

Rural Residence

RESIDENTIAL

8544 RIVER RUN LN

SHEPHERD, MT 59079

\$560,434 TopHap Estimate · \$297 / ft² · confidence 90 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,888 ft²

LIVING AREA

3.21 ac

LOT SIZE

2013

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$560K

\$503K low

\$618K high

Est. Owner Equity

\$560,434

TAX & ASSESSMENT

Property Tax	\$2,660 (2025)
Assessed Value	\$520,300
Previous Assessed	\$520,300
Assessor Market Value	\$520,300

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Yellowstone
Lot (acres)	3.21
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Prefab
Pool	No

Porch · 350 ft²

CLIMATE RISK

1 FLOOD	66 WILDFIRE	30 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 11, 2025	Financing	Warranty Deed			
Aug 9, 2022	Financing	Warranty Deed			\$425K
Aug 16, 2016	Quitclaim	Quit Claim Transfer			
Aug 16, 2016	Financing	Warranty Deed			\$223K
Feb 26, 2013	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shepherd High School	High	9–12	2.2 mi
Shepherd Junior High School	Middle	7–8	2.3 mi
Shepherd Elementary School	Elementary	PK–6	2.3 mi

District: Shepherd 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 59079

90 CRIME INDEX	106 AIR POLLUTION	3,582 POPULATION	\$81K MEDIAN IN-COME	46°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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