LAND COMPANY INC	Zone 1	11812		\$ 495.30
04-2200-22-2-08-10-7011	0003618001		MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 6E KIWANIS ADDITION	2020	BUGBEE BRUCE A	Zone 1	11812		\$ 495.30
04-2200-22-2-08-10-7012	0003618103		MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 6W KIWANIS ADDITION	2020	BUGBEE BRUCE A	Zone 1	11714		\$ 492.85
04-2200-22-2-08-10-7014	0003618307		MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 7W KIWANIS ADDITION	2020	HINSDALE LAND COMPANY INC	Zone 1	11714		\$ 492.85
04-2200-22-2-08-10-7015	0003618403		MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 7N KIWANIS ADDITION	2020	HINSDALE LAND COMPANY INC	Zone 1	984		\$ 224.60
04-2200-22-2-08-10-7016	0003618509		MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 8E KIWANIS ADDITION	2020	HOAGLIN SECOND AMENDED AND RESTATED TRUST AGREEMENT	Zone 1	11702		\$ 492.55
04-2200-22-2-08-10-7017	0003618605		MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 8W KIWANIS ADDITION	2020	HOHENLOHE CHRISTIAN	Zone 1	14071		\$ 551.78
04-2200-22-2-08-10-7018	0003618701		MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 8N KIWANIS ADDITION	2020	HOHENLOHE CHRISTIAN	Zone 1	1088		\$ 227.20
04-2200-22-2-08-10-7019	0003618807		MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO B1 KIWANIS ADDITION	2020	MILLENNIUM BUILDING LLC	Zone 1	310		\$ 207.75
04-2200-22-2-08-10-7005	0003617401		MILLENNIUM BUILDING, S22, T13 N, R19 W, Lot 2, UNIT NO 3E KIWANIS ADDITION	2020	GARDEN CITY PROFESSIONAL OFFICES LLC	Zone 1	11812		\$ 495.30

Geocode	Tax ID	Property Address	Legal Description	TaxYear	Owner	BID Zone	Total Taxable Value	Sq Ft (govt only)	BID assessment
04-2200-22-2-24-04-7007	0005851656	101 E BROADWAY ST Unit 6	MONTANA BUILDING CONDOMINIUMS, S22, T13 N, R19 W, UNIT 6	2020	MODO HOLDING COMPANY LLC	Zone 1	7916		\$ 397.90
04-2200-22-2-24-04-7005	0005851630	101 E BROADWAY ST 4	MONTANA BUILDING CONDOMINIUMS, S22, T13 N, R19 W, UNIT 4	2020	C R W LLC	Zone 1	8125		\$ 403.13
04-2200-22-2-24-04-7004	0003392302	101 E BROADWAY ST 3B	MONTANA BUILDING CONDOMINIUMS, S22, T13 N, R19 W, UNIT 3B	2020	BOE GARY L	Zone 1	2764		\$ 269.10
04-2200-22-2-24-04-7002	0005851614	101 E BROADWAY ST 2	MONTANA BUILDING CONDOMINIUMS, S22, T13 N, R19 W, UNIT 2	2020	STELLING STEPHEN C SR	Zone 1	7916		\$ 397.90
04-2200-22-2-24-04-7001	0005851601	101 E BROADWAY ST	MONTANA BUILDING CONDOMINIUMS, S22, T13 N, R19 W, UNIT 1	2020	6 BY 7 PROPERTIES LLC	Zone 1	27258		\$ 881.45
04-2200-22-2-24-04-7000	0003394700	101 E BROADWAY ST	MONTANA BUILDING CONDOMINIUMS, S22, T13 N, R19 W, CONDO MASTER - COMMON	2020	MONTANA BUILDING CONDOMINIUM ASSOC	Zone 1	0		\$ -
04-2200-22-2-24-04-7006	0005851643	101 E BROADWAY ST Unit 5	MONTANA BUILDING CONDOMINIUMS, S22, T13 N, R19 W, UNIT 5	2020	HERITAGE HOLDINGS LLC	Zone 1	8125		\$ 403.13
04-2200-22-2-02-13-7601	0004315928	131 S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 6-1	2020	KELTNER JACOB GREEN JR	Zone 1	4782		\$ 319.55
04-2200-22-2-02-13-7702	0004316637	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 7-2	2020	O'CONNELL GERARD D	Zone 1	4055		\$ 301.38
04-2200-22-2-02-13-7306	0004315032	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 3-6	2020	RIVERROCK ASSETS LLC	Zone 1	1685		\$ 242.13
04-2200-22-2-02-13-7000	0000845806	131 S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, Master	2020	SIMBA DEVELOPMENT COMPANY LLC	Zone 1	0		\$ -
04-2200-22-2-02-13-7705	0004316935	131 S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 7-5	2020	HAWKINS WILMA CONDO LLC	Zone 1	3889		\$ 297.23
04-2200-22-2-02-13-7801	0004317031	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 8-1	2020	KANE JOHN	Zone 1	5099		\$ 327.48
04-2200-22-2-02-13-7802	0004317137	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 8-2	2020	SINELNIK GEORGE	Zone 1	4084		\$ 302.10
04-2200-22-2-02-13-7803	0004317233	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 8-3	2020	LOONEY CLAYTON A TRUSTEE	Zone 1	3845		\$ 296.13
04-2200-22-2-02-13-7804	0004317331	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 8-4	2020	PETERSON ROSS	Zone 1	3826		\$ 295.65
04-2200-22-2-02-13-7603	0004316130	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 6-3	2020	HOLT NICOLE	Zone 1	3139		\$ 278.48
04-2200-22-2-02-13-7604	0004316236	131 S HIGGINS AVE APT 5-4	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 6-4	2020	LONSDALE CHARLES W III	Zone 1	4015		\$ 300.38
04-2200-22-2-02-13-7605	0004316329	131 S HIGGINS AVE APT 6-5	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 6-5	2020	LONSDALE CHARLES W III	Zone 1	3955		\$ 298.88
04-2200-22-2-02-13-7606	0004316436	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 6-6	2020	OCHSNER MICHAEL	Zone 1	3105		\$ 277.63
04-2200-22-2-02-13-7701	0004316531	131 S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 7-1	2020	BATES CYNTHIA HAYS CO-TRUSTEE	Zone 1	5618		\$ 340.45
04-2200-22-2-02-13-7007	0004314328	134 S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT M-1	2020	STONEFLY CAPITAL LLC	Zone 1	1129		\$ 228.23
04-2200-22-2-02-13-7403	0004315332	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 4-3	2020	ARESTY JEFFREY	Zone 1	3079		\$ 276.98
04-2200-22-2-02-13-7501	0004315434	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 5-1	2020	SINELNIK GEORGE	Zone 1	4727		\$ 318.18
04-2200-22-2-02-13-7502	0004315536	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 5-2	2020	WARME CHRISTOPHER J - TRUSTEE	Zone 1	4539		\$ 313.48
04-2200-22-2-02-13-7503	0004315628	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 5-3	2020	FITZGERALD REAL ESTATE LLC	Zone 1	3202		\$ 280.05
04-2200-22-2-02-13-7504	0004315730	131 S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 5-4	2020	WILMA STUDIO 54 LLC	Zone 1	3124		\$ 278.10
04-2200-22-2-02-13-7505	0004315832	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 5-5	2020	MOE NANCY K	Zone 1	4404		\$ 310.10
04-2200-22-2-02-13-7301	0004314532	133 S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 3-1	2020	BYRD ONEILL H	Zone 1	296		\$ 207.40
04-2200-22-2-02-13-7302	0004314634	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 3-2	2020	BYRD ONEILL H	Zone 1	785		\$ 219.63
04-2200-22-2-02-13-7303	0004314736	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 3-3	2020	BYRD ONEILL H	Zone 1	979		\$ 224.48
04-2200-22-2-02-13-7304	0004314830	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 3-4	2020	ARESTY JEFFREY	Zone 1	1050		\$ 226.25
04-2200-22-2-02-13-7305	0004314936	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 3-5	2020	ARESTY JEFFREY	Zone 1	1247		\$ 231.18
04-2200-22-2-02-13-7401	0004315128	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 4-1	2020	ARESTY JEFFREY	Zone 1	8666		\$ 416.65
04-2200-22-2-02-13-7704	0004316829	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 7-4	2020	WILMA 74 LLC	Zone 1	3830		\$ 295.75
04-2200-22-2-02-13-7602	0004316034	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 6-2	2020	THE TRIBUTARY LLC	Zone 1	3204		\$ 280.10
04-2200-22-2-02-13-7402	0004315234	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 4-2	2020	ARESTY JEFFREY	Zone 1	3079		\$ 276.98
04-2200-22-2-02-13-7201	0004314430	201 S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 2-1	2020	SHINBONE LLC	Zone 1	5064		\$ 326.60
04-2200-22-2-02-13-7003	0004313934	132 S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R20 W, UNIT P-2	2020	110 CARAS LLC	Zone 1	10130		\$ 453.25
04-2200-22-2-02-13-7002	0004313828	131 S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT P-1	2020	SIMBA DEVELOPMENT GROUP LLC	Zone 1	6887		\$ 372.18
04-2200-22-2-02-13-7806	0004314232	131 S HIGGINS AVE 8-6	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 8-6	2020	WING JOSHUA J	Zone 1	3901		\$ 297.53
04-2200-22-2-02-13-7004	0004314030	133 S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT P-3	2020	THREE SQUARE LLC	Zone 1	13170		\$ 529.25
04-2200-22-2-02-13-7703	0004316733	S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 7-3	2020	PLOPLYS EMILIA	Zone 1	3852		\$ 296.30
04-2200-22-2-02-13-7101	0004313732	135 S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT T-U	2020	STONEFLY CAPITAL LLC	Zone 1	46399		\$ 1,359.98
04-2200-22-2-02-13-7102	0004314136	136 S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 1-1	2020	STONEFLY CAPITAL LLC	Zone 1	3773		\$ 294.33
04-2200-21-4-28-04-7401	0004537329	120 S 4TH ST W	THE BABS CONDOMINIUMS, S21, T13 N, R19 W, UNIT 1	2020	SHINN LINDSEY	Zone 1	918		\$ 222.95
04-2200-21-4-28-04-7000	0000002302	120 S 4TH ST W	THE BABS CONDOMINIUMS, S21, T13 N, R19 W, UNIT MASTER	2020	TEVIRRA INVESTMENT ASSOCIATES II LLC	Zone 1	0		\$ -
04-2200-21-4-28-04-7108	0004538033	120 S 4TH ST E	THE BABS CONDOMINIUMS, S21, T13 N, R19 W, UNIT 8	2020	FITZGERALD REAL ESTATE LLC	Zone 1	3654		\$ 291.35
04-2200-21-4-28-04-7207	0004537927	120 S 4TH ST E	THE BABS CONDOMINIUMS, S21, T13 N, R19 W, UNIT 7	2020	BABS UNIT 10 LLC	Zone 1	3624		\$ 290.60
04-2200-21-4-28-04-7014	0004538631	120 S 4TH ST E	THE BABS CONDOMINIUMS, S21, T13 N, R19 W, UNIT 14	2020	ROHRBACH MATTHEW	Zone 1	1731		\$ 243.28
04-2200-21-4-28-04-7013	0004538525	120 S 4TH ST W	THE BABS CONDOMINIUMS, S21, T13 N, R19 W, UNIT 13	2020	FITZGERALD REAL ESTATE LLC	Zone 1	2408		\$ 260.20
04-2200-21-4-28-04-7205	0004537725	120 S 4TH ST E	THE BABS CONDOMINIUMS, S21, T13 N, R19 W, UNIT 5	2020	THOMPSON STEVEN L	Zone 1	3682		\$ 292.05
04-2200-21-4-28-04-7012	0004538431	120 S 4TH ST W	THE BABS CONDOMINIUMS, S21, T13 N, R19 W, UNIT 12	2020	FITZGERALD REAL ESTATE LLC	Zone 1	2324		\$ 258.10
04-2200-21-4-28-04-7204	0004537629	120 S 4TH ST W UNIT 4	THE BABS CONDOMINIUMS, S21, T13 N, R19 W, UNIT 4	2020	LEGON FRANCES PARK	Zone 1	5399		\$ 334.98
04-2200-21-4-28-04-7111	0004538331	120 S 4TH ST W	THE BABS CONDOMINIUMS, S21, T13 N, R19 W, UNIT 11	2020	BABS CONDOS LLC	Zone 1	2099		\$ 252.48
04-2200-21-4-28-04-7303	0004537533	120 S 4TH ST	THE BABS CONDOMINIUMS, S21, T13 N, R19 W, UNIT 3	2020	RAY TIMOTHY D	Zone 1	5327		\$ 333.18
04-2200-21-4-28-04-7110	0004538225	120 S 4TH ST E	THE BABS CONDOMINIUMS, S21, T13 N, R19 W, UNIT 10	2020	BABS UNIT 10 LLC	Zone 1	3596		\$ 289.90
04-2200-21-4-28-04-7302	0004537427	120 S 4TH ST	THE BABS CONDOMINIUMS, S21, T13 N, R19 W, UNIT 2	2020	ROHRBACH TYLER	Zone 1	3425		\$ 285.63
04-2200-21-4-28-04-7109	0004538129	120 S 4TH ST E	THE BABS CONDOMINIUMS, S21, T13 N, R19 W, UNIT 9	2020	BABS CONDOS LLC	Zone 1	3682		\$ 292.05

Geocode	Tax ID	Property Address	Legal Description	TaxYear	Owner	BID Zone	Total Taxable Value	Sq Ft (govt only)	BID assessment
04-2200-22-2-26-05-7001	0001954708		OC CONDOMINIUM, S22, T13 N, R19 W, UNIT A	2020	BLACK INK LLC	Zone 1	10079		\$ 451.98
04-2200-22-2-17-12-7001	0005961107	229 E MAIN ST	MAIN STREET CONDOMINIUM, S22, T13 N, R19 W, UNIT 1	2020	MONTANA COMMUNITY DEVELOPMENT CORP	Zone 1	0		\$ 200.00
04-2200-22-2-08-10-7000	0003550108		KIWANIS, S22, T13 N, R19 W, BLOCK 5, Lot 2, 11060 SQUARE FEET, MILLENNIUM BUILDING CONDO MASTER	2020	MILLENNIUM BUILDING LLC	Zone 1	0		\$ -
04-2200-22-2-24-04-7003	0002397606	101 E BROADWAY ST 3A	MONTANA BUILDING CONDOMINIUMS, S22, T13 N, R19 W, UNIT 3A	2020	SOL & WOLFE PARTNERSHIP	Zone 1	4786		\$ 319.65
04-2200-22-2-02-13-7805	0004317437	131 S HIGGINS AVE	WILMA CONDOMINIUMS, S22, T13 N, R19 W, UNIT 8-5	2020	CAMPBELL BRENT A	Zone 1	4073		\$ 301.83
04-2200-22-2-08-12-0000	0004648273	101 E FRONT ST	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 5, Lot 4B, 7098 SQUARE FEET, OF LOTS 1-4	2020	FIRST INTERSTATE BUSINESS CENTER OWNERS	Zone 1	7474		\$ 386.85
04-2200-22-2-08-06-7002	0004648479	101 E FRONT ST	FIRST INTERSTATE BUSINESS CONDOMINIUMS, S22, T13 N, R19 W, UNIT B2	2020	FIRST INTERSTATE BANK	Zone 1	12015		\$ -
04-2200-22-2-08-06-7300	0004648979	101 E FRONT ST	FIRST INTERSTATE BUSINESS CONDOMINIUMS, S22, T13 N, R19 W, UNIT 3	2020	FIRST INTERSTATE BANK	Zone 1	72887		\$ 2,022.18
04-2200-22-2-08-06-7400	0004649085	101 E FRONT ST	FIRST INTERSTATE BUSINESS CONDOMINIUMS, S22, T13 N, R19 W, UNIT 4	2020	N47 LLC	Zone 1	63785		\$ -
04-2200-22-2-08-06-7200	0004648883	101 E FRONT ST	FIRST INTERSTATE BUSINESS CONDOMINIUMS, S22, T13 N, R19 W, UNIT 2	2020	FIRST INTERSTATE BANK	Zone 1	63289		\$ -
04-2200-22-2-08-06-7101	0004648679	101 E FRONT ST	FIRST INTERSTATE BUSINESS CONDOMINIUMS, S22, T13 N, R19 W, UNIT 1A, INCLUDES DRIVE-UP FACILITY	2020	FIRST INTERSTATE BANK	Zone 1	73217		\$ 2,030.43
04-2200-22-2-08-06-7001	0004648379	101 E FRONT ST	FIRST INTERSTATE BUSINESS CONDOMINIUMS, S22, T13 N, R19 W, UNIT B1	2020	FIRST INTERSTATE BANK	Zone 1	10743		\$ 468.58
04-2200-22-2-08-06-7003	0004648573	101 E FRONT ST	FIRST INTERSTATE BUSINESS CONDOMINIUMS, S22, T13 N, R19 W, UNIT B3	2020	FIRST INTERSTATE BANK	Zone 1	10068		\$ 451.70
04-2200-22-2-20-07-7000	0000631109	201 W MAIN ST	CENTRAL SQUARE, S22, T13 N, R19 W, UNIT MASTER	2020	DM & L REAL ESTATE	Zone 1	0		\$ -
04-2200-22-2-20-07-7101	2011100601	201 W MAIN ST UNIT 1A	CENTRAL SQUARE, S22, T13 N, R19 W, UNIT 1A	2020	BK RENTALS LLC	Zone 1	9983		\$ 449.58
04-2200-22-2-20-07-7103	2011100603	201 W MAIN ST UNIT 1C	CENTRAL SQUARE, S22, T13 N, R19 W, UNIT 1C	2020	BK RENTALS LLC	Zone 1	6061		\$ -
04-2200-22-2-20-07-7102	2011100602	201 W MAIN ST UNIT 1B	CENTRAL SQUARE, S22, T13 N, R19 W, UNIT 1B	2020	BK RENTALS LLC	Zone 1	2593		\$ 264.83
04-2200-22-2-20-07-7103	2011100603	201 W MAIN ST UNIT 1C	CENTRAL SQUARE, S22, T13 N, R19 W, UNIT 1C	2020	BK RENTALS LLC	Zone 1	6061		\$ 351.53
04-2200-22-2-20-07-7301	2011100606	201 W MAIN ST UNIT 3	CENTRAL SQUARE, S22, T13 N, R19 W, UNIT 3	2020	BK RENTALS LLC	Zone 1	28739		\$ 918.48
04-2200-22-2-20-07-7201	2011100605	201 W MAIN ST UNIT 2	CENTRAL SQUARE, S22, T13 N, R19 W, UNIT 2	2020	DM & L REAL ESTATE	Zone 1	28739		\$ 918.48
04-2200-22-2-23-12-7009	2012091400	W BROADWAY ST	PALACE CONDOMINIUMS, S22, T13 N, R19 W, UNIT I	2020	MISSOULA HOUSING AUTHORITY	Zone 1	287		\$ 207.18
04-2200-22-2-23-12-7004	0003283904	W BROADWAY ST	PALACE CONDOMINIUMS, S22, T13 N, R19 W, UNIT D	2020	BAVARIAN ENTERPRISES LLC	Zone 1	4463		\$ 311.58
04-2200-22-2-23-12-7001	0002163303	123 W BROADWAY	PALACE CONDOMINIUMS, S22, T13 N, R19 W, UNIT A	2020	PALACE APARTMENTS LP	Zone 1	0		\$ 200.00
04-2200-22-2-23-12-7005	0003283904	W BROADWAY ST	PALACE CONDOMINIUMS, S22, T13 N, R19 W, UNIT E	2020	BAVARIAN ENTERPRISES LLC	Zone 1	1126		\$ 228.15
04-2200-22-2-23-12-7003	0003283904	W BROADWAY ST	PALACE CONDOMINIUMS, S22, T13 N, R19 W, UNIT C	2020	BAVARIAN ENTERPRISES LLC	Zone 1	7846		\$ 396.15
04-2200-22-2-23-12-7002	0003283904	W BROADWAY ST	PALACE CONDOMINIUMS, S22, T13 N, R19 W, UNIT B	2020	BAVARIAN ENTERPRISES LLC	Zone 1	5610		\$ 340.25
04-2200-22-2-23-12-7006	0003283904	W BROADWAY ST	PALACE CONDOMINIUMS, S22, T13 N, R19 W, UNIT F	2020	BAVARIAN ENTERPRISES LLC	Zone 1	8265		\$ 406.63
04-2200-22-2-23-12-7007	0003283904	W BROADWAY ST	PALACE CONDOMINIUMS, S22, T13 N, R19 W, UNIT G	2020	BAVARIAN ENTERPRISES LLC	Zone 1	607		\$ 215.18
04-2200-22-2-23-12-7008	0003283904	W BROADWAY ST	PALACE CONDOMINIUMS, S22, T13 N, R19 W, UNIT H	2020	BAVARIAN ENTERPRISES LLC	Zone 1	840		\$ 221.00
04-2200-22-2-09-06-7002	2012122602	205 E FRONT ST	MISSOULA PARK PLACE COMDOMINIUM, S22, T13 N, R19 W, 2- COMMERCIAL UNIT	2020	BIG SKY HOLDINGS & INVESTMENTS LLC	Zone 1	8297		\$ 407.43
04-2200-22-2-21-02-0000	0001688955	340 W MAIN ST	WJ MCCORMICKS ADDITION, S22, T13 N, R19 W, BLOCK 23, Lot 13 - 16	2020	EAGLE COMMUNICATIONS INC	Zone 1	10231		\$ 455.78
04-2200-22-2-25-06-7001	0416336001	218 E MAIN ST UNIT A	218 EAST MAIN CONDOS, S22, T13 N, R19 W, UNIT A	2020	BITTERROOT VALLEY BANK	Zone 1	9285		\$ 432.13
04-2200-22-2-25-06-7002	0416336002	218 E MAIN ST UNIT B	218 EAST MAIN CONDOS, S22, T13 N, R19 W, UNIT B	2020	MISSOULA DOWNTOWN ASSOCIATION	Zone 1	8797		\$ 419.93
04-2200-22-2-33-10-7003	0416337007	331 N HIGGINS AVE UNIT A	NOBO CONDOMINIUMS, S22, T13 N, R19 W, UNIT 331A	2020	MARQUARDT ALICE	Zone 1	1771		\$ 244.28
04-2200-22-2-33-10-7004	0416337008	331 N HIGGINS AVE UNIT B	NOBO CONDOMINIUMS, S22, T13 N, R19 W, UNIT 331B	2020	LOUS LIMITED LIABILITY COMPANY	Zone 1	1771		\$ 244.28
04-2200-22-2-33-10-7000	0416337004	331 N HIGGINS AVE	NOBO CONDOMINIUMS, S22, T13 N, R19 W, UNIT MASTER	2020	BURNHAM WAYNE	Zone 1	0		\$ -
04-2200-22-2-33-10-7999	0416354001	331 N HIGGINS AVE	NOBO CONDOMINIUMS, S22, T13 N, R19 W, UNIT , MIXED USE MASTER	2020	BURNHAM WAYNE	Zone 1	0		\$ -
04-2200-22-2-33-10-7002	0416337006	333 N HIGGINS AVE	NOBO CONDOMINIUMS, S22, T13 N, R19 W, UNIT 333	2020	BURNHAM WAYNE	Zone 1	3709		\$ 292.73
04-2200-22-2-24-06-0000	0002130908	224 N HIGGINS AVE	CP HIGGINS, S22, T13 N, R19 W, BLOCK B, Lot 7 - 10, S5' OF ALL & 20' VAC ALLEY	2020	NELSON BROTHERS LLC	Zone 1	11903		\$ 497.58
04-2200-22-2-08-06-7002	0004648479	101 E FRONT ST	FIRST INTERSTATE BUSINESS CONDOMINIUMS, S22, T13 N, R19 W, UNIT B2	2020	FIRST INTERSTATE BANK	Zone 1	12015		\$ 500.38
04-2200-22-2-08-06-7200	0004648883	101 E FRONT ST	FIRST INTERSTATE BUSINESS CONDOMINIUMS, S22, T13 N, R19 W, UNIT 2	2020	FIRST INTERSTATE BANK	Zone 1	63289		\$ 1,782.23
04-2200-22-2-08-06-7400	0004649085	101 E FRONT ST	FIRST INTERSTATE BUSINESS CONDOMINIUMS, S22, T13 N, R19 W, UNIT 4	2020	N47 LLC	Zone 1	63785		\$ 1,794.63
04-2200-22-2-22-04-0000	0001518702	230 W MAIN ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 22, Lot 14, E 1.70' OF LOT 13 & W2 LOT 15 MAIN ST CONDOMINIUM-UNITS B & C	2020	AMERICAN TRUCKING AND TRANSPORTATION INSURANCE COMPANY	Zone 1	34178		\$ 1,054.45
04-2200-22-2-35-02-7002	0420006006	320 W BROADWAY	BROADWAY CENTER CONDOMINIUMS, S22, T13 N, R19 W, UNIT B, 1ST FLOOR EXHIBIT G1 OF CONDO000258	2020	PARK SIDE FINANCIAL CREDIT UNION	Zone 1	19722		\$ 693.05
04-2200-22-2-35-02-7001	0420006005	320 W BROADWAY	BROADWAY CENTER CONDOMINIUMS, S22, T13 N, R19 W, UNIT A, 2ND FLOOR & ROOFTOP TERRACE OF EXHIBIT G2 CONDO000258	2020	PARK PLACE INC	Zone 1	16931		\$ 623.28
04-2200-22-2-08-06-7102	4648781	101 E FRONT ST	FIRST INTERSTATE BUSINESS CONDOMINIUMS, S22, T13 N, R19 W, UNIT 1B	2020	FIRST INTERSTATE BANK	Zone 1	6019		\$ 350.48
04-2200-22-2-08-06-7500	4649181	101 E FRONT ST	FIRST INTERSTATE BUSINESS CONDOMINIUMS, S22, T13 N, R19 W, UNIT 5	2020	TERRY PAYNE	Zone 1	63248		\$ 1,781.20
04-2200-22-2-08-06-7600	4649287	101 E FRONT ST	FIRST INTERSTATE BUSINESS CONDOMINIUMS, S22, T13 N, R19 W, UNIT 6	2020	FIRST INTERSTATE BANK	Zone 1	80524		\$ 2,213.10
04-2200-22-2-20-07-7104	2011100604	201 W MAIN ST UNIT 1D	CENTRAL SQUARE, S22, T13 N, R19 W, UNIT 1C	2020	BK RENTALS LLC	Zone 1	4549		\$ 313.73

