



**MONTANA TITLE & ESCROW**  
A MOTHER LODE COMPANY

# PROPERTY PROFILE

**LEGAL:**

BABCOCK AND DAVIS ADD, S07, T02 S, R06 E, BLOCK 6, ACRES .521, 117' X  
194' TRACT 2

BABCOCK AND DAVIS ADD, S07, T02 S, R06 E, BLOCK 6, ACRES .912, 217' X  
184' TRACT IN NE4

BABCOCK AND DAVIS ADD, S07, T02 S, R06 E, BLOCK 6, ACRES .279, 66' X  
180' TRACT IN NE4

**OWNER:**

MARTIN LAND, LLC

**REALTOR:**

TOM STARNER

&

JOE COBB

**OFFICE:**

STARNER COMMERCIAL REAL ESTATE & COBB REALTY GROUP

**DATE:**

MAY 21, 2026

*This Property Profile is furnished for informational purposes only and is not a full title search.*

*It is deemed reliable, but not guaranteed.*



[info@montanatitle.com](mailto:info@montanatitle.com)



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# **LAST DEED OF RECORD**

After recording return to:

JOSEPHSON LAW FIRM  
P.O. Box 1047  
Big Timber, Montana 59011

**2431393**

Page: 1 of 3 11/07/2012 12:10:11 PM Fee: \$21.00  
Charlotte Mills - Gallatin County, MT DEED



## WARRANTY DEED

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, the undersigned KARST STAGE, INC., of 511 N. Wallace Ave., Bozeman, MT 59715, Grantor, does hereby grant and convey unto MARTIN LAND, LLC, of 511 N. Wallace Ave., Bozeman, MT 59715, Grantee, all of Grantor's right, title and interest in and to the following described real property located in the County of Gallatin, State of Montana, to-wit:

See attached Exhibit "A".

**TOGETHER WITH** all and singular the hereinbefore described premises together with all tenements, hereditaments, and appurtenances thereto belonging.

### SUBJECT TO:

- a) Real Property taxes and assessments for the year 2012, and real property taxes and assessments for all subsequent years.
- b) All easements, patent reservations, exceptions and reservations contained in the record chain of title or apparent from a physical inspection of the property and any federal, state or local regulations affecting the property.

Except with respect to these items, this deed is given with the usual covenants set forth in M.C.A. Section 30-11-110.

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be subscribed by its proper officer, thereunto duly authorized, the day and year set forth in the acknowledgement hereto.

KARST STAGE, INC.

By *Jerry L. Lubins*  
Its *President*

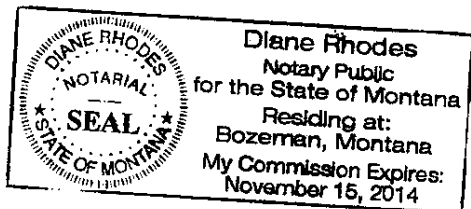
A handwritten signature in the bottom right corner of the page.

STATE OF Montana )  
: ss.  
County of Gallatin )

Signed before me on the 31<sup>st</sup> day of October, 2012, by  
Jerry Perkins as President of KARST STAGE,  
INC.

(Seal)

Diane Rhodes  
Printed Name Diane Rhodes  
Notary Public for the State of Montana  
Residing at Bozeman/Gallatin Cty  
My commission expires: 11/15/2014



**EXHIBIT "A"**

- Parcel 1: All that part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 7, Township 2 South, Range 6 East, P.M.M., Gallatin County, Montana, included within the following metes and bounds, to-wit: Commencing at a point in the North line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 7 – 429 feet East of the Northwest corner thereof, thence running East 194 feet; thence South 117 feet; thence West 194 feet; thence North 117 feet to the place of beginning, being in Block 6 of Babcock and Davis Addition to the City of Bozeman, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana.
- Parcel 2: Commencing at the Northeast corner of Block 6, Babcock and Davis Addition to Bozeman, Montana, thence 217 feet South on Wallace Street, along the East line of said Block 6, thence 194 feet West, thence North 217 feet to the South line of Peach Street, thence East along the North line of said Block 6 – 194 feet to the place of beginning, EXCEPT the West 10 feet of the above described tract as set forth in that certain Deed executed by Waite Realty Company, a corporation, etal, to the City of Bozeman, a municipal corporation in Gallatin County, Montana, recorded in Book 109 of Deeds, Page 589, for use as a public alley. All of the above-described property being in the Babcock and Davis Addition to the City of Bozeman, Montana, according to the official plat thereof on file and of record in the office of the Clerk and Recorder of Gallatin County, Montana.
- Parcel 3: Commencing at a point in the West line of Wallace Avenue (formerly Wallace Street) which is 217 feet South of the Northeast corner of Block 6 in Babcock and Davis Addition to Bozeman, Montana; thence West 190 feet; thence South 66 feet; thence East 190 feet; thence North along the West line of Wallace Avenue 66 feet to the place of beginning, being a tract of land 66 feet by 190 feet and located in Block 6 of Babcock and Davis Addition to the City of Bozeman, Montana, situated in the County of Gallatin, State of Montana, according to the official plat on file and of record in the office of the County Clerk and Recorder of Gallatin County, Montana; EXCEPT 10 feet off the West side of the above-described tract.

