

Rural Residence

RESIDENTIAL

1271 N RIVER ROCK DR

BELGRADE, MT 59714

\$600,581 TopHap Estimate · \$415 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,448 ft²

LIVING AREA

0.12 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$601K

\$588K low

\$613K high

Est. Owner Equity

\$373,081

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$2,146 (2025)
Assessed Value	\$570,000
Previous Assessed	\$534,500
Assessor Market Value	\$570,000

PROPERTY FACTS

Property Type	Rural Residence
Style	Conventional
County	Gallatin
Lot (acres)	0.12
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Pool	No

Porch · 224 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 10, 2016	Financing	Warranty Deed			\$228K
Apr 26, 2013	Financing	Warranty Deed			\$174K
Apr 5, 2007	Financing	Warranty Deed			\$186K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridge View Elementary School	Elementary	KG–4	0.5 mi
Belgrade Middle School	Middle	5–8	1.3 mi
Belgrade High School	High	9–12	1.4 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

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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