

## RESOLUTION 10352

### **A RESOLUTION LEVYING AN ASSESSMENT ON ALL PROPERTIES WITHIN THE GREAT FALLS BUSINESS IMPROVEMENT DISTRICT**

**WHEREAS**, the City Commission of the City of Great Falls, is authorized to create and administer a business improvement district as provided by 7-12-1101 through 7-12-1151 M.C.A.; and,

**WHEREAS**, the purpose of a Business Improvement District is to promote the health, safety, prosperity, security and the general welfare of the inhabitants thereof and the people of this state; and will be of special benefit to the property within the boundaries of the district created; and,

**WHEREAS**, on May 16, 1989, the City Commission approved Resolution 8279 creating a Business Improvement District in Great Falls, Montana for a duration of ten (10) years; and

**WHEREAS**, on June 15, 1999, the City Commission approved Resolution 9025, on July 7, 2009, approved Resolution 9833, and on February 19, 2019, approved Resolution 10279 re-creating said Business Improvement District for a duration of ten (10) years each; and

**WHEREAS**, a Board of Trustees for the Business Improvement District has been appointed and said Board has developed and submitted a Work Plan and Proposed Budget to the City Commission of the City of Great Falls; and,

**WHEREAS**, the City Commission of the City of Great Falls, is authorized to annually assess and collect the entire cost of the district against the entire district using a method, which best ensures that the assessment on each lot or parcel is equitable in proportion to the benefits to be received as provided by 7-12-1133 M.C.A.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, that:**

#### Section 1 – Adoption of Work Plan and Budget

On August 4, 2020, the City Commission of the City of Great Falls held a public hearing on any objections to the Work Plan and Proposed Budget with the understanding that approval of the two documents would necessitate the levying of an assessment on all the property in the district.

#### Section 2 – Assessment Method

The assessment formula has been presented to the property owners and recommended to the City Commission as follows:

- a flat fee of \$200.00 for each lot or parcel without a Land Use Code of 125
- a flat fee of \$50.00 for each lot or parcel with a designated Land Use Code of 125, which is a Residential Condominium

- an assessment of \$.00165 times the market valuation as provided by the Montana Department of Revenue, and an
- assessment of \$.015 times the square footage of the land area.

The assessment requested for Fiscal Year 2021 is based on the above assessment formula and will generate TWO HUNDRED FIFTY THREE THOUSAND EIGHTY SIX AND 93/100 DOLLARS (\$253,086.93) in assessment revenue. Due to overwhelming support for a Business Improvement District and concurrence with the assessment formula, the City Commission of the City of Great Falls hereby approves the levying of the assessment as indicated on the assessment projection summary attached to this resolution as Exhibit "A".

Section 3 – Assessment Due Date

Assessments are payable in two payments and will become delinquent at 5:00 o'clock p.m. on November 30, 2020 and May 31, 2021.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, this 15<sup>th</sup> day of September, 2020.

\_\_\_\_\_  
Bob Kelly, Mayor

ATTEST:

\_\_\_\_\_  
Darcy Dea, Deputy City Clerk

(Seal of the City)

APPROVED FOR LEGAL CONTENT:

\_\_\_\_\_  
Sara R. Sexe, City Attorney

**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT  
ASSESSMENTS FOR FISCAL YEAR 2021, TAX YEAR 2020  
RESOLUTION #10352 - EXHIBIT "A"**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
156750	CHS INC	GFO		\$ 200	15,000	\$ 225.00	109,500	534,510	644,010	\$ 1,062.62	\$ 1,487.62
156950	COMMUNITY HEALTH CARE CENTER INC	GFO		\$ 200	37,500	\$ 562.50	168,000	580,000	748,000	\$ 1,234.20	\$ 1,996.70
157400	COX DOUGLAS J & KENT D	GFO		\$ 200	7,500	\$ 112.50	51,000	211,400	262,400	\$ 432.96	\$ 745.46
157450	517 LLC	GFO		\$ 200	15,000	\$ 225.00	80,250	591,250	671,500	\$ 1,107.98	\$ 1,532.98
157500	RYSTED PETER L LIVING TRUST	GFO		\$ 200	11,250	\$ 168.75	65,625	225,775	291,400	\$ 480.81	\$ 849.56
157600	KUNZ JASON R	GFO		\$ 200	3,750	\$ 56.25	36,375	295,925	332,300	\$ 548.30	\$ 804.55
157650	BRANDENBERGER NED R & JENNIFER	GFO		\$ 200	3,750	\$ 56.25	36,375	52,225	88,600	\$ 146.19	\$ 402.44
157750	EASTER SEALS GOODWILL N ROCKY MTN INC	GFO		\$ 200	22,500	\$ 337.50	197,250	2,793,050	2,990,300	\$ 4,934.00	\$ 5,471.50
157810	EASTER SEALS GOODWILL N ROCKY MTN INC	GFO		\$ 200	7,500	\$ 112.50	51,000	192,400	243,400	\$ 401.61	\$ 714.11
158100	THE PENNANT BUILDING LLC	GFO		\$ 200	7,509	\$ 112.64	51,000	428,300	479,300	\$ 790.85	\$ 1,103.48
158150	HANSON MICHAEL	GFO		\$ 200	7,507	\$ 112.61	51,000	335,370	386,370	\$ 637.51	\$ 950.12
158250	DESCHENES GARY S ETAL	GFO		\$ 200	4,200	\$ 63.00	38,130	471,970	510,100	\$ 841.67	\$ 1,104.67
158300	DSB TOWER LLC	GFO		\$ 200	15,037	\$ 225.56	80,250	17,800	98,050	\$ 161.78	\$ 587.34
158950	BIG SKY SELECT PROPERTIES	GFO		\$ 200	15,000	\$ 225.00	80,250	1,507,950	1,588,200	\$ 2,620.53	\$ 3,045.53
159150	CAMBRIDGE INVESTORS ONE LP	GFO		\$ 200	37,546	\$ 563.19	168,000	1,580,900	1,748,900	\$ 2,885.69	\$ 3,648.88
159225	BUCHANAN-BYRNE BUILDING PARTNERSHIP	GFO		\$ 200	22,500	\$ 337.50	109,500	1,152,400	1,261,900	\$ 2,082.14	\$ 2,619.64
159450	CENTRAL MONTANA PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	51,000	167,570	218,570	\$ 360.64	\$ 673.14
159500	RAMSEY ANN C	GFO		\$ 200	11,250	\$ 168.75	65,625	175,175	240,800	\$ 397.32	\$ 766.07
159550	BENSLEY MARJORIE M	GFO		\$ 200	3,750	\$ 56.25	36,375	7,525	43,900	\$ 72.44	\$ 328.69
