

RESOLUTION 10583

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 July 15, 2025, 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 2026 is based on the above assessment formula and will generate THREE HUNDRED SEVENTY-SEVEN THOUSAND, SEVEN HUNDRED THIRTY-TWO AND 80/100 DOLLARS (\$377,732.80) 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, 2025 and May 31, 2026.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, this 16th day of September, 2025.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(Seal of the City)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney

**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FOR FISCAL YEAR 2026, TAX YEAR 2025
RESOLUTION #10583 - 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
1	156750 CHS INC	GFO		\$ 200	15,000	\$ 225.00	118,500	825,230	943,730	\$ 1,557.15	\$ 1,982.15
2	156950 COMMUNITY HEALTH CARE CENTER INC	GFO		\$ 200	37,500	\$ 562.50	175,500	1,373,700	1,549,200	\$ 2,556.18	\$ 3,318.68
3	157400 COX DOUGLAS J & KENT D	GFO		\$ 200	7,500	\$ 112.50	61,500	268,100	329,600	\$ 543.84	\$ 856.34
4	157450 517 LLC	GFO		\$ 200	15,000	\$ 225.00	90,000	720,780	810,780	\$ 1,337.79	\$ 1,762.79
5	157500 RYSTED PETER L LIVING TRUST	GFO		\$ 200	11,250	\$ 168.75	75,750	313,850	389,600	\$ 642.84	\$ 1,011.59
6	157600 KUNZ JASON R	GFO		\$ 200	3,750	\$ 56.25	47,250	390,150	437,400	\$ 721.71	\$ 977.96
7	157650 BRANDENBERGER NED R & JENNIFER	GFO		\$ 200	3,750	\$ 56.25	47,250	52,150	99,400	\$ 164.01	\$ 420.26
8	157750 EASTER SEALS GOODWILL N ROCKY MTN INC	GFO		\$ 200	22,500	\$ 337.50	204,000	3,653,000	3,857,000	\$ 6,364.05	\$ 6,901.55
9	157810 EASTER SEALS GOODWILL N ROCKY MTN INC	GFO		\$ 200	7,500	\$ 112.50	61,500	283,800	345,300	\$ 569.75	\$ 882.25
10	158100 THE PENNANT BUILDING LLC	GFO		\$ 200	7,509	\$ 112.64	61,500	691,900	753,400	\$ 1,243.11	\$ 1,555.75
11	158150 HANSON MICHAEL	GFO		\$ 200	7,507	\$ 112.61	61,500	496,200	557,700	\$ 920.21	\$ 1,232.81
12	158250 DESCHENES GARY S ETAL	GFO		\$ 200	4,200	\$ 63.00	48,960	721,040	770,000	\$ 1,270.50	\$ 1,533.50
13	158300 DSB TOWER LLC	GFO		\$ 200	15,037	\$ 225.56	90,000	22,680	112,680	\$ 185.92	\$ 611.48
14	158950 BIG SKY SELECT PROPERTIES LLC	GFO		\$ 200	15,000	\$ 225.00	90,000	3,213,300	3,303,300	\$ 5,450.45	\$ 5,875.45
15	159150 CAMBRIDGE INVESTORS ONE LP	GFO		\$ 200	37,546	\$ 563.19	175,500	904,600	1,080,100	\$ 1,782.17	\$ 2,545.36
16	159225 BUCHANAN-BYRNE BUILDING PARTNERSHIP	GFO		\$ 200	22,500	\$ 337.50	118,500	1,294,000	1,412,500	\$ 2,330.63	\$ 2,868.13
17	159450 CENTRAL MONTANA PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	61,500	239,200	300,700	\$ 496.16	\$ 808.66
18	159500 RAMSEY ANN C	GFO		\$ 200	11,250	\$ 168.75	75,750	296,550	372,300	\$ 614.30	\$ 983.05
19	159550 BENSLEY MARJORIE M	GFO		\$ 200	3,750	\$ 56.25	47,250	92,350	139,600	\$ 230.34	\$ 486.59
20	159600 BENSLEY MARJORIE M	GFO		\$ 200	3,750	\$ 56.25	47,250	132,150	179,400	\$ 296.01	\$ 552.26
21	159650 BECKER HOMES LLC	GFO		\$ 200	3,750	\$ 56.25	47,250	280,550	327,800	\$ 540.87	\$ 797.12
