

Mobile Home

RESIDENTIAL

116 RUSSELL DR N  
CASCADE, MT 59421



3

BEDS

2

BATHS

1,350 ft<sup>2</sup>

LIVING AREA

0.29 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,592 (2025) |
| Assessed Value        | \$280,963      |
| Previous Assessed     | \$280,963      |
| Assessor Market Value | \$280,963      |

PROPERTY FACTS

|               |             |
|---------------|-------------|
| Property Type | Mobile Home |
| Style         | Mobile Home |
| County        | Cascade     |

|              |                     |
|--------------|---------------------|
| Lot (acres)  | 0.29                |
| Construction | Frame (Unspecified) |
| Foundation   | Concrete            |
| Roof         | Asphalt             |
| Heating      | Central             |
| Cooling      | Central             |
| Fireplace    | Prefab              |
| Pool         | No                  |

Porch · 352 ft²

## CLIMATE RISK

**92**  
FLOOD

**64**  
WILDFIRE

**24**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                 | PRICE | \$/FT² | LOAN   |
|---------------------|-------------------|----------------------|-------|--------|--------|
| <b>Dec 14, 2021</b> | Financing         | Intrafamily Transfer |       |        | \$100K |
| <b>Dec 26, 2015</b> | Quitclaim         | Quit Claim Transfer  |       |        |        |
| <b>Mar 11, 2014</b> | Recorded document | Warranty Deed        |       |        |        |
| <b>Jul 22, 2004</b> | Financing         | Warranty Deed        |       |        | \$114K |
| <b>Jul 14, 2004</b> | Quitclaim         | Quit Claim Transfer  |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| <b>Cascade 7-8 School</b>  | Middle     | 7–8    | 0.4 mi   |
| <b>Cascade High School</b> | High       | 9–12   | 0.4 mi   |
| <b>Cascade School</b>      | Elementary | PK–6   | 0.4 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

|                                       |                                         |                                        |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>149</div> <div>CRIME INDEX</div> | <div>103</div> <div>AIR POLLUTION</div> | <div>2,239</div> <div>POPULATION</div> | <div>\$78K</div> <div>MEDIAN IN-COME</div> | <div>43°F</div> <div>AVG TEMP</div> | <div>61%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|