

Rural Residence

**RESIDENTIAL**

# 59 W RIVER ROCK RD

BELGRADE, MT 59714

**\$508,499** TopHap Estimate · \$434 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,171 ft<sup>2</sup>**  
LIVING AREA

**0.21 ac**  
LOT SIZE

**2000**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

**2**  
PARKING

## VALUATION

**\$508K**

\$487K low

\$530K high

Est. Owner Equity

**\$104,844**

Loan-to-Value

**78%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,895 (2025) |
| Assessed Value        | \$515,400      |
| Previous Assessed     | \$480,400      |
| Assessor Market Value | \$515,400      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Rural Residence     |
| Style         | Ranch               |
| County        | Gallatin            |
| Lot (acres)   | 0.21                |
| Construction  | Frame (Unspecified) |
| Foundation    | Concrete            |
| Roof          | Asphalt             |
| Heating       | Central             |
| Cooling       | Central             |
| Fireplace     | Prefab              |
| Pool          | No                  |

Deck · 90 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Oct 19, 2021 | Financing | Warranty Deed        |       |        | \$404K |
| Feb 25, 2021 | Financing | Intrafamily Transfer |       |        |        |
| Jul 8, 2020  | Financing | Intrafamily Transfer |       |        |        |
| Sep 8, 2006  | Financing | Warranty Deed        |       |        | \$186K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Ridge View Elementary School | Elementary | KG–4   | 0.4 mi   |
| Belgrade Middle School       | Middle     | 5–8    | 2.0 mi   |
| Belgrade High School         | High       | 9–12   | 2.2 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> |
|-----------|-----------------------|