

Single Family Residence **RESIDENTIAL**

417 RIVERVIEW CT

GREAT FALLS, MT 59404

\$739,131 TopHap Estimate · \$333 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,219 ft²

LIVING AREA

0.31 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$739K

\$700K low

\$778K high

Est. Owner Equity

\$589,131

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$5,341 (2025)
Assessed Value	\$737,000
Previous Assessed	\$737,000
Assessor Market Value	\$737,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cascade
Lot (acres)	0.31
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 256 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 27, 2008	Financing	Warranty Deed			\$150K
May 13, 2004	Financing	Grant Deed			\$238K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meadow Lark Elementary School	Elementary	KG–6	0.5 mi
C M Russell High School	High	9–12	2.8 mi
North Middle School	Middle	7–8	3.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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