

Rural Residence

RESIDENTIAL

44 N RIVER ROCK DR

BELGRADE, MT 59714

\$449,015 TopHap Estimate · \$308 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,459 ft²

LIVING AREA

3,615 ft²

LOT SIZE

2007

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$449K

\$425K low

\$473K high

Est. Owner Equity

\$189,515

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$1,434 (2025)
Assessed Value	\$420,100
Previous Assessed	\$404,100
Assessor Market Value	\$420,100

PROPERTY FACTS

Property Type	Rural Residence
Style	Row End Or Row Middle
County	Gallatin
Lot (acres)	0.08
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Prefab
Pool	No

Deck · 98 ft²

Porch · 112 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2019	Financing	Warranty Deed			\$238K
Sep 30, 2015	Financing	Warranty Deed			\$165K
Sep 30, 2008	Financing	Warranty Deed			\$173K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridge View Elementary School	Elementary	KG–4	0.6 mi
Belgrade Middle School	Middle	5–8	2.2 mi
Belgrade High School	High	9–12	2.3 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------