

Rural Residence

RESIDENTIAL

820 N RIVER ROCK DR

BELGRADE, MT 59714

\$506,479 TopHap Estimate · \$449 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,128 ft²

LIVING AREA

0.14 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$506K

\$479K low

\$534K high

Est. Owner Equity

\$397,279

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$1,757 (2025)
Assessed Value	\$489,500
Previous Assessed	\$456,700
Assessor Market Value	\$489,500

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Gallatin
Lot (acres)	0.14
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Pool	No

Deck · 144 ft²

Porch · 98 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 4, 2024	Financing	Intrafamily Transfer			
Feb 2, 2011	Financing	Grant Deed			\$113K
Dec 10, 2007	Financing	Warranty Deed			\$195K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridge View Elementary School	Elementary	KG–4	0.4 mi
Belgrade Middle School	Middle	5–8	1.5 mi
Belgrade High School	High	9–12	1.6 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	Absentee owner
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