

Single Family Residence **RESIDENTIAL**

116 RIVERVIEW 4 E

GREAT FALLS, MT 59404

\$363,997 TopHap Estimate · \$361 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

2

BATHS

1,008 ft²

LIVING AREA

0.21 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$364K

\$339K low

\$389K high

Est. Owner Equity

\$70,957

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$2,089 (2025)
Assessed Value	\$300,900
Previous Assessed	\$300,900
Assessor Market Value	\$300,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cascade
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 30, 2025	Financing	Warranty Deed			\$293K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	KG–6	0.4 mi
C M Russell High School	High	9–12	0.7 mi
North Middle School	Middle	7–8	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

59 CRIME INDEX	104 AIR POLLUTION	28,661 POPULATION	\$82K MEDIAN IN-COME	45°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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