22	159700 CONTEXT LLC	GFO		\$ 200	3,750	\$ 56.25	47,250	202,290	249,540	\$ 411.74	\$ 667.99
23	159725 BUCHANAN-BYRNE BUILDING PARTNERSHIP	GFO		\$ 200	11,295	\$ 169.43	75,750	15,270	91,020	\$ 150.18	\$ 519.61
24	159735 CONTEXT LLC	GFO		\$ 200	7,500	\$ 112.50	61,500	265,900	327,400	\$ 540.21	\$ 852.71
25	159800 RELIGIOUS CONGRATATION OF BERLINER CONG	GFO		\$ 200	52,490	\$ 787.35	307,500	2,001,930	2,309,430	\$ 3,810.56	\$ 4,797.91
26	159850 DAVIDSON INVESTMENTS LLC	GFO		\$ 200	67,500	\$ 1,012.50	322,500	17,057,300	17,379,800	\$ 28,676.67	\$ 29,889.17
27	160300 PASSION & GRIT LLC	GFO		\$ 200	15,000	\$ 225.00	90,000	679,300	769,300	\$ 1,269.35	\$ 1,694.35
28	160450 POBLANO PROPERTIES LLC	GFO		\$ 200	15,000	\$ 225.00	90,000	780,200	870,200	\$ 1,435.83	\$ 1,860.83
29	160500 321 CENTRAL LLC	GFO		\$ 200	15,000	\$ 225.00	90,000	1,447,800	1,537,800	\$ 2,537.37	\$ 2,962.37
30	160550 LERAY PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	61,500	495,300	556,800	\$ 918.72	\$ 1,231.22
31	160600 METROPOLITAN LLC	GFO		\$ 200	7,500	\$ 112.50	61,500	454,400	515,900	\$ 851.24	\$ 1,163.74
32	160650 BECKMANS BUILDING LLC	GFO		\$ 200	7,500	\$ 112.50	136,500	685,100	821,600	\$ 1,355.64	\$ 1,668.14
33	160900 STOCKMAN BANK OF MONTANA	GFO		\$ 200	15,000	\$ 225.00	90,000	146,800	236,800	\$ 390.72	\$ 815.72
34	160950 421 CENTRAL AVE LLC	GFO		\$ 200	15,000	\$ 225.00	90,000	1,529,400	1,619,400	\$ 2,672.01	\$ 3,097.01
35	161050 MARGARET PARTNERS LLC ETAL	GFO		\$ 200	7,500	\$ 112.50	136,500	1,010,100	1,146,600	\$ 1,891.89	\$ 2,204.39
36	161100 KAUFMAN MARY ANN & IRA M JR	GFO		\$ 200	7,500	\$ 112.50	61,500	854,800	916,300	\$ 1,511.90	\$ 1,824.40
37	161150 LEE ALAN B	GFO		\$ 200	3,750	\$ 56.25	47,250	189,450	236,700	\$ 390.56	\$ 646.81
38	161200 BIG BROTHERS HOLDING COMPANY LLC	GFO		\$ 200	3,750	\$ 56.25	47,250	99,950	147,200	\$ 242.88	\$ 499.13
39	161250 BIG BROTHERS HOLDING COMPANY LLC	GFO		\$ 200	7,500	\$ 112.50	61,500	489,700	551,200	\$ 909.48	\$ 1,221.98
40	161300 STOCKMAN BANK OF MONTANA	GFO		\$ 200	15,000	\$ 225.00	90,000	2,671,920	2,761,920	\$ 4,557.17	\$ 4,982.17
41	161450 KELMAN DAVID & ZACHARY	GFO		\$ 200	3,750	\$ 56.25	47,250	136,750	184,000	\$ 303.60	\$ 559.85
42	161600 LITTLE WILLIAM L & SHONNA L	GFO		\$ 200	22,500	\$ 337.50	118,500	618,000	736,500	\$ 1,215.23	\$ 1,752.73
43	161650 SILVER STATE PARTNERS LLC	GFO		\$ 200	11,250	\$ 168.75	75,750	1,330,850	1,406,600	\$ 2,320.89	\$ 2,689.64

**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FOR FISCAL YEAR 2026, TAX YEAR 2025
RESOLUTION #10583 - 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
44	161700 MONTANA TIMES SQUARE LLC	GFO		\$ 200	22,500	\$ 337.50	118,500	1,211,800	1,330,300	\$ 2,195.00	\$ 2,732.50
45	161750 513 CENTRAL AVE LLC	GFO		\$ 200	7,500	\$ 112.50	61,500	150,420	211,920	\$ 349.67	\$ 662.17
46	161800 HACKETT GARRY L & CHERYL D	GFO		\$ 200	15,000	\$ 225.00	90,000	622,300	712,300	\$ 1,175.30	\$ 1,600.30
47	162050 STARRY NIGHT HOSPITALITY LLC	GFO		\$ 200	15,000	\$ 225.00	90,000	5,418,900	5,508,900	\$ 9,089.69	\$ 9,514.69
