

Rural Residence

RESIDENTIAL

8525 RIVER RUN LN

SHEPHERD, MT 59079

\$474,411 TopHap Estimate · \$299 / ft² · confidence 93 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,589 ft²

LIVING AREA

2.59 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

8

PARKING

VALUATION

\$474K

\$439K low

\$510K high

Est. Owner Equity

\$296,411

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax

\$2,951 (2025)

Assessed Value

\$563,900

Previous Assessed

\$481,000

Assessor Market Value

\$563,900

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Yellowstone
Lot (acres)	2.59
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Prefab
Garage	Mixed
Pool	No

Porch · 240 ft²

CLIMATE RISK

1 FLOOD	66 WILDFIRE	30 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 30, 2009	Financing	Warranty Deed			\$178K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shepherd High School	High	9–12	2.3 mi
Shepherd Junior High School	Middle	7–8	2.3 mi
Shepherd Elementary School	Elementary	PK–6	2.4 mi

District: Shepherd 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 59079

90 CRIME INDEX	106 AIR POLLUTION	3,582 POPULATION	\$81K MEDIAN IN-COME	46°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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