159600	BENSLEY MARJORIE M	GFO		\$ 200	3,750	\$ 56.25	36,375	30,525	66,900	\$ 110.39	\$ 366.64
159650	BENSLEY MARJORIE	GFO		\$ 200	3,750	\$ 56.25	36,375	101,140	137,515	\$ 226.90	\$ 483.15
159700	CONTEXT LLC	GFO		\$ 200	3,750	\$ 56.25	36,375	206,280	242,655	\$ 400.38	\$ 656.63
159725	BUCHANAN BYRNE BUILDING PARTNERSHIP	GFO		\$ 200	11,295	\$ 169.43	65,625	12,010	77,635	\$ 128.10	\$ 497.52
159735	CONTEXT LLC	GFO		\$ 200	7,500	\$ 112.50	51,000	204,300	255,300	\$ 421.25	\$ 733.75
159800	RELIGIOUS CONGRATATION OF BERLINER CONG	GFO		\$ 200	52,490	\$ 787.35	226,500	1,518,630	1,745,130	\$ 2,879.46	\$ 3,866.81
159850	DAVIDSON INVESTMENTS LLC	GFO		\$ 200	67,500	\$ 1,012.50	306,750	8,800,850	9,107,600	\$ 15,027.54	\$ 16,240.04
160300	EKLUNDS APPLIANCE & TV	GFO		\$ 200	15,000	\$ 225.00	80,250	563,250	643,500	\$ 1,061.78	\$ 1,486.78
160450	POBLANO PROPERTIES LLC	GFO		\$ 200	15,000	\$ 225.00	80,250	538,550	618,800	\$ 1,021.02	\$ 1,446.02
160500	MADILL JUSTIN J	GFO		\$ 200	15,000	\$ 225.00	80,250	551,908	632,158	\$ 1,043.06	\$ 1,468.06
160550	LERAY PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	51,000	345,000	396,000	\$ 653.40	\$ 965.90
160600	METROPOLITAN LLC	GFO		\$ 200	7,500	\$ 112.50	51,000	329,400	380,400	\$ 627.66	\$ 940.16
160650	BECKMANS BUILDING LLC	GFO		\$ 200	7,500	\$ 112.50	51,000	336,950	387,950	\$ 640.12	\$ 952.62
160900	STOCKMAN BANK OF MONTANA	GFO		\$ 200	15,000	\$ 225.00	80,250	98,490	178,740	\$ 294.92	\$ 719.92
160950	BALTHAZAR ENTERPRISES LLC	GFO		\$ 200	15,000	\$ 225.00	80,250	445,450	525,700	\$ 867.41	\$ 1,292.41
161050	HACKETT GARRY L & CHERYL D	GFO		\$ 200	7,500	\$ 112.50	51,000	715,750	766,750	\$ 1,265.14	\$ 1,577.64
161100	KAUFMAN MARY ANN & IRA M JR	GFO		\$ 200	7,500	\$ 112.50	51,000	386,100	437,100	\$ 721.22	\$ 1,033.72
161150	LEE ALAN B	GFO		\$ 200	3,750	\$ 56.25	36,375	109,825	146,200	\$ 241.23	\$ 497.48
161200	ENGE RICHARD C	GFO		\$ 200	3,750	\$ 56.25	36,375	59,725	96,100	\$ 158.57	\$ 414.82
161250	BIG BROTHERS HOLDING COMPANY LLC	GFO		\$ 200	7,500	\$ 112.50	51,000	280,900	331,900	\$ 547.64	\$ 860.14
161300	STOCKMAN BANK OF MONTANA	GFO		\$ 200	15,000	\$ 225.00	80,250	1,642,450	1,722,700	\$ 2,842.46	\$ 3,267.46

