

Single Family Residence **RESIDENTIAL**

422 RIVERVIEW CT

GREAT FALLS, MT 59404

\$1,005,503 TopHap Estimate · \$231 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

4

BATHS

4,345 ft²

LIVING AREA

0.5 ac

LOT SIZE

1957

YEAR BUILT

2

STORIES

6

ROOMS

5

PARKING

VALUATION

\$1M

\$892K low

\$1.1M high

Est. Owner Equity

\$1,005,503

TAX & ASSESSMENT

Property Tax	\$9,430 (2025)
Assessed Value	\$1,142,900
Previous Assessed	\$1,087,200
Assessor Market Value	\$1,142,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CASCADE
Lot (acres)	0.50
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 391 ft²

Porch · 140 ft²

CLIMATE RISK

96
FLOOD

42
WILDFIRE

49
HEAT

13
STORM

24
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 16, 2017	Recorded document	Warranty Deed			
Jul 11, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meadow Lark Elementary School	Elementary	KG–6	0.5 mi
C M Russell High School	High	9–12	2.7 mi

North Middle School	Middle	7–8	3.6 mi
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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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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