Previous Deed Ref.: Film 100, Page 4072





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# **APPLICABLE TAXES**



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**Property/Parcel TaxID:** RGH5648

**Status:** Current

**Receipt:** 51643

**2025 Owner(s):**  
MARTIN LAND LLC

**Mailing Address:**

511 N WALLACE AVE  
BOZEMAN, MT 597153757

**Levy District:**

0350-T2, NORTHEAST URD-BZP

[Tax Comparison](#)

**2025 Value:**

**Market Value** \$2,721,389  
**Taxable:** \$43,443

[Detail](#)

**2025 Taxes:**

[View Pie Charts](#)

<b>First Half:</b>	\$12,184.19	<b>Due:</b> 12/8/2025
<b>Second Half:</b>	\$12,184.17	<b>Due:</b> 6/1/2026
<b>Total:</b>	\$24,368.36	

[Show Current Tax Bill](#)

[Detail](#)

**2025 Payments:**

<b>First Half:</b>	\$12,184.19
<b>Second Half:</b>	\$0.00
<b>Total:</b>	\$12,184.19

(May include penalty & interest)

**2025 Legal Records:**

**Geo Code:** 06-0799-07-1-45-20-0000 **Instru#:** 2431392 **Date:** 2012-11-07

**Property address:** 511 N WALLACE AVE, BOZEMAN MT 59715

**Subdivision:** (BDS) Babcock and Davis Add **Block:** 6

**TRS:** T02 S, R06 E, Sec. 07

**Legal:** BABCOCK AND DAVIS ADD, S07, T02 S, R06 E, BLOCK 6, ACRES 0.912, 217' X 184'

TRACT IN NE4

**Acres:** 0.92

**Geo Code:** 06-0799-07-1-45-14-0000 **Instru#:** 2431392 **Date:** 2012-11-07

**Property address:** 503 N WALLACE AVE, BOZEMAN MT 59715

**Subdivision:** (BDS) Babcock and Davis Add **Block:** 6

**TRS:** T02 S, R06 E, Sec. 07

**Legal:** BABCOCK AND DAVIS ADD, S07, T02 S, R06 E, BLOCK 6, ACRES 0.279, 66' X 180'

TRACT IN NE4

**Acres:** 0.28

**Note:**

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**Property/Parcel TaxID:** RGH5648

