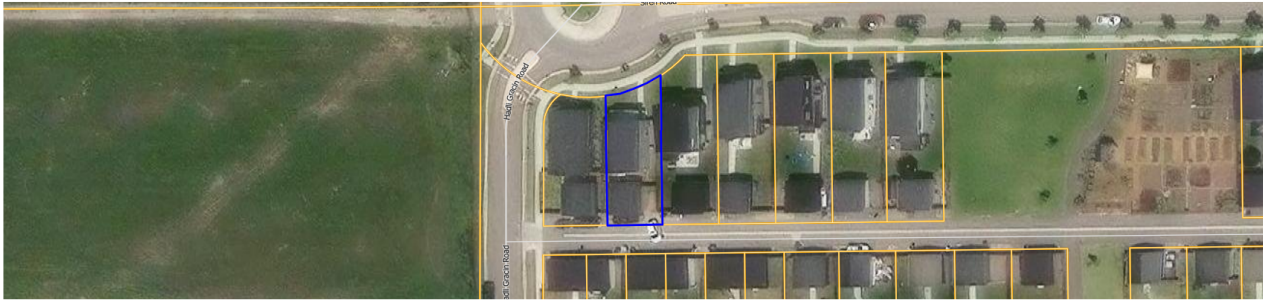


Tax Year: 2026

Scale: 1:870.36 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP	Subcategory: Residential Property
Geocode: 04-2200-18-2-01-17-5002	Assessment Code: 0419003002
Primary Owner: WOODS RICHARD ACHRISTOPHER 4873 SIREN RD MISSOULA, MT 59808-5715 Note: See Owners section for all owners	Property Address: 4873 SIREN RD MISSOULA, MT 59808
Certificate of Survey: n/a	Legal Description: HELLGATE GARDENS TOWNHOMES, S18, T13 N, R19 W, UNIT 2
Last Modified: 3/21/2026 18:38:29 PM	

General Property Information

Neighborhood: 204.002	Property Type: Improved Property
Living Units: n/a	Levy District: 04-0586-4-1
Zoning: n/a	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership: General: 2.777	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

Tax Year: 2026

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
Farm-site	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	0.082	n/a

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
10/7/2022	1082	572	10/11/2022	n/a	Warranty Deed
7/17/2020	1035	459	7/30/2020	n/a	Warranty Deed

Owners

Party #1

Default Information:	WOODS RICHARD ACHRISTOPHER 4873 SIREN RD MISSOULA, MT 59808-5715
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	10/17/2022 15:24:12 PM

Party #2

Default Information:	WOODS AMANDA ELISABETH 4873 SIREN RD MISSOULA, MT 59808-5715
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	10/17/2022 15:24:12 PM

Appraisals

Tax Year: 2026

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	107096	417504	524600	MKT
2024	87032	367068	454100	MKT
2023	87032	367068	454100	MKT

Market Land

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 3584	Acres: n/a
Class Code: 2201	Value: n/a

Dwellings

Dwelling #1

Dwelling Information

Dwelling Type SFR	Style 08 - Conventional	Year Built 2020
Residential Type: SFR	Style: 08 - Conventional	Roof Material: 10 - Asphalt Shingle
Year Built: 2020	Roof Type: 3 - Gable	Attic Type: 0 - None
Effective Year: n/a	Exterior Walls: 1 - Frame	Exterior Wall Finish: 3 - Masonite
Story Height: 2.0	Grade: 6	Degree Remodeled: n/a
Class Code: 3501	Year Remodeled: n/a	

Mobile Home Details

Manufacturer: n/a	Serial #: n/a
Width: n/a	Length: n/a
Model: n/a	

Basement Information

Foundation: 2 - Concrete	Finished Area: n/a
Daylight: n/a	Basement Type: 0 - None
Quality: n/a	

Heating/Cooling Information

Type: Central/AC	System Type: 5 - Forced Air
Fuel Type: 3 - Gas	Heated Area: n/a

Living Accomodations

Tax Year: 2026

Bedrooms: 3	Family Rooms: n/a
-------------	-------------------

Full Baths: 2	Half Baths: 1
---------------	---------------

Addl Fixtures: 3

Additional Information

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

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
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Area Used in Cost

