

Single Family Residence

RESIDENTIAL

1908 SUN RIVER RD

GREAT FALLS, MT 59404

\$417,288

TopHap Estimate · \$355 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,176 ft²

LIVING AREA

0.26 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$417K

\$403K low

\$431K high

Last Sale

\$470,288 · Jun 3, 2026

Est. Owner Equity

\$63,688

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$2,065 (2025)
Assessed Value	\$311,700
Previous Assessed	\$248,900
Assessor Market Value	\$311,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	CASCADE
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 64 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 3, 2026	Resale	Warranty Deed	\$470,288	\$400	\$354K
Sep 17, 2018	Financing	Warranty Deed			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Elementary School	Elementary	KG–6	1.2 mi
C M Russell High School	High	9–12	2.2 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------