48	162100 TLMF INC	GFO		\$ 200	7,500	\$ 112.50	61,500	408,300	469,800	\$ 775.17	\$ 1,087.67
49	162150 LARSON EDWARD L	GFO		\$ 200	4,500	\$ 67.50	50,100	90,300	140,400	\$ 231.66	\$ 499.16
50	162200 LARSON EDWARD L	GFO		\$ 200	3,000	\$ 45.00	44,400	99,300	143,700	\$ 237.11	\$ 482.11
51	162250 JK609 LLC	GFO		\$ 200	7,500	\$ 112.50	136,500	1,006,300	1,142,800	\$ 1,885.62	\$ 2,198.12
52	162300 COMMUNITY HEALTH CARE CENTER INC	GFO		\$ 200	15,000	\$ 225.00	90,000	223,500	313,500	\$ 517.28	\$ 942.28
53	162350 H & H APARTMENTS LLC	GFO		\$ 200	7,500	\$ 112.50	136,500	518,500	655,000	\$ 1,080.75	\$ 1,393.25
54	162400 MYERS & MYERS RENTALS	GFO		\$ 200	7,500	\$ 112.50	61,500	213,500	275,000	\$ 453.75	\$ 766.25
55	162450 SPECIAL OLYMPICS MONTANA INC	GFO		\$ 200	7,500	\$ 112.50	61,500	630,900	692,400	\$ 1,142.46	\$ 1,454.96
56	162500 JOSEPH SANTANA PROPERTIES LLC	GFO		\$ 200	29,969	\$ 449.54	222,000	1,437,100	1,659,100	\$ 2,737.52	\$ 3,387.05
57	162700 THE PRACTICE HOLDING LLC	GFO		\$ 200	7,500	\$ 112.50	61,500	338,700	400,200	\$ 660.33	\$ 972.83
58	162750 MTC LIFESTYLE LLC	GFO		\$ 200	7,500	\$ 112.50	61,500	1,378,100	1,439,600	\$ 2,375.34	\$ 2,687.84
59	162900 CITY BAR INC	GFO		\$ 200	22,477	\$ 337.16	118,500	385,000	503,500	\$ 830.78	\$ 1,367.93
60	162950 CITY BAR INC	GFO		\$ 200	7,500	\$ 112.50	61,500	114,900	176,400	\$ 291.06	\$ 603.56
61	163000 L & E DEVELOPMENT INC	GFO		\$ 200	7,500	\$ 112.50	61,500	10,320	71,820	\$ 118.50	\$ 431.00
62	188500 BIG SKY DEVELOPMENT ENTERPRISES INC	GFO		\$ 200	7,500	\$ 112.50	61,500	81,100	142,600	\$ 235.29	\$ 547.79
63	188550 BIG SKY DEVELOPMENT ENTERPRISES INC	GFO		\$ 200	7,500	\$ 112.50	61,500	7,560	69,060	\$ 113.95	\$ 426.45
64	188600 KERMITZ LLC	GFO		\$ 200	11,238	\$ 168.57	75,750	471,750	547,500	\$ 903.38	\$ 1,271.95
65	188650 LERAY PROPERTIES LLC	GFO		\$ 200	3,750	\$ 56.25	47,250	112,250	159,500	\$ 263.18	\$ 519.43
66	188700 ROBERTSON KIRBI KAE	GFO		\$ 200	1,780	\$ 26.70	39,840	100,560	140,400	\$ 231.66	\$ 458.36
67	188750 MY VIOLA PROPERTIES LLC	GFO		\$ 200	3,668	\$ 55.02	46,680	194,620	241,300	\$ 398.15	\$ 653.17
68	188800 KAPPHAN BRIAN R & LINDA S	GFO		\$ 200	352	\$ 5.28	40,980	78,420	119,400	\$ 197.01	\$ 402.29
69	188850 SHIMA DOUGLAS	GFO		\$ 200	3,750	\$ 56.25	47,250	37,150	84,400	\$ 139.26	\$ 395.51
70	188900 MTC LIFESTYLE LLC	GFO		\$ 200	11,250	\$ 168.75	75,750	15,270	91,020	\$ 150.18	\$ 518.93
71	189050 BIG SKY DEVELOPMENT ENTERPRISES INC	GFO		\$ 200	18,750	\$ 281.25	104,250	26,750	131,000	\$ 216.15	\$ 697.40
72	189075 BIG SKY DEVELOPEMENT ENT	GFO		\$ 200	33,739	\$ 506.09	161,250	2,189,510	2,350,760	\$ 3,878.75	\$ 4,584.84
73	189100 STROMBERG ROBERT C & MARY D	GFO		\$ 200	45,000	\$ 675.00	204,000	3,388,100	3,592,100	\$ 5,926.97	\$ 6,801.97
74	189150 TUNGSTEN PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	136,500	1,166,400	1,302,900	\$ 2,149.79	\$ 2,462.29
75	189200 BEBBINGTON MICHELLE	GFO		\$ 200	7,500	\$ 112.50	61,500	264,200	325,700	\$ 537.41	\$ 849.91
76	189250 MULLENS BARBARA J & MICHAEL B	GFO		\$ 200	3,750	\$ 56.25	47,250	241,950	289,200	\$ 477.18	\$ 733.43