Basement: n/a	Addl Floors: n/a
---------------	------------------

First Floor: 748	Second Floor: 748
------------------	-------------------

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

Attic: n/a	SFLA: 1496
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Depreciation Information

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

Desirability Property: Average (7)	Location: Good (8)
---------------------------------------	--------------------

Depreciation Calculation

Age: 4	Pct Good: 0.95
--------	----------------

RCNLD: n/a

Additions / Other Features

Lower Addtns	First	Second	Third	Area	Year	Cost
n/a	11 - Porch, Frame, Open	n/a	n/a	140	n/a	n/a
n/a	34 - Deck, Concrete	n/a	n/a	140	n/a	n/a

No additional features exist for this property

Other Buildings

Tax Year: 2026

Outbuilding/Yard Improvement #1

Type: Residential

Description: RRG3 - Garage, frame, detached, unfinished

Quantity: 1

Year Built: 2020

Grade: 5

Condition: Res Good

Functional: n/a

Class Code: 3501

Dimensions

Width/Diameter: 20

Length: 20

Size/Area: n/a

Height: n/a

Bushels: n/a

Circumference: n/a

Outbuilding/Yard Improvement #2

Type: Residential

Description: RPA1 - Asphalt

Quantity: 1

Year Built: 2020

Grade: A

Condition: Res Average

Functional: n/a

Class Code: 3501

Dimensions

Width/Diameter: 20

Length: 6

Size/Area: n/a

Height: n/a

Bushels: n/a

Circumference: n/a

Commercial

No commercial buildings exist for this parcel

Ag/Forest Land

No ag/forest land exists for this parcel

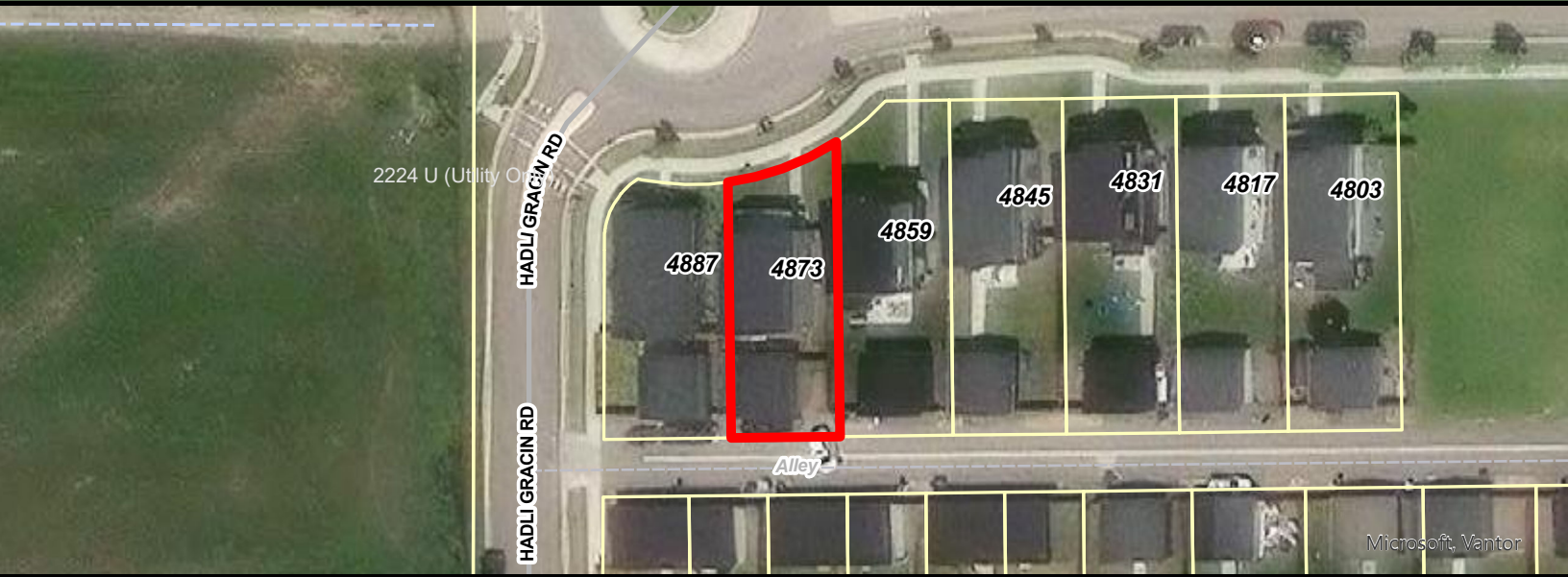
Conservation Easements

No conservation easements exist for this parcel

Tax Year: 2026

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Geocode: -

Tax ID: 0419003002 **Tax Year:** 2026

Physical Address(es)* (GIS: 258-4628)