**Status:** Current

**Type:** RE

**Owner:** MARTIN LAND LLC

**History:**

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
<a href="#">2025</a>	<a href="#">51643</a>	10/28/2025	\$24,368.36	12/16/2025	\$12,184.19 \$0.00	
<a href="#">2024</a>	<a href="#">109886</a>	10/30/2024	\$20,819.24	12/21/2024 5/27/2025	\$10,640.63 \$10,409.61	
<a href="#">2023</a>	110525	03/13/2024	\$702.01	5/21/2024	\$0.00 \$702.01	
<a href="#">2023</a>	<a href="#">50855</a>	11/13/2023	\$19,541.66	12/12/2023 5/21/2024	\$9,770.84 \$9,770.82	
<a href="#">2022</a>	<a href="#">5648</a>	10/28/2022	\$19,013.84	12/9/2022 5/23/2023	\$9,506.93 \$9,506.91	
<a href="#">2021</a>	<a href="#">6708</a>	11/04/2021	\$17,451.52	12/17/2021 5/17/2022	\$8,725.76 \$8,725.76	
<a href="#">2020</a>	<a href="#">47626</a>	11/05/2020	\$15,771.93	11/30/2020 5/28/2021	\$7,885.97 \$7,885.96	
<a href="#">2019</a>	<a href="#">5648</a>	10/30/2019	\$16,135.55	12/3/2019 6/5/2020	\$8,067.78 \$8,067.77	
<a href="#">2018</a>	5648	10/31/2018	\$12,694.97	11/15/2018 5/15/2019	\$6,350.79 \$6,344.18	
<a href="#">2017</a>	5648	10/31/2017	\$11,866.94	11/20/2017 5/10/2018	\$5,936.78 \$5,930.16	
<a href="#">2016</a>	5648	11/16/2016	\$11,684.98	11/24/2016 5/4/2017	\$5,845.80 \$5,839.18	
<a href="#">2015</a>	5648	10/31/2015	\$11,696.88	12/2/2015 5/23/2016	\$5,851.74 \$5,845.14	
<a href="#">2014</a>	5648	10/31/2014	\$10,275.83	11/28/2014 5/29/2015	\$5,141.22 \$5,134.61	
<a href="#">2013</a>	5648	10/31/2013	\$9,806.53	11/15/2013 5/10/2014	\$4,906.58 \$4,899.95	
<a href="#">2012</a>	5648	10/24/2012	\$9,196.69	11/11/2012 5/13/2013	\$4,601.36 \$4,595.33	
<a href="#">2011</a>	5648	10/31/2011	\$8,907.91	11/20/2011 5/16/2012	\$4,456.97 \$4,450.94	

<a href="#">2010</a>	5648	10/31/2010	\$8,717.54	12/3/2010 5/27/2011	\$4,361.81 \$4,355.73
<a href="#">2009</a>	5648	10/31/2009	\$8,400.88	11/22/2009 5/29/2010	\$4,203.45 \$4,197.43
<a href="#">2008</a>	5648	10/31/2008	\$7,920.81	11/17/2008 7/6/2009	\$3,963.42 \$4,071.23
<a href="#">2007</a>	5648	10/18/2007	\$7,207.13	11/15/2007 5/3/2008	\$3,606.57 \$3,600.56
<a href="#">2006</a>	5648	10/18/2006	\$7,143.88	11/27/2006 5/10/2007	\$3,574.94 \$3,568.94
<a href="#">2005</a>	5648	10/24/2005	\$6,877.97	11/13/2005 5/20/2006	\$3,441.99 \$3,435.98
<a href="#">2004</a>	5648	10/18/2004	\$6,813.98	11/6/2004 5/28/2005	\$3,410.00 \$3,403.98
<a href="#">2003</a>	5648	10/20/2003	\$6,698.21	11/3/2003 5/8/2004	\$3,352.11 \$3,346.10
<a href="#">2002</a>	5648	10/12/2002	\$6,048.66	11/24/2002 5/18/2003	\$3,027.34 \$3,021.32
<a href="#">2001</a>	5648	10/13/2001	\$5,313.88	11/28/2001 5/31/2002	\$2,659.95 \$2,653.93
<a href="#">2000</a>	5648	10/31/2000	\$4,642.19	11/29/2000 5/30/2001	\$2,333.43 \$2,308.76
<a href="#">1999</a>	5648	11/17/1999	\$4,030.80	12/13/1999 12/13/1999	\$2,026.74 \$2,004.06

**\*\* Paid Amount may include penalty & interest**

**Note:**

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If you believe there is an error on the property owner's name, geo-code, address, etc., or have questions regarding your market and/or taxable value, please contact the Montana Department of Revenue – Bozeman Office, at 406-582-3400.

\*The accuracy of this data is not guaranteed. Property tax data was last updated 05/21/2026 09:00 AM.

**Payments can be sent to:**

Gallatin County Treasurer  
311 West Main, Room 103  
Bozeman, MT 59715

Please include your parcel/taxpayer ID# and your phone number on your check.

**Please direct any questions to:**

(406)582-3030 or [treasurer@gallatin.mt.gov](mailto:treasurer@gallatin.mt.gov)

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**Tax Year:** 2025    **Property/Parcel TaxID:** RGH5648

