

Rural Residence

RESIDENTIAL

477 W RIVER ROCK RD

BELGRADE, MT 59714

\$465,407 TopHap Estimate · \$320 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,454 ft²

LIVING AREA

0.2 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$465K

\$452K low

\$479K high

Est. Owner Equity

\$95,407

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$2,028 (2025)
Assessed Value	\$545,200
Previous Assessed	\$513,600
Assessor Market Value	\$545,200

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Gallatin
Lot (acres)	0.20
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Prefab
Pool	No

Deck · 120 ft²

Porch · 78 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
Jan 30, 2026	Financing	Warranty Deed			\$370K
Feb 13, 2024	Financing	Intrafamily Transfer			
Aug 27, 2021	Financing	Warranty Deed			\$446K
Mar 14, 2019	Financing	Warranty Deed			\$281K
Jun 28, 2013	Financing	Warranty Deed			\$187K

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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