Owner:
RICHARD ACHRISTOPHER WOODS
AMANDA ELISABETH WOODS

4873 SIREN RD

Legal Description: HELLGATE GARDENS TOWNHOMES, S18, T13 N, R19 W, UNIT 2
City or County? City

(This information provided by the Montana Department of Revenue: 329-1400)

Fire District
City Fire

Permits* (City: 406-552-6635)
(None Available)

Zoning* (City: 406-552-6630)
Contact City of Missoula Planning
406-552-6630

Air Stagnation* (MCCHD: 258-4755)
Inside Air Stagnation Zone outside City
Air Stagnation Zone

Schools (OPI: 888-231-9393)
Elementary - Hellgate
High School - Big Sky
Middle School - Hellgate

Floodplain* (City: 406-552-6625)
Contact City of Missoula Floodplain Administrator
406-552-6625

County MS4 (Public Works: 258-3701)
Not in MS4

Sewer/Well* (MCCHD: 258-4755)
(None Available)

Bear Buffer Zone (MCCHD: 258-4755)
Outside of Zones

Utility Contacts

Northwestern Energy - 888-467-2669
Missoula Electric Coop - 406-541-4433

* List may be incomplete. Please contact relevant department for more information.
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5

DATE AND INITIALS	STREET	ADDRESS	LOT #
	SIREN	4873	

WATER SERVICE PIPE STATISTICS - MISSOULA

DATE TAP MADE 7/18

SKETCH

TAP MADE BY DIS IT

CONTRACTOR DIS IT

C.B. TO MAIN MEAS. 17'

SIZE AND TYPE OF MAIN 16" DIP

SIZE AND TYPE OF SERVICE PIPE 1" poly

DEPTH OF SERVICE AT MAIN 6.7

DEPTH OF SERVICE AT C. BOX 6.4

CURB BOX MEAS. _____

METER PIT MEAS. _____

CB - 10' IN OF WHL

2' N OF CURB

MP - 3' W OF WHL
10' N OF NHT Ad

5-14-20

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Unit # 2

4873 Siren Rd

Hellgate Gardens

~~6873~~ Siren Rd.

ADDRESS

STREET

WATER SERVICE PIPE STATISTICS

*TAP MADE BY WATER Co.

*CONTRACTOR Dig It Excavating

*DATE TAP MADE 7/18

*C.B. TO MAIN MEAS. 17'

*SIZE OF TAP 1"

