

Single Family Residence **RESIDENTIAL**

117 RIVERVIEW B

GREAT FALLS, MT 59404

\$320,846 TopHap Estimate · \$371 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2
BATHS

864 ft²
LIVING AREA

0.2 ac
LOT SIZE

1958
YEAR BUILT

1
STORIES

7
ROOMS

3
PARKING

VALUATION

\$321K

\$293K low

\$349K high

Est. Owner Equity

\$212,096

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,061 (2025)
Assessed Value	\$298,100
Previous Assessed	\$298,100
Assessor Market Value	\$298,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cascade
Lot (acres)	0.20
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 1, 2023	Financing	Intrafamily Transfer			
Apr 30, 2007	Quitclaim	Quit Claim Transfer			\$110K
Jan 30, 2004	Financing	Grant Deed			\$84K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	KG–6	0.3 mi
C M Russell High School	High	9–12	0.6 mi
North Middle School	Middle	7–8	0.9 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	Absentee owner
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