

# Property Record Card

## Summary

### Primary Information

**Property Category:**RP                      **Subcategory:**Commercial Property  
**Geocode:**06-0798-17-2-03-01-0000   **Assessment Code:**00RGG65816  
**Primary Owner:**                      **Property Address:**64 WILLOW PEAK DR  
CRESTED RIDGE LLC                      BOZEMAN, MT 59715  
64 WILLOW PEAK DR                      **COS Parcel:**  
BOZEMAN, MT 59718-9811

*NOTE: See the Owner tab for all owner information*

### Certificate of Survey:

**Subdivision:**WOODLAND PARK SUB PH 1

### Legal Description:

WOODLAND PARK SUB PH 1, S17, T02 S, R05 E, BLOCK 2, Lot 1, ACRES  
1.056, PLAT J-512

**Last Modified:**7/14/2022 4:23:18 AM

### General Property Information

**Neighborhood:**206.105.B                      **Property Type:**IMP\_R - Improved Property -  
Rural  
**Living Units:**0                      **Levy District:**06-235009-7R 09  
**Zoning:**                      **Ownership %:**100

### Linked Property:

Linked Property	Link Type
06-0798-17-2-01-20-0000	8 - Split

### Exemptions:

No exemptions exist for this property

### Condo Ownership:

**General:**0                      **Limited:**0

### Property Factors

**Topography:**                      **Fronting:**  
**Utilities:**                      **Parking Type:**  
**Access:**                      **Parking Quantity:**  
**Location:**                      **Parking Proximity:**

### Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	1.056	311,492.00

#### Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
5/27/2015			5/27/2015	2512438	Warranty Deed

## Owners

Party #1

Default Information: [CRESTED RIDGE LLC](#)  
[64 WILLOW PEAK DR](#)

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Fee Simple

Last Modified: 3/8/2018 3:23:22 PM

Other Names

Other Addresses

**Name**

**Type**

## Appraisals

#### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2022	311492	1732508	2044000	INCOME
2021	311492	1732508	2044000	INCOME
2020	356012	1472588	1828600	INCOME

## Market Land

Market Land Item #1

**Method:**Acre **Type:**Primary Site  
**Width:** **Depth:**  
**Square Feet:**00 **Acres:**1.056

Valuation

**Class Code:**2107 **Value:**311492

## Dwellings

### Existing Dwellings

No dwellings exist for this parcel

## Other Buildings/Improvements

Outbuilding/Yard Improvement #1

**Type:**Commercial **Description:**CPA1 - Paving, asphalt  
**Quantity:**1 **Year Built:**2016 **Grade:**  
**Condition:** **Functional:**3-Normal **Class Code:**3307

Dimensions

**Width/Diameter:** **Length:** **Size/Area:**25000  
**Height:** **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #2

**Type:**Commercial **Description:**CLT3 - Light, fluorescent, pole & bracket  
**Quantity:**4 **Year Built:**2016 **Grade:**  
**Condition:** **Functional:**3-Normal **Class Code:**3307

Dimensions

**Width/Diameter:** **Length:** **Size/Area:**  
**Height:** **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #3

**Type:**Commercial **Description:**CRF3 - Fence, stockade (commercial)  
**Quantity:**1 **Year Built:**2016 **Grade:**  
**Condition:** **Functional:**3-Normal **Class Code:**3307

Dimensions

Width/Diameter:12

Length:6

Size/Area:

Height:8

Bushels:

Circumference:

## Commercial

### Existing Commercial Buildings

Building Number	Building Name	Structure Type	Units/Bldg	Year Built	
1	Cold Smoke Coffee	325 - Franchise or Fast Food, use w/100 or 199 Use Type ONLY	1	2016	<a href="#">View</a>

#### General Building Information

**Building Number:**1      **Building Name:**Cold Smoke Coffee      **Structure Type:**325 - Franchise or Fast Food, use w/100 or 199 Use Type ONLY  
**Units/Building:**1      **Identical Units:**1  
**Grade:**V      **Year Built:**2016      **Year Remodeled:**0  
**Class Code:**3307      **Effective Year:**0      **Percent Complete:**0

#### Interior/Exterior Data Section #1

**Level From:**01      **Level To:**01      **Use Type:**031 - Restaurant

#### Dimensions

**Area:**6,318      **Use SK Area:**1  
**Perimeter:**0      **Wall Height:**11

#### Features

**Exterior Wall Desc:**02 - Frame      **Construction:**1-Wood Frame/Joist/Beam      **Economic Life:**30  
**% Interior Finished:**100      **Partitions:**2-Normal      **Heat Type:**1-Hot Air  
**AC Type:**0-None      **Plumbing:**2-Normal  
**Physical Condition:**3-Normal      **Functional Utility:**3-Normal

#### Building Other Features

No other features exist for this interior/exterior detail

#### Interior/Exterior Data Section #2

**Level From:**02      **Level To:**02      **Use Type:**031 - Restaurant

#### Dimensions

**Area:**538      **Use SK Area:**1  
**Perimeter:**0      **Wall Height:**9

#### Features

**Exterior Wall Desc:**02 - Frame      **Construction:**1-Wood Frame/Joist/Beam      **Economic Life:**30

**% Interior Finished:**100    **Partitions:**2-Normal    **Heat Type:**1-Hot Air  
**AC Type:**0-None    **Plumbing:**2-Normal  
**Physical Condition:**3-Normal    **Functional Utility:**3-Normal

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #3

**Level From:**02    **Level To:**02    **Use Type:**053 - Office

Dimensions

**Area:**980    **Use SK Area:**1  
**Perimeter:**0    **Wall Height:**9

Features

**Exterior Wall Desc:**02 - Frame    **Construction:**1-Wood Frame/Joist/Beam    **Economic Life:**30  
**% Interior Finished:**100    **Partitions:**2-Normal    **Heat Type:**1-Hot Air  
**AC Type:**0-None    **Plumbing:**2-Normal  
**Physical Condition:**3-Normal    **Functional Utility:**3-Normal

Building Other Features

No other features exist for this interior/exterior detail

Elevators and Escalators

No elevators or escalators exist for this building

## Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel