

Rural Residence

RESIDENTIAL

215 RUSSELL RANCH LN

GREAT FALLS, MT 59405

\$1,463,875 TopHap Estimate · \$397 / ft² · confidence 93 · as of Jul 14, 2026

4

BEDS

4

BATHS

3,686 ft²

LIVING AREA

20 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

8

ROOMS

3

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Est. Owner Equity

\$946,530

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax

\$6,072 (2025)

Assessed Value

\$1,124,155

Previous Assessed

\$1,124,155

Assessor Market Value

\$1,124,155

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 · 239 ft²

Porch · 180 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2013	Quitclaim	Quit Claim Transfer			
Aug 22, 2013	Financing	Warranty Deed			\$498K
Aug 3, 2007	Quitclaim	Quit Claim Transfer			
Aug 3, 2007	Financing	Intrafamily Transfer			\$200K
Aug 8, 2006	Financing	Trustees Deed			\$55K
Apr 25, 2006	Financing	Trustees Deed			\$40K
Nov 30, 2005	Quitclaim	Quit Claim Transfer			\$210K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cascade 7-8 School	Middle	7–8	20.0 mi
Cascade School	Elementary	PK–6	20.0 mi
Cascade High School	High	9–12	20.0 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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