**Status:** Current

**Type:** RE

**Owner:** MARTIN LAND LLC

**2025 Tax Breakdown:**

Stat#	Kind	Description	1st Half	2nd Half
51643	CITY/RURAL	CITY/RURAL TAXES	\$895.68	\$895.68
51643	COUNTY	COUNTY TAXES	\$235.58	\$235.58
51643	PUBLIC SAFETY	PUBLIC SAFETY	\$160.20	\$160.20
51643	SCHOOL	LOCAL SCHOOL TAXES	\$856.55	\$856.54
51643	SPECIAL: 0112	GLTN CO WTR QUALITY (FEE)	\$3.63	\$3.63
51643	SPECIAL: 0258	TOTAL MILLS TO TIFD	\$9,429.47	\$9,429.46
51643	SPECIAL: 0300	OPEN SPACE BOND MILLS	\$19.55	\$19.55
51643	SPECIAL: UNIV	UNIV 6 MILL %EXMT TIF*	\$102.15	\$102.15
51643	STATE SCHOOL	STATE SCHOOL TAXES	\$446.16	\$446.16
51643	UNIVERSITY	UNIVERSITY/COLLEGE	\$35.22	\$35.22

1st Half Total: \$12,184.19  
 2nd Half Total: \$12,184.17  
**Total Tax: \$24,368.36**

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**Property/Parcel TaxID:** RGH5650

**Status:** Current

**Receipt:** 51644

**2025 Owner(s):**  
MARTIN LAND LLC

**Mailing Address:**

511 N WALLACE AVE  
BOZEMAN, MT 597153757

**Levy District:**

0350-T2, NORTHEAST URD-BZP

[Tax Comparison](#)

**2025 Value:**

**Market Value** \$1,738,000  
**Taxable:** \$30,937

[Detail](#)

**2025 Taxes:**

[View Pie Charts](#)

**First Half:** \$9,614.64 **Due:** 12/8/2025  
**Second Half:** \$9,614.62 **Due:** 6/1/2026  
**Total:** \$19,229.26

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**2025 Payments:**

**First Half:** \$9,614.64  
**Second Half:** \$0.00  
**Total:** \$9,614.64

(May include penalty & interest)

**2025 Legal Records:**

**Geo Code:** 06-0799-07-1-45-23-0000 **Instru#:** 2431392 **Date:** 2012-11-07

**Property address:** FRIDLEY ST, BOZEMAN MT 59715

**Subdivision:** (BDS) Babcock and Davis Add **Block:** 6

**TRS:** T02 S, R06 E, Sec. 07

**Legal:** BABCOCK AND DAVIS ADD, S07, T02 S, R06  
E, BLOCK 6, ACRES 0.521, 117' X 194'

TRACT 2

**Acres:** 0.52

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**Property/Parcel TaxID:** RGH5650

**Status:** Current

**Type:** RE

**Owner:** MARTIN LAND LLC

**History:**

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
<a href="#">2025</a>	<a href="#">51644</a>	10/28/2025	\$19,229.26	12/16/2025	\$9,614.64 \$0.00	
<a href="#">2024</a>	<a href="#">109887</a>	10/30/2024	\$16,242.57	12/21/2024 5/27/2025	\$8,301.53 \$8,121.27	
<a href="#">2023</a>	110526	03/13/2024	\$519.37	5/21/2024	\$0.00 \$519.37	
<a href="#">2023</a>	<a href="#">50856</a>	11/13/2023	\$14,459.58	12/12/2023 5/21/2024	\$7,229.80 \$7,229.78	
<a href="#">2022</a>	13319	02/21/2023	\$1,644.10	3/7/2023 7/17/2023	\$860.34 \$849.08	
<a href="#">2022</a>	<a href="#">5650</a>	10/28/2022	\$13,963.48	12/9/2022 5/23/2023	\$6,981.74 \$6,981.74	
<a href="#">2021</a>	<a href="#">6709</a>	11/04/2021	\$12,816.30	12/17/2021 5/17/2022	\$6,408.16 \$6,408.14	
<a href="#">2021</a>	9465	12/28/2021	\$753.71	3/14/2022	\$790.26 \$0.00	
<a href="#">2020</a>	<a href="#">47627</a>	11/05/2020	\$11,708.69	11/30/2020 5/28/2021	\$5,854.35 \$5,854.34	
<a href="#">2019</a>	<a href="#">5650</a>	10/30/2019	\$11,978.59	12/3/2019 6/5/2020	\$5,989.31 \$5,989.28	
<a href="#">2018</a>	5650	10/31/2018	\$10,434.69	11/15/2018 5/15/2019	\$5,220.65 \$5,214.04	
<a href="#">2017</a>	5650	10/31/2017	\$9,754.17	11/20/2017 5/10/2018	\$4,880.39 \$4,873.78	
<a href="#">2016</a>	5650	11/16/2016	\$8,664.22	11/24/2016 5/4/2017	\$4,335.41 \$4,328.81	
<a href="#">2015</a>	5650	10/31/2015	\$8,673.04	12/2/2015 5/23/2016	\$4,339.83 \$4,333.21	
<a href="#">2014</a>	5650	10/31/2014	\$8,359.61	11/28/2014 5/29/2015	\$4,183.12 \$4,176.49	
<a href="#">2013</a>	5650	10/31/2013	\$7,877.51	11/15/2013 5/10/2014	\$3,942.07 \$3,935.44	

