

Rural Residence

RESIDENTIAL

31 RIVER RD

CASCADE, MT 59421

\$379,368 TopHap Estimate · \$360 / ft² · confidence 95 · as of Jul 14, 2026

2

BEDS

1

BATHS

1,055 ft²

LIVING AREA

10.28 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

4

ROOMS

3

PARKING

VALUATION

\$379K

\$361K low

\$397K high

Est. Owner Equity

\$273,141

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax

\$1,528 (2025)

Assessed Value

\$328,100

Previous Assessed

\$328,100

Assessor Market Value

\$328,100

PROPERTY FACTS

Property Type	Rural Residence
Style	Conventional
County	Cascade
Lot (acres)	10.28
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Metal
Heating	Central
Cooling	Central
Garage	Mixed
Pool	No

Deck · 240 ft²

Porch · 96 ft²

CLIMATE RISK

1 FLOOD	62 WILDFIRE	24 DROUGHT
------------	----------------	---------------

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cascade 7-8 School	Middle	7–8	3.3 mi
Cascade School	Elementary	PK–6	3.3 mi
Cascade High School	High	9–12	3.3 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
-----------	-----------------------