

Rural Residence

**RESIDENTIAL**

# 253 W RIVER ROCK RD

BELGRADE, MT 59714

**\$535,734** TopHap Estimate · \$359 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,493 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$536K**

\$513K low

\$559K high

Est. Owner Equity

**\$285,734**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,951 (2025) |
| Assessed Value        | \$530,600      |
| Previous Assessed     | \$512,900      |
| Assessor Market Value | \$530,600      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Rural Residence     |
| Style         | Ranch               |
| County        | Gallatin            |
| Lot (acres)   | 0.23                |
| Construction  | Frame (Unspecified) |
| Foundation    | Concrete            |
| Roof          | Asphalt             |
| Heating       | Central             |
| Cooling       | Central             |
| Pool          | No                  |

Deck · 170 ft²

Porch · 32 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE | \$/FT² | LOAN   |
|--------------|-----------|------------------------|-------|--------|--------|
| Sep 16, 2024 | Financing | Transfer On Death Deed |       |        |        |
| Dec 18, 2020 | Financing | Warranty Deed          |       |        | \$250K |
| Dec 1, 2016  | Financing | Warranty Deed          |       |        | \$169K |
| Aug 26, 2013 | Financing | Warranty Deed          |       |        | \$87K  |

## 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   | 2.4 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>Absentee owner</b> |
|-----------|-----------------------|