

Rural Residence

RESIDENTIAL

421 W RIVER ROCK RD

BELGRADE, MT 59714

\$466,135 TopHap Estimate · \$396 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,178 ft²

LIVING AREA

0.42 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$466K

\$392K low

\$540K high

Est. Owner Equity

\$253,635

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,151 (2025)
Assessed Value	\$571,400
Previous Assessed	\$525,000
Assessor Market Value	\$571,400

PROPERTY FACTS

Property Type	Rural Residence
Style	Split Level
County	Gallatin
Lot (acres)	0.42
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Pool	No

Deck · 16 ft²

CLIMATE RISK

10 FLOOD	49 WILDFIRE	58 HEAT	9 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 3, 2018	Financing	Intrafamily Transfer			\$213K
Apr 6, 2011	Financing	Intrafamily Transfer			\$174K
Mar 12, 2007	Financing	Joint Tenancy Deed			\$178K

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
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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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