

Rural Residence

RESIDENTIAL

# 203 RUSSELL RANCH LN

GREAT FALLS, MT 59405

**\$895,713** TopHap Estimate · \$640 / ft<sup>2</sup> · confidence 81 · as of Jul 14, 2026

**2**

BEDS

**1**

BATHS

**1,400 ft<sup>2</sup>**

LIVING AREA

**20 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

## VALUATION

**\$896K**

\$729K low

\$1.1M high

Est. Owner Equity

**\$895,713**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$2,259 (2025)</b> |
| Assessed Value        | <b>\$459,074</b>      |
| Previous Assessed     | <b>\$459,074</b>      |
| Assessor Market Value | <b>\$459,074</b>      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Rural Residence     |
| Style         | Ranch               |
| County        | Cascade             |
| Lot (acres)   | 20.00               |
| Construction  | Frame (Unspecified) |
| Foundation    | Concrete            |
| Roof          | Asphalt             |
| Heating       | Central             |
| Cooling       | Central             |
| Pool          | No                  |

Deck · 1,504 ft²

Shed · 112 ft²

## ASSIGNED SCHOOLS

| SCHOOL              | LEVEL      | GRADES | DISTANCE |
|---------------------|------------|--------|----------|
| Cascade 7-8 School  | Middle     | 7–8    | 19.9 mi  |
| Cascade School      | Elementary | PK–6   | 19.9 mi  |
| Cascade High School | High       | 9–12   | 19.9 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**

|                           |                             |                             |                                    |                         |                        |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>32,971</b><br>POPULATION | <b>\$55K</b><br>MEDIAN IN-<br>COME | <b>43°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|