

Single Family Residence **RESIDENTIAL**

423 RIVERVIEW CT

GREAT FALLS, MT 59404

\$855,049 TopHap Estimate · \$344 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,485 ft²
LIVING AREA

0.6 ac
LOT SIZE

1952
YEAR BUILT

1
STORIES

6
ROOMS

4
PARKING

VALUATION

\$855K

\$770K low

\$940K high

Est. Owner Equity

\$855,049

TAX & ASSESSMENT

Property Tax	\$6,740 (2025)
Assessed Value	\$837,500
Previous Assessed	\$837,500
Assessor Market Value	\$837,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Cascade
Lot (acres)	0.60
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Wood Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 225 ft²

Shed · 216 ft²

CLIMATE RISK

98
FLOOD

43
WILDFIRE

24
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meadow Lark Elementary School	Elementary	KG–6	0.5 mi
C M Russell High School	High	9–12	2.7 mi
North Middle School	Middle	7–8	3.5 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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