

Single Family Residence **RESIDENTIAL**

1248 ROSITA DR

GREAT FALLS, MT 59404

\$415,691 TopHap Estimate · \$334 / ft² · confidence 96 · as of Jul 14, 2026



5

BEDS

3

BATHS

1,246 ft²

LIVING AREA

0.17 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$416K

\$400K low

\$431K high

Est. Owner Equity

\$71,691

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$2,561 (2025)
Assessed Value	\$394,200
Previous Assessed	\$394,200
Assessor Market Value	\$394,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cascade
Lot (acres)	0.17
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Pool	No

Deck · 224 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 14, 2021	Financing	Warranty Deed			\$304K
Dec 21, 2019	Quitclaim	Quit Claim Transfer			\$164K
Apr 2, 2008	Quitclaim	Quit Claim Transfer			\$170K
Apr 18, 2003	Financing	Grant Deed			\$120K
Sep 19, 2002	Quitclaim	Quit Claim Transfer			
Dec 16, 1998	Financing	Grant Deed			\$106K

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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