<a href="#">2012</a>	5650	10/24/2012	\$7,284.41	11/11/2012 5/13/2013	\$3,645.22 \$3,639.19
<a href="#">2011</a>	5650	10/31/2011	\$6,935.44	11/20/2011 5/16/2012	\$3,470.74 \$3,464.70
<a href="#">2010</a>	5650	10/31/2010	\$6,654.33	12/3/2010 5/27/2011	\$3,330.18 \$3,324.15
<a href="#">2009</a>	5650	10/31/2009	\$6,264.01	11/22/2009 5/29/2010	\$3,135.01 \$3,129.00
<a href="#">2008</a>	5650	10/31/2008	\$5,729.99	11/17/2008 11/17/2008	\$2,868.00 \$2,861.99
<a href="#">2007</a>	5650	10/18/2007	\$5,212.99	11/15/2007 5/3/2008	\$2,609.50 \$2,603.49
<a href="#">2006</a>	5650	10/18/2006	\$5,168.07	11/27/2006 5/10/2007	\$2,587.04 \$2,581.03
<a href="#">2005</a>	5650	10/24/2005	\$5,044.55	11/13/2005 5/20/2006	\$2,525.28 \$2,519.27
<a href="#">2004</a>	5650	10/18/2004	\$5,004.81	11/6/2004 5/28/2005	\$2,505.41 \$2,499.40
<a href="#">2003</a>	5650	10/20/2003	\$4,929.06	11/3/2003 5/8/2004	\$2,467.53 \$2,461.53
<a href="#">2002</a>	5650	10/12/2002	\$4,675.94	5/18/2003 11/24/2002	\$2,340.97 \$2,334.97
<a href="#">2001</a>	5650	10/13/2001	\$4,219.38	11/28/2001 5/31/2002	\$2,112.69 \$2,106.69
<a href="#">2000</a>	5650	10/31/2000	\$3,860.14	11/29/2000 5/30/2001	\$1,940.83 \$1,919.31
<a href="#">1999</a>	5650	11/17/1999	\$3,491.43	12/13/1999 12/13/1999	\$1,755.94 \$1,735.49

**\*\* Paid Amount may include penalty & interest**

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**Tax Year:** 2025    **Property/Parcel TaxID:** RGH5650

**Status:** Current

**Type:** RE

**Owner:** MARTIN LAND LLC

**2025 Tax Breakdown:**

Stat#	Kind	Description	1st Half	2nd Half
51644	CITY/RURAL	CITY/RURAL TAXES	\$637.83	\$637.83
51644	COUNTY	COUNTY TAXES	\$167.76	\$167.76
51644	PUBLIC SAFETY	PUBLIC SAFETY	\$114.09	\$114.09
51644	SCHOOL	LOCAL SCHOOL TAXES	\$609.95	\$609.95
51644	SPECIAL: 0112	GLTN CO WTR QUALITY (FEE)	\$3.63	\$3.63
51644	SPECIAL: 0258	TOTAL MILLS TO TIFD	\$6,715.00	\$6,714.99
51644	SPECIAL: 0270	BZN STREET MNTC	\$456.42	\$456.42
51644	SPECIAL: 0272	BZN TREE MNTC	\$49.02	\$49.02
51644	SPECIAL: 0274	BZN ART & COLL ST MNTC	\$96.46	\$96.46
51644	SPECIAL: 0276	BZN PARKS & TRAILS	\$334.99	\$334.99
51644	SPECIAL: 0300	OPEN SPACE BOND MILLS	\$13.92	\$13.92
51644	SPECIAL: UNIV	UNIV 6 MILL %EXMT TIF*	\$72.75	\$72.74
51644	STATE SCHOOL	STATE SCHOOL TAXES	\$317.73	\$317.73
51644	UNIVERSITY	UNIVERSITY/COLLEGE	\$25.09	\$25.09

1st Half Total:            \$9,614.64  
2nd Half Total:            \$9,614.62  
**Total Tax:                \$19,229.26**

**Note:**

If you are having trouble using this search page, please contact our office at 406-582-3033.

