

Rural Residence

RESIDENTIAL

# 49 EAGLE ROCK LN

CASCADE, MT 59421

**\$248,023** TopHap Estimate · \$453 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026

**1**

BEDS

**548 ft<sup>2</sup>**

LIVING AREA

**0.97 ac**

LOT SIZE

**1949**

YEAR BUILT

**1**

STORIES

**3**

ROOMS

## VALUATION

**\$248K**

\$213K low

\$283K high

Est. Owner Equity

**\$248,023**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$582 (2025)</b> |
| Assessed Value        | <b>\$155,200</b>    |
| Previous Assessed     | <b>\$80,707</b>     |
| Assessor Market Value | <b>\$155,200</b>    |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Rural Residence     |
| Style         | Conventional        |
| County        | Lewis and Clark     |
| Lot (acres)   | 0.97                |
| Construction  | Frame (Unspecified) |
| Foundation    | Concrete            |
| Roof          | Metal               |
| Heating       | None                |

Shed · 36 ft²

Porch · 24 ft²

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Augusta High School       | High       | 9–12   | 33.7 mi  |
| Augusta Elementary School | Elementary | PK–8   | 33.7 mi  |
| Augusta 7-8               | Middle     | 7–8    | 33.7 mi  |

District: Augusta 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 59421

|                    |                      |                     |                         |                  |                 |
|--------------------|----------------------|---------------------|-------------------------|------------------|-----------------|
| 149<br>CRIME INDEX | 103<br>AIR POLLUTION | 2,239<br>POPULATION | \$78K<br>MEDIAN IN-COME | 43°F<br>AVG TEMP | 61%<br>SUNSHINE |
|--------------------|----------------------|---------------------|-------------------------|------------------|-----------------|

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

**OWNERSHIP**

Occupancy

**Absentee owner**