*SIZE AND KIND OF SERVICE 1" poly

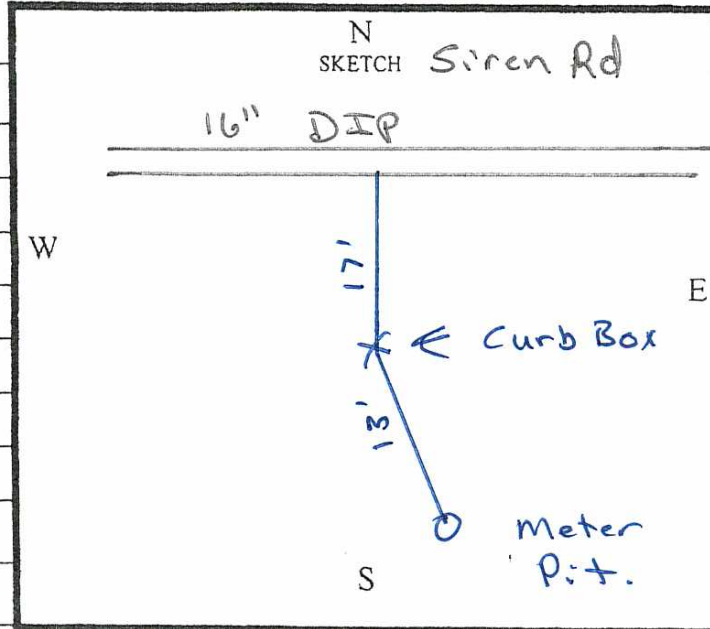
*SIZE AND KIND OF MAIN 16" DIP

DEPTH OF MAIN 6.7"

DEPTH OF SERVICE AT CB 6.4

CB MEAS.

MP MEAS.



* INDICATES REQUIRED INFORMATION. DITCH CARD WILL BE RETURNED FOR COMPLETION IF ANY OF THESE FIELDS ARE BLANK.

G:\Ops\Dispatch\Documents & forms\ditchcard_new_06.doc

4873 Siren-City of Missoula Zoning



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Trails **Parcels**

Title 22 Zoning_mso
Title 22 Zoning Overlays



Title 22 Zoning

Abbreviation

- | | | | | | | | | | | | |
|------|-------|-------|-------|-------|------|-------|-------|-------|------|------|------|
| A | CD-1 | CD-2 | D-C | D-T | I-1 | LU-MU | LU-R1 | LU-R2 | OP-1 | OP-2 | R-R1 |
| T-MU | U-MU1 | U-MU2 | U-MU3 | U-MU4 | U-R1 | U-R2 | U-R3 | U-R4 | | | |

