

Rural Residence

RESIDENTIAL

531 W RIVER ROCK RD

BELGRADE, MT 59714

\$750,000

TopHap Estimate · \$377 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

3

BATHS

1,988 ft²

LIVING AREA

0.2 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$750K

\$708K low

\$792K high

Last Sale

\$263,500 · Sep 14, 2010

Est. Owner Equity

\$448,769

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$2,793 (2025)
Assessed Value	\$701,100
Previous Assessed	\$676,800
Assessor Market Value	\$701,100

PROPERTY FACTS

Property Type	Rural Residence
Style	Conventional
County	GALLATIN
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 168 ft²

Porch · 220 ft²

CLIMATE RISK

10
FLOOD

47
WILDFIRE

58
HEAT

9
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 10, 2010	Financing	Joint Tenancy Deed			\$211K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridge View Elementary School	Elementary	KG–4	0.4 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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