**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT  
ASSESSMENTS FOR FISCAL YEAR 2021, TAX YEAR 2020  
RESOLUTION #10352 - EXHIBIT "A"**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
161450	KELMAN DAVID & ZACHARY	GFO		\$ 200	3,750	\$ 56.25	36,375	114,825	151,200	\$ 249.48	\$ 505.73
161600	LITTLE WILLIAM L & SHONNA L	GFO		\$ 200	22,500	\$ 337.50	109,500	650,530	760,030	\$ 1,254.05	\$ 1,791.55
161650	SILVER STATE PARTNERS LLC	GFO		\$ 200	11,250	\$ 168.75	65,625	339,075	404,700	\$ 667.76	\$ 1,036.51
161700	MONTANA TIMES SQUARE LLC	GFO		\$ 200	22,500	\$ 337.50	109,500	742,200	851,700	\$ 1,405.31	\$ 1,942.81
161750	EVERSON HAROLD O & VICKI S	GFO		\$ 200	7,500	\$ 112.50	51,000	178,000	229,000	\$ 377.85	\$ 690.35
161800	HACKETT GARRY L & CHERYL D	GFO		\$ 200	15,000	\$ 225.00	80,250	319,240	399,490	\$ 659.16	\$ 1,084.16
162050	STARRY NIGHT HOSPITALITY LLC	GFO		\$ 200	15,000	\$ 225.00	80,250	1,237,870	1,318,120	\$ 2,174.90	\$ 2,599.90
162100	TLMF INC	GFO		\$ 200	7,500	\$ 112.50	51,000	115,100	166,100	\$ 274.07	\$ 586.57
162150	LARSON EDWARD L	GFO		\$ 200	4,500	\$ 67.50	39,300	87,200	126,500	\$ 208.73	\$ 476.23
162200	LARSON EDWARD L	GFO		\$ 200	3,000	\$ 45.00	33,450	54,050	87,500	\$ 144.38	\$ 389.38
162250	HACKETT GARRY L & CHERYL D	GFO		\$ 200	7,500	\$ 112.50	51,000	756,610	807,610	\$ 1,332.56	\$ 1,645.06
162300	COMMUNITY HEALTH CARE CENTER INC	GFO		\$ 200	15,000	\$ 225.00	80,250	205,220	285,470	\$ 471.03	\$ 896.03
189100	STROMBERG ROBERT C & MARY D	GFO		\$ 200	45,000	\$ 675.00	197,250	1,966,650	2,163,900	\$ 3,570.44	\$ 4,445.44
189150	TUNGSTEN PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	51,000	780,700	831,700	\$ 1,372.31	\$ 1,684.81
189200	KISER PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	51,000	134,700	185,700	\$ 306.41	\$ 618.91
189250	SPENCER TIMOTHY W	GFO		\$ 200	3,750	\$ 56.25	36,375	151,120	187,495	\$ 309.37	\$ 565.62
189300	NORDRUM ORVILLE M & JOSEPHINE A	GFO		\$ 200	3,750	\$ 56.25	36,375	80,525	116,900	\$ 192.89	\$ 449.14
189350	HARRIS DAVID ALLAN ETAL	GFO		\$ 200	3,750	\$ 56.25	36,375	130,025	166,400	\$ 274.56	\$ 530.81
189400	DEVLIN LLC	GFO		\$ 200	3,750	\$ 56.25	36,375	122,525	158,900	\$ 262.19	\$ 518.44
189450	SPENCER TIMOTHY	GFO		\$ 200	7,500	\$ 112.50	51,000	220,900	271,900	\$ 448.64	\$ 761.14
189500	CENTER FOR MENTAL HEALTH INC OF GF MT	GFO		\$ 200	15,000	\$ 225.00	80,250	739,650	819,900	\$ 1,352.84	\$ 1,777.84
189550	CENTER FOR MENTAL HEALTH INC OF GF MT	GFO		\$ 200	7,500	\$ 112.50	51,000	541,100	592,100	\$ 976.97	\$ 1,289.47
189700	FLY AWAY LLC	GFO		\$ 200	15,000	\$ 225.00	80,250	553,250	633,500	\$ 1,045.28	\$ 1,470.28
189750	SCHUBARTH SANDRA	GFO		\$ 200	7,500	\$ 112.50	51,000	253,800	304,800	\$ 502.92	\$ 815.42
189800	NOISHT PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	51,000	237,200	288,200	\$ 475.53	\$ 788.03
189850	HEISHMAN CARL D ETAL	GFO		\$ 200	7,500	\$ 112.50	51,000	341,480	392,480	\$ 647.59	\$ 960.09
189900	ELMORE ROBERTS LLC	GFO		\$ 200	15,000	\$ 225.00	80,250	2,323,120	2,403,370	\$ 3,965.56	\$ 4,390.56
190000	WVH ENTERPRISES LLC	GFO		\$ 200	566	\$ 8.49	23,505	2,110	25,615	\$ 42.26	\$ 250.75
190050	KEILMAN & TRUNKLE ENTERPRISES LLC	GFO		\$ 200	5,535	\$ 83.03	43,395	234,405	277,800	\$ 458.37	\$ 741.40
190150	ELMORE ROBERTS LLC	GFO		\$ 200	7,500	\$ 112.50	51,000	7,160	58,160	\$ 95.96	\$ 408.46
190200	ELMORE ROBERTS LLC	GFO		\$ 200	7,500	\$ 112.50	51,000	7,160	58,160	\$ 95.96	\$ 408.46
190250	CENTER FOR MENTAL HEALTH	GFO		\$ 200	7,500	\$ 112.50	51,000	603,720	654,720	\$ 1,080.29	\$ 1,392.79
190350	MADILL JASON C & TAMARA L	GFO		\$ 200	67,500	\$ 1,012.50	296,700	1,159,800	1,456,500	\$ 2,403.23	\$ 3,615.73
190450	BIG SKY SELECT MIGHT MO LLC	GFO		\$ 200	7,500	\$ 112.50	51,000	364,200	415,200	\$ 685.08	\$ 997.58
190500	GREAT FALLS CENTRAL LLC	GFO		\$ 200	3,750	\$ 56.25	36,375	276,825	313,200	\$ 516.78	\$ 773.03
190600	M & L RENTALS LLC	GFO		\$ 200	7,500	\$ 112.50	51,000	1,299,570	1,350,570	\$ 2,228.44	\$ 2,540.94
190650	SEMANSKY JOHN S & LISA SWAN	GFO		\$ 200	3,750	\$ 56.25	36,375	136,125	172,500	\$ 284.63	\$ 540.88
190700	WONG MING & SU	GFO		\$ 200	3,750	\$ 56.25	36,375	196,225	232,600	\$ 383.79	\$ 640.04
190800	FIRST BUILDING CORPORATION	GFO		\$ 200	22,500	\$ 337.50	109,500	-	109,500	\$ 180.68	\$ 718.18
190950	ATLANTIC FINANCIAL GROUP LTD	GFO		\$ 200	-	\$ -	-	5,696,100	5,696,100	\$ 9,398.57	\$ 9,598.57