77	189300 NORDRUM ORVILLE M & JOSEPHINE A	GFO		\$ 200	3,750	\$ 56.25	47,250	113,350	160,600	\$ 264.99	\$ 521.24
78	189350 HARRIS DAVID ALLAN	GFO		\$ 200	3,750	\$ 56.25	47,250	198,950	246,200	\$ 406.23	\$ 662.48
79	189400 DEVLIN LLC	GFO		\$ 200	3,750	\$ 56.25	47,250	110,350	157,600	\$ 260.04	\$ 516.29
80	189450 SPENCER TIMOTHY	GFO		\$ 200	7,500	\$ 112.50	61,500	295,200	356,700	\$ 588.56	\$ 901.06
81	189500 CENTER FOR MENTAL HEALTH INC OF GF MT	GFO		\$ 200	15,000	\$ 225.00	90,000	968,500	1,058,500	\$ 1,746.53	\$ 2,171.53
82	189550 CENTER FOR MENTAL HEALTH INC OF GF MT	GFO		\$ 200	7,500	\$ 112.50	61,500	703,000	764,500	\$ 1,261.43	\$ 1,573.93
83	189700 FLY AWAY LLC	GFO		\$ 200	15,000	\$ 225.00	90,000	688,500	778,500	\$ 1,284.53	\$ 1,709.53
84	189750 SCHUBARTH SANDRA	GFO		\$ 200	7,500	\$ 112.50	61,500	171,000	232,500	\$ 383.63	\$ 696.13
85	189800 514 CENTRAL LLC	GFO		\$ 200	7,500	\$ 112.50	61,500	527,500	589,000	\$ 971.85	\$ 1,284.35
86	189850 WEST HOLLYWOOD COWBOY HOTEL LLC ETAL	GFO		\$ 200	7,500	\$ 112.50	61,500	574,300	635,800	\$ 1,049.07	\$ 1,361.57

**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
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RESOLUTION #10583 - 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
87	189900 ELMORE ROBERTS LLC	GFO		\$ 200	15,000	\$ 225.00	90,000	2,713,300	2,803,300	\$ 4,625.45	\$ 5,050.45
88	190000 WVH ENTERPRISES LLC	GFO		\$ 200	566	\$ 8.49	34,710	34,190	68,900	\$ 113.69	\$ 322.18
89	190050 KEILMAN & TRUNKLE ENTERPRISES LLC	GFO		\$ 200	5,535	\$ 83.03	54,090	322,410	376,500	\$ 621.23	\$ 904.25
90	190150 ELMORE ROBERTS LLC	GFO		\$ 200	7,500	\$ 112.50	61,500	9,060	70,560	\$ 116.42	\$ 428.92
91	190200 ELMORE ROBERTS LLC	GFO		\$ 200	7,500	\$ 112.50	61,500	9,060	70,560	\$ 116.42	\$ 428.92
92	190250 CENTER FOR MENTAL HEALTH	GFO		\$ 200	7,500	\$ 112.50	61,500	732,400	793,900	\$ 1,309.94	\$ 1,622.44
93	190350 MADILL JASON C & TAMARA L	GFO		\$ 200	67,500	\$ 1,012.50	300,900	4,074,800	4,375,700	\$ 7,219.91	\$ 8,432.41
94	190450 BIG SKY SELECT MIGHT MO LLC	GFO		\$ 200	7,500	\$ 112.50	136,500	1,333,960	1,470,460	\$ 2,426.26	\$ 2,738.76
95	190500 GREAT FALLS CENTRAL LLC	GFO		\$ 200	3,750	\$ 56.25	47,250	372,750	420,000	\$ 693.00	\$ 949.25
96	190600 M & L RENTALS LLC	GFO		\$ 200	7,500	\$ 112.50	136,500	1,215,500	1,352,000	\$ 2,230.80	\$ 2,543.30
97	190650 SEMANSKY JOHN S & LISA SWAN	GFO		\$ 200	3,750	\$ 56.25	47,250	287,750	335,000	\$ 552.75	\$ 809.00
98	190700 WONG MING & SU	GFO		\$ 200	3,750	\$ 56.25	47,250	367,450	414,700	\$ 684.26	\$ 940.51
99	190800 FIRST BUILDING CORPORATION	GFO		\$ 200	22,500	\$ 337.50	118,500	-	118,500	\$ 195.53	\$ 733.03
100	190950 ATLANTIC FINANCIAL GROUP LTD	GFO		\$ 200	-	\$ -	-	8,256,200	8,256,200	\$ 13,622.73	\$ 13,822.73
101	191050 ALLEY STEPHEN J	GFO		\$ 200	15,000	\$ 225.00	165,000	1,412,700	1,577,700	\$ 2,603.21	\$ 3,028.21
102	191100 WHITE BELLY PROPERTIES LLC	GFO		\$ 200	7,492	\$ 112.38	61,500	1,412,900	1,474,400	\$ 2,432.76	\$ 2,745.14
