

Single Family Residence

**RESIDENTIAL**

# 108 RIVERVIEW BLVD

GREAT FALLS, MT 59404

**\$389,000**

TopHap Estimate · \$412 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



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**4**

BEDS

**2**

BATHS

**944 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1958**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$389K**

**\$373K low**

**\$405K high**

Last Sale

**\$194,000 · May 14, 2018**

Est. Owner Equity

**\$189,200**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$2,253 (2025)</b> |
| Assessed Value        | <b>\$330,300</b>      |
| Previous Assessed     | <b>\$267,600</b>      |
| Assessor Market Value | <b>\$330,300</b>      |

## PROPERTY FACTS

|               |                                         |
|---------------|-----------------------------------------|
| Property Type | <b>Single Family Residence</b>          |
| Style         | <b>Ranch</b>                            |
| County        | <b>CASCADE</b>                          |
| Lot (acres)   | <b>0.19</b>                             |
| Construction  | <b>Frame (Unspecified)</b>              |
| Roof          | <b>Asphalt</b>                          |
| Heating       | <b>Forced Air With Air Conditioning</b> |
| Cooling       | <b>Central</b>                          |
| Fireplace     | <b>Yes</b>                              |
| Pool          | <b>No</b>                               |

Deck · 280 ft²

Patio · 280 ft²

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED          | PRICE | \$/FT² | LOAN   |
|---------------------|-------------------|---------------|-------|--------|--------|
| <b>May 14, 2018</b> | Financing         | Warranty Deed |       |        | \$7K   |
| <b>Oct 16, 2015</b> | Financing         | Warranty Deed |       |        | \$136K |
| <b>Oct 26, 2010</b> | Recorded document | Warranty Deed |       |        |        |
| <b>Nov 16, 2006</b> | Financing         | Warranty Deed |       |        | \$140K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| <b>Riverview Elementary School</b> | Elementary | KG–6   | 0.2 mi   |
| <b>C M Russell High School</b>     | High       | 9–12   | 0.3 mi   |
| <b>North Middle School</b>         | Middle     | 7–8    | 1.2 mi   |

District: Great Falls High School District



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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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>28,661</b><br>POPULATION | <b>\$82K</b><br>MEDIAN IN-COME | <b>45°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|