

Fact Sheet

24th and Grand

- * Most Leases have a CPI-U Increase

- * Expiration of Leases: July '21 to July '26

- * Most Utilities are paid by Tenants

- * Most Lease payments include TICAM

24th and Grand Mini Mall & 2304 Grand Parking Lot

Nash Brothers is the owner of record of the following real property:

24th & Grand Mini Mall:

Parcel A - ARNOLD SUBD 1ST FILING, S06, T01 S, R26 E, Lot 1, AMND LT 14-15 (95), in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, Montana, under Document No. 1749133

2304 Parking Lot:

Parcel A1 - ARNOLD SUBD 1ST FILING, S06, T01 S, R26 E, BLOCK 1, Lot 1, AMEND LT 13 (LESS N6.5 FT - STREET), , in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, Montana, under Document No. 3231727.

HVAC Units and Roof Types 24th and Grand Shopping Center

Address	HVAC Unit Type(s)	HVAC Install Date(s)	Bathroom	Square Feet	Roof Type	Roof Install Date
2338 Grand Avenue	Armstrong 5 Ton	2012	2 (ADA)	1,922	TPO Membrane	2009
2340 Grand Avenue	Carrier	2016	1 (ADA)	1,056		
2342 Grand Avenue	Carrier	2013	2	4,818		
2344 Grand Avenue	Carrier	2011				
2346 Grand Avenue	Carrier	2016	1	1,496		
2348 Grand Avenue	Carrier	2010	2	1,496		
1331 24th St W	Carrier	2012	2	1,824		



Yellowstone County, Montana

[Commissioners](#) [Departments](#) [Contacts](#) [Site Map](#) [Home](#)

Disclaimer: Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office of any inaccuracies.

[Back to Search Form](#)

[Full Orion Detail](#)

Owner Information

***Please Note:** Owner information is supplied by the Montana Department of Revenue. To request updates to addresses or other ownership information, please contact the DOR office at 896-4000. Records for the current year will not be updated after tax bills have been sent out, so changes requested after you receive your bill will appear only on next year's records.

Tax ID: A02391

Primary Party

Primary Owner Name: NASH BROTHERS

2018 Mailing Address: NASH BROTHERS

PO BOX 3391

BILLINGS, MT 59103-3391

Property Address: 2304 GRAND AVE

Township: 01 S Range: 26 E Section: 06

Subdivision: ARNOLD SUBD 1ST FILING Block: 1 Lot: 1

Full Legal: ARNOLD SUBD 1ST FILING, S06, T01 S, R26 E, BLOCK 1, Lot 1, AMEND LT 13 (LESS N6.5 FT - STREET)

GeoCode: 03-0927-06-2-14-43-0000

[Show on Map](#) (May not work for some newer properties.)

Property Assessment Information

Levy District: BILLINGS

Assessed Value Summary

Assessed Land Value = \$ 144,817.00

Assessed Building(s) Value = \$ 29,830.00

Total Assessed Value = \$ 174,647.00

Assessed Value Detail Tax Year: 2018

Class Code Amount

2207 - Commercial City or Town Lots = \$ 144,817.00

3507 - Improvements on Commercial City or Town Lots = \$ 29,830.00

Total = \$ 174,647.00

The values shown for the given tax year are for taxation purposes only. They are supplied by the Department of Revenue. For questions about these values, please contact the Montana Department of Revenue, Appraisal/Assessment Office at 406-896-4000.

City of Billings SID Payoff Information

Contact the City of Billings for SID pay off information

Rural SID Payoff Information

NONE

Property Tax Billing History

Year	1st Half	2nd Half	Total
2000	406.81 P	406.79 P	813.60
2001	425.26 P	425.24 P	850.50
2002	754.49 P	754.49 P	1,508.98
2003	752.85 P	752.85 P	1,505.70
2004	796.15 P	796.13 P	1,592.28
2005	815.72 P	815.71 P	1,631.43
2006	793.65 P	793.65 P	1,587.30
2007	840.90 P	840.90 P	1,681.80
2008	832.56 P	832.55 P	1,665.11
2009	870.84 P	870.82 P	1,741.66
2010	892.06 P	892.04 P	1,784.10
2011	904.12 P	904.11 P	1,808.23
2012	932.11 P	932.10 P	1,864.21
2013	951.13 P	951.12 P	1,902.25
2014	981.73 P	981.72 P	1,963.45
2015	975.62 P	975.62 P	1,951.24
2016	992.65 P	992.64 P	1,985.29
2017	1,375.09 P	1,375.08 P	2,750.17
2018	1,416.16	1,416.14	2,832.30

(P) indicates paid taxes.