103	191150 JOVICK LEPARD LLC	GFO		\$ 200	7,500	\$ 112.50	61,500	933,400	994,900	\$ 1,641.59	\$ 1,954.09
104	191300 FIRST NATIONAL BANK	GFO		\$ 200	15,000	\$ 225.00	90,000	18,650	108,650	\$ 179.27	\$ 604.27
105	191400 RICHARDS PHILLIP	GFO		\$ 200	15,000	\$ 225.00	90,000	746,400	836,400	\$ 1,380.06	\$ 1,805.06
106	191450 TOVSON LLC	GFO		\$ 200	7,500	\$ 112.50	61,500	404,700	466,200	\$ 769.23	\$ 1,081.73
107	191500 CYRUS INVESTMENTS LLC	GFO		\$ 200	30,000	\$ 450.00	147,000	2,391,610	2,538,610	\$ 4,188.71	\$ 4,838.71
108	191550 US BANK NA	GFO		\$ 200	52,500	\$ 787.50	232,500	569,310	801,810	\$ 1,322.99	\$ 2,310.49
109	191600 MONTANA INSTITUTE OF FAMILY LIVING	GFO		\$ 200	22,500	\$ 337.50	118,500	5,529,200	5,647,700	\$ 9,318.71	\$ 9,856.21
110	191700 MURPHY REAL ESTATE LLC	GFO		\$ 200	18,750	\$ 281.25	104,250	1,145,650	1,249,900	\$ 2,062.34	\$ 2,543.59
111	191750 MURPHY TIMOTHY M & DEBORAH S	GFO		\$ 200	11,250	\$ 168.75	75,750	120,350	196,100	\$ 323.57	\$ 692.32
112	191950 MONTANA INSTITUTE OF FAMILY LIVING	GFO		\$ 200	15,000	\$ 225.00	90,000	6,640	96,640	\$ 159.46	\$ 584.46
113	192100 BLANKENSHIP BOBBI	GFO		\$ 200	15,333	\$ 230.00	99,751	2,187,749	2,287,500	\$ 3,774.38	\$ 4,204.37
114	192150 GAELIC PROPERTIES INC	GFO		\$ 200	11,250	\$ 168.75	75,750	722,750	798,500	\$ 1,317.53	\$ 1,686.28
115	192200 ARVON BLOCK DEVELOPMENT VENTURE LLC	GFO		\$ 200	11,237	\$ 168.56	75,750	3,721,090	3,796,840	\$ 6,264.79	\$ 6,633.34
116	192300 MURPHY REAL ESTATE LLC	GFO		\$ 200	15,000	\$ 225.00	90,000	3,141,300	3,231,300	\$ 5,331.65	\$ 5,756.65
117	192350 WEIGAND JOHN W & PEGGY LOU ETAL	GFO		\$ 200	15,000	\$ 225.00	90,000	1,193,300	1,283,300	\$ 2,117.45	\$ 2,542.45
118	192450 JENNINGS LAND LIMITED PARTNERSHIP	GFO		\$ 200	7,500	\$ 112.50	61,500	157,400	218,900	\$ 361.19	\$ 673.69
119	192500 OIDHREACHT PROPERTIES LLC	GFO		\$ 200	20,016	\$ 300.24	106,211	440,189	546,400	\$ 901.56	\$ 1,401.80
120	192700 MURPHY REAL ESTATE LLC	GFO		\$ 200	46,237	\$ 693.56	208,788	53,140	261,928	\$ 432.18	\$ 1,325.74
121	192850 MURPHY REAL ESTATE LLC	GFO		\$ 200	6,229	\$ 93.44	56,712	489,188	545,900	\$ 900.74	\$ 1,194.17
122	192950 LAWYERS GUNS & MONEY LLC	GFO		\$ 200	9,017	\$ 135.26	67,200	1,751,400	1,818,600	\$ 3,000.69	\$ 3,335.95
123	193050 CTA BUILDING LLP	GFO		\$ 200	12,606	\$ 189.09	80,880	2,851,220	2,932,100	\$ 4,837.97	\$ 5,227.06
124	193100 CTA BUILDING LLP ETAL	GFO		\$ 200	1,800	\$ 27.00	6,840	-	6,840	\$ 11.29	\$ 238.29
125	193150 KELMAN ZOLLIE ETAL	GFO		\$ 200	14,100	\$ 211.50	86,580	284,520	371,100	\$ 612.32	\$ 1,023.82
126	193200 KELMAN ZOLLIE ETAL	GFO		\$ 200	15,000	\$ 225.00	90,000	1,086,200	1,176,200	\$ 1,940.73	\$ 2,365.73
127	193250 WHITE BELLY PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	61,500	438,900	500,400	\$ 825.66	\$ 1,138.16
128	193300 MARZETTA MICHAEL	GFO		\$ 200	7,500	\$ 112.50	61,500	800,500	862,000	\$ 1,422.30	\$ 1,734.80
129	193350 FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO		\$ 200	7,500	\$ 112.50	61,500	604,800	666,300	\$ 1,099.40	\$ 1,411.90

