

Single Family Residence **RESIDENTIAL**

116 RIVERVIEW A

GREAT FALLS, MT 59404

\$212,952 TopHap Estimate · \$254 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

840 ft²

LIVING AREA

0.21 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$213K

\$196K low

\$230K high

Est. Owner Equity

\$132,952

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$2,125 (2025)
Assessed Value	\$306,800
Previous Assessed	\$213,500
Assessor Market Value	\$306,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CASCADE
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Pool	No

Deck · 156 ft²

Porch · 312 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 9, 2025	Quitclaim	Quit Claim Transfer			
Mar 24, 2021	Financing	Warranty Deed			\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	KG–6	0.3 mi
C M Russell High School	High	9–12	0.6 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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