**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT  
ASSESSMENTS FOR FISCAL YEAR 2021, TAX YEAR 2020  
RESOLUTION #10352 - EXHIBIT "A"**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
191050	ALLEY STEPHEN J	GFO		\$ 200	15,000	\$ 225.00	80,250	1,056,540	1,136,790	\$ 1,875.70	\$ 2,300.70
191100	WHITE BELLY PROPERTIES LLC	GFO		\$ 200	7,492	\$ 112.38	51,000	605,300	656,300	\$ 1,082.90	\$ 1,395.28
191150	JOVICK LEPARD LLC	GFO		\$ 200	7,500	\$ 112.50	51,000	701,400	752,400	\$ 1,241.46	\$ 1,553.96
191300	FIRST NATIONAL BANK	GFO		\$ 200	15,000	\$ 225.00	80,250	14,680	94,930	\$ 156.63	\$ 581.63
191400	RICHARDS PHILLIP	GFO		\$ 200	15,000	\$ 225.00	80,250	484,950	565,200	\$ 932.58	\$ 1,357.58
191450	TOVSON LLC	GFO		\$ 200	7,500	\$ 112.50	51,000	256,970	307,970	\$ 508.15	\$ 820.65
191500	CYRUS INVESTMENTS LLC	GFO		\$ 200	30,000	\$ 450.00	138,750	1,561,250	1,700,000	\$ 2,805.00	\$ 3,455.00
191550	FIRST NATIONAL BANK	GFO		\$ 200	52,500	\$ 787.50	226,500	437,360	663,860	\$ 1,095.37	\$ 2,082.87
191600	MONTANA INSTITUTE OF FAMILY LIVING	GFO		\$ 200	22,500	\$ 337.50	109,500	4,312,870	4,422,370	\$ 7,296.91	\$ 7,834.41
191700	MURPHY REAL ESTATE LLC	GFO		\$ 200	18,750	\$ 281.25	94,875	557,625	652,500	\$ 1,076.63	\$ 1,557.88
191750	MURPHY TIMOTHY M & DEBORAH S	GFO		\$ 200	11,250	\$ 168.75	65,625	63,075	128,700	\$ 212.36	\$ 581.11
191950	MONTANA INSTITUTE OF FAMILY LIVING	GFO		\$ 200	15,000	\$ 225.00	80,250	5,230	85,480	\$ 141.04	\$ 566.04
192100	BLANKENSHIP BOBBI	GFO		\$ 200	15,333	\$ 230.00	90,257	1,434,843	1,525,100	\$ 2,516.42	\$ 2,946.41
192150	Gaelic Properties Inc	GFO		\$ 200	11,250	\$ 168.75	65,625	518,275	583,900	\$ 963.44	\$ 1,332.19
192200	ARVON BLOCK DEVELOPMENT VENTURE LLC	GFO		\$ 200	11,237	\$ 168.56	65,625	2,552,475	2,618,100	\$ 4,319.87	\$ 4,688.42
192300	MURPHY REAL ESTATE LLC	GFO		\$ 200	15,000	\$ 225.00	80,250	2,618,650	2,698,900	\$ 4,453.19	\$ 4,878.19
192350	WEIGAND JOHN W & PEGGY LOU ETAL	GFO		\$ 200	15,000	\$ 225.00	80,250	796,550	876,800	\$ 1,446.72	\$ 1,871.72
192450	JENNINGS LAND LIMITED PARTNERSHIP	GFO		\$ 200	7,500	\$ 112.50	51,000	104,900	155,900	\$ 257.24	\$ 569.74
192500	OIDHREACT PROPERTIES LLC	GFO		\$ 200	20,016	\$ 300.24	96,887	300,460	397,347	\$ 655.62	\$ 1,155.86