**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FOR FISCAL YEAR 2026, TAX YEAR 2025
RESOLUTION #10583 - 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
130	193450 GREAT FALLS TRANSIT DISTRICT	GFO		\$ 200	15,000	\$ 225.00	90,000	429,090	519,090	\$ 856.50	\$ 1,281.50
131	193550 GREAT FALLS RESCUE MISSION	GFO		\$ 200	15,000	\$ 225.00	90,000	992,230	1,082,230	\$ 1,785.68	\$ 2,210.68
132	193650 FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO		\$ 200	7,500	\$ 112.50	61,500	415,900	477,400	\$ 787.71	\$ 1,100.21
133	193700 WHITE BELLY PROPERTIES LLC	GFO		\$ 200	15,000	\$ 225.00	90,000	25,120	115,120	\$ 189.95	\$ 614.95
134	193900 NEIGHBORHOOD HOUSING SERVICES INC	GFO		\$ 200	7,500	\$ 112.50	61,500	18,770	80,270	\$ 132.45	\$ 444.95
135	193950 PLACID RENTALS LLC	GFO		\$ 200	15,000	\$ 225.00	90,000	264,900	354,900	\$ 585.59	\$ 1,010.59
136	224650 PORTNEY ABBY KELMAN	GFO		\$ 200	19,483	\$ 292.25	110,087	513,013	623,100	\$ 1,028.12	\$ 1,520.36
137	616205 MSGF CONDOS LLC	503		\$ 200	574	\$ 8.61	3,863	223,937	227,800	\$ 375.87	\$ 584.48
138	616210 FRANK PLUMLEE FAMILY TRUST	503	125	\$ 50	450	\$ 6.75	3,030	282,870	285,900	\$ 471.74	\$ 528.49
139	616215 HAGAN ROGER A	503	125	\$ 50	308	\$ 4.62	2,076	223,224	225,300	\$ 371.75	\$ 426.37
140	616220 CAVANAGH HOLDINGS LLC	503	125	\$ 50	291	\$ 4.37	1,962	219,938	221,900	\$ 366.14	\$ 420.50
141	616225 HALVERSON TERRI S	503	125	\$ 50	500	\$ 7.50	3,363	292,437	295,800	\$ 488.07	\$ 545.57
142	616230 SAVAGE JEFFREY J ETAL	503	125	\$ 50	476	\$ 7.14	3,204	286,196	289,400	\$ 477.51	\$ 534.65
143	616235 HENDRICKSON TYSON	503	125	\$ 50	469	\$ 7.04	3,159	283,741	286,900	\$ 473.39	\$ 530.42
144	616240 BENNETTS MARJORIE	503	125	\$ 50	268	\$ 4.02	1,803	209,997	211,800	\$ 349.47	\$ 403.49
145	616245 KUBAS HEATHER	503	125	\$ 50	416	\$ 6.24	2,803	257,597	260,400	\$ 429.66	\$ 485.90
146	616250 ZAT GF LLC	503		\$ 200	608	\$ 9.12	4,090	275,210	279,300	\$ 460.85	\$ 669.97
147	616255 FBGM HOLDINGS LLC	503		\$ 200	311	\$ 4.67	2,091	125,709	127,800	\$ 210.87	\$ 415.54
148	616260 MSGF CONDOS LLC	503		\$ 200	441	\$ 6.62	2,969	198,731	201,700	\$ 332.81	\$ 539.42
149	616265 MSGF CONDOS LLC	503		\$ 200	444	\$ 6.66	2,992	203,508	206,500	\$ 340.73	\$ 547.39
150	616270 COMMUNITY HEALTH CARE CENTER INC	503		\$ 200	574	\$ 8.61	3,863	226,037	229,900	\$ 379.34	\$ 587.95
151	616275 UNDERWOOD JASON M	503	125	\$ 50	450	\$ 6.75	3,030	274,370	277,400	\$ 457.71	\$ 514.46
152	616280 GREEN BROOKS ETAL	503	125	\$ 50	549	\$ 8.24	3,697	316,103	319,800	\$ 527.67	\$ 585.91
153	616285 BISTODEAU JUDY K & GARY	503	125	\$ 50	444	\$ 6.66	2,992	280,808	283,800	\$ 468.27	\$ 524.93
154	616290 YEON JENEE S	503	125	\$ 50	417	\$ 6.26	-	273,300	273,300	\$ 450.95	\$ 507.20
155	616295 ROBERTS DUSTIN E	503	125	\$ 50	509	\$ 7.64	3,424	311,576	315,000	\$ 519.75	\$ 577.39
156	616300 JOHNSON CAROLINE B	503	125	\$ 50	416	\$ 6.24	2,803	269,097	271,900	\$ 448.64	\$ 504.88
157	616305 PAPE DAVID BERNARD	503	125	\$ 50	549	\$ 8.24	3,697	315,703	319,400	\$ 527.01	\$ 585.25
158	616310 EULTGEN DARREN & CINDY	503	125	\$ 50	444	\$ 6.66	2,992	280,508	283,500	\$ 467.78	\$ 524.44