Click on year for detail. [Pay Taxes Online](#)

Jurisdictional Information

Commissioner Dist: 3 - [Robyn Driscoll \(D - appointed 2016\)](#)

Senate: 25 - [Jen Gross \(D\)](#)

House: 50 - [Virginia J. Court \(D\)](#)

Ward: 5 (BILLINGS)

[Richard Clark](#)

[Shaun Brown](#)

Precinct: 50.2

Zoning: Community Commercial

[Click Here to view Billings Regulations](#)

[Click Here to view Laurel Regulations](#)

[Click Here to view Broadview Regulations](#)

School Attendance Areas

High: WEST

Middle: WILL JAMES

Elem: BURLINGTON

SD 2 Trustee District #5 [List of Trustees](#)

Any comments or questions regarding the web site may be directed to the [Web Developer](#).



Yellowstone County, Montana

[Commissioners](#) [Departments](#) [Contacts](#) [Site Map](#) [Home](#)

Disclaimer: Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office of any inaccuracies.

[Back to Search Form](#)

[Full Orion Detail](#)

Owner Information

***Please Note:** Owner information is supplied by the Montana Department of Revenue. To request updates to addresses or other ownership information, please contact the DOR office at 896-4000. Records for the current year will not be updated after tax bills have been sent out, so changes requested after you receive your bill will appear only on next year's records.

Tax ID: A02400

Primary Party

Primary Owner Name: NASH BROTHERS

2018 Mailing Address: NASH BROTHERS
PO BOX 3391
BILLINGS, MT 59103-3391

Property Address: 2344 GRAND AVE
Township: 01 S Range: 26 E Section: 06

Subdivision: ARNOLD SUBD 1ST FILING Block: Lot: 1
Full Legal: ARNOLD SUBD 1ST FILING, S06, T01 S, R26 E, Lot 1, AMND LT 14-15 (95)
GeoCode: 03-0927-06-2-14-45-0000

[Show on Map](#) (May not work for some newer properties.)

Property Assessment Information

Levy District: BILLINGS

Assessed Value Summary

Assessed Land Value = \$ 554,652.00
Assessed Building(s) Value = \$ 902,048.00
Total Assessed Value = \$ 1,456,700.00

Assessed Value Detail Tax Year: 2018

Class Code	Amount
2207 - Commercial City or Town Lots = \$	554,652.00
3507 - Improvements on Commercial City or Town Lots = \$	902,048.00
Total = \$	1,456,700.00

The values shown for the given tax year are for taxation purposes only. They are supplied by the Department of Revenue. For questions about these values, please contact the Montana Department of Revenue, Appraisal/Assessment Office at [406-896-4000](tel:406-896-4000).

City of Billings SID Payoff Information

Contact the City of Billings for SID pay off information

Rural SID Payoff Information

NONE

Property Tax Billing History

Year	1st Half	2nd Half	Total
2000	4,910.00 P	4,909.99 P	9,819.99
2001	5,300.53 P	5,300.51 P	10,601.04
2002	5,711.19 P	5,711.18 P	11,422.37
2003	5,889.35 P	5,889.33 P	11,778.68
2004	6,047.38 P	6,047.37 P	12,094.75
2005	6,148.08 P	6,148.07 P	12,296.15
2006	6,073.98 P	6,073.98 P	12,147.96
2007	6,191.43 P	6,191.42 P	12,382.85
2008	6,155.47 P	6,155.44 P	12,310.91
2009	7,706.96 P	7,706.94 P	15,413.90
2010	8,819.23 P	8,819.22 P	17,638.45
2011	9,621.52 P	9,621.52 P	19,243.04
2012	9,037.28 P	9,037.28 P	18,074.56
2013	9,861.38 P	9,861.38 P	19,722.76
2014	10,785.60 P	10,785.59 P	21,571.19
2015	10,408.26 P	10,408.24 P	20,816.50
2016	10,635.01 P	10,635.00 P	21,270.01
2017	10,464.23 P	10,464.22 P	20,928.45
2018	10,773.05	10,773.04	21,546.09

(P) indicates paid taxes.

Click on year for detail. [Pay Taxes Online](#)

Jurisdictional Information

Commissioner Dist: 3 - [Robyn Driscoll \(D - appointed 2016\)](#)

Senate: 25 - [Jen Gross \(D\)](#)

House: 50 - [Virginia J. Court \(D\)](#)

Ward: 5 (BILLINGS)

[Richard Clark](#)

[Shaun Brown](#)

Precinct: 50.2

Zoning: Community Commercial

[Click Here to view Billings Regulations](#)

[Click Here to view Laurel Regulations](#)

[Click Here to view Broadview Regulations](#)

School Attendance Areas

High: WEST

Middle: WILL JAMES

Elem: BURLINGTON

SD 2 Trustee District #5 [List of Trustees](#)

Any comments or questions regarding the web site may be directed to the [Web Developer](#).