192700	MURPHY REAL ESTATE LLC	GFO		\$ 200	46,237	\$ 693.56	202,164	41,310	243,474	\$ 401.73	\$ 1,295.29
192850	MURPHY REAL ESTATE LLC	GFO		\$ 200	6,229	\$ 93.44	46,028	354,860	400,888	\$ 661.47	\$ 954.90
192950	LAWYERS GUNS & MONEY LLC	GFO		\$ 200	9,017	\$ 135.26	56,850	1,167,650	1,224,500	\$ 2,020.43	\$ 2,355.68
193050	CTA BUILDING LLP	GFO		\$ 200	12,606	\$ 189.09	70,890	2,613,510	2,684,400	\$ 4,429.26	\$ 4,818.35
193100	CTA BUILDING LLP ETAL	GFO		\$ 200	1,800	\$ 27.00	28,770	-	28,770	\$ 47.47	\$ 274.47
193150	KELMAN ZOLLIE ETAL	GFO		\$ 200	14,100	\$ 211.50	76,740	206,270	283,010	\$ 466.97	\$ 878.47
193200	KELMAN ZOLLIE ETAL	GFO		\$ 200	15,000	\$ 225.00	80,250	761,450	841,700	\$ 1,388.81	\$ 1,813.81
193250	WHITE BELLY PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	51,000	261,900	312,900	\$ 516.29	\$ 828.79
193300	MARZETTA MICHAEL	GFO		\$ 200	7,500	\$ 112.50	51,000	324,500	375,500	\$ 619.58	\$ 932.08
193350	FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO		\$ 200	7,500	\$ 112.50	51,000	293,000	344,000	\$ 567.60	\$ 880.10
193450	GREAT FALLS TRANSIT DISTRICT	GFO		\$ 200	15,000	\$ 225.00	80,250	301,660	381,910	\$ 630.15	\$ 1,055.15
193550	GREAT FALLS RESCUE MISSION	GFO		\$ 200	15,000	\$ 225.00	80,250	576,810	657,060	\$ 1,084.15	\$ 1,509.15
193650	FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO		\$ 200	7,500	\$ 112.50	51,000	257,500	308,500	\$ 509.03	\$ 821.53
193700	WHITE BELLY PROPERTIES LLC	GFO		\$ 200	15,000	\$ 225.00	80,250	19,700	99,950	\$ 164.92	\$ 589.92
193900	NEIGHBORHOOD HOUSING SERVICES INC	GFO		\$ 200	7,500	\$ 112.50	51,000	18,140	69,140	\$ 114.08	\$ 426.58
193950	PLACID RENTALS LLC	GFO		\$ 200	15,000	\$ 225.00	80,250	167,750	248,000	\$ 409.20	\$ 834.20
224650	PORTNEY ABBY KELMAN	GFO		\$ 200	19,483	\$ 292.25	100,865	431,235	532,100	\$ 877.97	\$ 1,370.21
616205	STAM TODD R ETAL	503		\$ 200	574	\$ 8.61	3,347	169,053	172,400	\$ 284.46	\$ 493.07
616210	FRANK PLUMLEE FAMILY TRUST	503	125	\$ 50	450	\$ 6.75	2,625	177,075	179,700	\$ 296.51	\$ 353.26
616215	HAGAN ROGER A	503	125	\$ 50	308	\$ 4.62	1,798	135,702	137,500	\$ 226.88	\$ 281.50
616220	FINLAYSON JAMES D	503	125	\$ 50	291	\$ 4.37	1,700	131,400	133,100	\$ 219.62	\$ 273.98

