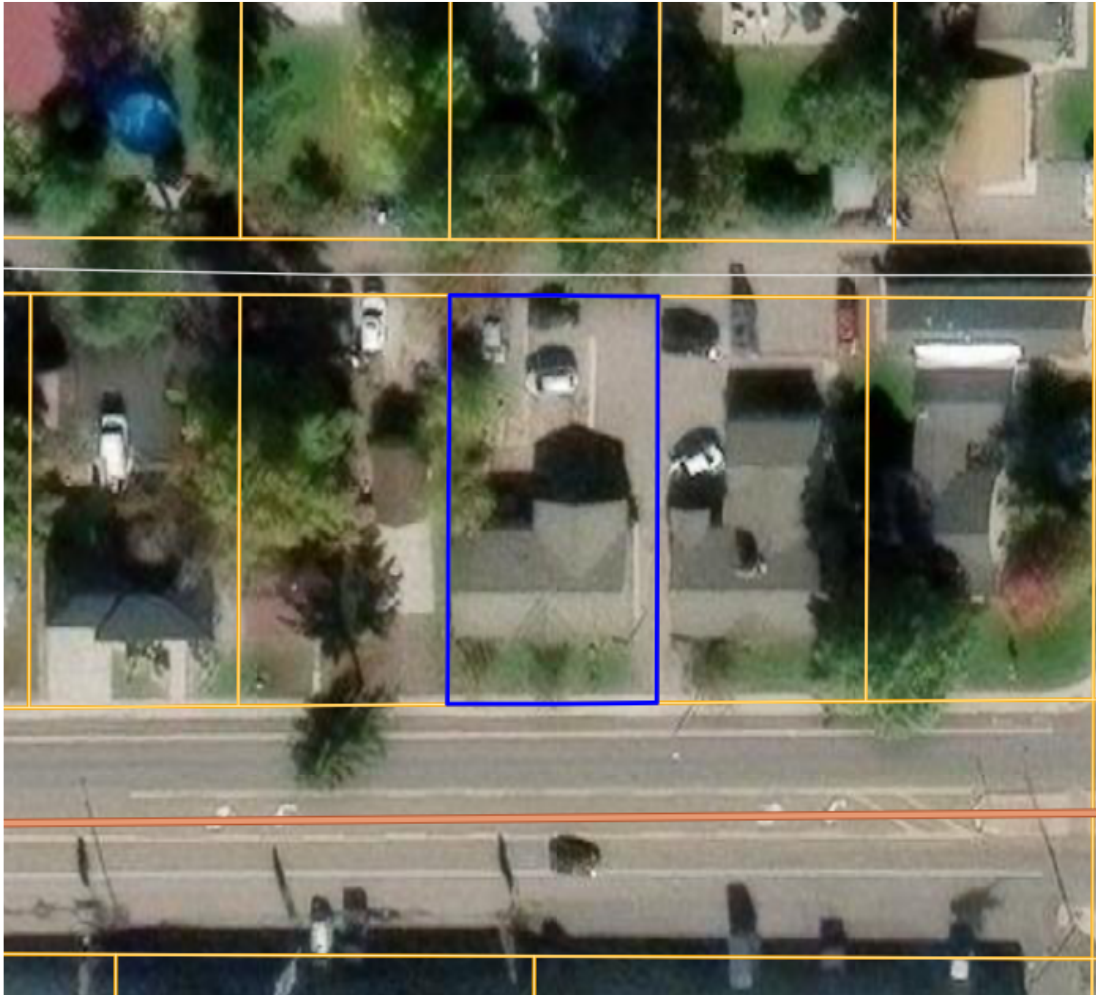


Tax Year: 2026

Scale: 1:761.10 Basemap: Imagery Hybrid



Summary



Cadastral Property Report

Tax Year: 2026

Primary Information

Property Category: RP	Subcategory: Commercial Property
Geocode: 04-2200-29-4-05-08-0000	Assessment Code: 0001102509
Primary Owner: ROCKAWAY INVESTMENTS LLC 3525 WASHBURN ST MISSOULA, MT 59801-8951 Note: See Owners section for all owners	Property Address: 1622 SOUTH AVE W MISSOULA, MT 59801
Certificate of Survey: n/a	Legal Description: MCLEOD ADDITION # 1, S29, T13 N, R19 W, BLOCK 2, Lot 21 - 22
Last Modified: 7/13/2026 3:3:41 AM	

General Property Information

Neighborhood: 204.810	Property Type: Improved Property
Living Units: n/a	Levy District: 04-0583D-1-1D
Zoning: n/a	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership: General: n/a	Limited: n/a

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Land Summary

Land Type:	Acres:	Value:
Grazing	n/a	n/a
Fallow	n/a	n/a
Irrigated	n/a	n/a
Continuous Crop	n/a	n/a
Wild Hay	n/a	n/a
Farm site	n/a	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	n/a	n/a
Total Forest Land	n/a	n/a
Total Market Land	0.164	371228

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
9/10/2012	900	80	9/10/2012	n/a	Warranty Deed
8/19/1998	0552	00583	N/A	n/a	n/a



Cadastral Property Report

Tax Year: 2026

Owners

Party #1

Default Information:	ROCKAWAY INVESTMENTS LLC 3525 WASHBURN ST MISSOULA, MT 59801-8951
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	11/26/2025 10:58:35 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2026	371228	298672	669900	INCOME
2025	579228	228072	807300	INCOME
2024	374373	192427	566800	INCOME

Market Land

Market Land Item #1

Method: Sqft	Type: Other
Width: n/a	Depth: n/a
Square Feet: 7140	Acres: n/a
Class Code: 2207	Value: 371228

Dwellings

No dwellings exist for this parcel

Other Buildings



Cadastral Property Report

Tax Year: 2026

Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA2 - Paving, concrete, 4"
Quantity: 1	Year Built: 1955
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507

Dimensions

Width/Diameter: 48	Length: 50
Size/Area: 2400	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	Montana Neuropsychological	353 - Office Building, Low Rise (1 to 4 stories)	1	1955

Existing Building #1

General Building Information

Building Number: 1	Building Name: Montana Neuropsychological
Structure Type: 353 - Office Building, Low Rise (1 to 4 stories)	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 1955	Year Remodeled: 2012
Class Code: 3507	Effective Year: 1990
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: B1 Use Type: 086 - Support Area	Level To: B1
Dimensions Area: Use SK Area:	Perimeter: 132 Wall Height:
Features Exterior Wall Desc: 00 - None Economic Life: 45 Partitions: AC Type: Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: Plumbing: Functional Utility: 2-Fair

Other Features Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
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Interior/Exterior Data #2



Cadastral Property Report

Tax Year: 2026

Level From: 01 Use Type: 053 - Office				Level To: 01			
Dimensions Area: Use SK Area:				Perimeter: 154 Wall Height:			
Features Exterior Wall Desc: 02 - Frame Economic Life: 45 Partitions: AC Type: Physical Condition: 3-Normal				Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: Plumbing: Functional Utility: 3-Normal			
Other Features							
Description		Qty	Width	Length	Height	Area	Calculated Val- Unadjusted Value
PP1 - Porch, open		1	8	18	n/a	n/a	8544.96 8545
Elevators and Escalators							
Description			Units	Rise-ft	Stops	Speed	Capacity Cost

Ag/Forest Land

No ag/forest land exists for this parcel

Conservation Easements

No conservation easements exist for this parcel

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