Legend

	City/County
	Park

Total Zone 1	\$ 268,863.90
Total Zone 2	\$ 102,660.32
Grand total	\$ 371,524.22

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 BID Assessments fiscal year 2021.xls

Geocode	Tax ID	Property Address	Legal Description	Tax Year	FullName	BID Zone	Taxable Value	Sq Ft (govt only)	BID assessment
04-2200-22-51-11-0000	0002146809	331 W RAILROAD ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 3, Lot 5-7, FRAC OF E25' OF Lot 8	2020	WAMPLER ANTIQUE MALL LLC	Zone 2	14167	\$ 433.34	\$ 150.00
04-2200-22-51-12-0000	0005096623	810 WOODY ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 3, Lot 8 - 10, 3635 SQUARE FEET, & LESS E25' OF Lot 8, FRAC	2020	STATE OF MONTANA	Zone 2	0	\$ 0	\$ 150.00
04-2200-22-52-01-0000	0002403508	810 WOODY ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 2, Lot 11 - 13, S104'1" OF ALL	2020	MMW GROUP LLC	Zone 2	19864	\$ 547.28	\$ 287.20
04-2200-22-52-02-0000	2496609	825 W RAILROAD ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 2, Lot 14	2020	CITY OF MISSOULA	Zone 2	9920	\$ 287.20	\$ 150.00
04-2200-22-52-05-0000	0000044806	801 W RAILROAD ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 2, Lot 15 - 20, & FRAC OF LOTS 5 & 6	2020	DEPOT INC	Zone 2	37287	\$ 895.74	\$ 318.88
04-2200-22-52-08-0000	0001022402	223 W RAILROAD ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 2, Lot 7 - 10	2020	MILLAR LESLIE VAN STAVERN	Zone 2	8344	\$ 318.88	\$ 232.12
04-2200-22-52-09-0000	0000037509	830 WOODY ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 2, Lot 11 - 13, N251'1" OF ALL	2020	MMW GROUP LLC	Zone 2	3656	\$ 112.66	\$ 232.12
04-2200-22-54-05-0000	0005918500	332 W RAILROAD ST	CP HIGGINS, S22, T13 N, R19 W, MBL PROPERTY ADJ CP HIGGINS ADD NW4 NW4 SOUTH OF TRACKS	2020	MONTANA RAIL LINK	Zone 2	48633	\$ 1,122.66	\$ 150.00
04-2200-27-39-01-0000	0006175202	HAMMOND ADDITION # 2, S27, T13 N, R19 W, BLOCK 31, W 165'		2020	MISSOULA COUNTY HIGH SCHOOL DISTRICT #1	Zone 2	0	\$ 150.00	\$ 358.48
04-2200-21-1-26-01-0000	0001455503	900 W BROADWAY	MCCORMICK ADDITION, S21, T13 N, R19 W, BLOCK 47 & 48, 17289 SQUARE FEET, PARCEL D	2020	MISSOULA FRESH MARKET LLC	Zone 2	10424	\$ 358.48	\$ 3,011.30
04-2200-21-1-27-01-0000	0005906870	900 W BROADWAY	MCCORMICK ADDITION, S21, T13 N, R19 W, BLOCK 47 & 48, 18483 SQUARE FEET, PARCEL A	2020	SPIRIT MASTER FUNDING IX LLC	Zone 2	14385	\$ 3,011.30	\$ 170.54
04-2200-21-1-27-06-0000	0005906867	811 W PINE ST	MCCORMICK ADDITION, S21, T13 N, R19 W, BLOCK 47 & 48, 6302 SQUARE FEET, PARCEL C	2020	SPIRIT MASTER FUNDING IX LLC	Zone 2	1027	\$ 170.54	\$ 208.52
04-2200-21-1-28-02-0000	0005906883	900 W BROADWAY	MCCORMICK ADDITION, S21, T13 N, R19 W, BLOCK 47 & 48, 18005 SQUARE FEET, PARCEL B	2020	SPIRIT MASTER FUNDING IX LLC	Zone 2	2926	\$ 208.52	\$ 229.64
04-2200-21-1-31-01-7001	0004039598	400 W BROADWAY Unit #1	WEST BROADWAY CONDOMINIUMS, S21, T13 N, R19 W, UNIT 1	2020	MISSOULA EVENT CENTER LLC	Zone 2	3892	\$ 229.64	\$ 213.62
04-2200-21-1-31-03-7002	0004040102	400 W BROADWAY Unit #2	WEST BROADWAY CONDOMINIUMS, S21, T13 N, R19 W, UNIT 2	2020	MISSOULA EVENT CENTER LLC	Zone 2	3181	\$ 213.62	\$ 3200
04-2200-21-1-31-03-7003	0004039605	400 W BROADWAY Unit #3	WEST BROADWAY CONDOMINIUMS, S21, T13 N, R19 W, UNIT 3	2020	MISSOULA EVENT CENTER LLC	Zone 2	3200	\$ 214.00	\$ 236.63
04-2200-21-1-31-03-7004	0004039701	400 W BROADWAY Unit #4	WEST BROADWAY CONDOMINIUMS, S21, T13 N, R19 W, UNIT 4	2020	MISSOULA EVENT CENTER LLC	Zone 2	3663	\$ 232.26	\$ 4124
04-2200-21-1-31-03-7005	0004039807	400 W BROADWAY Unit #5	WEST BROADWAY CONDOMINIUMS, S21, T13 N, R19 W, UNIT 5	2020	KELL JOHN DAWSON	Zone 2	4124	\$ 232.48	\$ 4162
04-2200-21-1-31-03-7006	0004039903	400 W BROADWAY Unit #6	WEST BROADWAY CONDOMINIUMS, S21, T13 N, R19 W, UNIT 6	2020	FLYHAUS PROPERTIES LLC	Zone 2	4162	\$ 233.24	\$ 4286
04-2200-21-1-31-03-7007	0004040008	400 W BROADWAY Unit #7	WEST BROADWAY CONDOMINIUMS, S21, T13 N, R19 W, UNIT 7	2020	BROADWAY RENTALS LLC	Zone 2	4286	\$ 233.92	\$ 4210
04-2200-28-1-37-01-7001	0004591106	901 S HIGGINS AVE Unit #1	CORNER CONDOMINIUMS, S28, T13 N, R19 W, UNIT 101	2020	KOSENA KRAGI P	Zone 2	4210	\$ 234.20	\$ 4621
04-2200-28-1-37-01-7002	0004591202	400 ROOSEVELT ST	UNIVERSITY FLATS CONDOMINIUMS, S28, T13 N, R19 W, UNIT MASTER	2020	UNIVERSITY FLATS LLC	Zone 2	4621	\$ 234.20	\$ 4846
04-2200-28-1-37-01-7118	0004591005	400 ROOSEVELT ST	UNIVERSITY FLATS CONDOMINIUMS, S28, T13 N, R19 W, UNIT 418	2020	UNIVERSITY FLATS LLC	Zone 2	1473	\$ 178.46	\$ 4210
04-2200-21-1-44-03-7001	0004810223	432 W SPRUCE ST	WEST SPRUCE COMMONS CONDOMINIUMS, S21, T13 N, R19 W, UNIT 201	2020	TAL BOTT HANNAH	Zone 2	4210	\$ 234.20	\$ 4621
04-2200-21-1-44-03-7002	0004810329	432 W SPRUCE ST	WEST SPRUCE COMMONS CONDOMINIUMS, S21, T13 N, R19 W, UNIT MASTER	2020	KOSENA KRAGI P	Zone 2	4210	\$ 234.20	\$ 4621
04-2200-21-1-44-03-7101	0004810031	432 W SPRUCE ST	WEST SPRUCE COMMONS CONDOMINIUMS, S21, T13 N, R19 W, UNIT 101	2020	KOSENA SPRUCE LLC	Zone 2	4621	\$ 234.20	\$ 4846
04-2200-21-1-44-03-7102	0004810127	432 W SPRUCE ST	WEST SPRUCE COMMONS CONDOMINIUMS, S21, T13 N, R19 W, UNIT 102	2020	432 WEST SPRUCE REAL PROPERTY HOLDINGS LLC	Zone 2	4846	\$ 246.92	\$ 5159
04-2200-28-1-37-02-7002	0004592108	901 S HIGGINS AVE Unit 202	CORNER CONDOMINIUMS, S28, T13 N, R19 W, UNIT 202	2020	PITCHFORK INVESTMENTS COMPANY	Zone 2	5159	\$ 253.18	\$ 5430
04-2200-28-1-37-02-7003	0004592204	901 S HIGGINS AVE Unit 203	CORNER CONDOMINIUMS, S28, T13 N, R19 W, UNIT 203	2020	ROGAN JAMES	Zone 2	5430	\$ 258.60	\$ 2599
04-2200-28-1-37-02-7004	0004592300	901 S HIGGINS AVE Unit 204	CORNER CONDOMINIUMS, S28, T13 N, R19 W, UNIT 204	2020	B SQUARED LLC	Zone 2	2599	\$ 201.98	\$ 1908
04-2200-28-1-37-02-7013	0004592406	901 S HIGGINS AVE Unit 205	CORNER CONDOMINIUMS, S28, T13 N, R19 W, UNIT 205	2020	B SQUARED LLC	Zone 2	1908	\$ 188.16	\$ 4753
04-2200-28-1-37-02-7014	0004592502	901 S HIGGINS AVE Unit 206	CORNER CONDOMINIUMS, S28, T13 N, R19 W, UNIT 206	2020	CHRISTENSEN DANAL	Zone 2	4753	\$ 285.06	\$ 4926
04-2200-28-1-37-02-7023	0004592204	901 S HIGGINS AVE Unit 203	CORNER CONDOMINIUMS, S28, T13 N, R19 W, UNIT 203	2020	LANGE IAN M	Zone 2	4926	\$ 248.52	\$ 5188
04-2200-28-1-37-02-7021	0004592002	901 S HIGGINS AVE Unit 201	CORNER CONDOMINIUMS, S28, T13 N, R19 W, UNIT 201	2020	SILVERMAN FAMILY TRUST	Zone 2	5188	\$ 253.76	\$ 4887
04-2200-28-1-37-02-7024	0004592110	901 S HIGGINS AVE Unit 204	CORNER CONDOMINIUMS, S28, T13 N, R19 W, UNIT 204	2020	MCDUTCHON TIMOTHY M TRUSTEE	Zone 2	4887	\$ 243.74	\$ 5252
04-2200-28-1-37-02-7023	0004592610	901 S HIGGINS AVE Unit 303	CORNER CONDOMINIUMS, S28, T13 N, R19 W, UNIT 303	2020	HARRISON DAVID	Zone 2	5252	\$ 265.04	\$ 4426
04-2200-28-1-37-02-7032	0004592604	901 S HIGGINS AVE Unit 302	CORNER CONDOMINIUMS, S28, T13 N, R19 W, UNIT 302	2020	HEFFY ERIC	Zone 2	4426	\$ 238.52	\$ 4903
04-2200-28-1-37-02-7034	0004592706	901 S HIGGINS AVE Unit 304	CORNER CONDOMINIUMS, S28, T13 N, R19 W, UNIT 304	2020	PROOPS JAY D TRUSTEE	Zone 2	4903	\$ 248.06	\$ 1535
04-2200-28-1-37-01-7204	0004591502	400 ROOSEVELT ST	UNIVERSITY FLATS CONDOMINIUMS, S28, T13 N, R19 W, UNIT 404	2020	UNIVERSITY FLATS LLC	Zone 2	1535	\$ 180.70	\$ 1860
04-2200-28-1-37-01-7220	0004591704	400 ROOSEVELT ST	UNIVERSITY FLATS CONDOMINIUMS, S28, T13 N, R19 W, UNIT 420	2020	AVENT JON	Zone 2	1860	\$ 187.20	\$ 1535
04-2200-28-1-37-01-7228	0004591409	400 ROOSEVELT ST	UNIVERSITY FLATS CONDOMINIUMS, S28, T13 N, R19 W, UNIT 408	2020	UNIVERSITY FLATS LLC	Zone 2	1535	\$ 180.70	\$ 1474
04-2200-28-1-37-01-7102	0004590607	400 ROOSEVELT ST	UNIVERSITY FLATS CONDOMINIUMS, S28, T13 N, R19 W, UNIT 402	2020	UNIVERSITY FLATS LLC	Zone 2	1474	\$ 179.48	\$ 1535
04-2200-28-1-37-01-7216	0004591608	400 ROOSEVELT ST	UNIVERSITY FLATS CONDOMINIUMS, S28, T13 N, R19 W, UNIT 416	2020	UNIVERSITY FLATS LLC	Zone 2	1535	\$ 180.70	\$ 1473
04-2200-28-1-37-01-7108	0004590709	400 ROOSEVELT ST	UNIVERSITY FLATS CONDOMINIUMS, S28, T13 N, R19 W, UNIT 406	2020	UNIVERSITY FLATS LLC	Zone 2	1473	\$ 178.46	\$ 1473
04-2200-28-1-37-01-7114	0004590903	400 ROOSEVELT ST	UNIVERSITY FLATS CONDOMINIUMS, S28, T13 N, R19 W, UNIT 414	2020	UNIVERSITY FLATS LLC	Zone 2	1473	\$ 178.46	\$ 2850
04-2200-28-1-37-01-7122	0004591101	400 ROOSEVELT ST	UNIVERSITY FLATS CONDOMINIUMS, S22, T13 N, R19 W, UNIT 422	2020	LANGE IAN	Zone 2	2850	\$ 207.00	\$ 1473
04-2200-28-1-37-01-7110	0004590801	400 ROOSEVELT ST	UNIVERSITY FLATS CONDOMINIUMS, S28, T13 N, R19 W, UNIT 410	2020	UNIVERSITY FLATS LLC	Zone 2	1473	\$ 178.46	\$ 1540
04-2200-28-1-37-01-7200	0004591207	400 ROOSEVELT ST	UNIVERSITY FLATS CONDOMINIUMS, S28, T13 N, R19 W, UNIT 400	2020	UNIVERSITY FLATS LLC	Zone 2	1540	\$ 180.80	\$ 3216
04-2200-22-28-06-7002	0004846072	315 MADISON ST	MADISON CONDOMINIUMS, S22, T13 N, R19 W, UNIT 201	2020	BURCH SCOTT	Zone 2	3216	\$ 214.32	\$ 4582
04-2200-22-28-06-7001	0004845876	315 MADISON ST	MADISON CONDOMINIUMS, S22, T13 N, R19 W, UNIT 101	2020	PRAY TRACY SCOTT	Zone 2	4582	\$ 249.64	\$ 3216
04-2200-22-28-06-7003	0004846178	317 MADISON ST	MADISON CONDOMINIUMS, S22, T13 N, R19 W, UNIT 202	2020	BURCH SCOTT	Zone 2	3216	\$ 214.32	\$ 0
04-2200-21-4-53-01-7001	0005170504	140 S 4TH ST UNIT 1	S21, T13 N, R19 W, UNIT 1 OF HO BELL CONDOMINIUMS	2020	CLARK FORK COALITION	Zone 2	0	\$ 150.00	\$ 4363
04-2200-21-4-53-01-7006	0004121470	140 S 4TH ST UNIT 6	S21, T13 N, R19 W, UNIT 6 OF HO BELL CONDOMINIUMS	2020	MCCEE DAWN K	Zone 2	4363	\$ 237.26	\$ 16939
04-2200-21-4-53-01-7002	0000412069	140 S 4TH ST UNIT 8	S21, T13 N, R19 W, UNIT 2 OF HO BELL CONDOMINIUMS	2020	INDEPENDENT PROPERTIES LLC	Zone 2	16939	\$ 488.78	\$ 6969
04-2200-21-4-53-01-7003	0004121182	140 S 4TH ST UNIT 3	S21, T13 N, R19 W, UNIT 3 OF HO BELL CONDOMINIUMS	2020	ROCKY MOUNTAIN DEVELOPMENT GROUP LLC	Zone 2	6969	\$ 289.38	\$ 4184
04-2200-21-4-53-01-7005	0000412284	140 S 4TH ST UNIT 5	S21, T13 N, R19 W, UNIT 5 OF HO BELL CONDOMINIUMS	2020	BECKER SHARON L	Zone 2	4184	\$ 232.52	\$ 4532
04-2200-21-4-53-01-7004	0004121288	140 S 4TH ST UNIT 4	S21, T13 N, R19 W, UNIT 4 OF HO BELL CONDOMINIUMS	2020	BATES SARAH F	Zone 2	4532	\$ 240.64	\$ 1912
04-2200-22-51-04-0000	0002118904	322 W ALDER ST	CP HIGGINS, S22, T13 N, R19 W, BLOCK 3, Lot 15, E2 & W2 OF Lot 16	2020	FAB INVESTMENTS LLC	Zone 2	1912	\$ 188.24	\$ 0
04-2200-21-1-33-03-0000	4148803	111 W ORANGE ST	WJ MCCORMICKS ADDITION, S21, T13 N, R19 W, BLOCK 56, 32985 SQUARE FEET, PARCEL 3 OF BLOCK 56	2020	CITY OF MISSOULA	Zone 2	0	\$ 3297.5	\$ 1,304.13
04-2200-21-1-33-02-0000	4148697	111 W FRONT ST	WJ MCCORMICKS ADDITION, S21, T13 N, R19 W, BLOCK 56, 18895 SQUARE FEET, PARCEL 1 OF BLOCK 56	2020	CITY OF MISSOULA	Zone 2	0	\$ 1890.7	\$ 846.75
04-2200-21-1-33-04-0000	1453509	143509 W FRONT ST	WJ MCCORMICKS ADDITION, S21, T13 N, R19 W, BLOCK 56, 14580 SQUARE FEET, PARCEL 2 OF BLOCK 56	2020	CITY OF MISSOULA	Zone 2	0	\$ 14593.3	\$ 660.76
04-2200-21-1-33-05-0000	2199507	119 W FRONT ST	WJ MCCORMICKS ADDITION, S21, T13 N, R19 W, BLOCK 56, Lot 30, OF BLOCK 56 POR VAC FRONT ST	2020	CITY OF MISSOULA	Zone 2	0	\$ 3871	\$ 285.70
04-2200-21-1-33-01-0000	2606863	111 W FRONT ST	WJ MCCORMICKS ADDITION, S21, T13 N, R19 W, BLOCK 56, 42964 SQUARE FEET, LOTS 23 THRU 28 & 4	2020	CITY OF MISSOULA	Zone 2	0	\$ 42960	\$ 1,653.25
04-2200-21-4-52-03-0000	416154061		S21, T13 N, R19 W, LOT 5 & 2445, PARCEL C, SOUT 4058	2020	CITY OF MISSOULA	Zone 2	0	\$ 0	\$ 0
04-2200-21-1-25-04-0000	0416278001	HAWTHORN ST	WJ MCCORMICKS ADDN BLK 46, S21, T13 N, R19 W, Lot A, 17477 SQUARE FEET, & POR VAC ROW	2020	1029 WEST PINE PARTNERSHIP INC	Zone 2	2788	\$ 205.96	\$ 4241
04-2200-22-08-05-0000	0181333001	322 CLAY ST	MISSOULA ORIGINAL TOWNHOMES, S22, T13 N, R19 W, BLOCK 1, Lot 8A, 5193 SQUARE FEET, OF BLK 8	2020	CLAY STREET HOLDINGS LLC	Zone 2	4241	\$ 234.82	\$ 7424
04-2200-22-06-01-5001	0181333002	310 LEVASSEUR ST A	LEVASSEUR STREET TOWNHOMES, S22, T13 N, R19 W, UNIT A	2020	DUFFIN NOLAN JAMES TRUSTEE	Zone 2	7424	\$ 298.48	\$ 7421
04-2200-22-06-01-5002	0181333003	310 LEVASSEUR ST B	LEVASSEUR STREET TOWNHOMES, S22, T13 N, R19 W, UNIT B	2020	PIE JEFFREY	Zone 2	7421	\$ 298.42	\$ 7420
04-2200-22-06-01-5003	0181333004	310 LEVASSEUR ST UNIT C	LEVASSEUR STREET TOWNHOMES, S22, T13 N, R19 W, UNIT C	2020	YOUNG KRISTIN	Zone 2	7420	\$ 298.40	\$ 7420
04-2200-22-06-01-5004	0181333005	310 LEVASSEUR ST D	LEVASSEUR STREET TOWNHOMES, S22, T13 N, R19 W, UNIT D	2020	HOLLENBACK JEFFREY	Zone 2	7420	\$ 298.40	\$ 3443
04-2200-22-28-05-5002	0419060616	416 E BROADWAY	420 E BROADWAY TOWNHOMES, S22, T13 N, R19 W, UNIT TH2	2020	EARLS JOY	Zone 2	3443	\$ 218.66	\$ 0
04-2200-22-19-01-7002	0419017002	301 E FRONT ST	MISSOULA CONDOMINIUMS, S22, T13 N, R19 W, UNIT PARKING	2020	MISSOULA PARKING COMMISSION	Zone 2	0	\$ 81448	\$ 230.86
04-2200-22-50-10-2000	0419120015	W ALDER ST	CP HIGGINS ADDN BLK 8, S22, T13 N, R19 W, Lot 5A, 4472 SQUARE FEET	2020	PARTNERSHIP HEALTH CENTER INC	Zone 2	0	\$ 150.00	\$ 0
04-2200-22-50-10-2000	0419120013	W ALDER ST	CP HIGGINS ADDN BLK 8, S22, T13 N, R19 W, Lot 6, 3900 SQUARE FEET	2020	PARTNERSHIP HEALTH CENTER INC	Zone 2	0	\$ 150.00	\$ 0
04-2200-22-50-11-0000	419120014	W ALDER ST	CP HIGGINS ADDN BLK 8, S22, T13 N, R19 W, Lot 4A, 3528 SQUARE FEET	2020	MISSOULA COUNTY	Zone 2	0	\$ 3315	\$ 266.03

Legend

	City/County
	Park
	Exempt from assessment
	Missoula Parking Commission
	Centrally Assessed

Total BID Zone 2 \$ 102,660.32
Total BID Zone 1 \$ 288,863.90
Grand Totl \$ 371,524.22



City of Missoula, Montana
Item to be Referred to City Council Committee

Committee: Land Use and Planning

Item: Rezone 508 S 3rd St W to Apply AR Overlay

Date: July 24, 2020

Sponsor(s): Emily Gluckin

Prepared by: Emily Gluckin

Ward(s) Affected:

<input type="checkbox"/> Ward 1	<input type="checkbox"/> Ward 4
<input type="checkbox"/> Ward 2	<input type="checkbox"/> Ward 5
<input checked="" type="checkbox"/> Ward 3	<input type="checkbox"/> Ward 6
<input type="checkbox"/> All Wards	<input type="checkbox"/> N/A

Action Required:

Discussion only Pre-public hearing

Timeline and Recommended Motions:

Planning Board: August 4, 2020, Public Hearing

Referral to committee: August 10, 2020

Committee discussion: August 19, 2020

Council sets public hearing: August 10, 2020, Consent Agenda & Referral to LUP

Recommended motion: (First reading and preliminary adoption) Set a public hearing on August 24, 2020, and preliminarily adopt an ordinance to rezone Lot 11 in Block 32 of Knowles Addition #1, in Section 21, Township 13 North, Range 19 West, from C1-4 Neighborhood Commercial / DE-C Design Excellence Corridor Typology 2 to C1-4 Neighborhood Commercial / DE-C Design Excellence Corridor Typology 2 /AR Adaptive Reuse overlay, based on the findings of fact in the staff report; and refer the ordinance to the Land Use and Planning Committee.

