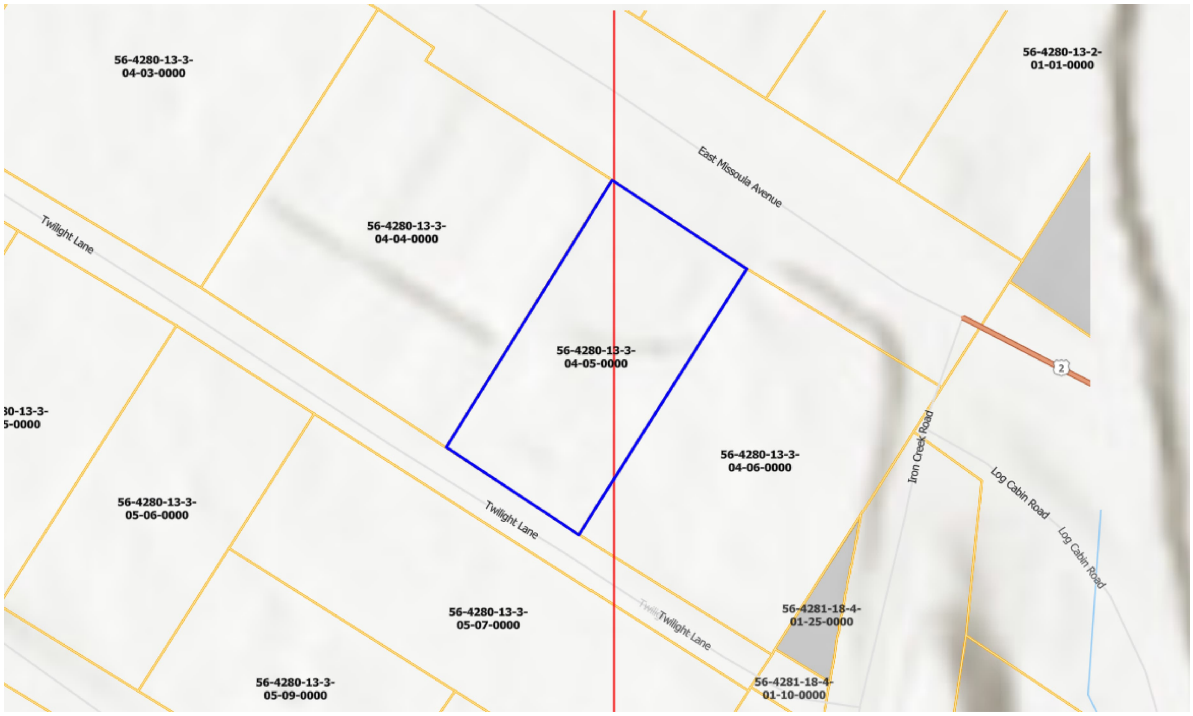
Cadastral Property Report

Tax Year: 2026

Scale: 1:1177.33 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Mixed Use - Res & Comm

Geocode: 56-4280-13-3-04-05-0000

Assessment Code: 0000010532

Primary Owner:
LISTER FAMILY TRUST
PO BOX 623
TROY, MT 59935-0623
Note: See Owners section for all owners

Property Address:
1410 E MISSOULA AVE
TROY, MT 59935

Certificate of Survey: n/a

Legal Description: CALLOW TRACTS, S13, T31 N, R34 W, ACRES 0.51, TR 7EA1A C0S 1132

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

Cadastral Property Report

Tax Year: 2026

General Property Information

Neighborhood: 256.100.C	Property Type: Improved Property
Living Units: 1	Levy District: 56-0519-1I
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	0.516	56248

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
1/20/2022	400	246	1/24/2023	304391	Correction Deed
1/20/2022	394	742	1/21/2022	n/a	Quit Claim Deed
10/24/2018	374	437	10/24/2018	276658	Warranty Deed
2/8/2018	371	24	2/8/2018	272813	Trustee's Deed (and Deed of Trust)
9/30/2014	354	906	9/30/2014	253644	Warranty Deed
8/11/2014	354	219	8/11/2014	252774	Trustee's Deed (and Deed of Trust)
11/5/2001	0270	00770	N/A	n/a	n/a
11/21/1997	0243	00262	N/A	n/a	n/a
10/23/1991	0169	00350	N/A	n/a	n/a

