

Rural Residence

RESIDENTIAL

46 RIVER RD

CASCADE, MT 59421

\$810,543 TopHap Estimate · \$905 / ft² · confidence 88 · as of Jul 14, 2026

1

BEDS

1

BATHS

896 ft²

LIVING AREA

232.49 ac

LOT SIZE

2009

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$811K

\$711K low

\$910K high

Est. Owner Equity

\$810,543

TAX & ASSESSMENT

Property Tax	\$2,739 (2025)
Assessed Value	\$362,788
Previous Assessed	\$362,788
Assessor Market Value	\$362,788

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Cascade
Lot (acres)	232.49
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Floor/Wall Furnace
Cooling	Yes
Fireplace	Prefab
Pool	No

Deck · 288 ft²

CLIMATE RISK

89 FLOOD	57 WILDFIRE	24 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cascade 7-8 School	Middle	7–8	3.1 mi
Cascade High School	High	9–12	3.1 mi
Cascade School	Elementary	PK–6	3.1 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 59421

149 CRIME INDEX	103 AIR POLLUTION	2,239 POPULATION	\$78K MEDIAN IN-COME	43°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.