Public Hearing: August 24, 2020

Recommended motion: (Second and final reading) Adopt/Deny an ordinance to rezone Lot 11 in Block 32 of Knowles Addition #1, in Section 21, Township 13 North, Range 19 West, from C1-4 Neighborhood Commercial / DE-C Design Excellence Corridor Typology 2 to C1-4 Neighborhood Commercial / DE-C Design Excellence Corridor Typology 2 /AR Adaptive Reuse overlay, based on the findings of fact in the staff report.

Deadline: None

Financial Implications: None anticipated.

CITY REZONE APPLICATION

A. GENERAL INFORMATION

1. One submittal packet is required for Completeness/Sufficiency Review.
2. Once the application is deemed complete by Development Services (DS), the application fee and 27 submittal packets shall be submitted or 15 submittal packets for Planning Board and staff if an electronic submittal packet is also submitted meeting the electronic packet submittal guidelines. The packets submitted for governing body review must be exactly the same as the packet that was deemed complete.
3. Name of proposed Rezone: **508 3rd Street W – Thornton Building Rezone from C1-4 to C1-4 / AR Adaptive Reuse Overlay**
4. Name(s) of Applicant: **University Avenue Developers, LLC**
Mailing Address: **300 University Avenue, Missoula, MT 59801**
Telephone Number: **(312) 403-4033**
Email Address: **jessedodson@gmail.com**
5. Name(s) of Owner of Record: **David Jolles**
Mailing Address: **7105 Devonshire Lane**
Telephone Number: **(406) 728-3344**
Email Address:
6. Name and Company of Representative: **Jesse Dodson, University Avenue Developers, LLC**
Mailing Address: **300 University Avenue, Missoula, MT 59801**
Telephone Number: **(312) 403-4033**
Email Address: **jessedodson@gmail.com**
7. Does the applicant(s) whose signature(s) are included below own at least 35% of the area or number of the parcels included within the area proposed to be rezoned? (Requirement of Title 20, 85.050(A)) **Yes**
8. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

Applicant's Signature

Date

4.20.20

Owner's Signature

Date

3/27/20

Representative's Signature

Date

4.20.20

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned): 508 S. 3rd Street W.

Legal Description - complete and unabbreviated:

Township, Range, Section(s): **Section 21, Township 13 North, Range 19 West, P.M.**

Subdivision, Lot(s), Block(s): **Knowles Addition #1, Lot 11, Block 32**

Tract(s), COS#: **N/A**

Bearings & Distances Descriptions (if boundaries of proposed rezone are not exactly the same as the boundaries of the property legally described above): **N/A**

Geocode: **04-2200-21-4-31-04-0000**

C. ZONING AND GROWTH POLICY INFORMATION

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)	C1-4 Neighborhood Commercial / Design Excellence Overlay Corridor Typology 2	Mixed Use and Single Dwelling
Adjacent (South)	C1-4 Neighborhood Commercial / Design Excellence Overlay Corridor Typology 2	Multi-Dwelling Residential
Adjacent (East)	C1-4 Neighborhood Commercial / Design Excellence Overlay Corridor Typology 2	Office
Adjacent (West)	C1-4 Neighborhood Commercial/Design Excellence Overlay Corridor Typology 2	Single Dwelling

2. What is the current zoning of the property (including intensity designator)? **C1-4 Neighborhood Commercial / Design Excellence Overlay Corridor Typology 2**

3. What is the requested zoning for the property (including intensity designator)? **C1-4 Neighborhood Commercial / AR Adaptive Reuse Overlay**

4. What is the applicable comprehensive plan and land use designation for the property? **The applicable regional plan is the Our Missoula 2035 Regional Growth Policy, which recommends a land use designation of Neighborhood Mixed-Use.**

5. What is the intended use for the property? **The use of the property will remain multi-dwelling residential, with a proposed increase in dwelling units from 16 to 22. The multi-dwelling building that will remain is a contributing building to the McCormick Historic District on the National Register of Historic Places, is eligible for individual listing on the National Register of Historic Places, and is listed on Missoula's Local Inventory of Historic Resources. The building will be restored, utilizing the Secretary of the Interior's standards for historic building rehabilitation.**

D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE CITY OF MISSOULA TITLE 20 ZONING ORDINANCE

Review Criteria. Provide a response to the following review criteria for rezone requests.

1. Whether the zoning is made in accordance with a growth policy;

The proposed rezoning of the property to the /AR Overlay aligns with the Chapter 3 Livability goals of the Our Missoula 2035 Growth Policy, which include: encouraging the preservation of historic buildings, encouraging development that maintains or enhances the character of the community, and supporting sustainable development practices through historic preservation. The increase in allowed density through the /AR Overlay is in keeping with the Growth Policy designation of the property as Neighborhood Mixed-Use, which encourages medium-high density residential development ranging from 12 to 23 dwelling units per acre. The Growth Policy states that medium-high density residential development is encouraged. (P. 119) The requested zoning is also consistent with the growth policy's housing goals including to "develop affordable housing, such as . . . micro-apartments for older adults seeking to downsize" and to "increase the overall supply of decent, safe and affordable homes for renters through . . . improved maintenance of the existing affordable housing stock." The proposed rezoning is in accordance with the intent of the /AR Overlay to facilitate the adaptation and continued use of Historically Significant Buildings in the community.

2a. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements

2b. Whether the zoning considers the effect on motorized and non-motorized transportation systems;

The building will be adequately served by water, sewer and other utilities. The proposed zoning will have minimal impact on motorized transportation system. The building has rights to use 17 parking spaces, including 3 on-site spaces and 14 additional spaces through an existing shared parking arrangement with the neighboring office building to the east. In connection with the proposed zoning, the Applicant is seeking certain exceptions and waivers relating to density and parking as specifically allowed by applicable provisions of the A/R Overlay District and the Zoning Ordinance. Those exceptions and waivers are described in more detail in the attached addendum. The proposal would introduce 6 additional residential uses in an area that has been designated for medium-high residential density. The subject property is in close proximity to bus stops and will generate ridership for the Mountain Line. South 3rd Street West is functionally classified as a minor arterial. South 3rd Street West can handle the additional traffic for the increase in units. There are sidewalks and bike lanes on South 3rd Street West and South 3rd Street West is served by Mountain Line Route 9, which runs inbound and outbound to downtown Missoula.

3. Whether the zoning considers the promotion of compatible urban growth;

The proposed zoning is consistent with the growth policy as stated above. The proposed zoning will allow the renovation and rehabilitation of an apartment building constructed in 1909 - in other words, the existing land use, residential apartments, will continue. Application of the /AR Overlay allows for preservation of a historic resource with increased density in a location well served by infrastructure and facilities.

4a. Whether the zoning is designed to promote public health, public safety, and the general welfare;

4b. Whether the zoning is designed to secure safety from fire and other dangers;

4c. Whether the zoning considers the reasonable provision of adequate light and air;

4d. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area;

The proposed zoning will promote the public health, safety and general welfare because it will allow the substantial renovation and rehabilitation of a historic apartment building, it furthers the housing goals of the growth policy, and will provide additional needed housing options along the Orange Street and 3rd Street corridors. The building will include fire protection and other safety measures as required by the building code. The building will not be enlarged and so there will be no adverse impact to light and air enjoyed by neighboring properites. The proposed zoning not only conserves the value of the building but is necessary to make re-use, renovation and rehabilitation of the building economically viable.

5. Whether the zoning considers the character of the district and its peculiar suitability for particular uses;

The proposed zoning is consistent with the character of the district. The proposed zoning allows the current use - residential apartments - to continue in the existing building, as renovated, with the inclusion of 6 additional units through the partitioning and reconfiguring of existing units. The essential character of the district - a mix of residential and commercial uses along the Orange Street and 3rd Street corridors - will not change in any way as a result of the proposed zoning.

E. ATTACHMENTS

As separate attachments (8.5" x 11" or 11" x 17"), provide the following materials with the site clearly identified. Where appropriate, required information may be combined as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A".

- ☒ **A vicinity map** showing the subject property and the area within 300 feet of the subject property.
- ☒ **A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries.
- ☒ **An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries.
- ☒ **A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties.
- ☒ **The current plat** of the subject property.

ADDENDUM TO REZONING APPLICATION

508 S. 3rd Street West

This Addendum is submitted with the application by University Avenue Developers, LLC (the “Applicant”) to rezone the property located at 508 S. 3rd Street West (the “Property”) to the /AR Adaptive Use Overlay. The Applicant is seeking certain approval of certain standards under Title 20 Zoning Code relating to residential density and parking. As described below, these standards are specifically authorized by the provisions of Title 20 Zoning Code.

Density

The Applicant is seeking to rezone the Property to the /AR Adaptive Use Overlay for the specific purpose of qualifying for Section 20.25.035.H.1.b, which provides that projects in the /AR Adaptive Use Overlay “may exceed the maximum density established by the underlying zoning district for the parcel, so long as the added density is allowable by building code.” The Applicant intends to rehabilitate the existing 16-unit building on the Property. The Property consists of approximately 6,500 square feet of site area. Under the current standards in Title 20 Zoning Code, the Property would be allowed only six units. Having been constructed in 1909, the existing 16-unit building is a legal nonconforming building. The Applicant intends to reconfigure the existing units and increase the total number of units from 16 to 22. This will be done within the existing building envelope without any increase in the footprint, height or massing of the building. Section 20.25.035.H.1.b authorizes this increase in residential density.

Parking

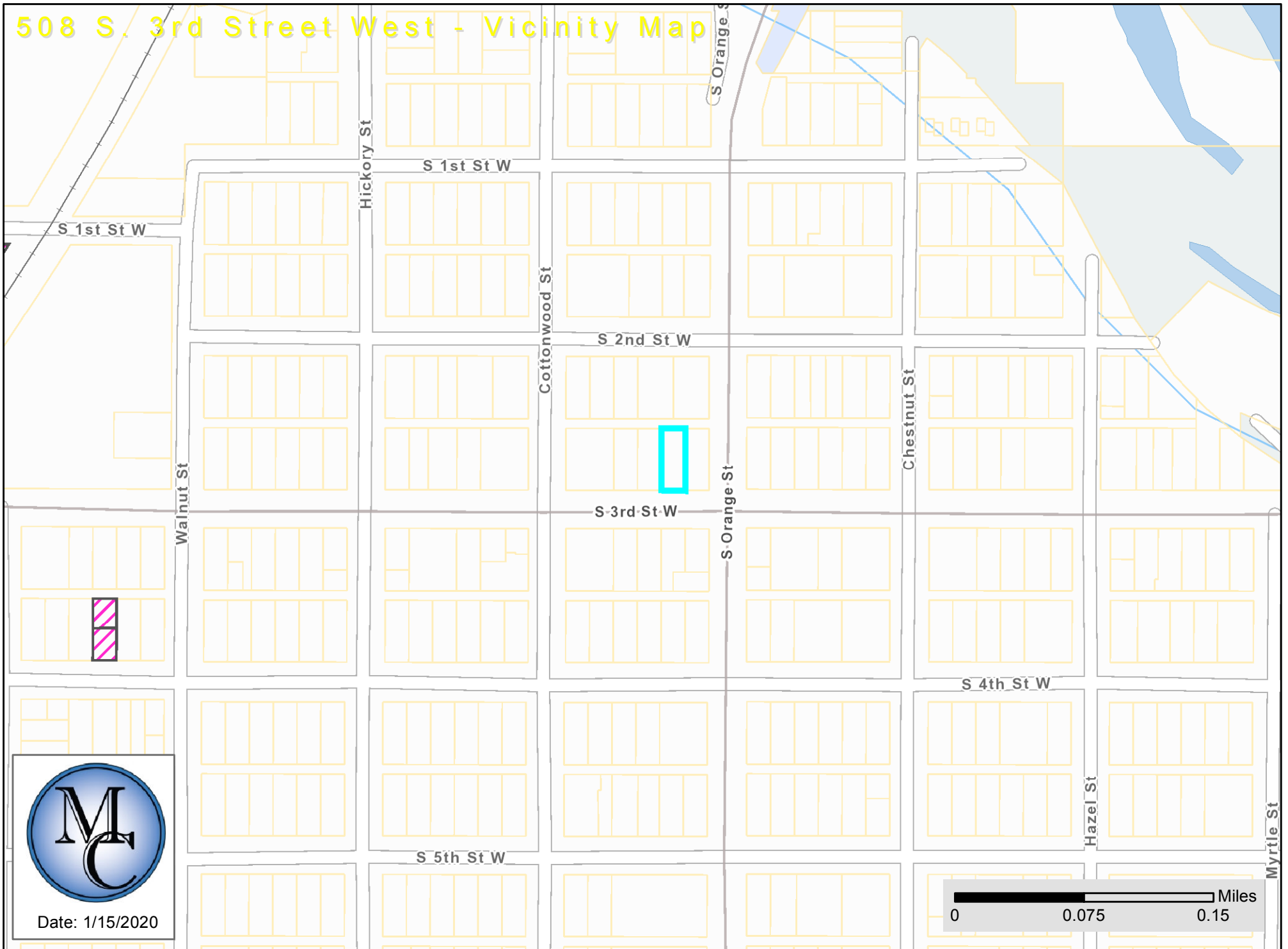
As mentioned above, the Applicant is proposing to add six units to an existing 16-unit building, for a total of 22 units. The Applicant will provide a minimum of 17 off-street parking spaces, through a combination of at least 3 on-site spaces and 14 spaces in an existing parking lot contiguous to the Property at 425 South Orange Street through an existing shared parking agreement. The standard parking ratios in Title 20 Zoning Code would ordinarily require a 1:1 parking/unit ratio. However, Title 20 Zoning Code contains several provisions that each allow reductions in the minimum parking requirements for this project.

First, Section 20-60-010.C.4.c allows the zoning officer, in consultation with the historic preservation officer, to reduce minimum off-street parking ratios for buildings designated as local cultural resources or contributing buildings in National Register Historic Districts. The building is a contributing building in the McCormick District and has been recommended for approval as a local historic resource. It would not be possible to provide additional parking on-site without demolishing the existing building.

In addition, if necessary to further justify the requested reduction in minimum parking requirements, Section 20-60-030.B.3 provides that where an office and a residential use share off-street parking, “the parking requirement for the residential use may be reduced by up to 50%, provided that the reduction does not exceed the minimum parking requirement for the

office use.” The Property has permanent rights to 14 additional parking spaces through an existing shared parking agreement with the owner of the office building at 425 South Orange Street (a copy of this agreement is included with the rezoning application). Finally, Section 20-25-080.D.4.c(2) allows for a reduction of required parking by up to 15% for projects within the Design Excellence Overlay and within 1,250 feet of a transit stop. The Property is within the Design Excellence Overlay and is located within one block of Mountain Line Route 7 and Route 9 stops.

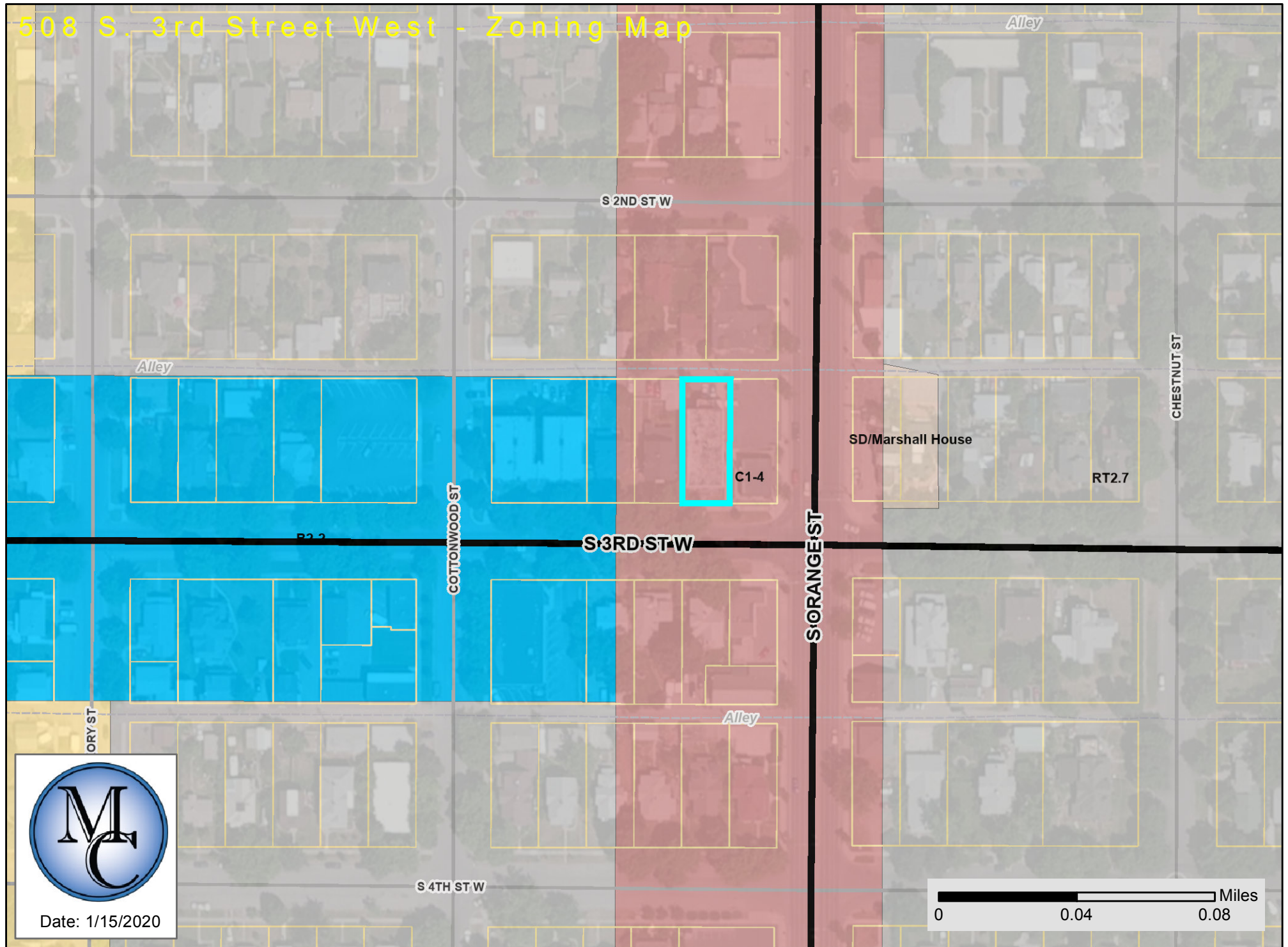
508 S. 3rd Street West - Vicinity Map



Map Center: X: -114.00422 - Y: 46.86717

The material displayed on this page is informational and should be used for reference only. No reliance should be placed thereon without verification by the user. Missoula County does not warrant that the information is either complete or accurate. No representation, warranties or covenants of any kind are made by Missoula County. Before acting on the information contained on this page the user should consult original documents.

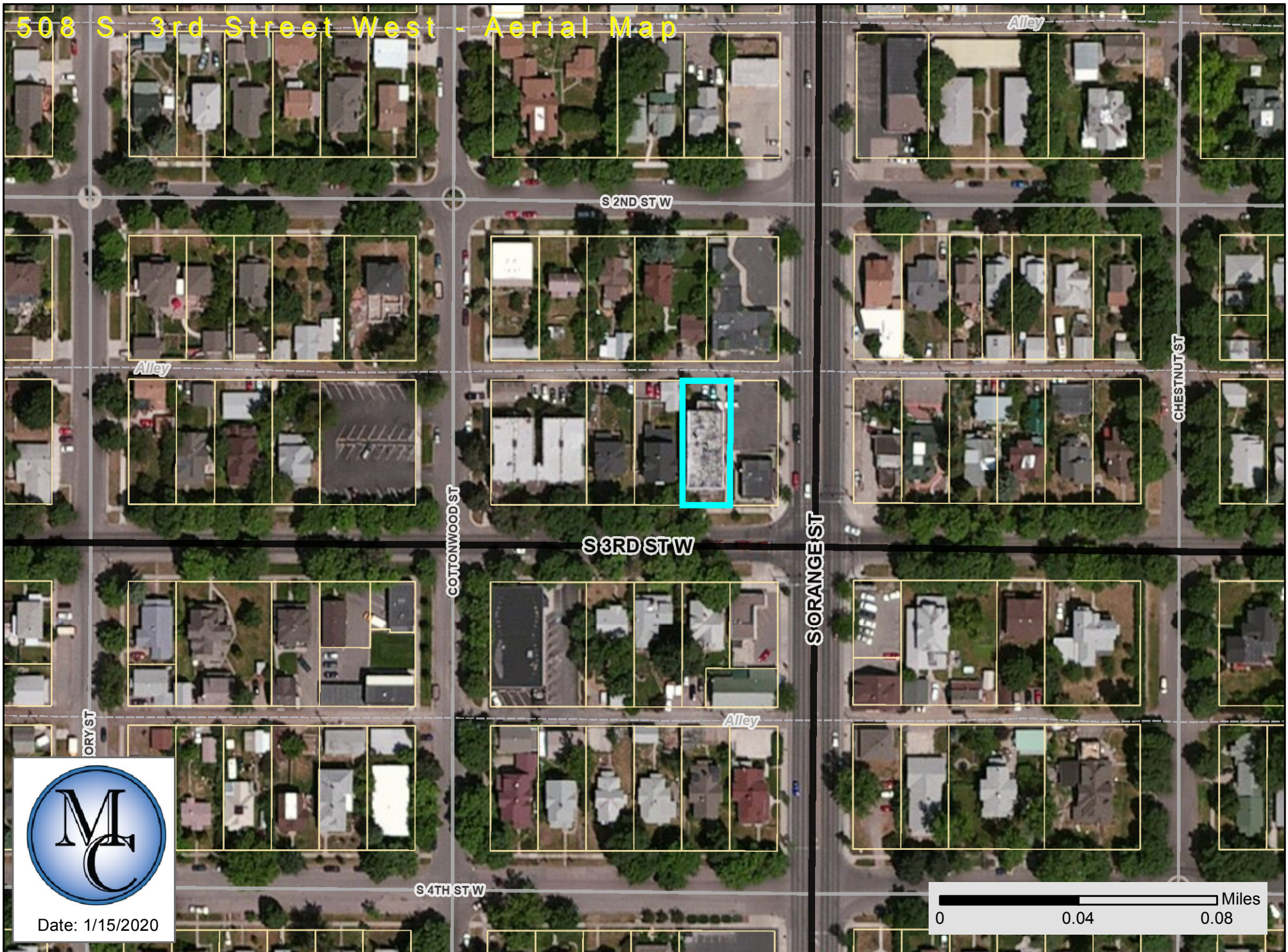
508 S. 3rd Street West - Zoning Map



Map Center: X: -114.00422 - Y: 46.86717

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508 S. 3rd Street West - Aerial Map

