

Rural Residence

**RESIDENTIAL**

# 60 N RIVER ROCK DR

BELGRADE, MT 59714

**\$474,535** TopHap Estimate · \$320 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,481 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$475K**

\$464K low

\$485K high

Est. Owner Equity

**\$331,935**

Loan-to-Value

**30%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,505 (2025) |
| Assessed Value        | \$435,200      |
| Previous Assessed     | \$417,900      |
| Assessor Market Value | \$435,200      |

## PROPERTY FACTS

|               |                       |
|---------------|-----------------------|
| Property Type | Rural Residence       |
| Style         | Row End Or Row Middle |
| County        | Gallatin              |
| Lot (acres)   | 0.11                  |
| Construction  | Frame (Unspecified)   |
| Foundation    | Concrete              |
| Roof          | Asphalt               |
| Heating       | Central               |
| Cooling       | Central               |
| Fireplace     | Prefab                |
| Pool          | No                    |

Deck · 35 ft²

Porch · 158 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Jul 11, 2007 | Financing | Warranty Deed |       |        | \$148K |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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>Absentee owner</b> |
|-----------|-----------------------|