

Single Family Residence **RESIDENTIAL**

# 109 RIVERVIEW PL

GREAT FALLS, MT 59404

**\$284,207** TopHap Estimate · \$273 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**5**

BEDS

**2**

BATHS

**1,040 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1961**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**5**

PARKING

## VALUATION

**\$284K**

\$265K low

\$304K high

Est. Owner Equity

**\$145,996**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,234 (2025) |
| Assessed Value        | \$328,300      |
| Previous Assessed     | \$328,300      |
| Assessor Market Value | \$328,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Cascade                 |
| Lot (acres)   | 0.19                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Prefab                  |
| Pool          | No                      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Riverview Elementary School | Elementary | KG–6   | 0.6 mi   |
| North Middle School         | Middle     | 7–8    | 0.6 mi   |
| C M Russell High School     | High       | 9–12   | 0.9 mi   |

District: Great Falls High 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 59404

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>28,661</b><br>POPULATION | <b>\$82K</b><br>MEDIAN IN-COME | <b>45°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|