Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date	04/17/2026
Time	12:54:10
Page	1

Assessment Data

Account	660001124
Parcel ID	20N15E-02-1-00000-000-0000
Cadastral ID	02-20-15-00100
Property Type	REAL - Real Property
Property Class	UCP **VI Area** 3
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI
Name ID	341734

GP STORAGE LLC

C/O NATHAN GARBER
309 1ST AVE UNIT E
KALISPELL MT 59901-0000

Parcel Location

Situs	25605 S HWY 66
Subdivision	SARA ADDITION
Lot/Block	0001 / 0001 **Parcel Size** 1 - Lots
Sec/Twn/Rng	2 / 20 / 15 / 5
Neighborhood	5001 - TASC 2016
School District	S008 - VERDIGRIS SCHOOLS

Primary Image

\\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-11-3\II 12/5/2022

Legal Description

Lat/Long: 36.24285707 -95.67462784

LOT 1 BLOCK 1 SARA ADDITION

Building Permits

Number	Description	Opened	Closed	Amount
C22	CV23-NEW BUILDING	03/2022	12/2023	

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	LEON HOLDING COMPANY LLC	02/28/2023	0	4
/	NESBITT, DOUGLAS A &	12/02/2021	425,000	YES
1105/446	SHELBY, JAMES MICHAEL	04/01/1998	90,000	No
997/122	SHELBY, MARY ANN	07/31/1995	0	No

Parcel Valuation

Source	REAL
Remove Cap	2022
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	425,001	425,001	11%	46,750
Improvements	3,571,016	3,571,016		392,812
Mobile Home	0	0		0
Total Value	3,996,017	3,996,017		439,562

Levy Rate	104.132	Current Tax
Assessed	439,562	45,772.40
Penalty	0	
Exemption	0	0.00
Total Taxable	439,562	45,772.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001124	GP STORAGE LLC	80	4,030,599	0	443,366	46,169.00
2024	2024-660001124	GP STORAGE LLC	80	3,952,620	0	434,788	41,675.00
2023	2023-660001124	GP STORAGE LLC	80	425,000	0	46,750	4,414.00
2022	2022-660001124	LEON HOLDING COMPANY LLC	80	425,000	0	46,750	4,494.00
2021	2021-660001124	NESBITT, DOUGLAS A &	80	82,575	0	8,732	817.00
2020	2020-660001124	NESBITT, DOUGLAS A &	80	82,266	0	8,316	780.00
2019	2019-660001124	NESBITT, DOUGLAS A &	80	73,355	0	7,920	755.00
2018	2018-660001124	NESBITT, DOUGLAS A &	80	68,573	0	7,543	719.00
2017	2017-660001124	NESBITT, DOUGLAS A &	80	68,378	0	7,521	718.00
2016	2016-660001124	NESBITT, DOUGLAS A &	80	108,285	0	11,911	1,142.00
2015	2015-660001124	NESBITT, DOUGLAS A &	80	106,286	0	11,691	1,129.00
2014	2014-660001124	NESBITT, DOUGLAS A &	80	108,395	0	11,923	1,090.00
2013	2013-660001124	NESBITT, DOUGLAS A &	80	131,022	0	12,931	1,224.00

Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date	04/17/2026
Time	12:54:10
Page	2

Lot Data

Lot Size	x	
Lot Count		
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Value Model	1835 COMM	
Value Method	Square-Foot	
Base Lot Value	248,727.00 x .52 =	129,700
Factor Value	0	
Adjustments	327.68%	
Lot Value	425,001	

Primary Image

Cost Approach

Manual Date	01/2025	
Total Building Area	49,910	
Total Base Value	3,643,896	
Modifier Value		
Misc Improvements		
Replacement Cost New	3,643,896	
Phys/Func Depreciation Loss	()	
RCN Less Phys/Func	3,571,016	
Economic Depreciation		
RCNLD (All Sources)	3,571,016	
Depreciated Improvements		
Outbuilding Value		
Total Improvement Value	3,571,016	
Land Value	425,001	
Cost Approach Value	3,996,017	80.06/SqFt