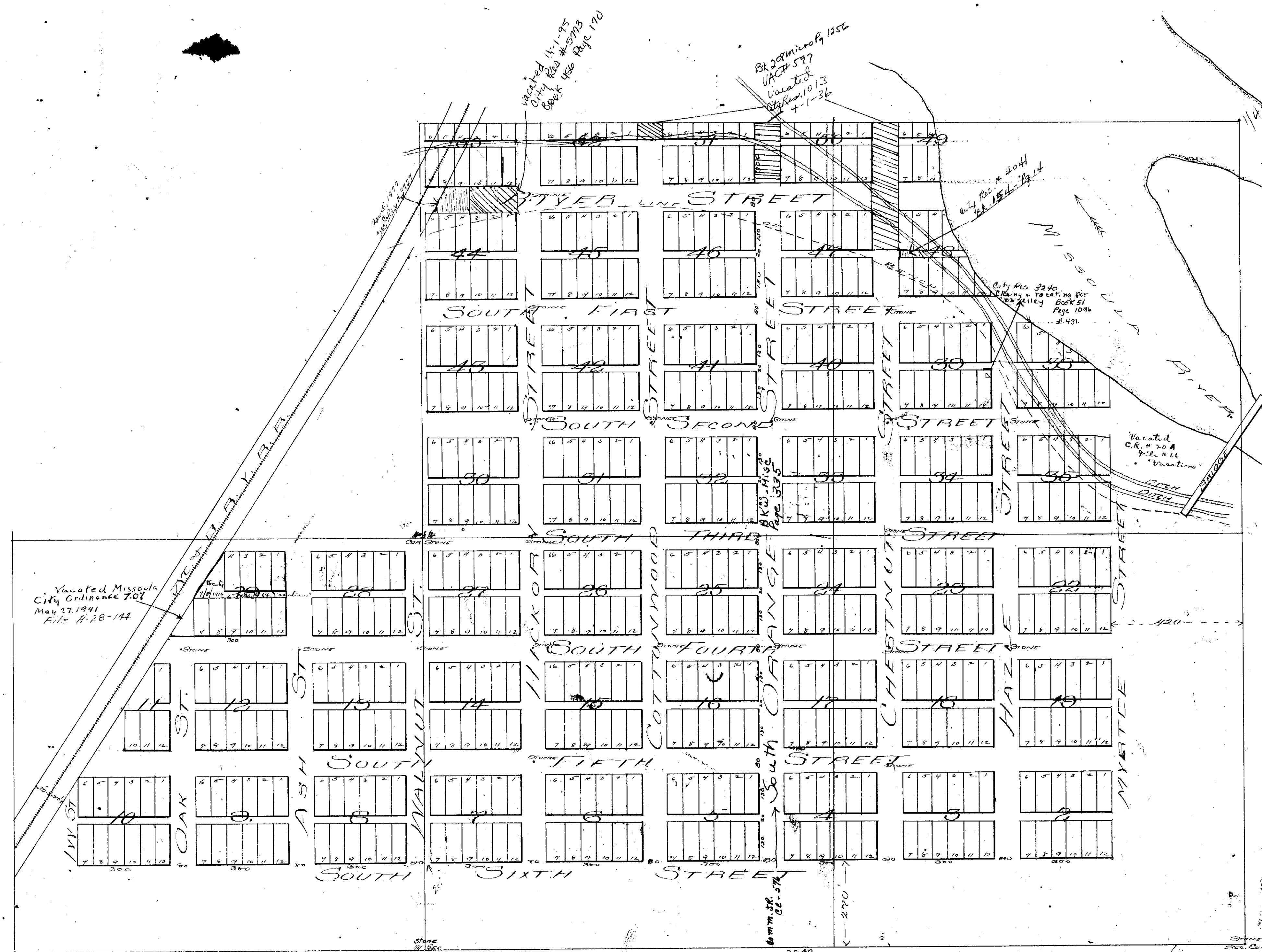


Map Center: X: -114.00422 - Y: 46.86717

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Land Use Designation - 508 S 3rd St W



[illegible]

Whites our hands and seals that 16 days of July A.D. 1889.
Southwestern Land Co.
Apex, California and Pac.
Ocean Rowing

[illegible]

Appraised March 16th 1854.
 Subscribed and sworn before me
 on the 16th day of July A.D. 1854.
 Geo. F. Matthews
 Just. Peace
 Notary Public

Barclay of Montana }
County of Yellowstone }
and for Northern Territory }
voluntary for the trees and purposes therein mentioned }
and for Northern Territory }
voluntary for the trees and purposes therein mentioned }

In witness whereof, I have hereunto set my hand and notorally seal the same and given forth herein mentioned.

James M. Smith
James M. Smith

[illegible]

For authentic purposes, I have personally affixed my official signature together with
the seal of the said Dept. of Wisconsin this 14th day of August 1889

D. S. Holsapple
Chm

STATE OF MONTANA,
County of Blaine.

Copy Made

Subscribed and sworn to before me on this 27th day of January 1925.

Notary Public for Montana.
Wm. H. McKeever
Notary and Member at Large of Blaine Water Works

Parish of Montana } 318
County of Cascade }
I, the undersigned, a notary Public
in and for the State of Oregon, do hereby
certify that on the 1st day of July 1899, before me appeared
the said John W. Adams, who presented to me a duly
executed and acknowledged deed of gift, in and to the
said John W. Adams, who was seated first and
secondly for the said Adams mentioned.
In witness whereof I have hereunto set my hand
and the seal of my office and year first mentioned.

Parish of Montana } 319
County of Cascade }
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PLAT OF
UNKNOWNES ADDITION
TO THE
TOWN OF MISSOULA

[illegible]

STAFF REPORT

Agenda item: Rezone of 508 S. 3rd Street W from C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay to C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay /AR Adaptive Reuse Overlay.

Report Date(s): 7/28/2020

Case Planner: Emily Gluckin, Associate Planner

Public Meetings & Hearings:
Planning Board (PB) hearing: 8/4/2020
City Council (CC) 1st reading: 8/10/2020
Land Use & Planning (LUP) pre-hearing: 8/19/2020
City Council hearing: 8/24/2020

Applicant & Fee Owner: David Jolles
 7105 Devonshire Lane
 Missoula, MT 59804

Representative: Jesse Dodson
 University Avenue Developers, LLC
 300 University Avenue
 Missoula, MT 59801

Location of request: The subject property is located at 508 S. 3rd Street W in the Riverfront Neighborhood Council and Ward 3.

Legal description: Lot 11 in Block 32 of Knowles Addition #1 in Section 21, Township 13 North, Range 19 West, P.M.M.

Legal ad: The legal ad was published in the *Missoulian* on July 19 and 26, 2020. The site was posted on July 17, 2020. Adjacent property owners and the physical addresses within 150 feet of the site were notified by first class mail on July 17, 2020.

Zoning: C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay



	Zoning	Current Land Use
North	C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay	Mixed use and single dwelling residential
South	C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay	Multi-dwelling residential
East	C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay	Office
West	C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay	Single dwelling residential

Growth Policy: The applicable regional plan is *Our Missoula: City Growth Policy 2035* which recommends a land use designation of Neighborhood Mixed Use.

STAFF RECOMMENDATION

APPROVE the adoption of an ordinance to rezone of 508 S. 3rd Street W from C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay to C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay /AR Adaptive Reuse Overlay.

RECOMMENDED MOTIONS

PB p/h: 8/4/2020	APPROVE the adoption of an ordinance to rezone 508 S. 3 rd Street W from C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay to C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay /AR Adaptive Reuse Overlay.
CC first reading: 8/10/2020	[First reading and preliminary adoption] Set a public hearing on August 24, 2020 and preliminarily adopt an ordinance to rezone 508 S. 3 rd Street W from C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay to C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay /AR Adaptive Reuse Overlay and refer this item to the Land Use and Planning Committee for presentation on August 19, 2020.
LUP: 8/19/2020	Discussion only – pre-public hearing
CC p/h: 8/24/2020	[Second and final reading] (Adopt/Deny) an ordinance to rezone 508 S. 3 rd Street W from C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay to C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay /AR Adaptive Reuse Overlay.

I. INTRODUCTION

Development Services has received a request from Jesse Dodson on behalf of University Developers, LLC to rezone the property located at 508 S. 3rd Street West. The property is currently zoned C1-4 Neighborhood Commercial with the /DE-C Design Excellence Corridor Typology 2 Overlay. The applicant requests the rezone to apply the /AR Adaptive Reuse Overlay. Pursuant to the rezoning, the Design Excellence Overlay will still apply. The applicant makes this request in anticipation of increasing the density of the existing multi-dwelling development from sixteen (16) dwelling units to twenty-two (22) dwelling units.

Staff has reviewed the applicant's rezoning submittal packet and based the recommendation of approval on the following findings of fact:

II. Rezoning Review Criteria:

Findings of Fact

General

1. The subject property located at 508 S. 3rd Street W and is comprised of one (1) lot that is approximately 6,490 square feet or 0.15 acres in area.
2. The subject property has frontage on S. 3rd Street W and abuts an alley.
3. The subject property contains one (1) sixteen (16) unit multi-dwelling building.
4. The subject property is located within the McCormick Neighborhood Historic District which is listed on the National Register of Historic Places.
5. The subject property is inside the Urban Growth Area, the Wastewater Facilities Service Area, the Air Stagnation Zone, and is served by City water and sewer.
6. The subject property is located within an established service area for Missoula hospitals and the City Fire and Police Departments.

Growth Policy:

1. The *Our Missoula 2035 City Growth Policy* promotes a "Focus Inward" development approach that encourages new growth in the direction of existing infrastructure, neighborhoods, and public services through infill, increased density and adaptive reuse.
2. The City Growth Policy describes the importance of historic preservation as a tool to uphold a commitment to community heritage and to maintain a unique "sense of place" in Missoula.
3. The *Livability* section of the City Growth Policy outlines goals and objectives for historic preservation, which include: encouraging the preservation of historic buildings, encouraging development that maintains or enhances the character of the community, and supporting sustainable development practices through historic preservation.
4. A goal of the *Housing* section of the City Growth Policy is to meet the needs of a growing and diverse population in regard to age, income, physical abilities and household size by having a sufficient supply of housing and developing a variety of housing types. The *Housing* section identifies that within the next 20 years the population within the Urban Growth Area is projected to increase by 18,500 people, which presents a need for approximately 9,000 new housing units.
5. The City Growth Policy recommends a land use designation of Neighborhood Mixed Use, which encourages a mix of neighborhood serving commercial uses and medium -high residential density (12 to 23 dwelling units per acre). The Growth Policy indicates that the following zoning districts align with the Neighborhood Mixed Use designation: B1-1 Neighborhood Business, B2-1 Community Business, B2-2 Community Business, and M1R-2 Limited Industrial Residential. Each of these zoning districts permit a residential density up to 43 dwelling units per acre, which is the same density allowed by the current underlying zoning of the subject property.

Zoning

6. The subject property and the parcels to the north, east, south, and west, are all zoned C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay.
7. There is no minimum parcel area in the C1-4 zoning district unless the parcel is developed for a single-purpose residential use, in which case the minimum parcel area is 3,000 square feet, and the minimum parcel area per unit is 1,000 square feet. There are no required setbacks if the parcel is not abutting a residential district, which is the case for the subject property. The maximum allowed building height is 125 feet tall. All residential building types are permitted in the C1-4 district.
8. The C1-4 zoning allows for up to six (6) dwelling units to exist on the parcel. According to a historical survey of the site, the building has been used as an apartment building since as early as 1909. The existence of sixteen (16) dwelling units pre-dates current zoning regulations, therefore the density is considered legal nonconforming.
9. Parcels within the Design Excellence Corridor Typology 2 Overlay are intended to be closely knit with residential neighborhoods that surround them with smaller scale elements and a lower scale at the street edge. The applicable site design, vertical scale, façade design, and materials/articulation standards of the Design Excellence Overlay Corridor Typology 2 are required in place of the base zoning design standards. Design Excellence Review is required for projects designated as Corridor Typology 2 if the gross square footage of the proposed structure(s) are 8,000 square feet or more. Where a project involves a Historic Resource, Design Excellence Review is conducted by the Historic Preservation Commission or the Historic Preservation Officer.
10. The existing multi-dwelling building will be reconfigured internally to create six (6) new units with no enlargement or modification to the exterior of the building. The Historic Preservation Officer reviewed and approved the proposed alterations to the interior of the structure. The subject building will be restored and renovated using the Secretary of the Interior's standards for historic building rehabilitation.
11. The applicant is requesting to apply the /AR Adaptive Reuse Overlay, which is intended to facilitate the adaptation and continuing use of Historically Significant Buildings in the community. The /AR District may only be applied to a parcel that contains an existing building which meets the definition of Historically Significant Building, and must be for an adaptive reuse purpose.
12. Applications for the /AR Adaptive Reuse Overlay are reviewed based on the following factors described in Title 20.25.035.E: the project's relation to public, health, safety, and general welfare; the contribution to the preservation, maintenance, and general welfare of historic buildings; and the impacts to the surrounding area, including light, traffic, parking, landscaping and buffering, neighborhood character, and contextual appropriateness.
13. The /AR District is intended to facilitate the adaptation and continuing use of Historically Significant Buildings in the community. For projects that comply with the regulations of the /AR Adaptive Reuse Overlay and historic preservation review, additional building and land uses may be allowed on properties that would not ordinarily permit them.
14. The objectives of the /AR Adaptive Reuse Overlay include: promoting adaptive reuse of historic buildings as part of Missoula's broader goals in supporting historic preservation, environmental sustainability, and economic and community development; recognizing the social, economic, and environmental value of Historically Significant Buildings; encouraging historic preservation beyond established historic districts; allowing the conversion of existing building uses into new building uses that maintain or enhance the character of the community and further extend the life of a building or space; reducing the environmental hazards and costs associated with new construction; and enhancing economic growth.
15. Historically Significant Buildings are defined as any building eligible for inclusion on the National Register of Historic Places, any building that is included in Missoula's Inventory of Historic Resources, or any contributing building in a National Register Historic District
16. According to a Montana Historical and Architectural Inventory report (Exhibit A), the subject building was constructed in 1909 and was utilized as an apartment building until the Thornton Hospital was established on the site in 1917. After the founding doctors relocated to establish what would become the Community Medical Center, the subject building was utilized once again as an apartment building. The report determines that the historic integrity of the building has been retained due to the survival of the original design and materials,

continuity of setting and location, and representation of early Missoula architecture, and that the building would be a contributing element to the historic district.

17. On January 9, 2020 the Historic Preservation Commission unanimously approved the motion to add the building on the subject property to Missoula's Inventory of Historic Resources as it is designated as a Contributing Building to the McCormick Historic District and therefore meets the definition of a Historically Significant Building. Based on these qualifications, the Historic Preservation Commission and the Historic Preservation Officer determined that the subject property is eligible for the /AR Adaptive Reuse Overlay. See Agency Comment from Historic Preservation.
18. Properties where the /AR Adaptive Reuse Overlay is applied may exceed the maximum density established by the underlying zoning district for the parcel, so long as the added density is allowable by building code. With the application of the /AR Adaptive Reuse Overlay, the applicant is requesting an increase in density to twenty-two (22) dwelling units, which exceeds the allowed density of the underlying zoning district.
19. Any new development on the subject property will be required to meet all applicable portions of Title 12 & Title 20, as required by the Missoula Municipal Code.

Transportation

20. South 3rd Street West is functionally classified as a minor arterial.
21. There is a well-connected pedestrian network in the surrounding area, including boulevard sidewalks on South 3rd Street West adjacent to the subject property and curbside sidewalks on nearby Orange Street.
22. Orange Street and S. 3rd Street W. are signed shared roadways for bikes and vehicles near and adjacent to the subject property. Within a quarter mile, there are striped on-street bike lanes on Orange Street and S. 3rd Street W.
23. The subject property is within the Missoula Urban Transportation District. Mountain Line Route 9 travels inbound and outbound to downtown Missoula, and there are three (3) bus stops within one block of the subject property.
24. The existing parking area for the multi-dwelling building is accessed off of the alley. The multi-dwelling building has access to seventeen (17) parking spaces, including three (3) parking spaces on the property and fourteen (14) parking spaces provided by a parking agreement with the adjacent commercial property to the east.
25. The Development Services Transportation Division commented in support of the request, stating that the proposed rezone meets "Focus Inward" goals by increasing unit density; is in a location well-served by multi-modal transportation options; is in a walkable neighborhood with access to various goods, services, and jobs; and will support the organization's mode split goals by providing additional housing opportunities in a multi-modal, urban neighborhood.

Conclusions of Law

Review Criteria for Rezone Requests (20.85.040.G)

1. Whether the zoning is made in accordance with a growth policy;

1. The rezoning complies with the "focus inward" goals of the City Growth Policy to promote infill, increased density, and adaptive reuse in areas with existing infrastructure.
2. The rezoning supports the historic preservation goals of the *Livability* section through encouraging the preservation of a historic building, encouraging development that maintains the character of the community, and supporting sustainable development practices through historic preservation.
3. The rezoning supports the goals of the *Housing* section by contributing to Missoula's housing supply through increased density as permitted by the /AR District.

2a. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; 2b. Whether the zoning considers the effect on motorized and non-motorized transportation systems;

1. The rezoning facilitates the adequate provision of public services, including transportation, water, schools, parks, and other public requirements, because the area is inside the Urban Growth Area and the Sewer Service Area, and is served by water, sewer, motorized and non-motorized infrastructure.
2. The rezoning gives reasonable consideration to the effect on motorized and non-motorized transportation systems because the property is within the Missoula Urban Transportation District and the property is served by public transit facilities, pedestrian, and bicycle facilities. The property is adjacent to South 3rd Street West, which is functionally classified as a minor arterial and is suited to handle additional traffic from an increase in units.

3. *Whether the zoning considers the promotion of compatible urban growth;*

1. The rezoning promotes compatible urban growth because it implements the “focus inward” goal of the City Growth Policy and provides for increased density while promoting efficient use of existing infrastructure.
2. The use of the property as a multi-dwelling building has been in place since as early as 1909. The addition of six (6) additional dwelling units promotes urban infill without adding stress to existing infrastructure and facilities.
3. The rezoning promotes the continued preservation, maintenance, and general welfare of a historic building that is representative of the neighborhood character.
4. The rezoning is contextually appropriate given the similar uses and building types in the surrounding area.

4a. *Whether the zoning is designed to promote public health, public safety, and the general welfare;*

4b. *Whether the zoning is designed to secure safety from fire and other dangers;*

4c. *Whether the zoning considers the reasonable provision of adequate light and air; and*

4d. *Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area;*

1. The rezoning will promote public health, public safety, and the general welfare by retaining residential uses in an area with access to sewer, public water, emergency services, streets, bicycle lanes and other urban services.
2. Emergency services are available to the site. Law enforcement personnel and procedures are available to address potential problems of noise, property damage, or personal injury. Fire protection is also available to the site and is enforced through fire and building codes.
3. This rezoning will not adversely impact the provision of adequate light and air as the exterior of the existing building will not be enlarged.
4. This rezoning conserves the value of buildings by encouraging the preservation and restoration of a Historically Significant Building. The rezoning encourages the appropriate use of the land because it maintains a use that is permitted within the C1-4 Neighborhood Commercial district and encouraged in the Neighborhood Mixed Use land use designation.

5. *Whether the zoning considers the character of the district and its peculiar suitability for particular uses;*

1. The rezoning is suitable for the subject property and gives reasonable consideration to the character of the district. The neighborhood includes a mix of residential building types and commercial uses.
2. The rezoning considers the location and character of the property, which has access to urban infrastructure, multimodal transportation and existing services in Missoula.

III. AGENCY COMMENT

Missoula Valley Water Quality District:

No comment received at time of staff report.

Health Department - Air Quality Division:

No comment received at time of staff report.

Health Department – Environmental Health:

No comment received at time of staff report.

Missoula County – Emergency Management:

No comment received at time of staff report.

Missoula Urban Transportation District:

No comment received at time of staff report.

City Parks & Recreation:

No comment received at time of staff report.

Office Of Housing & Community Development:

No comment received at time of staff report.

City Attorney:

No comment received at time of staff report.

Missoula Redevelopment Agency:

No comment received at time of staff report..

City Police:

No comment received at time of staff report.

City Fire:

No comment received at time of staff report.

City Public Works:

City Public Works commented that the applicant will have to retain the first 0.5” of storm water on site to comply with Storm Water regulations, must also retain the difference between the pre- and post-development flows associated with a 100-year event, and are encouraged to use green infrastructure and low impact development methods to effectively and sustainably manage storm water on site.

Office of Neighborhoods:

No comment received at time of staff report.

Riverfront Neighborhood Council (NC):

No comment received at time of staff report.

V. EXHIBITS:

Exhibit A – Montana Historical and Architectural Inventory
Agency Comment – Historic Preservation. EScherrer. 071320.

ORDINANCE NUMBER _____

AN ORDINANCE TO REZONE LOT 11 IN BLOCK 32 OF KNOWLES ADDITION #1, IN SECTION 21, TOWNSHIP 13 NORTH, RANGE 19 WEST, A PLATTED SUBDIVISION IN MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF, LOCATED AT 508 SOUTH 3RD STREET WEST FROM C1-4 NEIGHBORHOOD COMMERCIAL / DE-C DESIGN EXCELLENCE CORRIDOR TYPOLOGY 2 TO C1-4 NEIGHBORHOOD COMMERCIAL / DE-C DESIGN EXCELLENCE CORRIDOR TYPOLOGY 2 / AR ADAPTIVE REUSE OVERLAY.



BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOULA:

THAT THE ABOVE DESCRIBED PROPERTY IS HEREBY WITHDRAWN FROM THE C1-4 NEIGHBORHOOD COMMERCIAL / DE-C DESIGN EXCELLENCE CORRIDOR TYPOLOGY 2 ZONING CLASSIFICATION AND REPLACED WITH THE CLASSIFICATION OF C1-4 NEIGHBORHOOD COMMERCIAL / DE-C DESIGN EXCELLENCE CORRIDOR TYPOLOGY 2 / AR ADAPTIVE REUSE OVERLAY.

Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, phrase and words thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or words have been declared invalid or unconstitutional, and if for any reason this ordinance should be declared invalid or unconstitutional, then the remaining ordinance provisions will be in full force and effect.

PASSED by a _____ vote and

APPROVED by the Mayor this _____ of _____, 2020.

ATTEST:

APPROVED:

Martha Rehbein
City Clerk

John Engen
Mayor

(SEAL)



DEVELOPMENT SERVICES

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

HISTORIC PRESERVATION MEMORANDUM

FROM: Emy Scherrer, Historic Preservation Officer, Development Services

DATE: January 16, 2020

RE: **Historically Significant Building:**
508 S. 3rd Street W., Missoula, MT 59801

The property located at 508 S. 3rd Street W., legally described as KNOWLES ADDITION # 1, S21, T13 N, R19 W, BLOCK 32, Lot 11, meets the selection criteria of 20.25.035.C, Selection Criteria. A Historically Significant Building is defined as, "any building eligible for inclusion on the National Register of Historic Places as defined in 36 CFR 60.4, any building building that is included in Missoula's Inventory of Historic Resources ("Local Inventory" 20.30.030), or any contributing building in a National Register Historic District (20.30.030)."

On January 9, 2020 the Historic Preservation Commission unanimously approved the motion to add the building located at 508 S. 3rd Street W. to Missoula's Inventory of Historic Resources as it is a Contributing Building to the McCormick Historic District and meets the definition of a Historically Significant Building (see attached).

Please be advised that 20.25.035.H, Standards, states that projects utilizing the Adaptive Reuse Overlay have applicable standards including:

c. Expedited Review

Projects within an /AR District shall receive expedited review throughout the City's plan review process.

d. Monetary Fees

Administrative fees associated with the adoption of an /AR District will be reduced by half.