If you believe there is an error on the property owner's name, geo-code, address, etc., or have questions regarding your market and/or taxable value, please contact the Montana Department of Revenue – Bozeman Office, at 406-582-3400.

\*The accuracy of this data is not guaranteed. Property tax data was last updated 05/21/2026 09:30 AM.



**MONTANA TITLE & ESCROW**  
A MOTHER LODE COMPANY

# **COUNTY ASSESSMENT INFORMATION**

Tax Year: 2026

Scale: 1:794.79 Basemap: Imagery Hybrid



## Summary

### Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 06-0799-07-1-45-23-0000

Assessment Code: 000RGH5650

#### Primary Owner:

MARTIN LAND LLC  
511 N WALLACE AVE  
BOZEMAN, MT 59715-3757  
Note: See Owners section for all owners

#### Property Address:

FRIDLEY ST  
BOZEMAN, MT 59715

Certificate of Survey: n/a

Legal Description: BABCOCK AND DAVIS ADD, S07, T02 S, R06 E, BLOCK 6, ACRES 0.521, 117' X 194' TRACT 2

Last Modified: 5/2/2026 6:34:53 AM

Tax Year: 2026

## General Property Information

Neighborhood: 206.700.C	Property Type: Improved Property
Living Units: n/a	Levy District: 06-0350T2-7C T2
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
Farmsite	n/a	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	n/a	n/a
Total Forest Land	n/a	n/a
Total Market Land	0.521	n/a

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
11/7/2012	n/a	n/a	11/7/2012	2431392	Warranty Deed
11/7/2012	n/a	n/a	11/7/2012	2431393	Warranty Deed

## Owners

### Party #1

Default Information:	MARTIN LAND LLC 511 N WALLACE AVE BOZEMAN, MT 59715-3757
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	7/8/2023 19:13:7 PM

Tax Year: 2026

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	997006	740994	1738000	INCOME
2024	603476	1003524	1607000	INCOME

## Market Land

### Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 22698	Acres: n/a
Class Code: 2207	Value: n/a

## Dwellings

No dwellings exist for this parcel

## Other Buildings

### Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA2 - Paving, concrete, 4"
Quantity: 1	Year Built: 1976
Grade: A	Condition: Com 1 Poor
Functional: 1-Poor	Class Code: 3507

### Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 1008	Height: n/a
Bushels: n/a	Circumference: n/a

## Commercial

Tax Year: 2026

## Commercial Summary

### Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	n/a	395 - Truck Terminal	1	1976

## Existing Building #1

### General Building Information

Building Number: 1	Building Name: n/a
Structure Type: 395 - Truck Terminal	Units/Building: 1
Identical Units: 1	Grade: F
Year Built: 1976	Year Remodeled: n/a
Class Code: 3507	Effective Year: 1986
Percent Complete: n/a	

### Interior/Exterior Data #1

Level From: 01 Use Type: 077 - Truck Terminal	Level To: 01
Dimensions Area: Use SK Area:	Perimeter: 514 Wall Height:
Features Exterior Wall Desc: 07 - Metal, light Economic Life: 40 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 Value	Unadjusted Value
OD1 - Overhead Door, wood/metal	4	12	n/a	14	n/a	n/a	n/a

### Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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## Ag/Forest Land

