

Rural Residence

RESIDENTIAL

206 RUSSELL RANCH LN

GREAT FALLS, MT 59405

\$1,011,498 TopHap Estimate · \$560 / ft² · confidence 85 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,806 ft²

LIVING AREA

20 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$1M

\$859K low

\$1.2M high

Est. Owner Equity

\$878,498

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax

\$3,096 (2025)

Assessed Value

\$605,364

Previous Assessed

\$605,364

Assessor Market Value

\$605,364

PROPERTY FACTS

Property Type	Rural Residence
Style	Conventional
County	Cascade
Lot (acres)	20.00
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Pool	No

Deck · 256 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 11, 2004	Financing	Trustees Deed			\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cascade 7-8 School	Middle	7–8	19.6 mi
Cascade School	Elementary	PK–6	19.6 mi
Cascade High School	High	9–12	19.6 mi

District: Cascade Elementary 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 59405

108 CRIME INDEX	105 AIR POLLUTION	32,971 POPULATION	\$55K MEDIAN IN- COME	43°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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