159	616315 EULTGEN DARREN & CINDY	503	125	\$ 50	417	\$ 6.26	2,810	269,490	272,300	\$ 449.30	\$ 505.55
160	616320 BURGAN VALERIE G	503	125	\$ 50	509	\$ 7.64	3,424	311,276	314,700	\$ 519.26	\$ 576.89
161	616325 WAKEMAN NORMAN S JR & MELYNN K	503	125	\$ 50	416	\$ 6.24	2,803	268,797	271,600	\$ 448.14	\$ 504.38
162	617100 WILKE TYSON ETAL	FP1		\$ 200	6,665	\$ 99.98	54,550	1,357,350	1,411,900	\$ 2,329.64	\$ 2,629.61
163	617150 WARD KRAIG ALLAN	FP1		\$ 200	871	\$ 13.07	6,950	341,050	348,000	\$ 574.20	\$ 787.27
164	620650 ROGERS DARYL D	CAP		\$ 200	3,615	\$ 54.23	21,627	170,373	192,000	\$ 316.80	\$ 571.03
165	620660 WILSON THOMAS M JR & KATHLEEN A	CAP		\$ 200	4,574	\$ 68.61	27,405	227,295	254,700	\$ 420.26	\$ 688.87
166	620670 MEADOWLARK HOME CARE LLC	CAP		\$ 200	6,839	\$ 102.59	40,968	261,032	302,000	\$ 498.30	\$ 800.89
167	628625 SEIDLITZ JOHN E JR ETAL	HBC		\$ 200	713	\$ 10.70	19,255	65,845	85,100	\$ 140.42	\$ 351.11
168	628630 CORDEIRO CHRIS A	HBC		\$ 200	713	\$ 10.70	19,255	65,845	85,100	\$ 140.42	\$ 351.11
169	647400 A&E RENTALS LLC	EBC		\$ 200	10,336	\$ 155.04	92,213	414,987	507,200	\$ 836.88	\$ 1,191.92
170	647402 UAZ BUILDING PARTNERSHIP	EBC		\$ 200	4,386	\$ 65.79	44,678	309,022	353,700	\$ 583.61	\$ 849.40
171	647404 RAILROAD SQUARE LLC	EBC		\$ 200	11,903	\$ 178.55	100,786	693,814	794,600	\$ 1,311.09	\$ 1,689.64
172	647406 UAZ BUILDING PARTNERSHIP	EBC		\$ 200	4,699	\$ 70.49	45,272	314,528	359,800	\$ 593.67	\$ 864.16

**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FOR FISCAL YEAR 2026, TAX YEAR 2025
RESOLUTION #10583 - 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
173	650100 COLUMBIA GRAIN INTERNATIONAL LLC	HBB		\$ 200	10,000	\$ 150.00	49,000	397,160	446,160	\$ 736.16	\$ 1,086.16
174	650200 COLUMBIA GRAIN INTERNATIONAL LLC	HBB		\$ 200	10,000	\$ 150.00	49,000	397,160	446,160	\$ 736.16	\$ 1,086.16
175	650300 COLUMBIA GRAIN INTERNATIONAL LLC	HBB		\$ 200	10,000	\$ 150.00	49,000	397,160	446,160	\$ 736.16	\$ 1,086.16
176	651010 T&G PROPERTIES LLC	JHC		\$ 200	936	\$ 14.04	7,675	360,025	367,700	\$ 606.71	\$ 820.75
177	651020 MONTCARE INC	JHC		\$ 200	588	\$ 8.82	4,822	63,090	67,912	\$ 112.05	\$ 320.87
178	651030 CONNER DENNIS & JANIS	JHC		\$ 200	542	\$ 8.13	4,822	168,678	173,500	\$ 286.28	\$ 494.41
179	651040 OT ENTERPRISES LLC	JHC		\$ 200	560	\$ 8.40	4,588	284,612	289,200	\$ 477.18	\$ 685.58
180	651050 GARDNER JAMES F	JHC		\$ 200	596	\$ 8.94	4,883	303,117	308,000	\$ 508.20	\$ 717.14
181	651090 NORTH DATA CENTER LLC	JHC		\$ 200	1,430	\$ 21.45	11,728	539,972	551,700	\$ 910.31	\$ 1,131.76
182	651100 OLSON KENNETH R & ILINDA M ETAL	JHC		\$ 200	2,770	\$ 41.55	5,141	278,959	284,100	\$ 468.77	\$ 710.32
183	651115 MARR LIVING TRUST	LJC	125	\$ 50	474	\$ 7.11	3,936	515,964	519,900	\$ 857.84	\$ 914.95
184	651120 MCCURRY BEATRICE C	LJC	125	\$ 50	474	\$ 7.11	3,936	364,064	368,000	\$ 607.20	\$ 664.31
185	651125 SALONEN WILLIAM W & SUSAN L	LJC	125	\$ 50	474	\$ 7.11	3,936	342,464	346,400	\$ 571.56	\$ 628.67