No ag/forest land exists for this parcel

## Conservation Easements

No conservation easements exist for this parcel

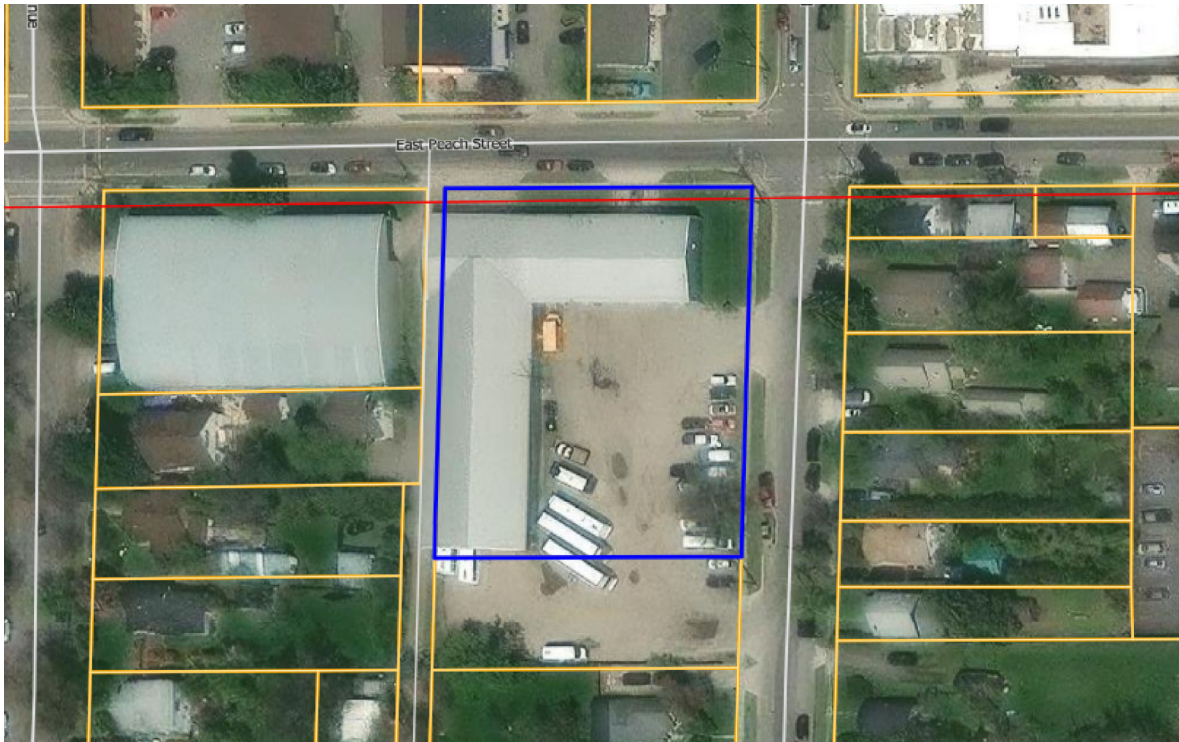
Tax Year: 2026

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Tax Year: 2026

Scale: 1:1426.43 Basemap: Imagery Hybrid



## Summary

### Primary Information

Property Category: RP

Subcategory: Commercial Property

Geocode: 06-0799-07-1-45-20-0000

Assessment Code: 000RGH5648

#### Primary Owner:

MARTIN LAND LLC  
511 N WALLACE AVE  
BOZEMAN, MT 59715-3757  
Note: See Owners section for all owners

#### Property Address:

511 N WALLACE AVE  
BOZEMAN, MT 59715

Certificate of Survey: n/a

Legal Description: BABCOCK AND DAVIS ADD, S07, T02 S, R06 E, BLOCK 6, ACRES 0.912, 217' X 184' TRACT IN NE4

Last Modified: 5/2/2026 6:34:53 AM

Tax Year: 2026

## General Property Information

Neighborhood: 206.700.C	Property Type: Improved Property
Living Units: n/a	Levy District: 06-0350T2-7C T2
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
Farmsite	n/a	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	n/a	n/a
Total Forest Land	n/a	n/a
Total Market Land	0.917	n/a

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
11/7/2012	n/a	n/a	11/7/2012	2431392	Warranty Deed
11/7/2012	n/a	n/a	11/7/2012	2431393	Warranty Deed

## Owners

### Party #1

Default Information:	MARTIN LAND LLC 511 N WALLACE AVE BOZEMAN, MT 59715-3757
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	7/8/2023 19:20:50 PM

Tax Year: 2026

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	1383458	742042	2125500	INCOME
2024	882602	823198	1705800	INCOME

## Market Land

### Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 39928	Acres: n/a
Class Code: 2207	Value: n/a

## Dwellings

No dwellings exist for this parcel

## Other Buildings

### Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA2 - Paving, concrete, 4"
Quantity: 1	Year Built: 1968
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507

### Dimensions

Width/Diameter: 31	Length: 111
Size/Area: n/a	Height: n/a
Bushels: n/a	Circumference: n/a

Tax Year: 2026

## Outbuilding/Yard Improvement #2

Type: Commercial	Description: CPA2 - Paving, concrete, 4"
Quantity: 1	Year Built: 1968
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507

### Dimensions

Width/Diameter: 19	Length: 28
Size/Area: n/a	Height: n/a
Bushels: n/a	Circumference: n/a

## Outbuilding/Yard Improvement #3

Type: Commercial	Description: CPA2 - Paving, concrete, 4"
Quantity: 1	Year Built: 1968
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507

