

Single Family Residence **RESIDENTIAL**

427 RIVERVIEW CT

GREAT FALLS, MT 59404

\$705,084 TopHap Estimate · \$328 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,150 ft²

LIVING AREA

0.27 ac

LOT SIZE

1954

YEAR BUILT

1

STORIES

7

ROOMS

4

PARKING

VALUATION

\$705K

\$631K low

\$779K high

Last Sale

\$75,000 · Mar 15, 2006

Est. Owner Equity

\$645,084

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$5,250 (2025)
Assessed Value	\$679,700
Previous Assessed	\$576,700
Assessor Market Value	\$679,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CASCADE
Lot (acres)	0.27
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No
View	Cul-De-Sac

Deck · 675 ft²

Shed · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 28, 2026	Financing	Transfer On Death Deed			
Mar 14, 2006	Financing	Warranty Deed			\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meadow Lark Elementary School	Elementary	KG–6	0.5 mi
C M Russell High School	High	9–12	2.7 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	Owner occupied
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