Image Information

Image ID	1015977
Image Date	12/5/2022
Name	IMG_0007.JPG
Description	\\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-11 3\IMG_0007.JPG

Income Approach

Potential Gross Income (PGI)	
Vacancy & Collection Loss	
Miscellaneous Income	
Effective Gross Income (EGI)	
Total Expenses	
Net Operating Income (NOI)	
Income Capitalization Rate	
Indicated Value	0.00

Value Reconciliation

Selected Valuation Method	Cost Approach	
Total Improvement Value		
Land Value	425,001	
Total Appraised Value	3,996,017	80.06/SqFt

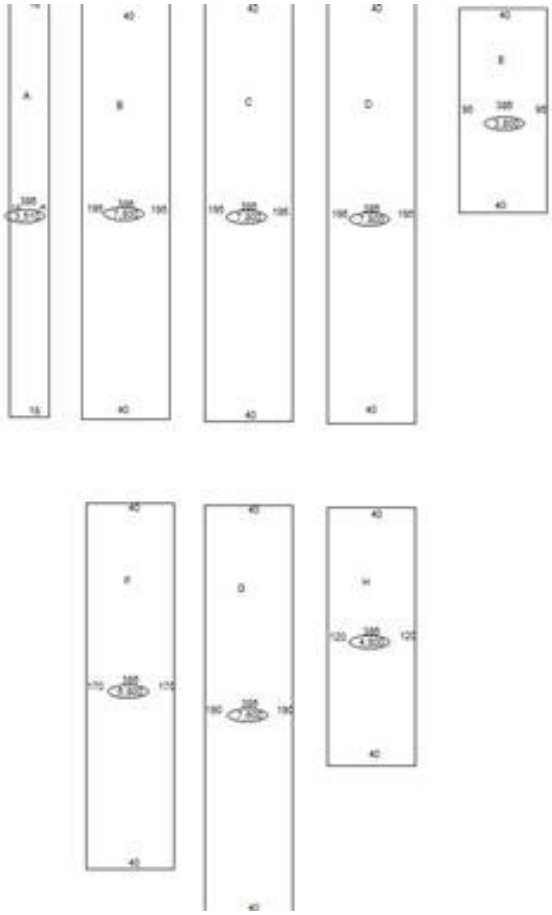
Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date	**04/17/2026**
Time	**12:54:10**
Page	**3**

Sketch Image 660001124



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale		Section Label	Base Area	Multiplier	Total Area
1	C	386		50	386		3,800	1.000	3,800
2	C	386		50	386		7,800	1.000	7,800
3	C	386		50	386		7,800	1.000	7,800
4	C	386		50	386		7,800	1.000	7,800
5	C	386		50	386		6,800	1.000	6,800
6	C	386		50	386		7,600	1.000	7,600
7	C	386		50	386		4,800	1.000	4,800
8	C	386		50	386		3,510	1.000	3,510
9	N	0		50	A			0.000	
10	N	0		50	B			0.000	
11	N	0		50	C			0.000	
12	N	0		50	D			0.000	
13	N	0		50	E			0.000	
14	N	0		50	F			0.000	
15	N	0		50	G			0.000	
16	N	0		50	H			0.000	
						Total Building Area	49,910		49,910

Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Account	660001124	**Tax Area Code**	80
Parcel ID	20N15E-02-1-00000-000-0000	**Property Class**	UCP
Cadastral ID	02-20-15-00100	**Owners Name**	GP STORAGE LLC

Building Data

Building ID	4986
Building Sequence	1
Occupancy 1	386 Mini-Warehouse 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	3,800
Average Perimeter	270
Number Of Storys	1.00
Average Wall Ht	12.00
Year Built	2022
Effective Age	2
Construction Class	7 - Pre-Engineered Steel Frame
Quality	3 - Average
Condition	3 - Average
Exterior Wall	116 - Single Metal on Steel Frame
Heating/Cooling	15 - No HVAC
Roof Type	Gable
Roof Cover	Metal
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