Thank you for your time and consideration and I'm happy to answer any questions,

Emy Scherrer, HPO

escherrer@ci.missoula.mt.us 406.552.6638

Site #

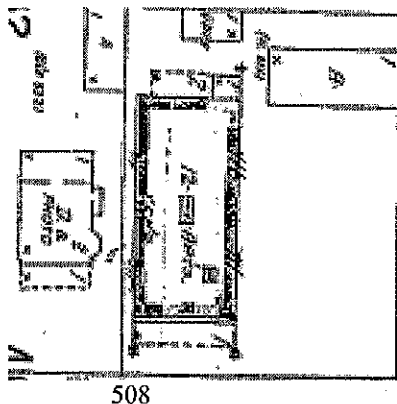
MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Legal Description: KNOWLES #1-LOT 11 BLK 32

Address: 508 South 3rd West, Missoula, Montana 59801

Ownership Name: HANSEN STELLA J AND TOBY AND KEITH

☒ private ☐ public Address: 425 S ORANGE ST, MISSOULA, MT, 59801



This illustration has been taken from the 1958 digital Sanborn Fire Insurance Map for Missoula, Montana.



Location map or building plan with arrow north

Historic Name: Thornton Hospital/Apartments

Common Name: Thornton Apartments

Date of Construction: 1909

Architect: Unknown

Builder: Unknown

Original Owner: Unknown

Original Use: Apartments

Present Use: Apartments

RESEARCH SOURCES: Note all records consulted to determine dates of construction, original owners, builders, uses, etc.

Title Search:

Tax Records:

Bldg. Permit:

Census Record: x

Sewer/Water: x

Sanborn Maps: x

Directories: x

Newspapers: x

BIBLIOGRAPHY:

Missoula County Polk Directory collection (1901-1980) published by R. L. Polk & Co. of Montana; Missoula, MT. Sanborn Fire Insurance Map collection—Missoula County Office of Planning & Grants microfiche that includes maps from 1891-1958 with a revised 1969 map; and the Sanborn digital collection: 1891-1958 (used with permission from Sanborn Map Company Inc.); Missoula County Engineering Office property database; Fourteenth Census Of The United State—Precinct 10, Missoula County, Montana; The Daily Missoulian, January 2, 1909: 9.

PHYSICAL DESCRIPTION: Describe present appearance of the structure/site, then contrast and compare that with its original appearance, noting additions, alterations and changes in materials. Discuss significant architectural features.

This apartment building is a wood frame, brick vaneer, three story + basement flat roofed building with basement. The windows and doors are symmetrical on all sides of the building. Cement steps lead to a full length poured cement porch pad. The porch is open or unrailed, and the roof is flat, serving as a full-length second story balcony. The second story balcony is railed in balustrade. This balcony is supported in part by four square columns resting on the main level porch pad. The front entry is centered, and the door is wood with an oval glass pane centrally located. Three lights directly above the door, and one long narrow light on either side of the door, surround the entry. The three panes above the door and one of the sidelights are decoratively etched. A large fixed window is located on either side of the entry. Above, the second level houses the same entry, door and light pattern, with all of the lights appearing to be etched. A 1/1 double hung window is housed on either side of the second level balcony door. The south face of the third story houses three 1/1 double hung windows and a small steel balcony/fire escape. The west face of the building houses six 1/1 double hung windows on each level, and all of the windows are accented with arched vertical brick detailing above. The east face of the building houses an entry located below ground level in a cement well. Five small windows with vertical brick detailing above, face east at ground level. The south face of the building houses six windows on each of the three stories, with two small additional windows placed near the middle of the building on the first story. A majority of the windows are inset, rather than flush, and are accented with stone sills and vertical brick detailing above. Entablatures accent a heavy cornice on the front of the building.

HISTORICAL INFORMATION: Describe the person, important events, and/or historical patterns associated with the structure/site and surrounding area.

The following information is taken directly from Missoula County Images Volume II by Stan Cohen:

The story of Community Hospital begins with two brothers who were prominent in the early history of Western Montana medicine. Dr. Charles Thornton came west in 1905 to begin a practice in Corvallis. His brother, Dr. Will Thornton came west in 1907 and started his practice in Stevensville. In 1910, Dr. Will built the first hospital in the Bitterroot Valley and ran it until 1917, when he moved to Missoula. At that time, he built the Thornton Hospital, now the Thornton Apartments at the corner of Third and Orange Streets. Eventually, the brothers formed a partnership and bought the 300 block between East Front and Main Street, site of the present Missoula City-County Library. There they built a 42-bed hospital, completed in 1922. Adjoining the hospital was a 16-room nurses' home, formerly the residence of A.B. Hammond, founder of the Missoula Mercantile. Dr. Will and Dr. Charles ran the hospital until 1943, when Dr. Will died. Previously, he had sold his interest to Dr. Rudolph E. Wirth, who with Dr. Charles operated the hospital as partners until 1947 when it was purchased by the Memorial Hospital Association of Western Montana. In 1959, 12 years after the Thornton Hospital had been sold, the name was changed to Community Hospital to emphasize that it was a facility for Missoula and Western Montana. Dr. Gordon Reynolds, president of the hospital board, announced a drive to raise \$500,000 to enlarge the structure. The city was growing rapidly and the hospital was running at 112 percent capacity. By 1964, the board realized that an entirely new hospital was needed. And it announced another campaign to raise funds for a \$2 million building. In the fall of 1965, the hospital purchased 40.3 acres of county land at Fort Missoula as a building site. The new 105-bed Community Hospital held its grand opening in April 1972. Today, with the addition of the doctors' office buildings and the rehabilitation center, the hospital has become the Community Medical Center. It is now a major medical facility for western Montana (Cohen, 1993: 372).

Although it is implied that Will Thornton constructed the Thornton hospital in 1917, a 1909 Missoulian Building List, as well as the 1912 Sanborn map reveal that the building was constructed eight years prior. According to the Sanborn maps, the building was originally utilized as a three-story apartment building. William P. Hoopes is the first known resident of 508 South 3rd West, and he was listed as a janitor at the Roosevelt School and Boarding House as early as 1911. It is possible that the Thornton Apartments originally served as a boarding house, due to the fact that William Hoopes' occupation and residence were listed as the same address. As early as 1917, this building was utilized as the Thornton Hospital (Cohen, 1993: 372). William Thornton owned and operated the hospital, and resided in the building as well. He was listed as 43 years old in 1920, and lived in the building with his wife Maude, his son Theodore and his daughter Bertha. In addition, seven employees lived in the building and included the following:

Leona Forkner 18, a maid; Elffie Marsh 32, a nurse; Nellie Rice 40, a nurse; Fred Neavel 31, a cook; William Eddings 70, a janitor; Agnes Anderson 26 a nurse; and Esther Huson 23, a maid.

The hospital was utilized as apartments again in the 1920's, and as early as 1927 Ida B. Dolf, Albert Thornburgh, May Butterworth, and Chas Donovan were residents here. In 1929, the following residents were listed:

Muriel E. Pearson-schoolteacher for public school; Albert M. Thornburgh-accountant for Northern Flour Mills Company; Mrs. Irene E. Taylor-widow of Christopher L.; Maxwell, Mrs. Minnie E. Maxwell-widow of David; William D. and Grace G. McCune-manager of Missoula County Credit Men's Association; John W. and Mildred S. Galloway- advertising salesman for Northwest Publishing Company; Mary L. George-teacher at Central School; Dessa K. Feehan-clerk for the Forest Service. Mabel E. Jones-teacher at Willard; Myrtle Moe; Ida B. Dolf-teacher at Willard School; and May B. Butterworth-nurse at Thornton Hospital.

The 1934 Polk Directory listed the following residents at the Thornton Apartments:

Harold C. Dixon, a traveling auditor and married to Leonore G.; Stanley M. Teel, a U of M assistant professor and married to Ruth R.; Mrs. Florence I. Finley, a clerk for McKay Art Company; Clara M. Griffin, a bookkeeper for Standard Meat Market; Anice C. Dolf, a stenographer for Missoula Mercantile Co; Stanley M. Trenouth, a physician at St. Patrick's Hospital and married to Ruth; Mary V. Harris, a high school teacher; Louis Stella, a cook and married to Ruth; Francis H. Cooney, a salesman married to Rose D.; Mabel E. Jones, a teacher at Willard School; and Ethel W. Baldy, a teacher at Paxson School.

As early as 1952 the following residents were listed at the Thornton Apartments:

Hugo J. and Mae K. Arden. Hugo worked as the credit manager at the Western Montana Clinic; Ronald C. and Daisy M. Jacobs who owned the Food Center grocery store on Higgins Avenue; Rex and Elizabeth M. White; Adeline Beaver, a teacher for the public school; William and Bonita Cole. William was a student at the university; Ronald J. and Thelma M. DeMers. Ronald worked as a driver for Montana Western Lumber; Paul and Dorothy Bourquin, owners of Bourquin's Conoco Service; Michael E. and Jennie McCue. Michael worked as a driver for the state Highway Commission; William R. and Marcia L. Nash. William worked as a bartender; Jas and Marjorie H. Mayes. Jas worked as the office manager for the Florence Laundry Company; and Wilma MacKenzie, a teacher at the public school.

INTEGRITY: Assess the degree to which the structure/site, and surrounding area accurately convey the historical associations of the property.

The historic integrity of this building has been retained due to the survival of original design and materials, and continuity of setting and location. The building would be a contributing element to the historic district.

HISTORICAL and/or ARCHITECTURAL SIGNIFICANCE: Justify how the persons, important events or historical patterns associated with structure/site lend the property significance and/or describe the ways in which the structure embodies the distinctive characteristics of a particular period, building type or style.

This building is not known to be associated with persons or events that meet National Register criteria for historic significance. The structure, however, would be a contributing element in a historic district because of its representation of early Missoula architecture.

FORM PREPARED BY:

Name: Missoula Office Of Planning & Grants

Address: 435 Ryman, Missoula, Mt. 59802

Date: December, 2001

**GEOGRAPHICAL
INFORMATION:**

Acreage: Less than one

USGS Quad: Southwest
Missoula

UTM's: 0728203/5194759

Site #

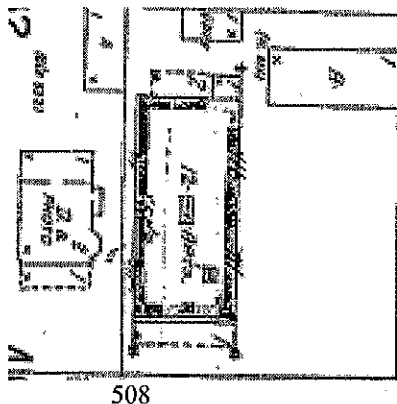
MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Legal Description: KNOWLES #1-LOT 11 BLK 32

Address: 508 South 3rd West, Missoula, Montana 59801

Ownership Name: HANSEN STELLA J AND TOBY AND KEITH

☒ private ☐ public Address: 425 S ORANGE ST, MISSOULA, MT, 59801



This illustration has been taken from the 1958 digital Sanborn Fire Insurance Map for Missoula, Montana.



Location map or building plan with arrow north

Historic Name: Thornton Hospital/Apartments

Common Name: Thornton Apartments

Date of Construction: 1909

Architect: Unknown

Builder: Unknown

Original Owner: Unknown

Original Use: Apartments

Present Use: Apartments

RESEARCH SOURCES: Note all records consulted to determine dates of construction, original owners, builders, uses, etc.

Title Search:

Tax Records:

Bldg. Permit:

Census Record: x

Sewer/Water: x

Sanborn Maps: x

Directories: x

Newspapers: x

BIBLIOGRAPHY:

Missoula County Polk Directory collection (1901-1980) published by R. L. Polk & Co. of Montana; Missoula, MT. Sanborn Fire Insurance Map collection—Missoula County Office of Planning & Grants microfiche that includes maps from 1891-1958 with a revised 1969 map; and the Sanborn digital collection: 1891-1958 (used with permission from Sanborn Map Company Inc.); Missoula County Engineering Office property database; Fourteenth Census Of The United State—Precinct 10, Missoula County, Montana; The Daily Missoulian, January 2, 1909: 9.

PHYSICAL DESCRIPTION: Describe present appearance of the structure/site, then contrast and compare that with its original appearance, noting additions, alterations and changes in materials. Discuss significant architectural features.

This apartment building is a wood frame, brick vaneer, three story + basement flat roofed building with basement. The windows and doors are symmetrical on all sides of the building. Cement steps lead to a full length poured cement porch pad. The porch is open or unrailed, and the roof is flat, serving as a full-length second story balcony. The second story balcony is railed in balustrade. This balcony is supported in part by four square columns resting on the main level porch pad. The front entry is centered, and the door is wood with an oval glass pane centrally located. Three lights directly above the door, and one long narrow light on either side of the door, surround the entry. The three panes above the door and one of the sidelights are decoratively etched. A large fixed window is located on either side of the entry. Above, the second level houses the same entry, door and light pattern, with all of the lights appearing to be etched. A 1/1 double hung window is housed on either side of the second level balcony door. The south face of the third story houses three 1/1 double hung windows and a small steel balcony/fire escape. The west face of the building houses six 1/1 double hung windows on each level, and all of the windows are accented with arched vertical brick detailing above. The east face of the building houses an entry located below ground level in a cement well. Five small windows with vertical brick detailing above, face east at ground level. The south face of the building houses six windows on each of the three stories, with two small additional windows placed near the middle of the building on the first story. A majority of the windows are inset, rather than flush, and are accented with stone sills and vertical brick detailing above. Entablatures accent a heavy cornice on the front of the building.

HISTORICAL INFORMATION: Describe the person, important events, and/or historical patterns associated with the structure/site and surrounding area.

The following information is taken directly from Missoula County Images Volume II by Stan Cohen:

The story of Community Hospital begins with two brothers who were prominent in the early history of Western Montana medicine. Dr. Charles Thornton came west in 1905 to begin a practice in Corvallis. His brother, Dr. Will Thornton came west in 1907 and started his practice in Stevensville. In 1910, Dr. Will built the first hospital in the Bitterroot Valley and ran it until 1917, when he moved to Missoula. At that time, he built the Thornton Hospital, now the Thornton Apartments at the corner of Third and Orange Streets. Eventually, the brothers formed a partnership and bought the 300 block between East Front and Main Street, site of the present Missoula City-County Library. There they built a 42-bed hospital, completed in 1922. Adjoining the hospital was a 16-room nurses' home, formerly the residence of A.B. Hammond, founder of the Missoula Mercantile. Dr. Will and Dr. Charles ran the hospital until 1943, when Dr. Will died. Previously, he had sold his interest to Dr. Rudolph E. Wirth, who with Dr. Charles operated the hospital as partners until 1947 when it was purchased by the Memorial Hospital Association of Western Montana. In 1959, 12 years after the Thornton Hospital had been sold, the name was changed to Community Hospital to emphasize that it was a facility for Missoula and Western Montana. Dr. Gordon Reynolds, president of the hospital board, announced a drive to raise \$500,000 to enlarge the structure. The city was growing rapidly and the hospital was running at 112 percent capacity. By 1964, the board realized that an entirely new hospital was needed. And it announced another campaign to raise funds for a \$2 million building. In the fall of 1965, the hospital purchased 40.3 acres of county land at Fort Missoula as a building site. The new 105-bed Community Hospital held its grand opening in April 1972. Today, with the addition of the doctors' office buildings and the rehabilitation center, the hospital has become the Community Medical Center. It is now a major medical facility for western Montana (Cohen, 1993: 372).

Although it is implied that Will Thornton constructed the Thornton hospital in 1917, a 1909 Missoulian Building List, as well as the 1912 Sanborn map reveal that the building was constructed eight years prior. According to the Sanborn maps, the building was originally utilized as a three-story apartment building. William P. Hoopes is the first known resident of 508 South 3rd West, and he was listed as a janitor at the Roosevelt School and Boarding House as early as 1911. It is possible that the Thornton Apartments originally served as a boarding house, due to the fact that William Hoopes' occupation and residence were listed as the same address. As early as 1917, this building was utilized as the Thornton Hospital (Cohen, 1993: 372). William Thornton owned and operated the hospital, and resided in the building as well. He was listed as 43 years old in 1920, and lived in the building with his wife Maude, his son Theodore and his daughter Bertha. In addition, seven employees lived in the building and included the following:

Leona Forkner 18, a maid; Elffie Marsh 32, a nurse; Nellie Rice 40, a nurse; Fred Neavel 31, a cook; William Eddings 70, a janitor; Agnes Anderson 26 a nurse; and Esther Huson 23, a maid.

The hospital was utilized as apartments again in the 1920's, and as early as 1927 Ida B. Dolf, Albert Thornburgh, May Butterworth, and Chas Donovan were residents here. In 1929, the following residents were listed:

Muriel E. Pearson-schoolteacher for public school; Albert M. Thornburgh-accountant for Northern Flour Mills Company; Mrs. Irene E. Taylor-widow of Christopher L.; Maxwell, Mrs. Minnie E. Maxwell-widow of David; William D. and Grace G. McCune-manager of Missoula County Credit Men's Association; John W. and Mildred S. Galloway- advertising salesman for Northwest Publishing Company; Mary L. George-teacher at Central School; Dessa K. Feehan-clerk for the Forest Service. Mabel E. Jones-teacher at Willard; Myrtle Moe; Ida B. Dolf-teacher at Willard School; and May B. Butterworth-nurse at Thornton Hospital.

The 1934 Polk Directory listed the following residents at the Thornton Apartments:

Harold C. Dixon, a traveling auditor and married to Leonore G.; Stanley M. Teel, a U of M assistant professor and married to Ruth R.; Mrs. Florence I. Finley, a clerk for McKay Art Company; Clara M. Griffin, a bookkeeper for Standard Meat Market; Anice C. Dolf, a stenographer for Missoula Mercantile Co; Stanley M. Trenouth, a physician at St. Patrick's Hospital and married to Ruth; Mary V. Harris, a high school teacher; Louis Stella, a cook and married to Ruth; Francis H. Cooney, a salesman married to Rose D.; Mabel E. Jones, a teacher at Willard School; and Ethel W. Baldy, a teacher at Paxson School.

As early as 1952 the following residents were listed at the Thornton Apartments:

Hugo J. and Mae K. Arden. Hugo worked as the credit manager at the Western Montana Clinic; Ronald C. and Daisy M. Jacobs who owned the Food Center grocery store on Higgins Avenue; Rex and Elizabeth M. White; Adeline Beaver, a teacher for the public school; William and Bonita Cole. William was a student at the university; Ronald J. and Thelma M. DeMers. Ronald worked as a driver for Montana Western Lumber; Paul and Dorothy Bourquin, owners of Bourquin's Conoco Service; Michael E. and Jennie McCue. Michael worked as a driver for the state Highway Commission; William R. and Marcia L. Nash. William worked as a bartender; Jas and Marjorie H. Mayes. Jas worked as the office manager for the Florence Laundry Company; and Wilma MacKenzie, a teacher at the public school.

INTEGRITY: Assess the degree to which the structure/site, and surrounding area accurately convey the historical associations of the property.

The historic integrity of this building has been retained due to the survival of original design and materials, and continuity of setting and location. The building would be a contributing element to the historic district.

HISTORICAL and/or ARCHITECTURAL SIGNIFICANCE: Justify how the persons, important events or historical patterns associated with structure/site lend the property significance and/or describe the ways in which the structure embodies the distinctive characteristics of a particular period, building type or style.

This building is not known to be associated with persons or events that meet National Register criteria for historic significance. The structure, however, would be a contributing element in a historic district because of its representation of early Missoula architecture.

FORM PREPARED BY:

Name: Missoula Office Of Planning & Grants

Address: 435 Ryman, Missoula, Mt. 59802

Date: December, 2001

**GEOGRAPHICAL
INFORMATION:**

Acreage: Less than one

USGS Quad: Southwest
Missoula

UTM's: 0728203/5194759

Planning Board Summary
Rezone 508 S. 3rd Street W to Apply /AR Adaptive Reuse Overlay

Planning Board Recommendation:

On Tuesday, August 4th, with 8 members present, the Missoula Consolidated Planning Board voted 8 ayes and 0 nays to recommend approval of the adoption of an ordinance to rezone 508 S. 3rd Street W. from C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay to C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay /AR Adaptive Reuse Overlay based on the findings of fact in the staff report.

Planning Board's Recommended Motion:

APPROVE the adoption of an ordinance to rezone of 508 S. 3rd Street W from C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay to C1-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay /AR Adaptive Reuse Overlay.

Planning Board's Recommended Conditions of Approval:

None. Staff and Planning Board did not recommend conditions of approval for the /AR Adaptive Reuse Overlay.

Planning Board Discussion:

Planning Board agreed with the staff recommendation and voted to recommend approval of the rezone. Planning Board discussion was focused on addressing concerns expressed by neighbors and questions regarding points mentioned in the staff presentation. These included:

- Concerns that increased density will increase parking demand in a centrally located area;
- Concerns about the limitations of the current parking provided through a parking easement on a parking lot shared with the adjacent office building that is available to tenants after commercial business hours;
- Staff clarified that parking standards for the expansion of developments are only triggered when the proposed expansion creates a 10% increase in required off-street parking, and that existing parking configurations that may not meet current standards are not required to be rectified;
- Planning Board discussed the requirements for off-street parking. The project qualifies for parking reductions and waivers, provided for in Title 20;
- Planning Board members acknowledged that the project represents the intent of the /AR Adaptive Reuse Overlay to promote historic preservation and create housing through adaptive reuse.

See the Planning Board Minutes for further Planning Board discussion.

Rezone 508 S. 3rd Street West.

