

Single Family Residence **RESIDENTIAL**

1249 ROSITA DR

GREAT FALLS, MT 59404

\$448,252 TopHap Estimate · \$301 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,488 ft²

LIVING AREA

0.23 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$448K

\$421K low

\$475K high

Last Sale

\$201,300 · Feb 15, 2012

Est. Owner Equity

\$86,952

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$2,620 (2025)
Assessed Value	\$395,600
Previous Assessed	\$318,700
Assessor Market Value	\$395,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CASCADE
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

Deck · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 13, 2026	Financing	Mortgage			\$45K
Feb 10, 2012	Financing	Intrafamily Transfer			\$206K
Jun 29, 2010	Financing	Warranty Deed			\$205K
Jan 31, 2007	Financing	Warranty Deed			\$139K
Feb 5, 2001	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meadow Lark Elementary School	Elementary	KG–6	0.4 mi
C M Russell High School	High	9–12	3.0 mi
North Middle School	Middle	7–8	4.0 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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