Building Image

Image Information

Image Name	IMG_0007.JPG
Image Date	12/5/2022
Image Name	IMG_0007.JPG
Description	\\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-11 3\IMG_0007.JPG

Cost Calculations

Appraisal Zone	3	**Manual Date**	01/2025	
Zone Description		**Base Year**	2026	
Base Cost	55.93	**Modifier Value**		
Wall Cost	18.20	**Total Replacement Cost**	281,694	
HVAC Cost	0.00	**Physical Depreciation**	2%	
Basement Cost	0.00	**Functional Depreciation**		
Total Base Cost	74.13	**Total Depreciation**	2%	(5,634)
Total Area	3,800	**Total RCNLD**	276,060	
Base RCN	281,694	**Lump Sums**		
Misc Impr Value		**Total Building Value**	276,060	$ 72.65 Per SqFt

Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Account	660001124	**Tax Area Code**	80
Parcel ID	20N15E-02-1-00000-000-0000	**Property Class**	UCP
Cadastral ID	02-20-15-00100	**Owners Name**	GP STORAGE LLC

Building Data

Building ID	4987
Building Sequence	2
Occupancy 1	386 Mini-Warehouse 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	7,800
Average Perimeter	470
Number Of Storys	1.00
Average Wall Ht	12.00
Year Built	2022
Effective Age	2
Construction Class	7 - Pre-Engineered Steel Frame
Quality	3 - Average
Condition	3 - Average
Exterior Wall	116 - Single Metal on Steel Frame
Heating/Cooling	15 - No HVAC
Roof Type	Gable
Roof Cover	Metal
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

Building Image

Image Information

Image Name	IMG_0009.JPG
Image Date	12/5/2022
Image Name	IMG_0009.JPG
Description	\\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-11 3\IMG_0009.JPG

Cost Calculations

Appraisal Zone	3	**Manual Date**	01/2025	
Zone Description		**Base Year**	2026	
Base Cost	56.18	**Modifier Value**		
Wall Cost	15.44	**Total Replacement Cost**	558,636	
HVAC Cost	0.00	**Physical Depreciation**	2%	
Basement Cost	0.00	**Functional Depreciation**		
Total Base Cost	71.62	**Total Depreciation**	2%	(11,173)
Total Area	7,800	**Total RCNLD**	547,463	
Base RCN	558,636	**Lump Sums**		
Misc Impr Value		**Total Building Value**	547,463	$ 70.19 Per SqFt

Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Account	660001124	**Tax Area Code**	80
Parcel ID	20N15E-02-1-00000-000-0000	**Property Class**	UCP
Cadastral ID	02-20-15-00100	**Owners Name**	GP STORAGE LLC

Building Data

Building ID	4988
Building Sequence	3
Occupancy 1	386 Mini-Warehouse 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	7,800
Average Perimeter	470
Number Of Storys	1.00
Average Wall Ht	12.00
Year Built	2022
Effective Age	2
Construction Class	7 - Pre-Engineered Steel Frame
Quality	3 - Average
Condition	3 - Average
Exterior Wall	116 - Single Metal on Steel Frame
Heating/Cooling	15 - No HVAC
Roof Type	Gable
Roof Cover	Metal
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

Building Image

Image Information

Image Name	IMG_0011.JPG
Image Date	12/5/2022
Image Name	IMG_0011.JPG
Description	\\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-11 3\IMG_0011.JPG

Cost Calculations

Appraisal Zone	3	**Manual Date**	01/2025
Zone Description		**Base Year**	2026
Base Cost	56.18	**Modifier Value**	
Wall Cost	15.44	**Total Replacement Cost**	558,636
HVAC Cost	0.00	**Physical Depreciation**	2%
Basement Cost	0.00	**Functional Depreciation**	
Total Base Cost	71.62	**Total Depreciation**	2% (11,173)
Total Area	7,800	**Total RCNLD**	547,463
Base RCN	558,636	**Lump Sums**	
Misc Impr Value		**Total Building Value**	547,463 $ 70.19 Per SqFt

Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Account	660001124	**Tax Area Code**	80
Parcel ID	20N15E-02-1-00000-000-0000	**Property Class**	UCP
Cadastral ID	02-20-15-00100	**Owners Name**	GP STORAGE LLC

Building Data

Building ID	4989
Building Sequence	4
Occupancy 1	386 Mini-Warehouse 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	7,800
Average Perimeter	470
Number Of Storys	1.00
Average Wall Ht	12.00
Year Built	2022
Effective Age	2
Construction Class	7 - Pre-Engineered Steel Frame
Quality	3 - Average
Condition	3 - Average
Exterior Wall	116 - Single Metal on Steel Frame
Heating/Cooling	15 - No HVAC
Roof Type	Gable
Roof Cover	Metal
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

Building Image

Image Information

Image Name	IMG_0013.JPG
Image Date	12/5/2022
Image Name	IMG_0013.JPG
Description	\\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-11 3\IMG_0013.JPG

Cost Calculations

Appraisal Zone	3	**Manual Date**	01/2025	
Zone Description		**Base Year**	2026	
Base Cost	56.18	**Modifier Value**		
Wall Cost	15.44	**Total Replacement Cost**	558,636	
HVAC Cost	0.00	**Physical Depreciation**	2%	
Basement Cost	0.00	**Functional Depreciation**		
Total Base Cost	71.62	**Total Depreciation**	2%	(11,173)
Total Area	7,800	**Total RCNLD**	547,463	
Base RCN	558,636	**Lump Sums**		
Misc Impr Value		**Total Building Value**	547,463	$ 70.19 Per SqFt

Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Account	660001124	**Tax Area Code**	80
Parcel ID	20N15E-02-1-00000-000-0000	**Property Class**	UCP
Cadastral ID	02-20-15-00100	**Owners Name**	GP STORAGE LLC

Building Data

Building ID	4990
Building Sequence	5
Occupancy 1	386 Mini-Warehouse 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	3,510
Average Perimeter	426
Number Of Storys	1.00
Average Wall Ht	12.00
Year Built	2022
Effective Age	2
Construction Class	7 - Pre-Engineered Steel Frame
Quality	3 - Average
Condition	3 - Average
Exterior Wall	116 - Single Metal on Steel Frame
Heating/Cooling	15 - No HVAC
Roof Type	Shed
Roof Cover	Metal
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

Building Image

Image Information

Image Name	IMG_0015.JPG
Image Date	12/5/2022
Image Name	IMG_0015.JPG
Description	\\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-11 3\IMG_0015.JPG

Cost Calculations

Appraisal Zone	3	**Manual Date**	01/2025	
Zone Description		**Base Year**	2026	
Base Cost	54.75	**Modifier Value**		
Wall Cost	31.09	**Total Replacement Cost**	301,298	
HVAC Cost	0.00	**Physical Depreciation**	2%	
Basement Cost	0.00	**Functional Depreciation**		
Total Base Cost	85.84	**Total Depreciation**	2%	(6,026)
Total Area	3,510	**Total RCNLD**	295,272	
Base RCN	301,298	**Lump Sums**		
Misc Impr Value		**Total Building Value**	295,272	$ 84.12 Per SqFt

Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Account	660001124	**Tax Area Code**	80
Parcel ID	20N15E-02-1-00000-000-0000	**Property Class**	UCP
Cadastral ID	02-20-15-00100	**Owners Name**	GP STORAGE LLC

Building Data

Building ID	4991
Building Sequence	6
Occupancy 1	386 Mini-Warehouse 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	6,800
Average Perimeter	420
Number Of Storys	1.00
Average Wall Ht	12.00
Year Built	2022
Effective Age	2
Construction Class	7 - Pre-Engineered Steel Frame
Quality	3 - Average
Condition	3 - Average
Exterior Wall	116 - Single Metal on Steel Frame
Heating/Cooling	15 - No HVAC
Roof Type	Gable
Roof Cover	Metal
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

