

Rural Residence

RESIDENTIAL

197 W RIVER ROCK RD

BELGRADE, MT 59714

\$517,582 TopHap Estimate · \$401 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,292 ft²

LIVING AREA

0.19 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$518K

\$496K low

\$539K high

Est. Owner Equity

\$105,332

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$1,830 (2025)
Assessed Value	\$503,800
Previous Assessed	\$486,700
Assessor Market Value	\$503,800

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Gallatin
Lot (acres)	0.19
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Pool	No

Deck · 192 ft²

Porch · 56 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 18, 2021	Financing	Warranty Deed			\$412K
Jan 4, 2021	Financing	Intrafamily Transfer			\$215K
Mar 2, 2017	Financing	Warranty Deed			\$223K
Oct 20, 2014	Financing	Warranty Deed			\$182K
Mar 29, 2013	Financing	Intrafamily Transfer			
Feb 28, 2013	Financing	Special Warranty Deed			\$156K
Oct 27, 2008	Quitclaim	Quit Claim Transfer			
Sep 25, 2007	Financing	Joint Tenancy Deed			\$195K
Jun 4, 2005	Financing	Warranty Deed			\$131K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridge View Elementary School	Elementary	KG–4	0.5 mi
Belgrade Middle School	Middle	5–8	2.2 mi
Belgrade High School	High	9–12	2.3 mi

District: Belgrade 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 59714

81 CRIME INDEX	105 AIR POLLUTION	24,854 POPULATION	\$88K MEDIAN IN-COME	41°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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