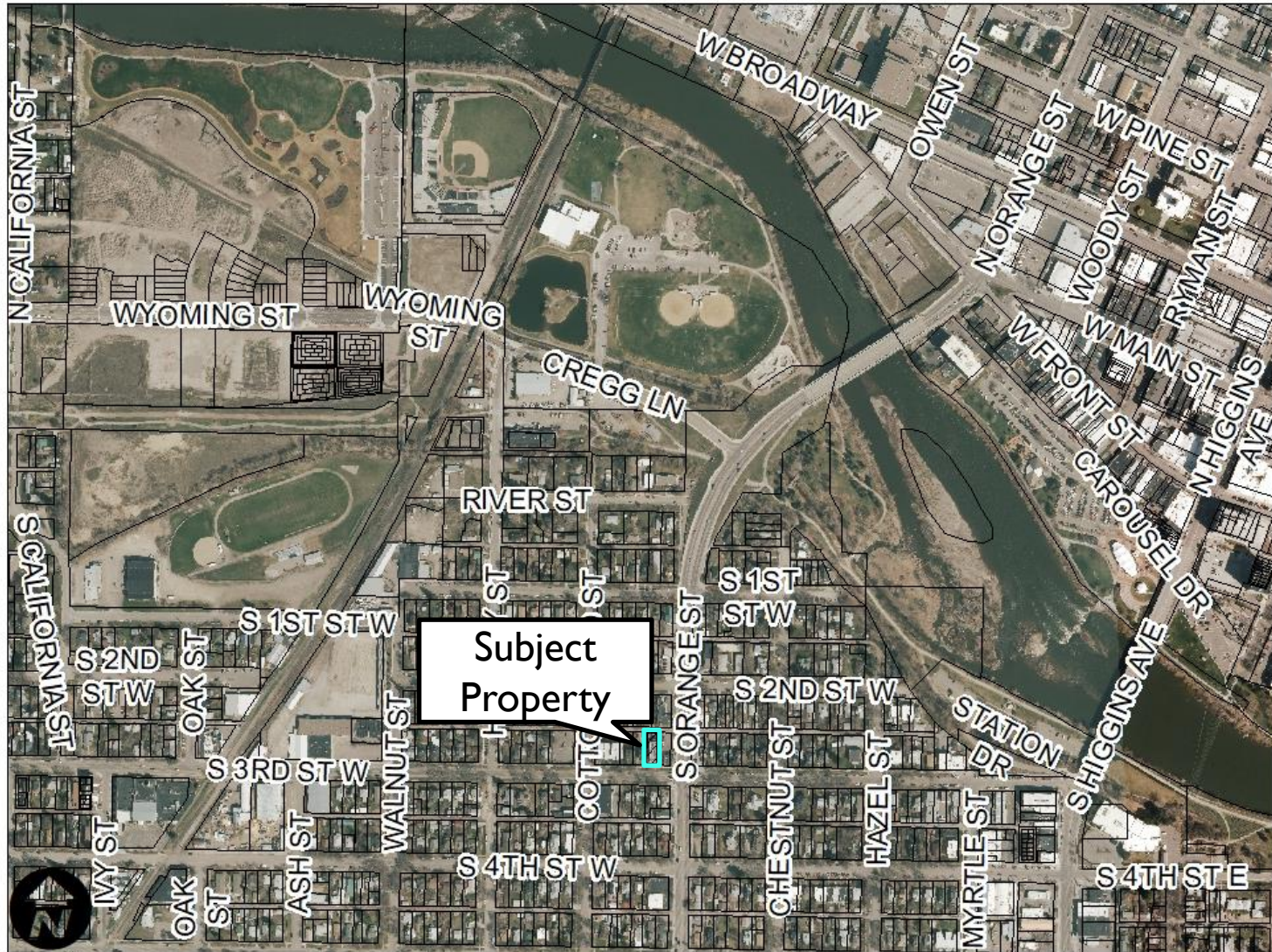
Request for Application of /AR
Adaptive Reuse Overlay District

Planning Board

Emily Gluckin
Development Services
August 4th, 2020



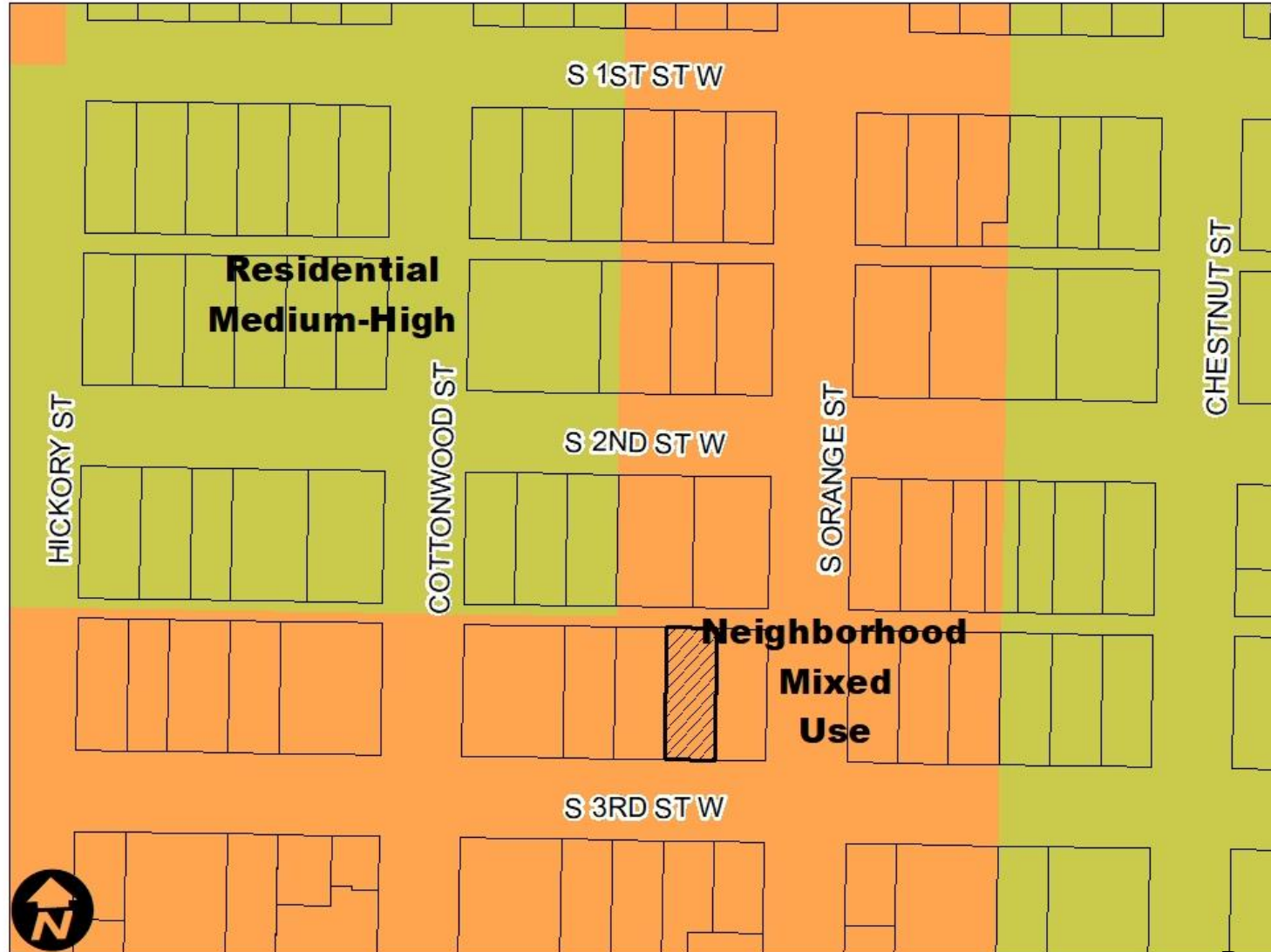
Property Location



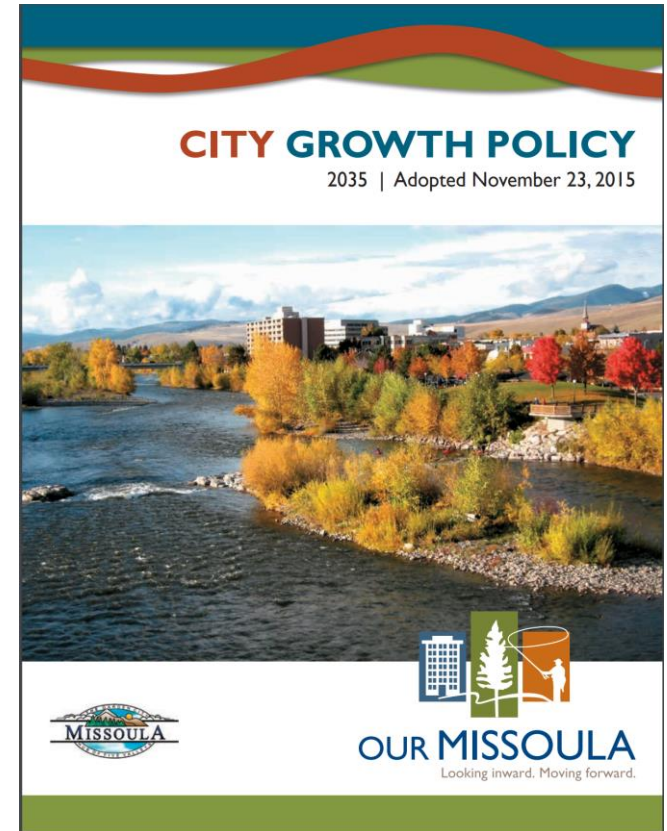
Property Aerial



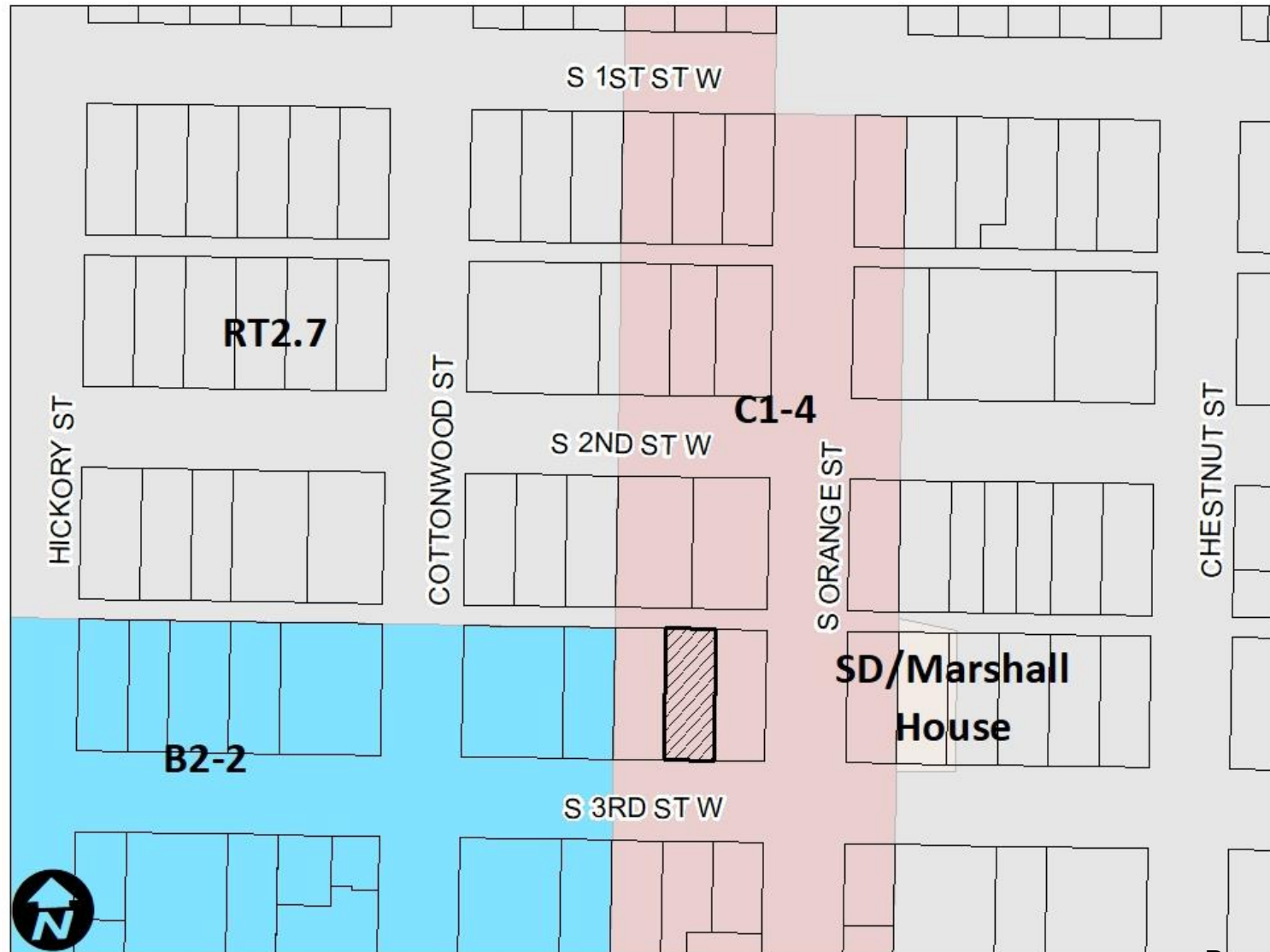
Our Missoula Growth Policy Map



- **Historic Preservation**
 - Preserving historic buildings
 - Maintaining/enhancing community character
 - Supporting sustainable development
- **“Focus Inward” Approach**
 - Encouraging infill, density, and adaptive reuse supported by existing infrastructure
 - Supporting population growth and housing goals



Current Zoning Map



Surrounding Property



Commercial Use –
3rd & Orange

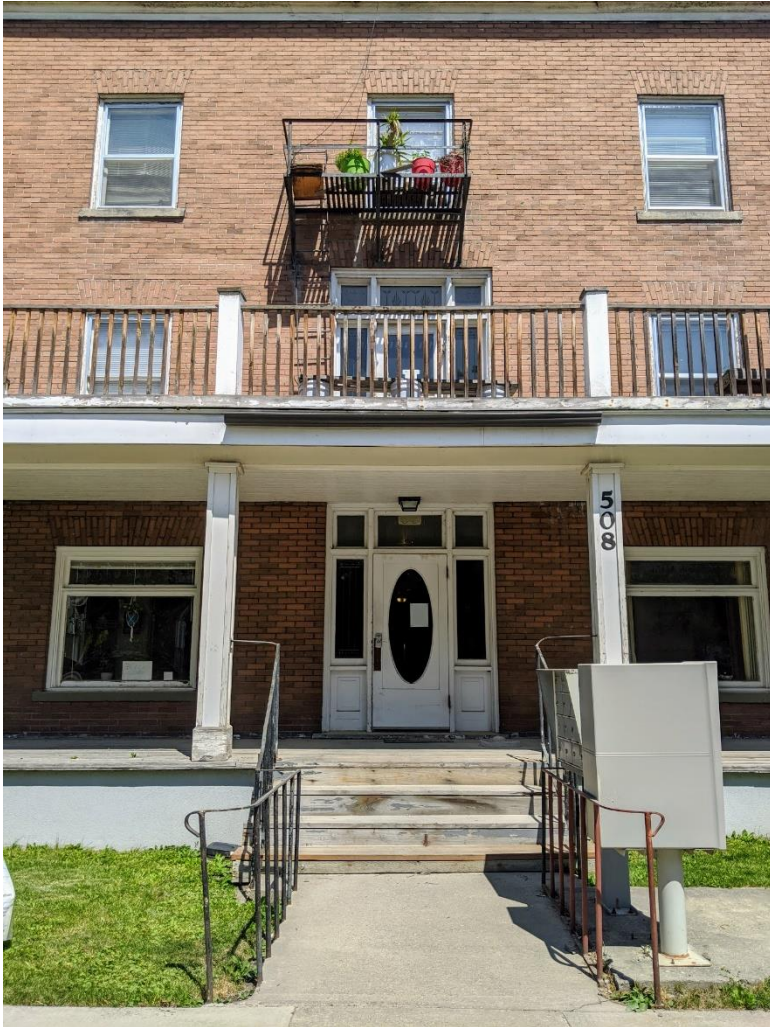


Multi-Dwelling
Building – 3rd &
Cottonwood

Governmental Use –
3rd & Cottonwood



Existing Conditions



Front elevation on S 3rd St W

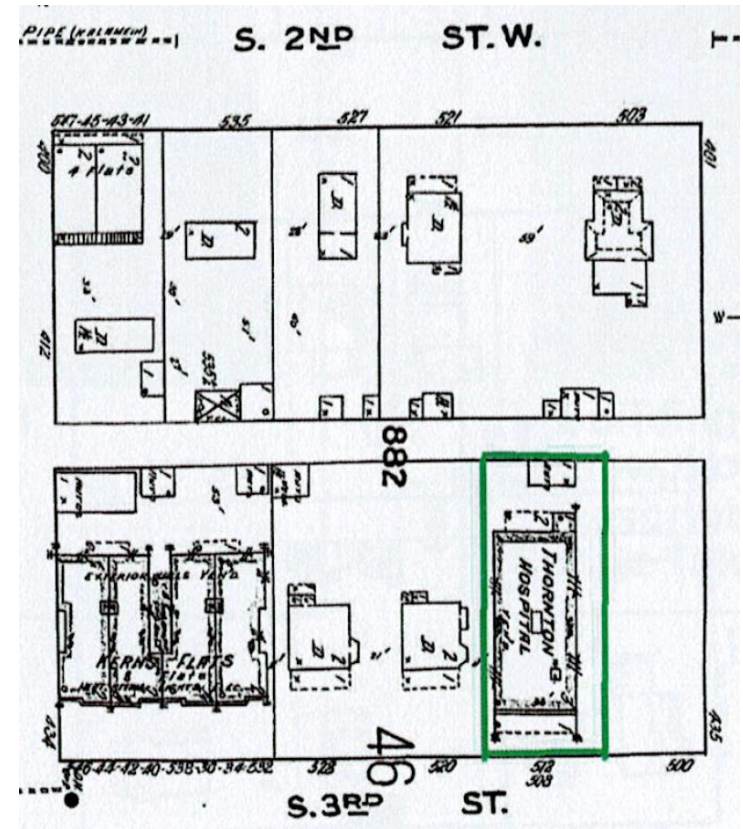


Parking area in side/rear

Historic Preservation



- Montana Historical and Architectural Inventory Report:
Contributing element to McCormick Historic District
- Historic Preservation Commission:
Designated by HPC as *Contributing Building* to McCormick Historic District and deemed *Historically Significant Building*



Historical Map, 1921

Selection Criteria (Title 20.25.035.C)

1. The /AR District may only be applied to a parcel that contains an existing building building which meets the definition of Historically Significant Building, and must be for an adaptive reuse purpose
2. The Historic Preservation Commission and the historic preservation officer will determine whether a project qualifies for the /AR District based on Designation Criteria for an Historic Resource
3. The associated project must be in conformance with the objectives with the /AR Overlay

Parking Calculations



	Current	Proposed
Parking Requirement: 1 space per unit <850 SF	16 spaces	22 spaces
Parking Spaces Provided	17 spaces	17 spaces
Parking Excess/Deficit	(+1)	(-5)
Parking Reductions:		
20.25.080.4.C: Transit Served Locations		-3
20.60.010.C.4: Historic District Waiver		-2
Final Parking Requirement		17 spaces

- I. Growth Policy**
- II. Public Services/Transportation**
- III. Compatible Urban Growth**
- IV. Promotes Public Health and Safety**
- V. District Character & Suitability of Uses**

APPROVE the adoption of an ordinance to rezone of 508 S. 3rd Street W from CI-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay to CI-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay /AR Adaptive Reuse Overlay.

508 S. 3rd Street W /AR Adaptive Reuse Overlay Rezone Request
Public Comment – Received on Engage Missoula website 7/23/2020

“To Whom It May Concern, Regarding the proposal to adjust zoning to accommodate an application to build 6 additional rental units to 508 S. 3rd W. I own the building across the alley where I house my business. The residents of 508 frequently attempt to park in my parking area. Several times I have found a car plugged into my outlet to warm up their block heater. This neighborhood is already stressed for adequate parking, and is well populated for a "Historic" Missoula neighborhood. Lately, the police have been called regarding parking in this neighborhood. Will the increase in tax revenue cover the costs of increased police presence with the stress, and tension around parking. Please note that this neighborhood has already been stressed from the building of the "Osprey" ball park. Tire marks on my lawn and trash and beer bottles on my porch. This request will increase density by 6 units while using a zoning loop hole., reducing the available parking. There is NO street parking on Orange or 3rd for this building. Where will these residents park? It seems that the city of Missoula, in its desire to increase density, is willing to create new codes and "overlays" to break its own policy(Title 20 development requirements). I've hoped that the downtown would have the wisdom to extend itself to the Orange Street corridor. Sadly, stressed parking will have a detrimental effect on business development. It will negatively affect the residents and businesses who are living and working in the 2 block area surrounding 508 S. 3rd and likely will increase already existing tensions around parking. Does the city always roll over for real estate development? I had heard that Missoula wanted to maintain its small town feel, that will not be possible with this kind of continued development. Do greed, money and power always triumph? Because you can, doesn't always mean you should
Thank you for your consideration R. Dennis Leonard”



MEMO No. 1

TO: Planning Board & City Council

DATE: August 3rd, 2020

FROM: Emily Gluckin, Development Services

RE: **508 S. 3rd Street W. /AR Adaptive Reuse Overlay Rezone Request – Additional Parking Reduction Information.**

Development Services staff issued a staff report that did not include information about the reductions in required parking available to this property through Title 20 zoning incentives. The purpose of this memo is to supplement the staff report with additional information regarding the parking standards and calculations to be considered as a part of the request to apply the /AR Adaptive Reuse Overlay.

- A. Per Title 20.60.020, multi-dwelling buildings with dwelling units under 850 square feet require one (1) parking space per unit in the building.
 1. The current multi-dwelling building contains sixteen (16) dwelling units under 850 square feet, and the current parking requirement is sixteen (16) parking spaces.
 2. Following the application of the /AR Overlay, the building is proposed to be renovated to contain twenty two (22) dwelling units, which will increase the parking requirement to twenty (22) parking spaces.
 3. The existing site currently provides three (3) parking spaces on the property and fourteen (14) parking spaces in a parking lot shared with the adjacent office building to the east that are permitted through a parking easement (see attached), for a total of seventeen (17) spaces.
- B. Two (2) zoning incentives to reduce the project's parking requirement are available to the applicant through Title 20:
 1. A parking reduction for transit served locations within the Design Excellence Overlay (Title 20.25.080.4.C) is available to the project. This standard allows the off-street parking requirement to be reduced by 15% if the project is within 1,250 feet of a transit stop with an adequate level of services. The subject property is within a block of a Mountain Line bus stop for Route 7. Through this reduction, the parking requirement may be reduced by 3 spaces (15% of 22 parking spaces).
 2. A reduction is available for landmarks and historic districts (Title 20.60.020.C.4) that allows the zoning officer and Historic Preservation Officer to approve exceptions and waivers to off-street parking requirements for contributing buildings in National Register Historic Districts. The HPO has indicated that they will approve a parking waiver for this project because it is a contributing building in the McCormick Historic District.
- C. The following table describes the effect of the parking reductions on the total amount of required off-street parking spaces. This table demonstrates that the project will comply with parking requirements following an increase in density without an increase to the parking on-site.

	Current	Proposed
Parking Spaces Required: 1 space per unit <850 SF	16 spaces	22 spaces
Parking Spaces Provided	17 spaces	17 spaces
	(+1)	(-5)
Parking Reductions		
20.25.080.4.C: 15% for Transit Served Locations		-3 spaces
20.60.010.C.4: Landmark/Historic District Waiver		-2 spaces
Final Parking Requirement		17 spaces

Attachments:

- C. Parking Easement
- D. HPO Approval of Parking Waiver

PARKING EASEMENT

This Agreement is made and entered into this 11th day of June, 1996, by and between STELLA JEAN HANSEN, of Missoula, Montana, hereinafter called the First Party, and TOBY HANSEN and KELI HANSEN, of Missoula, Montana, hereinafter called the Second Party;

W I T N E S S E T H :

WHEREAS, the First Party owns an apartment building situated in the County of Missoula, State of Montana, which building is situated on real property more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, and

WHEREAS, the Second Party owns an office building adjacent to the apartment building owned by the First Party; more particularly described on Exhibit "B" attached hereto and by this reference made a part hereof, and

WHEREAS, the Second Party desires to construct parking upon the parties real property, for use by his building, and needs a portion of the parcel of property described herein owned by the First Party to have adequate access, and

WHEREAS, the First Party desires to utilize the parking lot constructed by the Second Party, for purposes of parking vehicles for her apartment building after business hours, and

WHEREAS, the parties have reached an agreement and desire to memorialize their understandings;

NOW, THEREFORE, in consideration of the benefits received by both of the parties to this agreement, the receipt in sufficiency of which to parties acknowledge and the parties have agreed as follows:

1. The First Party hereby conveys unto the Second Party an easement and right-of-way 10' feet in width, over and along the easterly boundary of the property described on Exhibit "A", which 10' foot strip shall be utilized for construction of a parking and walkway area. Said parking and walkway area shall be utilized by the owners and tenants of the parcels of property described on Exhibit "A" and "B" attached hereto and by this reference made a part hereof. During business hours, said parking shall be made

available for use by those individuals utilizing the business situated on the parcel of real property described on Exhibit "B". After business hours, said parking shall be made available to those individuals who are tenants of the apartment building situated on the parcel of real property described on Exhibit "A" attached hereto.

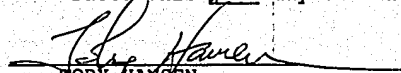
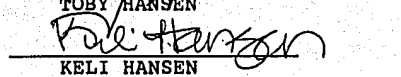
2. The Second Party grants unto the First Party an easement and right-of-way for purposes of utilizing parking constructed upon the parcel of real property described on Exhibit "B" attached hereto and by this reference made a part hereof, after business hours. Said parking shall be utilized by tenants of the building situated upon the parcel of real property described on Exhibit "A" attached hereto and by this reference made a part hereof.

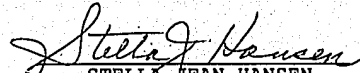
3. The parties agree to hold each other harmless on the use and utilization of the parking are described herein. In this regard, the parties agree to notify their respective liability insurance carriers that their respective tenants and/or customers are utilizing the parking area.

4. The Second Party shall be responsible for installation, repair and maintenance of the parking area installed pursuant to this agreement. The First Party agrees that they shall require the tenants to utilize the same in a manner that to not unreasonably destroy said parking area.

5. This agreement shall be binding upon the heirs, personal representatives and assigns of the parties hereto.

Dated this 4 day of June, 1996.


