

Rural Residence

RESIDENTIAL

21 RIVER BEND DR

GREAT FALLS, MT 59404

\$862,684 TopHap Estimate · \$442 / ft² · confidence 92 · as of Jul 14, 2026

6

BEDS

3

BATHS

1,950 ft²

LIVING AREA

2.02 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

9

PARKING

VALUATION

\$863K

\$793K low

\$933K high

Est. Owner Equity

\$184,684

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax

\$4,452 (2025)

Assessed Value

\$765,800

Previous Assessed

\$765,800

Assessor Market Value

\$765,800

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Cascade
Lot (acres)	2.02
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Mixed
Pool	No

Deck · 242 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 28, 2022	Financing	Intrafamily Transfer			\$588K
Dec 8, 2021	Financing	Warranty Deed			\$600K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meadow Lark Elementary School	Elementary	KG–6	3.0 mi
C M Russell High School	High	9–12	5.7 mi
North Middle School	Middle	7–8	6.7 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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