186	651501 L'HEUREUX PAGE WERNER PC	KAT		\$ 200	7,601	\$ 114.02	42,968	1,107,032	1,150,000	\$ 1,897.50	\$ 2,211.52
187	651502 MONTANA HOMEOWNERSHIP NETWORK INC	KAT		\$ 200	1,668	\$ 25.02	6,603	248,497	255,100	\$ 420.92	\$ 645.94
188	651503 SILVERTIP LLC	KAT		\$ 200	2,224	\$ 33.36	12,798	329,702	342,500	\$ 565.13	\$ 798.49
189	651504 NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	1,112	\$ 16.68	4,369	167,840	172,209	\$ 284.14	\$ 500.82
190	651505 NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	2,966	\$ 44.49	11,621	437,279	448,900	\$ 740.69	\$ 985.18
191	651506 NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	2,966	\$ 44.49	20,884	785,816	806,700	\$ 1,331.06	\$ 1,575.55
192	1888310 MCMANUS PROPERTIES LLC	SEC 11, T20N, R3E		\$ 200	31,363	\$ 470.45	152,179	1,045,221	1,197,400	\$ 1,975.71	\$ 2,646.16
193	2019175 ENERGY WEST MONTANA INC	GF		\$ 200	91,000	\$ 1,365.00	793,157	12,238,347	13,031,504	\$ 21,501.98	\$ 23,066.98
194	2020119 DSB TOWER LLC	DSB		\$ 200	15,000	\$ 225.00	20,619	573,630	594,249	\$ 980.51	\$ 1,405.51
195	2020120 DSB TOWER LLC	DSB		\$ 200	5,944	\$ 89.16	8,295	498,405	506,700	\$ 836.06	\$ 1,125.22
196	2020121 FRANCIS MARIE PSALM 27:17 LLC	DSB		\$ 200	9,056	\$ 135.84	13,035	709,665	722,700	\$ 1,192.46	\$ 1,528.30
197	2020122 SCHULTE DIRK AGENCY	DSB		\$ 200	5,483	\$ 82.25	8,295	473,405	481,700	\$ 794.81	\$ 1,077.05
198	2020123 DSB TOWER LLC	DSB		\$ 200	2,831	\$ 42.47	4,266	209,734	214,000	\$ 353.10	\$ 595.57
199	2020124 DSB TOWER LLC	DSB		\$ 200	2,797	\$ 41.96	3,674	199,126	202,800	\$ 334.62	\$ 576.58
200	2020125 DSB TOWER LLC	DSB		\$ 200	1,862	\$ 27.93	2,844	86,456	89,300	\$ 147.35	\$ 375.28
201	2020126 KSJ PROPERTIES LLC	DSB		\$ 200	6,083	\$ 91.25	8,295	498,305	506,600	\$ 835.89	\$ 1,127.14
202	2020127 DSB TOWER LLC	DSB		\$ 200	1,914	\$ 28.71	2,726	156,674	159,400	\$ 263.01	\$ 491.72
203	2020128 DSB TOWER LLC	DSB		\$ 200	2,153	\$ 32.30	3,081	144,919	148,000	\$ 244.20	\$ 476.50
204	2020129 DSB TOWER LLC	DSB		\$ 200	2,491	\$ 37.37	3,555	292,300	295,855	\$ 488.16	\$ 725.53
205	2020130 GILLEON RESERVATION LLC	DSB		\$ 200	5,618	\$ 84.27	8,295	381,605	389,900	\$ 643.34	\$ 927.61
206	2020131 DSB TOWER LLC	DSB		\$ 200	11,221	\$ 168.32	2,370	164,230	166,600	\$ 274.89	\$ 643.21
207	2020134 DSB TOWER LLC	DSB		\$ 200	7,023	\$ 105.35	15,998	347,102	363,100	\$ 599.12	\$ 904.46
208	2020190 HANSERJAC LLC	JHC		\$ 200	938	\$ 14.07	1,747	80,153	81,900	\$ 135.14	\$ 349.21
209	2020196 STSA PARTNERS LLC	FBC		\$ 200	8,455	\$ 126.83	60,962	1,851,338	1,912,300	\$ 3,155.30	\$ 3,482.12
210	2020197 HICKS ENDEAVORS LLC	FBC		\$ 200	2,165	\$ 32.48	15,240	413,860	429,100	\$ 708.02	\$ 940.49
211	2023025 STREIT HOLDINGS LLC	JHC		\$ 200	2,586	\$ 38.79	4,797	220,903	225,700	\$ 372.41	\$ 611.20
212	2023073 GSF HOLDINGS LLC	DSB		\$ 200	1,075	\$ 16.13	3,318	173,882	177,200	\$ 292.38	\$ 508.51
213	2023074 GSF HOLDINGS LLC	DSB		\$ 200	1,585	\$ 23.78	356	20,844	21,200	\$ 34.98	\$ 258.76
213	TOTALS			\$ 39,300	2,071,046	\$ 31,065.69	\$ 13,897,922	\$ 172,385,175	186,283,097	\$ 307,367.11	\$ 377,732.80