

Rural Residence

RESIDENTIAL

212 E RIVER ROCK RD

BELGRADE, MT 59714

\$550,564 TopHap Estimate · \$326 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,687 ft²

LIVING AREA

0.19 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$551K

\$518K low

\$583K high

Est. Owner Equity

\$196,664

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$1,935 (2025)
Assessed Value	\$526,300
Previous Assessed	\$492,300
Assessor Market Value	\$526,300

PROPERTY FACTS

Property Type	Rural Residence
Style	Conventional
County	Gallatin
Lot (acres)	0.19
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Pool	No

Deck · 36 ft²

Porch · 24 ft²

CLIMATE RISK

10
FLOOD

46
WILDFIRE

56
HEAT

9
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 17, 2021	Financing	Warranty Deed			\$354K
Aug 29, 2014	Financing	Warranty Deed			\$151K
Oct 8, 2008	Financing	Joint Tenancy Deed			\$193K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridge View Elementary School	Elementary	KG–4	0.1 mi
Belgrade Middle School	Middle	5–8	1.7 mi

Belgrade High School	High	9–12	1.8 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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