

Rural Residence

**RESIDENTIAL**

# 407 W RIVER ROCK RD

BELGRADE, MT 59714

**\$701,427** TopHap Estimate · \$526 / ft² · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,334 ft²**

LIVING AREA

**0.43 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$701K**

\$674K low

\$728K high

Est. Owner Equity

**\$367,014**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,370 (2025) |
| Assessed Value        | \$615,400      |
| Previous Assessed     | \$601,900      |
| Assessor Market Value | \$615,400      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Rural Residence     |
| Style         | Split Level         |
| County        | Gallatin            |
| Lot (acres)   | 0.43                |
| Construction  | Frame (Unspecified) |
| Foundation    | Concrete            |
| Roof          | Asphalt             |
| Heating       | Central             |
| Cooling       | Central             |
| Pool          | No                  |

Deck · 16 ft²

Porch · 432 ft²

## CLIMATE RISK

**10**  
FLOOD

**49**  
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   |
|--------------|-----------|---------------|-------|--------|--------|
| Apr 16, 2018 | Financing | Warranty Deed |       |        | \$340K |
| Jul 13, 2012 | 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    | 2.3 mi   |
| Belgrade High School         | High       | 9–12   | 2.4 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>24,854</b><br>POPULATION | <b>\$88K</b><br>MEDIAN IN-COME | <b>41°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|