### Dimensions

Width/Diameter: 19	Length: 41
Size/Area: n/a	Height: n/a
Bushels: n/a	Circumference: n/a

## Commercial

### Commercial Summary

#### Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	n/a	395 - Truck Terminal	1	1968

### Existing Building #1

#### General Building Information

Building Number: 1	Building Name: n/a
Structure Type: 395 - Truck Terminal	Units/Building: 1
Identical Units: 1	Grade: F
Year Built: 1968	Year Remodeled: n/a
Class Code: 3507	Effective Year: 1985

Percent Complete: n/a

#### Interior/Exterior Data #1

Level From: 01	Level To: 01
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## Tax Year: 2026

Use Type: 077 - Truck Terminal

### Dimensions

Area: Perimeter: 649  
 Use SK Area: Wall Height:

### Features

Exterior Wall Desc: 07 - Metal, light Construction: 4-Pre-engineered Steel  
 Economic Life: 40 % Interior Finished: 100  
 Partitions: Heat Type:  
 AC Type: Plumbing:  
 Physical Condition: 3-Normal Functional Utility: 3-Normal

### Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
OD1 - Overhead Door, wood/metal	11	12	n/a	12	n/a	n/a	n/a

## Interior/Exterior Data #2

Level From: 01 Level To: 01  
 Use Type: 082 - Multi-Use Office

### Dimensions

Area: Perimeter: 94  
 Use SK Area: Wall Height:

### Features

Exterior Wall Desc: 07 - Metal, light Construction: 4-Pre-engineered Steel  
 Economic Life: 40 % Interior Finished: 100  
 Partitions: Heat Type:  
 AC Type: Plumbing:  
 Physical Condition: 3-Normal Functional Utility: 3-Normal

### Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
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## Interior/Exterior Data #3

Level From: 02 Level To: 02  
 Use Type: 082 - Multi-Use Office

### Dimensions

Area: Perimeter: 94  
 Use SK Area: Wall Height:

### Features

Exterior Wall Desc: 07 - Metal, light Construction: 4-Pre-engineered Steel  
 Economic Life: 40 % Interior Finished: 100  
 Partitions: Heat Type:  
 AC Type: Plumbing:  
 Physical Condition: 3-Normal Functional Utility: 2-Fair

### Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
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## Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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## Ag/Forest Land

No ag/forest land exists for this parcel

Tax Year: 2026

## Conservation Easements

No conservation easements exist for this parcel

## Disclaimer

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Tax Year: 2026

Scale: 1:745.94 Basemap: Imagery Hybrid



## Summary

### Primary Information

Property Category: RP

Subcategory: Residential Property

Geocode: 06-0799-07-1-45-14-0000

Assessment Code: 000RGH5648

#### Primary Owner:

MARTIN LAND LLC  
511 N WALLACE AVE  
BOZEMAN, MT 59715-3757  
Note: See Owners section for all owners

#### Property Address:

503 N WALLACE AVE  
BOZEMAN, MT 59715

Certificate of Survey: n/a

Legal Description: BABCOCK AND DAVIS ADD, S07, T02 S, R06 E, BLOCK 6, ACRES 0.279, 66' X 180' TRACT IN NE4

Last Modified: 5/2/2026 6:34:53 AM

Tax Year: 2026

## General Property Information

Neighborhood: 206.020.E	Property Type: Vacant Land
Living Units: n/a	Levy District: 06-0350T2-7C T2
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
Farmsite	n/a	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	n/a	n/a
Total Forest Land	n/a	n/a
Total Market Land	0.279	n/a

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
11/7/2012	n/a	n/a	11/7/2012	2431392	Warranty Deed
11/7/2012	n/a	n/a	11/7/2012	2431393	Warranty Deed

## Owners

### Party #1

Default Information:	MARTIN LAND LLC 511 N WALLACE AVE BOZEMAN, MT 59715-3757
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	7/8/2023 19:18:14 PM

Tax Year: 2026

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	595889	n/a	595889	COST
2024	652865	n/a	652865	COST

## Market Land

### Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 12144	Acres: n/a
Class Code: 2201	Value: n/a

## Dwellings

No dwellings exist for this parcel

## Other Buildings

No other buildings exist for this parcel

## Commercial

No commercial buildings exist for this parcel

## Ag/Forest Land

Tax Year: 2026

No ag/forest land exists for this parcel

## Conservation Easements

No conservation easements exist for this parcel

## Disclaimer

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# **PROPERTY PLAT MAP**

