

Single Family Residence **RESIDENTIAL**

1308 ROSITA DR

GREAT FALLS, MT 59404

\$388,960 TopHap Estimate · \$294 / ft² · confidence 97 · as of Jul 14, 2026

4

BEDS

3

BATHS

1,325 ft²

LIVING AREA

0.18 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$389K

\$376K low

\$402K high

Est. Owner Equity

\$60,918

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$2,462 (2025)
Assessed Value	\$377,600
Previous Assessed	\$377,600
Assessor Market Value	\$377,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cascade
Lot (acres)	0.18
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Pool	No

Deck · 426 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 3, 2022	Financing	Warranty Deed			\$309K
Nov 16, 2006	Financing	Grant Deed			\$85K
Aug 28, 2003	Financing	Grant Deed			\$150K
Aug 26, 2003	Financing	Grant Deed			\$150K
Jun 19, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meadow Lark Elementary School	Elementary	KG–6	0.5 mi
C M Russell High School	High	9–12	3.0 mi
North Middle School	Middle	7–8	4.1 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------