

## Tax Property 360 Property View

303 Main Street, Thompson Falls, MT 59873-9348

### Owner Information

Owner Name:	<b>The Parks</b>	Owner Name 2:	<b>Daniel L Parks (Te)</b>
Mailing Address:	<b>PO Box 2525</b>	Mailing Address City & State:	<b>Thompson Falls Mt</b>
Mailing Zip:	<b>59873</b>	Mailing Address ZIP + 4 Code:	<b>2525</b>
Mail Opt Out Flag:	<b>Y</b>		

### Location Information

Site Address (Full):	<b>303 MAIN ST</b>	County:	<b>Sanders</b>
Subdivision:	<b>Thompson Falls Orig Townsite</b>	Township:	<b>21N</b>
Census Tract:	<b>000202</b>	Municipality:	<b>Thompson Falls City</b>
Township Range and Section:	<b>212908</b>	Carrier Route:	<b>R777</b>
		Neighborhood Code:	<b>235020C</b>
		Extra Feature Topography Type:	<b>FLAT/LEVEL</b>
Curb or Sidewalk Type:	<b>Majr Cbd</b>	Waterfront Influence:	<b>PERM CENTRAL BUSINESS</b>
Spatial Flood Zone Code:	<b>X</b>	Spatial Flood Panel:	<b>30089C1375D</b>
Spatial Flood Zone Date:	<b>06/05/2012</b>		

### Tax Information

APN:	<b>35-3091-08-1-46-04-0000</b>	Parcel ID:	<b>35309108146040000</b>
Block #:	<b>12</b>	Alt. APN:	<b>0000003282</b>
% Improved:	<b>90</b>	Lot #:	<b>4</b>
Tax Appraisal District:	<b>2C</b>	Tax Area:	<b>0804</b>
Legal Description:	<b>THOMPSON FALLS ORIG TOWNSITE, S08, T21 N, R29 W, BLOCK 012, LOT 004, LOTS 4 &amp; W 23.46 FT OF 3 &amp; E 26 FT OF 5</b>		

### Assessment & Taxes

Assessment Year	2022	2021	2020
Assessed Value - Total	<b>\$313,000</b>	<b>\$313,000</b>	<b>\$316,200</b>
Assessed Value - Land	<b>\$31,865</b>	<b>\$31,865</b>	<b>\$37,333</b>
Assessed Value - Improved	<b>\$281,135</b>	<b>\$281,135</b>	<b>\$278,867</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>-\$3,200</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>-1%</b>	
Market Value - Total	<b>\$313,000</b>	<b>\$313,000</b>	<b>\$316,200</b>
Market Value - Land	<b>\$31,865</b>	<b>\$31,865</b>	<b>\$37,333</b>
Market Value - Improved	<b>\$281,135</b>	<b>\$281,135</b>	<b>\$278,867</b>
Tax Year	<b>2022</b>	<b>2021</b>	<b>2020</b>
Total Tax	<b>\$4,686.34</b>	<b>\$4,553.49</b>	<b>\$4,412.39</b>
Change (\$)	<b>\$133</b>	<b>\$141</b>	
Change (%)	<b>3%</b>	<b>3%</b>	

### Characteristics

Universal Land Use:	<b>Office Building</b>	State Use:	<b>Improved Property - Urban</b>
County Use:	<b>Improved Property - Urban</b>	Lots Acres:	<b>0.214</b>
		Lot Area:	<b>9,322</b>
Number of Buildings:	<b>1</b>	Building Type:	<b>Office Low Rise</b>
Year Built:	<b>1996</b>	Stories:	<b>1.0</b>

Building Sq Ft:	<b>6,400</b>	Gross Area:	<b>6,400</b>
Basement Type:	<b>Basement</b>	Heat Type:	<b>Hot Air</b>
Exterior:	<b>Frame</b>	Garage Size:	<b>0</b>
Patio/Deck Type:	<b>Wood Deck/Patio</b>	Porch:	<b>Open Porch</b>
Porch Type:	<b>Open Porch</b>	Sewer Type:	<b>Public Service</b>
Water:	<b>PUBLIC</b>		

**Building Features**

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
<b>Cpa1</b>	<b>S</b>	<b>1,150</b>			<b>1996</b>	<b>\$1,780</b>

**Last Market Sale**

Recording Date:	<b>02/17/1999</b>	Cash Down:	<b>\$0</b>
Deed Type:	<b>Deed (Reg)</b>		

**Sell Score**

The Sell Score indicates the relative likelihood a property will be listed for sale in the next 6 months.

Properties with a Very High Sell Score (831+) represent the top 5% of properties most likely to sell and are 2.6 times more likely to sell than the average property.

Properties with a Moderate to High Sell Score (502-830) are more likely to sell than the average property.

Properties with a Very Low to Low Sell Score (0-501) are less likely to sell than the average property.

Very High (831 - 1000)  
High (625 - 830)  
Moderate (502 - 624)  
Low (354 - 501)  
Very Low (0 - 353)