TOBY HANSEN

KELI HANSEN

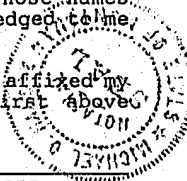

STELLA JEAN HANSEN

STATE OF MONTANA)
 : ss
 COUNTY OF MISSOULA)

On this 11 day of June, 1996, before me, the undersigned, a Notary Public for the State of Montana personally appeared TOBY HANSEN and KELI HANSEN known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

W. D. Jensen
 Notary Public for the State of Montana
 Residing at Missoula, MT 59811
 My Commission expires: July 17, 1996



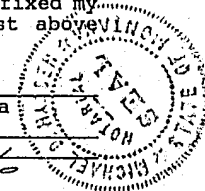
JUN 12 PM 4 30

STATE OF MONTANA)
 : ss
 COUNTY OF MISSOULA)

On this 11 day of June, 1996, before me, the undersigned, a Notary Public for the State of Montana personally appeared STELLA JEAN HANSEN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

W. D. Jensen
 Notary Public for the State of Montana
 Residing at Missoula, MT 59811
 My Commission expires: July 17, 1996



9612801

I RECEIVED AND FILED THIS INSTRUMENT FOR RECORD ON THE 12 DAY OF June 1996 AT 4:30 O'CLOCK P M AND IT IS RECORDED IN VOL. 476 OF MICRO RECORDS OF THE COUNTY OF MISSOULA, STATE OF MONTANA, ON PAGE 229 FEE 21 PAID CR
 RETURN TO Nature's Choice BY Wickie M. Zeier COUNTY RECORDER
 ADDRESS 425 So. Orange Missoula, MT 59811 DEPUTY DCC E



DEVELOPMENT SERVICES

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

HISTORIC PRESERVATION MEMORANDUM

TO: Current Planning Staff, Development Services
FROM: Emy Scherrer, Historic Preservation Officer, Development Services
DATE: August 3, 2020

RE: Waiving of Parking Requirements for 508 S. 3rd Street W., Missoula, MT 59801

The property located at 508 S. 3rd Street W., legally described as KNOWLES ADDITION # 1, S21, T13 N, R19 W, BLOCK 32, Lot 11, is a contributing structure in the Missoula Southside National Historic District. Given the property's status as contributing to a National Register Historic District, the property owner is eligible to request a waiver or reduction under criterion c., Landmarks and Historic Districts, as part of the parking requirement chapter in city zoning (Refer, Title 20.60.010.C.4):

20.60.010.C.4 Landmarks and Historic Districts

The zoning officer, in consultation with the historic preservation officer, is authorized to approve exceptions and waivers to minimum off-street parking ratios for the following:

- a. rehabilitation or reuse of buildings on the National Register of Historic Places;
- b. buildings designated as local cultural resources;
- c. **contributing buildings in National Register Historic Districts; or**
- d. buildings in locally designated historic districts.

Please see attached the National Register survey form as additional supporting documentation for this finding.

Thank you for your time and consideration and I'm happy to answer any questions,

Emy Scherrer,
Historic Preservation Officer
City of Missoula
escherrer@ci.missoula.mt.us
406.552.6638

AN EQUAL EMPLOYMENT OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER M / F / V / H

Site #

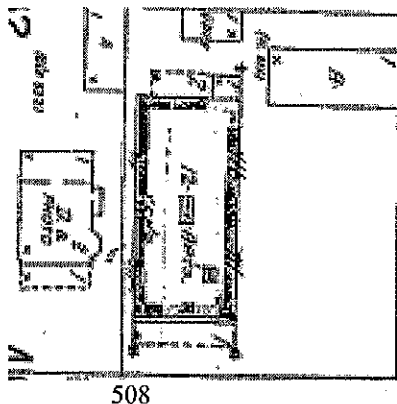
MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

Legal Description: KNOWLES #1-LOT 11 BLK 32

Address: 508 South 3rd West, Missoula, Montana 59801

Ownership Name: HANSEN STELLA J AND TOBY AND KEITH

☒ private ☐ public Address: 425 S ORANGE ST, MISSOULA, MT, 59801



This illustration has been taken from the 1958 digital Sanborn Fire Insurance Map for Missoula, Montana.



Location map or building plan with arrow north

Historic Name: Thornton Hospital/Apartments

Common Name: Thornton Apartments

Date of Construction: 1909

Architect: Unknown

Builder: Unknown

Original Owner: Unknown

Original Use: Apartments

Present Use: Apartments

RESEARCH SOURCES: Note all records consulted to determine dates of construction, original owners, builders, uses, etc.

Title Search:

Tax Records:

Bldg. Permit:

Census Record: x

Sewer/Water: x

Sanborn Maps: x

Directories: x

Newspapers: x

BIBLIOGRAPHY:

Missoula County Polk Directory collection (1901-1980) published by R. L. Polk & Co. of Montana; Missoula, MT. Sanborn Fire Insurance Map collection—Missoula County Office of Planning & Grants microfiche that includes maps from 1891-1958 with a revised 1969 map; and the Sanborn digital collection: 1891-1958 (used with permission from Sanborn Map Company Inc.); Missoula County Engineering Office property database; Fourteenth Census Of The United State—Precinct 10, Missoula County, Montana; The Daily Missoulian, January 2, 1909: 9.

PHYSICAL DESCRIPTION: Describe present appearance of the structure/site, then contrast and compare that with its original appearance, noting additions, alterations and changes in materials. Discuss significant architectural features.

This apartment building is a wood frame, brick vaneer, three story + basement flat roofed building with basement. The windows and doors are symmetrical on all sides of the building. Cement steps lead to a full length poured cement porch pad. The porch is open or unrailed, and the roof is flat, serving as a full-length second story balcony. The second story balcony is railed in balustrade. This balcony is supported in part by four square columns resting on the main level porch pad. The front entry is centered, and the door is wood with an oval glass pane centrally located. Three lights directly above the door, and one long narrow light on either side of the door, surround the entry. The three panes above the door and one of the sidelights are decoratively etched. A large fixed window is located on either side of the entry. Above, the second level houses the same entry, door and light pattern, with all of the lights appearing to be etched. A 1/1 double hung window is housed on either side of the second level balcony door. The south face of the third story houses three 1/1 double hung windows and a small steel balcony/fire escape. The west face of the building houses six 1/1 double hung windows on each level, and all of the windows are accented with arched vertical brick detailing above. The east face of the building houses an entry located below ground level in a cement well. Five small windows with vertical brick detailing above, face east at ground level. The south face of the building houses six windows on each of the three stories, with two small additional windows placed near the middle of the building on the first story. A majority of the windows are inset, rather than flush, and are accented with stone sills and vertical brick detailing above. Entablatures accent a heavy cornice on the front of the building.

HISTORICAL INFORMATION: Describe the person, important events, and/or historical patterns associated with the structure/site and surrounding area.

The following information is taken directly from Missoula County Images Volume II by Stan Cohen:

The story of Community Hospital begins with two brothers who were prominent in the early history of Western Montana medicine. Dr. Charles Thornton came west in 1905 to begin a practice in Corvallis. His brother, Dr. Will Thornton came west in 1907 and started his practice in Stevensville. In 1910, Dr. Will built the first hospital in the Bitterroot Valley and ran it until 1917, when he moved to Missoula. At that time, he built the Thornton Hospital, now the Thornton Apartments at the corner of Third and Orange Streets. Eventually, the brothers formed a partnership and bought the 300 block between East Front and Main Street, site of the present Missoula City-County Library. There they built a 42-bed hospital, completed in 1922. Adjoining the hospital was a 16-room nurses' home, formerly the residence of A.B. Hammond, founder of the Missoula Mercantile. Dr. Will and Dr. Charles ran the hospital until 1943, when Dr. Will died. Previously, he had sold his interest to Dr. Rudolph E. Wirth, who with Dr. Charles operated the hospital as partners until 1947 when it was purchased by the Memorial Hospital Association of Western Montana. In 1959, 12 years after the Thornton Hospital had been sold, the name was changed to Community Hospital to emphasize that it was a facility for Missoula and Western Montana. Dr. Gordon Reynolds, president of the hospital board, announced a drive to raise \$500,000 to enlarge the structure. The city was growing rapidly and the hospital was running at 112 percent capacity. By 1964, the board realized that an entirely new hospital was needed. And it announced another campaign to raise funds for a \$2 million building. In the fall of 1965, the hospital purchased 40.3 acres of county land at Fort Missoula as a building site. The new 105-bed Community Hospital held its grand opening in April 1972. Today, with the addition of the doctors' office buildings and the rehabilitation center, the hospital has become the Community Medical Center. It is now a major medical facility for western Montana (Cohen, 1993: 372).

Although it is implied that Will Thornton constructed the Thornton hospital in 1917, a 1909 Missoulian Building List, as well as the 1912 Sanborn map reveal that the building was constructed eight years prior. According to the Sanborn maps, the building was originally utilized as a three-story apartment building. William P. Hoopes is the first known resident of 508 South 3rd West, and he was listed as a janitor at the Roosevelt School and Boarding House as early as 1911. It is possible that the Thornton Apartments originally served as a boarding house, due to the fact that William Hoopes' occupation and residence were listed as the same address. As early as 1917, this building was utilized as the Thornton Hospital (Cohen, 1993: 372). William Thornton owned and operated the hospital, and resided in the building as well. He was listed as 43 years old in 1920, and lived in the building with his wife Maude, his son Theodore and his daughter Bertha. In addition, seven employees lived in the building and included the following:

Leona Forkner 18, a maid; Elffie Marsh 32, a nurse; Nellie Rice 40, a nurse; Fred Neavel 31, a cook; William Eddings 70, a janitor; Agnes Anderson 26 a nurse; and Esther Huson 23, a maid.

The hospital was utilized as apartments again in the 1920's, and as early as 1927 Ida B. Dolf, Albert Thornburgh, May Butterworth, and Chas Donovan were residents here. In 1929, the following residents were listed:

Muriel E. Pearson-schoolteacher for public school; Albert M. Thornburgh-accountant for Northern Flour Mills Company; Mrs. Irene E. Taylor-widow of Christopher L.; Maxwell, Mrs. Minnie E. Maxwell-widow of David; William D. and Grace G. McCune-manager of Missoula County Credit Men's Association; John W. and Mildred S. Galloway- advertising salesman for Northwest Publishing Company; Mary L. George-teacher at Central School; Dessa K. Feehan-clerk for the Forest Service. Mabel E. Jones-teacher at Willard; Myrtle Moe; Ida B. Dolf-teacher at Willard School; and May B. Butterworth-nurse at Thornton Hospital.

The 1934 Polk Directory listed the following residents at the Thornton Apartments:

Harold C. Dixon, a traveling auditor and married to Leonore G.; Stanley M. Teel, a U of M assistant professor and married to Ruth R.; Mrs. Florence I. Finley, a clerk for McKay Art Company; Clara M. Griffin, a bookkeeper for Standard Meat Market; Anice C. Dolf, a stenographer for Missoula Mercantile Co; Stanley M. Trenouth, a physician at St. Patrick's Hospital and married to Ruth; Mary V. Harris, a high school teacher; Louis Stella, a cook and married to Ruth; Francis H. Cooney, a salesman married to Rose D.; Mabel E. Jones, a teacher at Willard School; and Ethel W. Baldy, a teacher at Paxson School.

As early as 1952 the following residents were listed at the Thornton Apartments:

Hugo J. and Mae K. Arden. Hugo worked as the credit manager at the Western Montana Clinic; Ronald C. and Daisy M. Jacobs who owned the Food Center grocery store on Higgins Avenue; Rex and Elizabeth M. White; Adeline Beaver, a teacher for the public school; William and Bonita Cole. William was a student at the university; Ronald J. and Thelma M. DeMers. Ronald worked as a driver for Montana Western Lumber; Paul and Dorothy Bourquin, owners of Bourquin's Conoco Service; Michael E. and Jennie McCue. Michael worked as a driver for the state Highway Commission; William R. and Marcia L. Nash. William worked as a bartender; Jas and Marjorie H. Mayes. Jas worked as the office manager for the Florence Laundry Company; and Wilma MacKenzie, a teacher at the public school.

INTEGRITY: Assess the degree to which the structure/site, and surrounding area accurately convey the historical associations of the property.

The historic integrity of this building has been retained due to the survival of original design and materials, and continuity of setting and location. The building would be a contributing element to the historic district.

HISTORICAL and/or ARCHITECTURAL SIGNIFICANCE: Justify how the persons, important events or historical patterns associated with structure/site lend the property significance and/or describe the ways in which the structure embodies the distinctive characteristics of a particular period, building type or style.

This building is not known to be associated with persons or events that meet National Register criteria for historic significance. The structure, however, would be a contributing element in a historic district because of its representation of early Missoula architecture.

FORM PREPARED BY:

Name: Missoula Office Of Planning & Grants

Address: 435 Ryman, Missoula, Mt. 59802

Date: December, 2001

**GEOGRAPHICAL
INFORMATION:**

Acreage: Less than one

USGS Quad: Southwest
Missoula

UTM's: 0728203/5194759

From: Keli Hansen
To: [Emily Gluckin](#)
Subject: 508 S. 3rd Street West
Date: Tuesday, August 4, 2020 4:35:51 PM

Hello – I missed the deadline for formal comment.

I am one of the owners of 425 S. Orange St. The building next door to the East of 508, that has the agreement with use of our parking lot. The agreement states that the tenants of the apartment building have use of our lot - *** outside of our buildings business hours***. Not 24/7. So I'm not sure how it has been addressed as to where the tenants will park during our tenants business hours.

I will also note that to date we have had multiple issues with apartment tenants and their visitors using our lot during our business hours. Often when speaking with them, they communicate a complete naivety about the rules of use. It would be nice if the rental agreement could include acknowledgement of the framework by which they can have access to the lot.

We have had upset tenants enter our business.... Throwing items and being unlawful. I think this could be avoided with a more up front approach from the start.

Thank you for accepting this so late.

Keli Hansen
425 S. Orange Street
Missoula, MT. 59801
406-544-5234

Rezone 508 S. 3rd Street West.

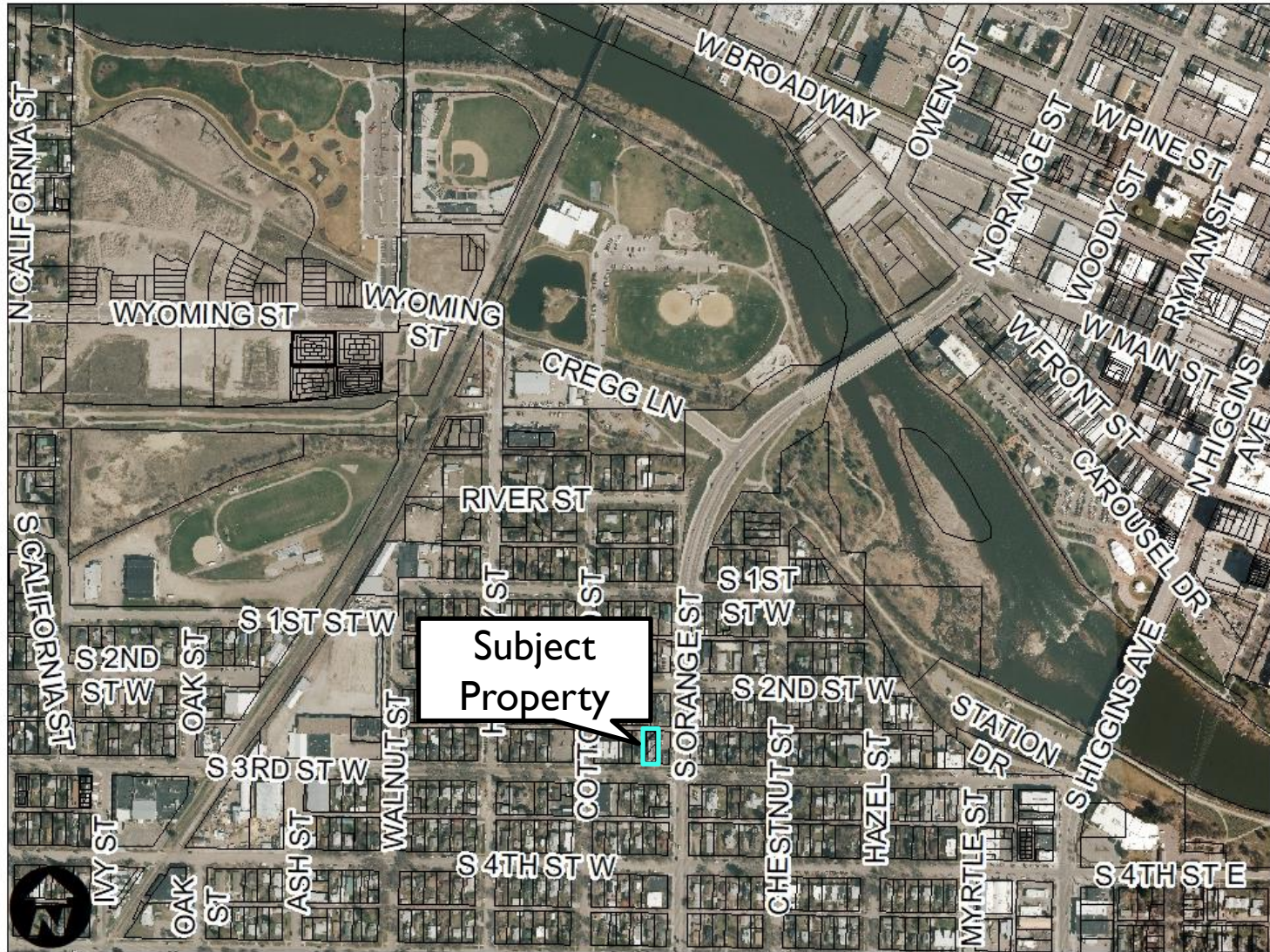
Request for Application of /AR
Adaptive Reuse Overlay District

Land Use and Planning Committee

Emily Gluckin
Development Services
August 19th, 2020



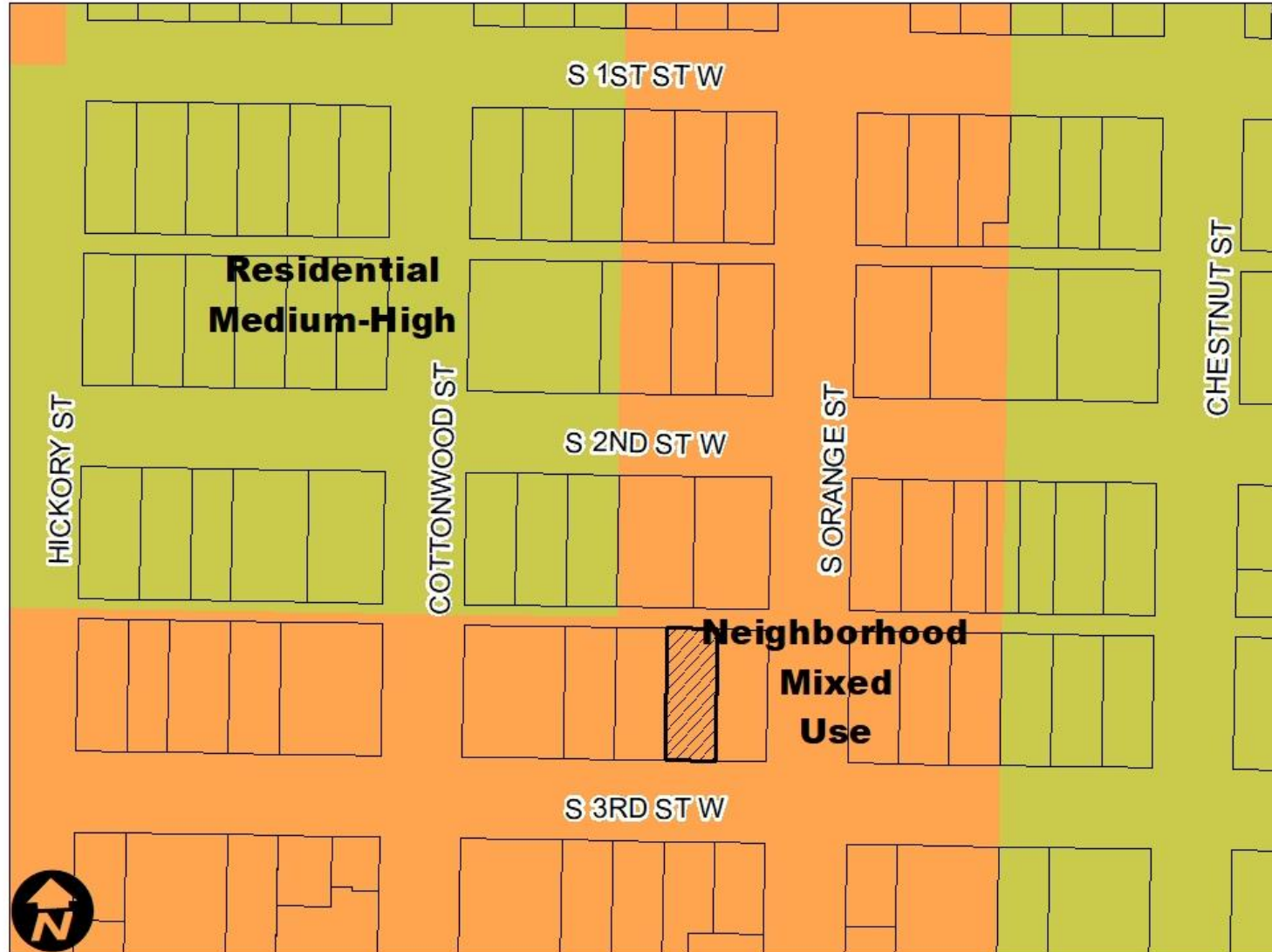
Property Location



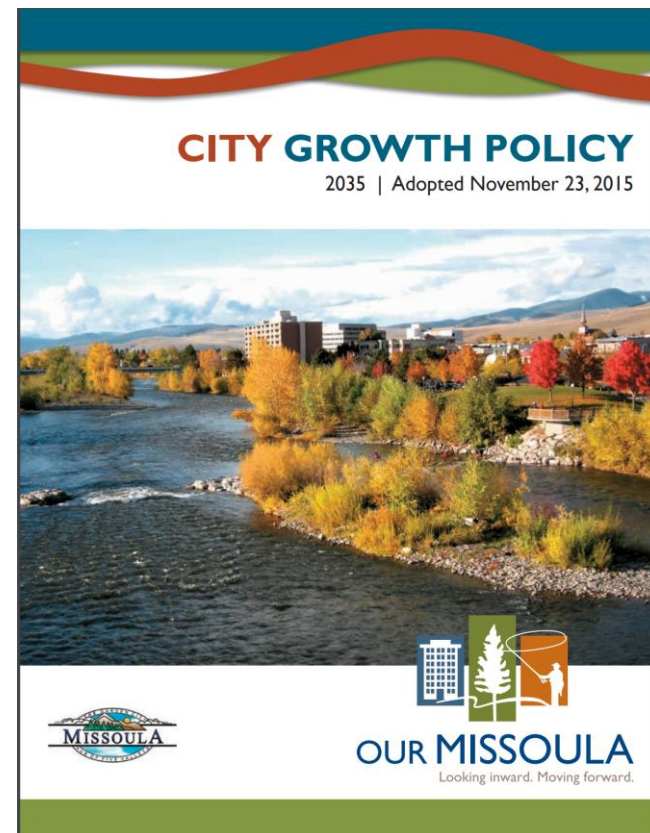
Property Aerial



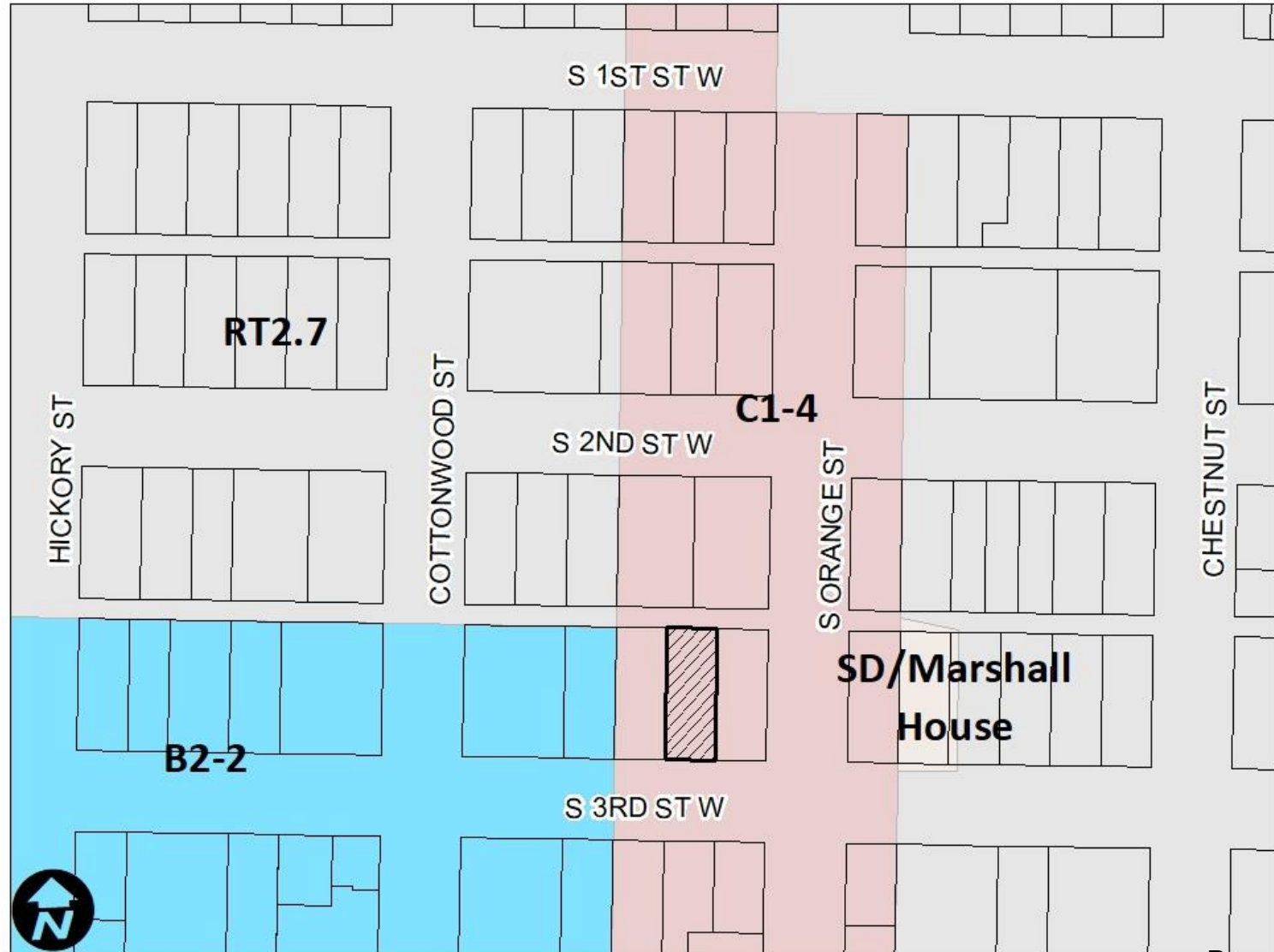
Our Missoula Growth Policy Map



- **Historic Preservation**
 - Preserving historic buildings
 - Maintaining/enhancing community character
 - Supporting sustainable development
- **“Focus Inward” Approach**
 - Encouraging infill, density, and adaptive reuse supported by existing infrastructure
 - Supporting population growth and housing goals