**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT  
ASSESSMENTS FOR FISCAL YEAR 2021, TAX YEAR 2020  
RESOLUTION #10352 - EXHIBIT "A"**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
616225	REYNOLDS STEWART W & SARA A	503	125	\$ 50	500	\$ 7.50	2,914	179,786	182,700	\$ 301.46	\$ 358.96
616230	SAVAGE JEFFREY J ETAL	503	125	\$ 50	476	\$ 7.14	2,776	175,124	177,900	\$ 293.54	\$ 350.68
616235	ROY RUSSEL E & GWEN E	503	125	\$ 50	469	\$ 7.04	2,737	173,263	176,000	\$ 290.40	\$ 347.44
616240	TAMCKE JANET A ETAL	503	125	\$ 50	268	\$ 4.02	1,562	125,638	127,200	\$ 209.88	\$ 263.90
616245	KUBAS HEATHER	503	125	\$ 50	416	\$ 6.24	2,428	158,672	161,100	\$ 265.82	\$ 322.06
616250	STAM TODD R	503		\$ 200	608	\$ 9.12	3,544	255,356	258,900	\$ 427.19	\$ 636.31
616255	STAM TODD R	503		\$ 200	311	\$ 4.67	1,811	105,589	107,400	\$ 177.21	\$ 381.88
616260	STAM TODD R	503		\$ 200	441	\$ 6.62	2,572	184,328	186,900	\$ 308.39	\$ 515.00
616265	STAM TODD R	503		\$ 200	444	\$ 6.66	2,592	150,508	153,100	\$ 252.62	\$ 459.28
616270	SICK PROPERTIES LLC	503		\$ 200	574	\$ 8.61	3,347	189,353	192,700	\$ 317.96	\$ 526.57
616275	UNDERWOOD JASON M	503	125	\$ 50	450	\$ 6.75	2,625	174,375	177,000	\$ 292.05	\$ 348.80
616280	DIAMOND R ELAINE ETAL	503	125	\$ 50	549	\$ 8.24	3,202	205,098	208,300	\$ 343.70	\$ 401.93
616285	BISTODEAU JUDY K & GARY	503	125	\$ 50	444	\$ 6.66	2,592	176,308	178,900	\$ 295.19	\$ 351.85
616290	YEON JENEE S	503	125	\$ 50	417	\$ 6.26	2,435	168,565	171,000	\$ 282.15	\$ 338.41
616295	ROBERTS DUSTIN E	503	125	\$ 50	509	\$ 7.64	2,966	197,834	200,800	\$ 331.32	\$ 388.96
616300	JOHNSON CAROLINE B	503	125	\$ 50	416	\$ 6.24	2,428	167,572	170,000	\$ 280.50	\$ 336.74
616305	QUINN SUSAN E	503	125	\$ 50	549	\$ 8.24	3,202	203,898	207,100	\$ 341.72	\$ 399.95
616310	EULTGEN DARREN & CINDY	503	125	\$ 50	444	\$ 6.66	2,592	175,308	177,900	\$ 293.54	\$ 350.20
616315	EULTGEN DARREN & CINDY	503	125	\$ 50	417	\$ 6.26	2,435	167,165	169,600	\$ 279.84	\$ 336.10
616320	BURGAN VALERIE G	503	125	\$ 50	509	\$ 7.64	2,966	191,934	194,900	\$ 321.59	\$ 379.22
616325	FITLE DEREK J	503	125	\$ 50	416	\$ 6.24	2,428	166,572	169,000	\$ 278.85	\$ 335.09
617100	WILLIAMS DONALD E TRUST ETAL	FP1		\$ 200	6,665	\$ 99.98	45,237	1,250,063	1,295,300	\$ 2,137.25	\$ 2,437.22
617150	WARD KRAIG ALLAN	FP1		\$ 200	871	\$ 13.07	5,763	191,080	196,843	\$ 324.79	\$ 537.86
620650	WADSWORTH SHANNON	CAP		\$ 200	3,615	\$ 54.23	19,284	89,316	108,600	\$ 179.19	\$ 433.42
620660	WILSON TOM	CAP		\$ 200	4,574	\$ 68.61	24,436	140,164	164,600	\$ 271.59	\$ 540.20
620670	QHG LLP	CAP		\$ 200	6,839	\$ 102.59	36,530	134,270	170,800	\$ 281.82	\$ 584.41
628625	SEIDLITZ JOHN E JR & PAMELA	HBC		\$ 200	713	\$ 10.70	13,702	68,898	82,600	\$ 136.29	\$ 346.99
628630	CORDEIRO, CHRIS A	HBC		\$ 200	713	\$ 10.70	13,702	68,898	82,600	\$ 136.29	\$ 346.99
647400	A&E RENTALS LLC	EBC		\$ 200	10,336	\$ 155.04	113,307	481,593	594,900	\$ 981.59	\$ 1,336.63
647402	UAZ BUILDING PARTNERSHIP	EBC		\$ 200	4,386	\$ 65.79	54,898	318,102	373,000	\$ 615.45	\$ 881.24
647404	RAILROAD SQUARE LLC	EBC		\$ 200	11,903	\$ 178.55	123,841	449,559	573,400	\$ 946.11	\$ 1,324.66
647406	UAZ BUILDING PARTNERSHIP	EBC		\$ 200	4,699	\$ 70.49	55,628	323,872	379,500	\$ 626.18	\$ 896.66
650100	MARTIN SCHULKE & ST JOHN LLP	HBB		\$ 200	10,000	\$ 150.00	46,250	380,046	426,296	\$ 703.39	\$ 1,053.39
650200	MARTIN SCHULKE & ST JOHN LLP	HBB		\$ 200	10,000	\$ 150.00	46,250	380,046	426,296	\$ 703.39	\$ 1,053.39
650300	MARTIN SCHULKE & ST JOHN LLP	HBB		\$ 200	10,000	\$ 150.00	46,250	380,046	426,296	\$ 703.39	\$ 1,053.39
651010	MEYER KATTIE & KIRKLEN A	JHC		\$ 200	936	\$ 14.04	6,426	325,674	332,100	\$ 547.97	\$ 762.01
651020	MONTCARE INC	JHC		\$ 200	588	\$ 8.82	3,998	36,620	40,618	\$ 67.02	\$ 275.84
651030	CONNER DENNIS & JANIS	JHC		\$ 200	542	\$ 8.13	2,958	110,142	113,100	\$ 186.62	\$ 394.75
651040	ROCKET CLONE LLC	JHC		\$ 200	560	\$ 8.40	3,519	158,281	161,800	\$ 266.97	\$ 475.37
651050	SUTTON DANNIE R SR	JHC		\$ 200	596	\$ 8.94	4,845	298,255	303,100	\$ 500.12	\$ 709.06

