

Rural Residence

RESIDENTIAL

# 35 EAGLE ROCK LN

CASCADE, MT 59421

**\$455,353** TopHap Estimate · \$379 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**2**

BEDS

**1**

BATHS

**1,200 ft<sup>2</sup>**

LIVING AREA

**7.04 ac**

LOT SIZE

**2020**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$455K**

\$430K low

\$480K high

Est. Owner Equity

**\$455,353**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,167 (2025)</b> |
| Assessed Value        | <b>\$377,300</b>      |
| Previous Assessed     | <b>\$377,300</b>      |
| Assessor Market Value | <b>\$377,300</b>      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Rural Residence     |
| Style         | Ranch               |
| County        | Lewis and Clark     |
| Lot (acres)   | 7.04                |
| Construction  | Frame (Unspecified) |
| Foundation    | Concrete            |
| Roof          | Metal               |
| Heating       | Central             |
| Cooling       | Central             |

Deck · 340 ft²

Shed · 48 ft²

## ASSIGNED SCHOOLS

| SCHOOL              | LEVEL      | GRADES | DISTANCE |
|---------------------|------------|--------|----------|
| Wolf Creek School   | Elementary | PK–6   | 11.5 mi  |
| Capital High School | High       | 9–12   | 36.4 mi  |

District: Wolf Creek 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<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**