

Rural Residence

RESIDENTIAL

197 RUSSELL RANCH LN

GREAT FALLS, MT 59405

\$1,090,953 TopHap Estimate · \$303 / ft² · confidence 93 · as of Jul 14, 2026

3

BEDS

3

BATHS

3,602 ft²

LIVING AREA

20 ac

LOT SIZE

1992

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Est. Owner Equity

\$752,953

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax

\$4,657 (2025)

Assessed Value

\$876,624

Previous Assessed

\$876,624

Assessor Market Value

\$876,624

PROPERTY FACTS

Property Type	Rural Residence
Style	Conventional
County	Cascade
Lot (acres)	20.00
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Prefab
Pool	No

Deck · 140 ft²

Porch · 450 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 16, 2024	Financing	Transfer On Death Deed			
Mar 17, 2005	Financing	Warranty Deed			\$308K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cascade 7-8 School	Middle	7–8	19.8 mi
Cascade High School	High	9–12	19.8 mi
Cascade School	Elementary	PK–6	19.8 mi

District: Cascade Elementary School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 59405

108 CRIME INDEX	105 AIR POLLUTION	32,971 POPULATION	\$55K MEDIAN IN-COME	43°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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