Parcel Address: 4873 SIREN RD

Owner: WOODS RICHARD ACHRISTOPHER

T22 Zoning: **U-R1**

New Overlay: **No Overlay Found**

Street Typologies Near: No records available

Place Type: Urban Residential Low

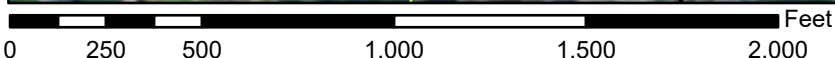
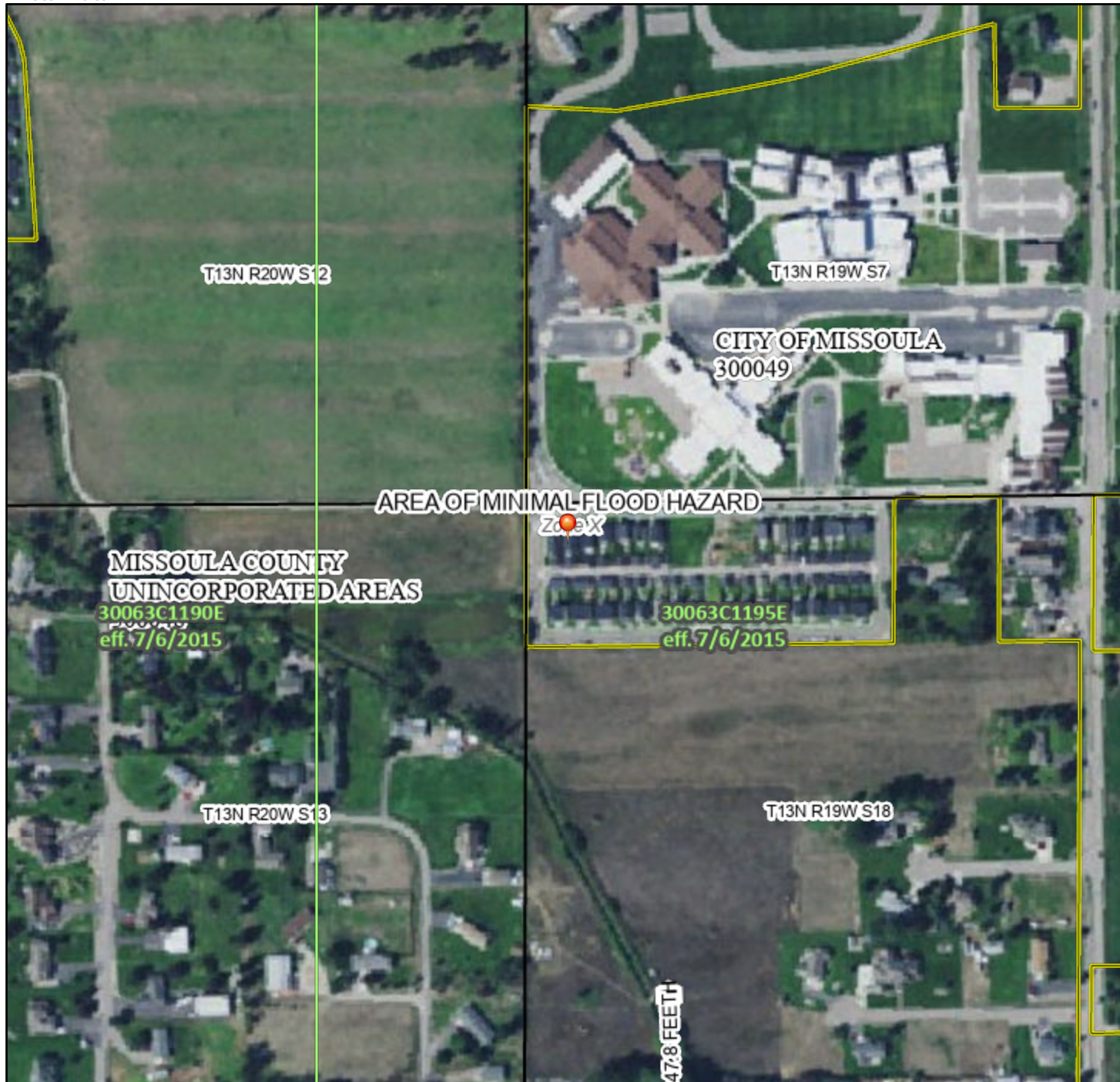
T20 Zoning: RT5.4

T20 Overlay: Airport Influence Area

National Flood Hazard Layer FIRMMette



114°3'55"W 46°53'44"N



1:6,000

114°3'18"W 46°53'19"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/3/2026 at 5:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

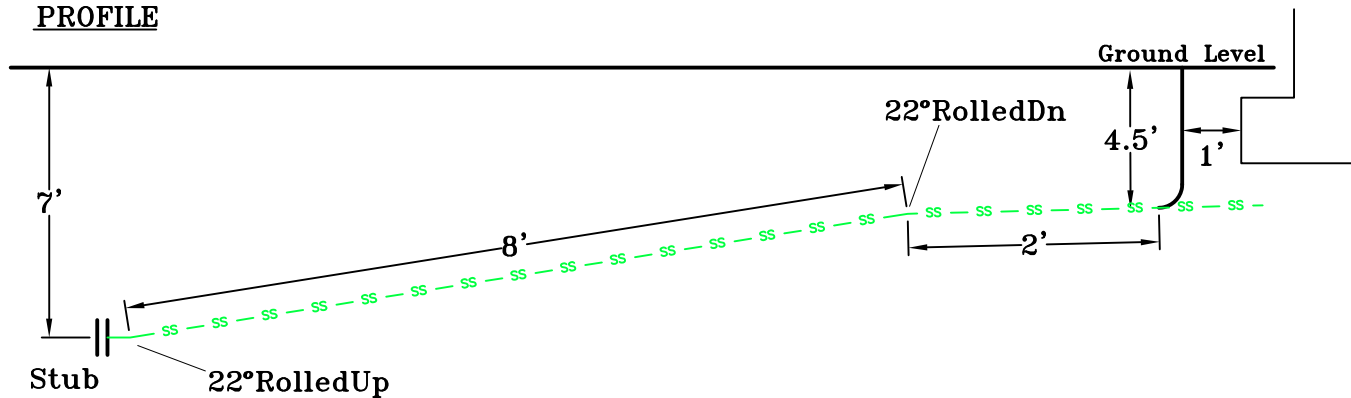
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SANITARY SEWER CONNECTION

