

Single Family Residence **RESIDENTIAL**

1252 ROSITA DR

GREAT FALLS, MT 59404

\$444,101 TopHap Estimate · \$356 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

1,246 ft²

LIVING AREA

0.18 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$444K

\$421K low

\$467K high

Est. Owner Equity

\$233,189

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,738 (2025)
Assessed Value	\$417,300
Previous Assessed	\$417,300
Assessor Market Value	\$417,300

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 · 132 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 18, 2020	Financing	Warranty Deed			\$211K
Mar 1, 2019	Financing	Warranty Deed			\$193K
Feb 27, 2019	Quitclaim	Quit Claim Transfer			
Nov 23, 2004	Financing	Warranty Deed			\$150K

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

OWNERSHIP

Occupancy	Owner occupied
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