Owners

Cadastral Property Report

Tax Year: 2026

Party #1

Default Information:	LISTER FAMILY TRUST PO BOX 623 TROY, MT 59935-0623
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	10/24/2023 15:26:19 PM

Party #2

Default Information:	LISTER KELLY A TTEE PO BOX 623 TROY, MT 59935-0623
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	10/24/2023 15:26:19 PM

Party #3

Default Information:	LISTER TERRY L TTEE PO BOX 623 TROY, MT 59935-0623
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	10/24/2023 15:26:19 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2026	56248	477810	534058	COST
2025	56248	370090	426338	COST
2024	45986	124650	170636	COST

Market Land

Cadastral Property Report

Tax Year: 2026

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 22477	Acres: n/a
Class Code: 2207	Value: 56248

Dwellings

Dwelling #1

Dwelling Information

Dwelling Type	Style	Year Built
SFR	03 - Ranch	1920

Residential Type: SFR
Year Built: 1920
Effective Year: 2005
Story Height: 1.0
Grade: 4
Class Code: 3501
Year Remodeled: 2022

Style: 03 - Ranch
Roof Material: 5 - Metal
Roof Type: 3 - Gable
Attic Type: 0 - None
Exterior Walls: 1 - Frame
Exterior Wall Finish: 6 - Wood Siding or Sheathing
Degree Remodeled: n/a

Mobile Home Details

Manufacturer: n/a
Width: n/a
Model: n/a

Serial #: n/a
Length: n/a

Basement Information

Foundation: 2 - Concrete
Daylight: n/a
Quality: n/a

Finished Area: n/a
Basement Type: 1 - Crawl

Heating/Cooling Information

Type: Non-Central	System Type: 7 - Electric Baseboard/Electric Radiant
Fuel Type: 4 - Electricity	Heated Area: n/a

Living Accomodations

Bedrooms: 3	Family Rooms: n/a
Full Baths: 1	Half Baths: n/a

Addl Fixtures: 3

Additional Information

Tax Year: 2026

Fire Places
Stories: n/a
Openings: n/a
Stacks: n/a
Prefab/Stove: 1

Garage Capacity: n/a
Cost & Design: n/a

Flat Add: n/a
% Complete: n/a

Description: n/a

Dwelling Ammenities

View: n/a
Access: n/a

Area Used in Cost

Basement: n/a
Addl Floors: n/a

First Floor: 1288
Second Floor: n/a

Half Story: n/a
Unfinished Area: n/a

Attic: n/a
SFLA: 1288

Depreciation Information

CDU: n/a
Physical Condition: Average (7)

Desirability
Property: Average (7)
Location: Average (7)

Depreciation Calculation

Age: 19
Pct Good: 0.79

RCNLD: 141550

Additions / Other Features

Lower Addtns	First	Second	Third	Area	Year	Cost
n/a	11 - Porch, Frame, Open	n/a	n/a	64	n/a	3798
n/a	11 - Porch, Frame, Open	n/a	n/a	137	n/a	8130
n/a	11 - Porch, Frame, Open	n/a	n/a	24	n/a	1424

No additional features exist for this property

Other Buildings

Outbuilding/Yard Improvement #1

Type: Residential
Description: RRG1 - Garage, frame, detached, finished

Quantity: 1
Year Built: 2024

Grade: 5
Condition: Res Average

Functional: n/a
Class Code: 3501

Dimensions

Width/Diameter: 28
Size/Area: 784
Bushels: n/a
Length: 28
Height: n/a
Circumference: n/a

Cadastral Property Report

Tax Year: 2026

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	IRON CREEK CAFE&CANTINA	321 - Restaurant, use w/031 Restaurant Use Type ONLY	1	1983

Existing Building #1

General Building Information

Building Number: 1
Building Name: IRON CREEK CAFE&CANTINA

Structure Type: 321 - Restaurant, use w/031 Restaurant Use Type ONLY
Units/Building: 1

Identical Units: 1
Grade: F

Year Built: 1983
Year Remodeled: n/a

Class Code: 3507
Effective Year: 2005

Percent Complete: n/a

Interior/Exterior Data #1

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

Dimensions
Area:
Perimeter: 256
Use SK Area:
Wall Height:

Features
Exterior Wall Desc: 02 - Frame
Construction: 1-Wood Frame/Joist/Beam
Economic Life: 35
% 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
PP1 - Porch, open	1	6	60	n/a	360	21362.4	21362
PP1 - Porch, open	1	18	6	n/a	108	6408.72	6409

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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