Current Zoning Map



Surrounding Property



Commercial Use –
3rd & Orange

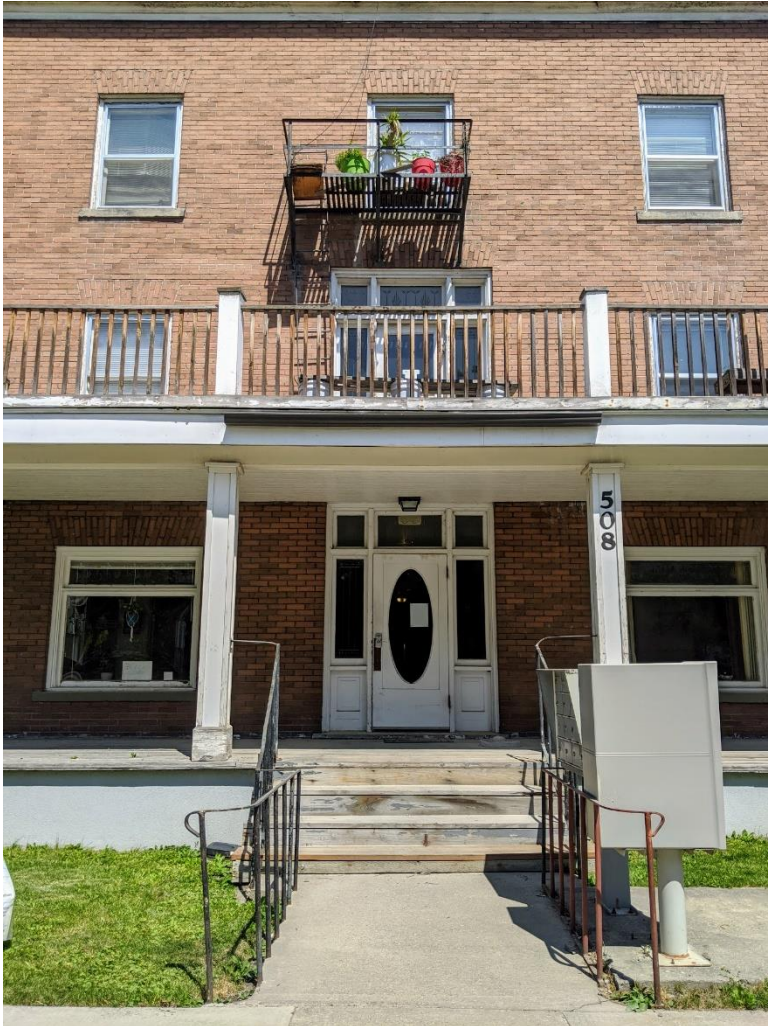


Multi-Dwelling
Building – 3rd &
Cottonwood

Governmental Use –
3rd & Cottonwood



Existing Conditions



Front elevation on S 3rd St W

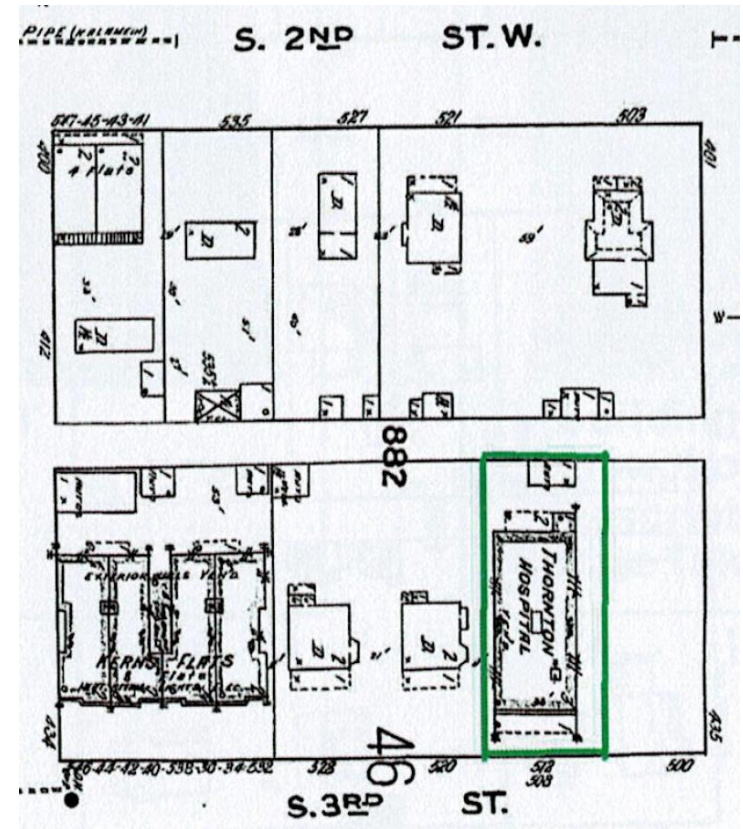


Parking area in side/rear

Historic Preservation



- Montana Historical and Architectural Inventory Report:
Contributing element to McCormick Historic District
- Historic Preservation Commission:
Designated by HPC as *Contributing Building* to McCormick Historic District and deemed *Historically Significant Building*



Historical Map, 1921

Selection Criteria (Title 20.25.035.C)

1. The /AR District may only be applied to a parcel that contains an existing building building which meets the definition of Historically Significant Building, and must be for an adaptive reuse purpose
2. The Historic Preservation Commission and the historic preservation officer will determine whether a project qualifies for the /AR District based on Designation Criteria for an Historic Resource
3. The associated project must be in conformance with the objectives with the /AR Overlay

Parking Calculations



	Current	Proposed
Parking Requirement: 1 space per unit <850 SF	16 spaces	22 spaces
Parking Spaces Provided	17 spaces	17 spaces
Parking Excess/Deficit	(+1)	(-5)
Parking Reductions:		
20.25.080.4.C: Transit Served Locations		-3
20.60.010.C.4: Historic District Waiver		-2
Final Parking Requirement		17 spaces

- I. Growth Policy**
- II. Public Services/Transportation**
- III. Compatible Urban Growth**
- IV. Promotes Public Health and Safety**
- V. District Character & Suitability of Uses**

- Tuesday, August 4th, 2020
- Voted 8 ayes and 0 nays in favor of the recommended motion to approve the adoption of an ordinance to rezone of 508 S. 3rd Street W to apply the /AR Adaptive Reuse Overlay.
- Discussion:
 - Concerns that increased density will increase parking demand in a centrally located area;
 - Concerns about the limitations of the current parking and the new requirements for off-street parking;
 - Representation of the intent of the /AR Adaptive Reuse Overlay to promote historic preservation and create housing through adaptive reuse.

APPROVE the adoption of an ordinance to rezone of 508 S. 3rd Street W from CI-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay to CI-4 Neighborhood Commercial /DE-C Design Excellence Corridor Typology 2 Overlay /AR Adaptive Reuse Overlay.



City of Missoula, Montana
Item to be Referred to City Council Committee

Committee: Administration and Finance

Item: Sidewalk Snow Removal Assessments for fiscal year 2021

Date: August 21, 2020

Sponsor(s): Marty Rehbein

Prepared by: same

Ward(s) Affected:

<input type="checkbox"/> Ward 1	<input type="checkbox"/> Ward 4
<input type="checkbox"/> Ward 2	<input type="checkbox"/> Ward 5
<input type="checkbox"/> Ward 3	<input type="checkbox"/> Ward 6
<input type="checkbox"/> All Wards	<input checked="" type="checkbox"/> N/A

Action Required:

Consider a resolution

Recommended Motion(s):

I move the City Council: (Adopt/Deny) a resolution levying a special assessment and tax upon property for annual sidewalk/snow removal assessments to reimburse the city for removal of snow removal performed in 2020 in the total amount of \$1,360.00 pursuant to sections 12.16.030 and 12.16.040 Missoula Municipal Code.

Timeline:

Referral to committee:	August 24, 2020
Committee discussion:	August 26, 2020
Council action (or sets hearing):	September 14 2020
Public Hearing:	n/a
Deadline:	September 14, 2020

Background and Alternatives Explored:

By law, property owners are responsible to clear snow and ice from their walks. This past winter, the City received a number of complaints about snow and ice on sidewalks located in the public right-of-way. When City Staff receive a complaint, they inspect the property in question, and if they find the complaint is valid, they leave notice at the property to clear the walk. If the property is a vacant lot, the inspector contacts the property owner. If the snow and ice isn't removed in the time outlined in the notice, City crews are dispatched to clear the walk, and City Staff send the property owner an invoice. If the property owner doesn't pay the invoice, city ordinance and state law allow the city council to collect the debt through a property tax assessment.

During the past year, several properties didn't pay the invoices for sidewalk snow removal. They are listed in Exhibit A.

Financial Implications:

If the expenses are not levied and assessed, there will be a shortage in the snow program budget

Links to external websites:
n/a

Draft date 8/20/2020
RESOLUTION NUMBER

A resolution levying a special assessment and tax upon property for annual sidewalk/snow removal assessments to reimburse the city for removal of snow removal performed in 2020 in the total amount of \$1,360.00 pursuant to sections 12.16.030 and 12.16.040 Missoula Municipal Code.

WHEREAS, Montana state law subsection 7-14-4105(3) Montana Code Annotated (MCA) provides that a municipal city council has the power to regulate the use of sidewalks and require the owners of the adjoining premises to keep the same free from snow or other obstructions, and,

WHEREAS, the City Council of the City of Missoula, Montana adopted Sections 12.16.030 through 12.16.040 Missoula Municipal Code (MMC) providing for the removal of snow and ice from sidewalks by city crews once a property owner has been duly notified and has failed to clear ice and snow from public sidewalks located within the public right-of-way adjoining their premises/property; and,

WHEREAS, upon determining that a violation existed pursuant to 12.16.030 MMC, City staff left notice at the property, or in the case of a vacant lot, called the property owner, to notify them of the violation and gave them a specified period of time to clear ice and snow from sidewalks located on their property and in the public right-of-way; and,

WHEREAS, property owners listed in Exhibit A failed to clear ice and snow from their walk in the time specified, and City crews cleared the sidewalk; and,

WHEREAS, in accordance with 12.16.040 MMC City Staff sent invoices for the cost of snow and ice removal to the property owners listed in Exhibit A; and

WHEREAS, the invoices have not been paid by the property owner, and in accordance with 12.16.040 MMC may be assessed by levying an assessment on the premises, and,

WHEREAS, the County of Missoula bills the lots, pieces and parcels of land subject to assessment under this resolution on behalf of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOULA, MONTANA: That to defray the cost and expense of removing ice and snow from sidewalks on the properties listed in Exhibit A, there is hereby assessed a special assessment and tax in the respective amounts set forth for the assessment. A description of each lot, piece or parcel of land, the name of the owner thereof and the amount assessed against the same are listed in Exhibit A.

BE IT FURTHER RESOLVED that the assessments as shown on Exhibit A, are now due and payable to the County Treasurer of Missoula, Montana, and will be delinquent on November 30, 2020, at 5:00 p.m.

PASSED AND ADOPTED this 14th day of September, 2020.

ATTEST:

APPROVED:

Martha L. Rehbein, CMC
City Clerk

John Engen
Mayor

(SEAL)

FY20 TAX ASSESSMENT: DEVELOPMENT SERVICES

TAX ID	GEOCODE	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	ASSESSMENT	VIO NUMBER	Invited	
Hazardous Vegetation								
90397580	04-2200-30-1-03-30-M001	WILLIAMS AKIKO CHELL	1529 RESERVE ST	U.S. GOVERNMENT SURVEY # 2, S30, T13 N, R19 W, S 96' N 192' OF LOT 36 LESS R/W	\$	447.50	2019-MSS-VIO-00189	8/14/2019
1918540	04-2093-06-3-32-06-0000	LUNDE CHARLES A	2312 HIGHWOOD	SPRING HILLS # 08, S06, T12 N, R19 W, BLOCK 4, Lot 12	\$	345.00	2019-MSS-VIO-00224	9/10/2019
4069206	04-2199-10-3-07-13-0000	BRUNNER HOMES & CONST	2952 PRADA DR	THE RANCH CLUB--PHASE 4 & 5, S10, T13 N, R20 W, Lot 88	\$	395.00	2019-MSS-VIO-00257	9/11/2019
					TOTAL ASSESSMENTS VEG		\$	1,187.50
NOTES								
Wet year with very few complaints and vios								
					25.00% Paid			
					2 Addresses associated with previous year vios			

TAX ID	GEOCODE	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	ASSESSMENT	VIO NUMBER	Invited
Sidewalk Snow Removal							
2195408	04-2200-22-1-20-01-0000	SULARZ KENNETH J & VIVIAN	1010 MONROE	TOWN COMPANY ADDITION, S22, T13 N, R19 W, BLOCK 117, Lot 11 - 13, FRAC & POR OF LOT 1 IN FULLERS ADDITION	\$ 210.00	2020-MSS-VIO-00004	1/10/2020
3641000	04-2092-12-4-11-56-0000	DAVENPORT AILEEN	2801 CARLO-IO	INVERMERE - PHASE 1A, S12, T12 N, R20 W, Lot 56	\$ 210.00	2020-MSS-VIO-00023	2/13/2020
1457209	04-2200-21-1-34-07-0000	HOLLER MEGHAN H	901 W SPRUCE	WJ MCCORMICKS ADDITION, S21, T13 N, R19 W, BLOCK 44, Lot 1 - 3	\$ 230.00	2020-MSS-VIO-00024	2/21/2020
1251750	04-2200-23-2-08-06-0000	AJ INVESTMENTS LLC	1342 VAN BUREN	PARKSIDE ADDITION, S23, T13 N, R19 W, BLOCK 144, Lot 11 - 12	\$ 250.00	2020-MSS-VIO-00028	3/2/2020
2251209	04-2200-22-3-14-08-0000	JENKINS JAMES W & LOUISE	604 GERALD	MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 12, Lot 9 - 10, N 43 1/3' X 76' OF ALL	\$ 250.00	2020-MSS-VIO-00031	3/2/2020
1167150	04-2200-21-4-25-05-0000	KOOSTRA RENTALS LLC	405 S 3RD	KNOWLES ADDITION # 1, S21, T13 N, R19 W, BLOCK 24, LOTS 1 & 2	\$ 210.00	2020-MSS-VIO-00041	3/16/2020

14 Total Violations (43 last year)
57.14% Paid

NOTES

It was not a big snow year - but we had a lot of precip-melt-freeze cycles that resulted in ice. The outreach and education by MIN and others had a positive effect on total violations overall.



City of Missoula, Montana
Item to be Referred to City Council Committee

Committee: Administration and Finance

Item: Resolution levying assessments for hazardous vegetation for fiscal year 2021

Date: August 20, 2020

Sponsor(s): Marty Rehbein

Prepared by: same

Ward(s) Affected:

<input type="checkbox"/> Ward 1	<input type="checkbox"/> Ward 4
<input type="checkbox"/> Ward 2	<input type="checkbox"/> Ward 5
<input type="checkbox"/> Ward 3	<input type="checkbox"/> Ward 6
<input type="checkbox"/> All Wards	<input checked="" type="checkbox"/> N/A

Action Required:
Consider a resolution

Recommended Motion(s):
I move the City Council: Adopt a resolution levying a special assessment and tax upon property for annual weed assessments for fiscal year 2021 to reimburse the city for hazardous vegetation and nuisance weed cut orders in the amount of \$1,187.50 pursuant to section 7-22-4101 Montana Code Annotated and section 8.40.040 Missoula Municipal Code

Timeline:

Referral to committee:	August 24, 2020
Committee discussion:	September 2 or 9, 2020
Council action (or sets hearing):	September 14, 2020
Public Hearing:	n/a
Deadline:	September 14, 2020

Background and Alternatives Explored:
Each year, the City receives many hazardous vegetation and nuisance weed complaints. Development Services (DS) inspects the property in question, and if they find the vegetation violates city ordinance, they send notice to the property owner to cut the vegetation. If the vegetation isn't cut in the time outlined in the notice, the City's contractor cuts the weeds and DS sends the property owner an invoice. If the property owner hasn't paid the invoice, state law and the city ordinance allow the city council to collect the debt through a property tax levy.

During the past year, several properties didn't pay the invoices for vegetation removal by the city's contractor.

Financial Implications:
The city will not be reimbursed for the expense of cutting the weeds, and there will be a shortfall in the weed program budget.

Links to external websites:

City Clerk
435 Ryman
Missoula, MT 59802

Draft dated 8/20/2020
RESOLUTION NUMBER

A resolution levying a special assessment and tax upon property for annual weed assessments to reimburse the city for hazardous vegetation and nuisance weed cut orders performed in 2019 in the total amount of \$1,187.50 pursuant to section 7-22-4101 Montana Code Annotated and section 8.40.040 Missoula Municipal Code.

WHEREAS, the City Council of the City of Missoula, Montana adopted Section 8.40.040 Missoula Municipal Code providing for a hazardous vegetation removal fee once a property owner has been duly notified and has failed to exterminate or otherwise abate that hazardous vegetation; and,

WHEREAS, City Development Service staff gave notice to the property owners listed in Exhibit A, who neglected to exterminate or remove the hazardous vegetation on their property within the time required in the letter; and,

WHEREAS, Development Services arranged for private contractors to cut and remove the weeds from the properties as listed in Exhibit A; and,

WHEREAS, Section 7-22-4101 M.C.A. grants a City Council power to levy a special tax against the property for the cost of extermination or removal if the property owner or owners neglect to exterminate or remove the nuisance weeds from the property; and,

WHEREAS, the County of Missoula bills the lots, pieces and parcels of land subject to assessment under this resolution on behalf of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOULA, MONTANA:

That to defray the cost and expense of cutting weeds on the property listed in Exhibit A, there is hereby assessed a special assessment and tax in the respective amounts set forth for the assessment. A description of each lot, piece or parcel of land, the name of the owner thereof and the amount assessed against the same are listed in Exhibit A.

BE IT FURTHER RESOLVED that the assessments as shown on Exhibit A, are now due and payable to the County Treasurer of Missoula, Montana, and will be delinquent on November 30, 2020, at 5:00 p.m.

PASSED AND ADOPTED this 14^h day of September, 2020.

ATTEST:

Martha L. Rehbein
City Clerk

APPROVED:

John Engen
Mayor

FY20 TAX ASSESSMENT: DEVELOPMENT SERVICES

TAX ID	GEOCODE	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	ASSESSMENT	VIO NUMBER	Involved	
Hazardous Vegetation								
90397580	04-2200-30-1-03-30-M001	WILLIAMS AKIKO CHELL	1529 RESERVE ST	U.S. GOVERNMENT SURVEY # 2, S30, T13 N, R19 W, S 96' N 192' OF LOT 36 LESS R/W	\$	447.50	2019-MSS-VIO-00189	8/14/2019
1918540	04-2093-06-3-32-06-0000	LUNDE CHARLES A	2312 HIGHWOOD	SPRING HILLS # 08, S06, T12 N, R19 W, BLOCK 4, Lot 12	\$	345.00	2019-MSS-VIO-00224	9/10/2019
4069206	04-2199-10-3-07-13-0000	BRUNNER HOMES & CONST	2952 PRADA DR	THE RANCH CLUB - PHASE 4 & 5, S10, T13 N, R20 W, Lot 88	\$	395.00	2019-MSS-VIO-00257	9/11/2019
					TOTAL ASSESSMENTS VEG		\$	1,187.50
NOTES								
Wet year with very few complaints and vios					25.00% Paid			
					2 Addresses associated with previous year vios			
					4 Total Violations (9 last year)			

TAX ID	GEOCODE	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	ASSESSMENT	VIO NUMBER	Invited	
Sidewalk Snow Removal								
2195408	04-2200-22-1-20-01-0000	SULARZ KENNETH J & VIVIAN	1010 MONROE	TOWN COMPANY ADDITION, S22, T13 N, R19 W, BLOCK 117, Lot 11 - 13, FRAC & POR OF LOT 1 IN FULLERS ADDITION	\$	210.00	2020-MSS-VIO-00004	1/10/2020
3641000	04-2092-12-4-11-56-0000	DAVENPORT AILEEN	2801 CARLO-IO	INVERMERE - PHASE 1A, S12, T12 N, R20 W, Lot 56	\$	210.00	2020-MSS-VIO-00023	2/13/2020
1457209	04-2200-21-1-34-07-0000	HOLLER MEGHAN H	901 W SPRUCE	WJ MCCORMICKS ADDITION, S21, T13 N, R19 W, BLOCK 44, Lot 1 - 3	\$	230.00	2020-MSS-VIO-00024	2/21/2020
1251750	04-2200-23-2-08-06-0000	AJ INVESTMENTS LLC	1342 VAN BUREN	PARKSIDE ADDITION, S23, T13 N, R19 W, BLOCK 144, Lot 11 - 12	\$	250.00	2020-MSS-VIO-00028	3/2/2020
2251209	04-2200-22-3-14-08-0000	JENKINS JAMES W & LOUISE	604 GERALD	MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 12, Lot 9 - 10, N 43 1/3' X 76' OF ALL	\$	250.00	2020-MSS-VIO-00031	3/2/2020
1167150	04-2200-21-4-25-05-0000	KOOSTRA RENTALS LLC	405 S 3RD	KNOWLES ADDITION # 1, S21, T13 N, R19 W, BLOCK 24, LOTS 1 & 2	\$	210.00	2020-MSS-VIO-00041	3/16/2020

NOTES

14 Total Violations (43 last year)

57.14% Paid

It was not a big snow year - but we had a lot of precip-melt-freeze cycles that resulted in ice. The outreach and education by MIN and others had a positive effect on total violations overall.