

Rural Residence

RESIDENTIAL

1125 RIVER RD

CASCADE, MT 59421

\$890,384 TopHap Estimate · \$265 / ft² · confidence 97 · as of Jul 14, 2026

3

BEDS

2

BATHS

3,360 ft²

LIVING AREA

20 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$890K

\$862K low

\$919K high

Est. Owner Equity

\$44,884

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax

\$4,249 (2025)

Assessed Value

\$792,324

Previous Assessed

\$792,324

Assessor Market Value

\$792,324

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Cascade
Lot (acres)	20.00
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Detached
Pool	No

Deck · 984 ft²

CLIMATE RISK

51 FLOOD	62 WILDFIRE	24 DROUGHT
-------------	----------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2016	Financing	Trustees Deed			\$269K
Jun 13, 2016	Financing	Trustees Deed			\$231K
May 21, 2015	Financing	Trustees Deed			\$183K
May 31, 2013	Quitclaim	Quit Claim Transfer			\$133K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cascade 7-8 School	Middle	7–8	12.0 mi
Cascade High School	High	9–12	12.0 mi
Cascade School	Elementary	PK–6	12.0 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
---------------------------	-----------------------------	----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

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