

Rural Residence

RESIDENTIAL

449 W RIVER ROCK RD

BELGRADE, MT 59714

\$675,411 TopHap Estimate · \$282 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,394 ft²

LIVING AREA

0.2 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$675K

\$655K low

\$695K high

Est. Owner Equity

\$459,411

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$2,285 (2025)
Assessed Value	\$600,100
Previous Assessed	\$613,200
Assessor Market Value	\$600,100

PROPERTY FACTS

Property Type	Rural Residence
Style	Conventional
County	Gallatin
Lot (acres)	0.20
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Prefab
Pool	No

Deck · 42 ft²

Porch · 118 ft²

CLIMATE RISK

10

FLOOD

47

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
Jun 26, 2014	Financing	Warranty Deed			\$227K
Aug 28, 2006	Financing	Joint Tenancy Deed			\$221K
Apr 28, 2006	Financing	Intrafamily Transfer			
Apr 28, 2006	Financing	Warranty Deed			\$232K

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

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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