

Rural Residence

**RESIDENTIAL**

# 376 E RIVER ROCK RD

BELGRADE, MT 59714

**\$664,111** TopHap Estimate · \$510 / ft² · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,302 ft²**

LIVING AREA

**0.29 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$664K**

\$643K low

\$685K high

Est. Owner Equity

**\$419,111**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,298 (2025) |
| Assessed Value        | \$603,400      |
| Previous Assessed     | \$567,400      |
| Assessor Market Value | \$603,400      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Rural Residence     |
| Style         | Ranch               |
| County        | Gallatin            |
| Lot (acres)   | 0.29                |
| Construction  | Frame (Unspecified) |
| Foundation    | Concrete            |
| Roof          | Asphalt             |
| Heating       | Forced Air          |
| Cooling       | Central             |
| Pool          | No                  |

Porch · 102 ft²

## CLIMATE RISK

|             |                |            |            |               |
|-------------|----------------|------------|------------|---------------|
| 10<br>FLOOD | 45<br>WILDFIRE | 56<br>HEAT | 9<br>STORM | 12<br>DROUGHT |
|-------------|----------------|------------|------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED               | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------------|-------|--------|--------|
| Jul 29, 2016 | Financing | Warranty Deed      |       |        | \$261K |
| Jul 27, 2005 | Financing | Joint Tenancy Deed |       |        | \$86K  |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Ridge View Elementary School | Elementary | KG–4   | 0.3 mi   |
| Belgrade Middle School       | Middle     | 5–8    | 1.5 mi   |
| Belgrade High School         | High       | 9–12   | 1.6 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>Owner occupied</b> |
|-----------|-----------------------|