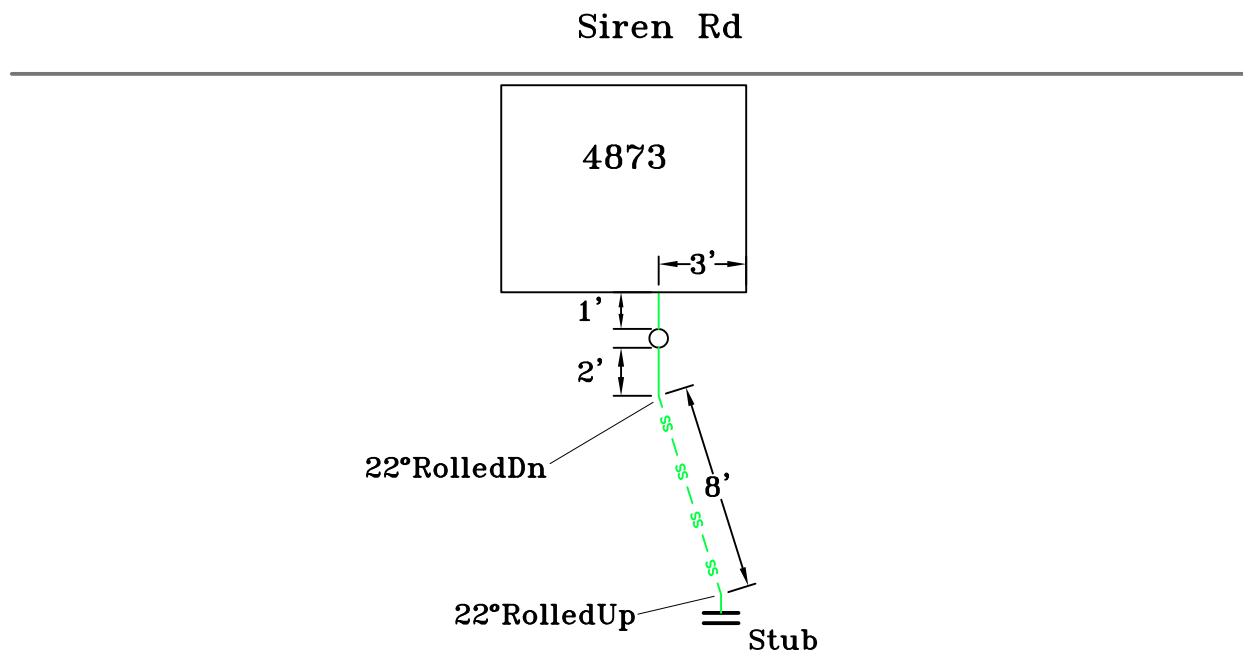
PERMIT NO. 2019-MSS-SWR-00319 DATE 7/17/19 CONNECTION TYPE C
(DS)Drystub (C)Connection (RC)Repair (STS)STEP System (DLS)Dry Laid STEP
CONTRACTOR Mountain View Sales & Contractors
ADDRESS 4873 Siren Rd MATERIALS 4" Sch40 PVC
LEGAL Hellgate Gardens Townhomes Unit 2
Main Location Alley Station Used Stub

REMARKS

PROFILE



PLAN



NOTICE: The City of Missoula is not responsible for insuring or guaranteeing the accuracy of the compilation of this information and shall not be held accountable for the accuracy of these records and/or for any expenses or damages incurred from any reliance on these records by anyone. On-site field verification by excavation or detection methods is always necessary to locate any sanitary sewer line.