

Rural Residence

RESIDENTIAL

1287 RIVER RD

CASCADE, MT 59421

\$1,396,385 TopHap Estimate · \$492 / ft² · confidence 84 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,838 ft²

LIVING AREA

178.62 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

6

ROOMS

7

PARKING

VALUATION

\$1.4M

\$1.2M low

\$1.6M high

Est. Owner Equity

\$730,385

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax

\$4,633 (2025)

Assessed Value

\$854,485

Previous Assessed

\$854,485

Assessor Market Value

\$854,485

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Cascade
Lot (acres)	178.62
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 506 ft²

Porch · 538 ft²

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 7, 2004	Financing	Grant Deed			\$229K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cascade 7-8 School	Middle	7–8	13.2 mi
Cascade School	Elementary	PK–6	13.2 mi
Cascade High School	High	9–12	13.2 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.

OWNERSHIP

Occupancy	Absentee owner
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