

Rural Residence

RESIDENTIAL

463 W RIVER ROCK RD

BELGRADE, MT 59714

\$628,472 TopHap Estimate · \$310 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,026 ft²

LIVING AREA

0.2 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$628K

\$587K low

\$669K high

Est. Owner Equity

\$327,722

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,175 (2025)
Assessed Value	\$577,700
Previous Assessed	\$560,200
Assessor Market Value	\$577,700

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
Pool	No

Deck · 120 ft²

CLIMATE RISK

10
FLOOD

48
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
Aug 2, 2012	Financing	Special Warranty Deed			\$183K
Dec 19, 2007	Financing	Joint Tenancy Deed			\$216K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridge View Elementary School	Elementary	KG–4	0.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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