**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT  
ASSESSMENTS FOR FISCAL YEAR 2021, TAX YEAR 2020  
RESOLUTION #10352 - EXHIBIT "A"**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
651090	BIALECKI ROBERT	JHC		\$ 200	1,430	\$ 21.45	9,726	558,336	568,062	\$ 937.30	\$ 1,158.75
651100	OLSON KENNETH R ETAL	JHC		\$ 200	2,770	\$ 41.55	4,264	200,736	205,000	\$ 338.25	\$ 579.80
651115	MARR LIVING TRUST	LJC	125	\$ 50	474	\$ 7.11	3,264	355,630	358,894	\$ 592.18	\$ 649.29
651120	MCCURRY BEATRICE C	LJC	125	\$ 50	474	\$ 7.11	3,264	271,736	275,000	\$ 453.75	\$ 510.86
651125	SALONEN WILLIAM W & SUSAN L	LJC	125	\$ 50	474	\$ 7.11	3,264	186,036	189,300	\$ 312.35	\$ 369.46
651501	L'HEUREUX PAGE WERNER PC	KAT		\$ 200	7,601	\$ 114.02	39,705	722,195	761,900	\$ 1,257.14	\$ 1,571.15
651502	MONTANA HOMEOWNERSHIP NETWORK INC	KAT		\$ 200	1,668	\$ 25.02	8,804	160,196	169,000	\$ 278.85	\$ 503.87
651503	SILVERTIP LLC	KAT		\$ 200	2,224	\$ 33.36	11,826	215,074	226,900	\$ 374.39	\$ 607.75
651504	NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	1,112	\$ 16.68	5,825	126,975	132,800	\$ 219.12	\$ 435.80
651505	NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	2,966	\$ 44.49	15,494	281,906	297,400	\$ 490.71	\$ 735.20
651506	NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	2,966	\$ 44.49	27,846	506,654	534,500	\$ 881.93	\$ 1,126.42
1888310	MCMANUS PROPERTIES LLC	T20N, R3E		\$ 200	31,363	\$ 470.45	325,306	571,094	896,400	\$ 1,479.06	\$ 2,149.51
1921200	NORTHWESTERN CORP TRANSMISSION & DISTR	GF		\$ 200	26,250	\$ 393.75	-	2,376,976	2,376,976	\$ 3,922.01	\$ 4,515.76
1921700	CENTURYLINK INC	GF		\$ 200	30,000	\$ 450.00	-	1,535,677	1,535,677	\$ 2,533.87	\$ 3,183.87
2019175	ENERGY WEST MONTANA INC	GF		\$ 200	91,000	\$ 1,365.00	-	3,698,724	3,698,724	\$ 6,102.89	\$ 7,667.89
2020119	DSB TOWER LLC	DSB		\$ 200	15,000	\$ 225.00	10,950	319,319	330,269	\$ 544.94	\$ 969.94
2020120	DSB TOWER LLC	DSB		\$ 200	5,944	\$ 89.16	7,665	287,840	295,505	\$ 487.58	\$ 776.74
2020121	OPPORTUNITY BANK ETAL	DSB		\$ 200	9,056	\$ 135.84	12,045	1,047,090	1,059,135	\$ 1,747.57	\$ 2,083.41
2020122	SCHULTE DIRK AGENCY	DSB		\$ 200	5,483	\$ 82.25	7,665	322,335	330,000	\$ 544.50	\$ 826.75
2020123	DSB TOWER LLC	DSB		\$ 200	2,831	\$ 42.47	3,942	109,039	112,981	\$ 186.42	\$ 428.88
2020124	DSB TOWER LLC	DSB		\$ 200	2,797	\$ 41.96	3,394	105,050	108,444	\$ 178.93	\$ 420.89
2020125	DSB TOWER LLC	DSB		\$ 200	1,862	\$ 27.93	2,628	71,910	74,538	\$ 122.99	\$ 350.92
2020126	KSJ PROPERTIES LLC	DSB		\$ 200	6,083	\$ 91.25	7,665	547,235	554,900	\$ 915.59	\$ 1,206.83
2020127	DSB TOWER LLC	DSB		\$ 200	1,914	\$ 28.71	2,518	148,282	150,800	\$ 248.82	\$ 477.53
2020128	DSB TOWER LLC	DSB		\$ 200	2,153	\$ 32.30	2,847	72,297	75,144	\$ 123.99	\$ 356.28
2020129	DSB TOWER LLC	DSB		\$ 200	2,491	\$ 37.37	3,285	83,616	86,901	\$ 143.39	\$ 380.75
2020130	GILLEON RESERVATION LLC	DSB		\$ 200	5,618	\$ 84.27	7,665	277,410	285,075	\$ 470.37	\$ 754.64
2020131	DSB TOWER LLC	DSB		\$ 200	12,641	\$ 189.62	22,448	527,110	549,558	\$ 906.77	\$ 1,296.39
2020134	DSB TOWER LLC	DSB		\$ 200	7,023	\$ 105.35	14,782	281,870	296,652	\$ 489.48	\$ 794.82
2020190	HANSERJAC LLC	JHC		\$ 200	3,525	\$ 52.88	5,421	255,479	260,900	\$ 430.49	\$ 683.36
2020195	HICKS ENDEAVORS LLC	GFO		\$ 200	11,369	\$ 170.54	-	-	-	\$ -	\$ 370.54
2020196	STSA PARTNERS LLC	FBC		\$ 200	8,455	\$ 126.83	52,871	171,914	224,785	\$ 370.90	\$ 697.72
2020197	HICKS ENDEAVORS LLC	FBC		\$ 200	2,165	\$ 32.48	13,218	67,308	80,526	\$ 132.87	\$ 365.34
<b>TOTALS</b>				<b>\$ 35,300</b>	<b>1,929,203</b>	<b>\$ 28,938.05</b>	<b>\$ 9,960,726</b>	<b>\$104,493,141</b>	<b>114,453,867</b>	<b>\$ 188,848.88</b>	<b>\$ 253,086.93</b>

Units with Land Use Code 125