

Rural Residence

RESIDENTIAL

50 RIVER RD

CASCADE, MT 59421

\$542,830 TopHap Estimate · \$282 / ft² · confidence 72 · as of Jul 14, 2026

3

BEDS

1

BATHS

1,926 ft²

LIVING AREA

45.13 ac

LOT SIZE

1900

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$543K

\$393K low

\$693K high

Est. Owner Equity

\$542,830

TAX & ASSESSMENT

Property Tax	\$472 (2025)
Assessed Value	\$135,396
Previous Assessed	\$135,396
Assessor Market Value	\$135,396

PROPERTY FACTS

Property Type	Rural Residence
Style	Historical
County	Cascade
Lot (acres)	45.13
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Floor/Wall Furnace
Cooling	Yes
Fireplace	Prefab
Pool	No

Deck · 90 ft²

Shed · 60 ft²

Porch · 100 ft²

CLIMATE RISK

91 FLOOD	58 WILDFIRE	24 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 31, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cascade 7-8 School	Middle	7–8	3.4 mi
Cascade School	Elementary	PK–6	3.4 mi
Cascade High School	High	9–12	3.4 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

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	Owner occupied
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