Building Image

Image Information

Image Name	IMG_0016.JPG
Image Date	12/5/2022
Image Name	IMG_0016.JPG
Description	\\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-11 3\IMG_0016.JPG

Cost Calculations

Appraisal Zone	3
Zone Description	
Base Cost	56.14
Wall Cost	15.82
HVAC Cost	0.00
Basement Cost	0.00
Total Base Cost	71.96
Total Area	6,800
Base RCN	489,328
Misc Impr Value	

Manual Date	01/2025	
Base Year	2026	
Modifier Value		
Total Replacement Cost	489,328	
Physical Depreciation	2%	
Functional Depreciation		
Total Depreciation	2%	(9,787)
Total RCNLD	479,541	
Lump Sums		
Total Building Value	479,541	$ 70.52 Per SqFt

Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Account	660001124	**Tax Area Code**	80
Parcel ID	20N15E-02-1-00000-000-0000	**Property Class**	UCP
Cadastral ID	02-20-15-00100	**Owners Name**	GP STORAGE LLC

Building Data

Building ID	4992
Building Sequence	7
Occupancy 1	386 Mini-Warehouse 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	7,600
Average Perimeter	460
Number Of Storys	1.00
Average Wall Ht	12.00
Year Built	2022
Effective Age	2
Construction Class	7 - Pre-Engineered Steel Frame
Quality	3 - Average
Condition	3 - Average
Exterior Wall	116 - Single Metal on Steel Frame
Heating/Cooling	15 - No HVAC
Roof Type	Gable
Roof Cover	Metal
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

Building Image

Image Information

Image Name	IMG_0018.JPG
Image Date	12/5/2022
Image Name	IMG_0018.JPG
Description	\\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-11 3\IMG_0018.JPG

Cost Calculations

Appraisal Zone	3	**Manual Date**	01/2025
Zone Description		**Base Year**	2026
Base Cost	56.17	**Modifier Value**	
Wall Cost	15.50	**Total Replacement Cost**	544,692
HVAC Cost	0.00	**Physical Depreciation**	2%
Basement Cost	0.00	**Functional Depreciation**	
Total Base Cost	71.67	**Total Depreciation**	2% (10,894)
Total Area	7,600	**Total RCNLD**	533,798
Base RCN	544,692	**Lump Sums**	
Misc Impr Value		**Total Building Value**	533,798 $ 70.24 Per SqFt

Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Account	660001124	**Tax Area Code**	80
Parcel ID	20N15E-02-1-00000-000-0000	**Property Class**	UCP
Cadastral ID	02-20-15-00100	**Owners Name**	GP STORAGE LLC

Building Data

Building ID	4993
Building Sequence	8
Occupancy 1	386 Mini-Warehouse 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	4,800
Average Perimeter	320
Number Of Storys	1.00
Average Wall Ht	12.00
Year Built	2022
Effective Age	2
Construction Class	7 - Pre-Engineered Steel Frame
Quality	3 - Average
Condition	3 - Average
Exterior Wall	116 - Single Metal on Steel Frame
Heating/Cooling	15 - No HVAC
Roof Type	Gable
Roof Cover	Metal
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

Building Image

Image Information

Image Name	IMG_0020.JPG
Image Date	12/5/2022
Image Name	IMG_0020.JPG
Description	\\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-11 3\IMG_0020.JPG

Cost Calculations

Appraisal Zone	3	**Manual Date**	01/2025
Zone Description		**Base Year**	2026
Base Cost	56.04	**Modifier Value**	
Wall Cost	17.08	**Total Replacement Cost**	350,976
HVAC Cost	0.00	**Physical Depreciation**	2%
Basement Cost	0.00	**Functional Depreciation**	
Total Base Cost	73.12	**Total Depreciation**	2% (7,020)
Total Area	4,800	**Total RCNLD**	343,956
Base RCN	350,976	**Lump Sums**	
Misc Impr Value		**Total Building Value**	343,956 $ 71.66 Per SqFt