



LAMPMAN PARK



Lampman Park

TBD Monad Road | Billings, Montana 59102



NAI Business Properties |

Matt Robertson | *Principal/Supervising Broker*

NAI Business Properties

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Executive Summary

Date of Inspection/Effective Date 03/14/2024 / 03/14/2024
Inspector Ben Rose
Intended User(s) City of Billings
Intended Use The intended use of the evaluation will be used to assist the City of Billings in real estate values.
Client Mike Pigg (City of Billings Parks, Recreation & Public Lands)
Owner of Record CITY OF BILLINGS
Property Rights Fee Simple

Key Highlights:

- Lot SF : 261,541
- Zoning : P1-Parks and Open Space

Most Likely User: Investor



The author's analysis and assumptions of: use/condition factors of the property, current market data, actual and market income information and general assessment of the property; results in the following:

Final Market Value of \$1,720,000.00 (\$6.58 PSF).

Please see the extraordinary assumption and a hypothetical condition regarding the zoning on page 4.



CENTENNIAL PARK MASTER PLAN

Included Amenities

- Trail through Dog Park
- Playground
- Shelters
- Large Picnic Shelter
- Multiuse Court
- Splash Pad



AMENITIES COST ESTIMATES

Trail through Dog Park - \$120,000

Playground - \$600,000

Shelters - \$ 30,000

Large Picnic Shelter - \$150,000

Multiuse Court - \$ 320,000

Splash Pad – \$1,000,000

