

Rural Residence

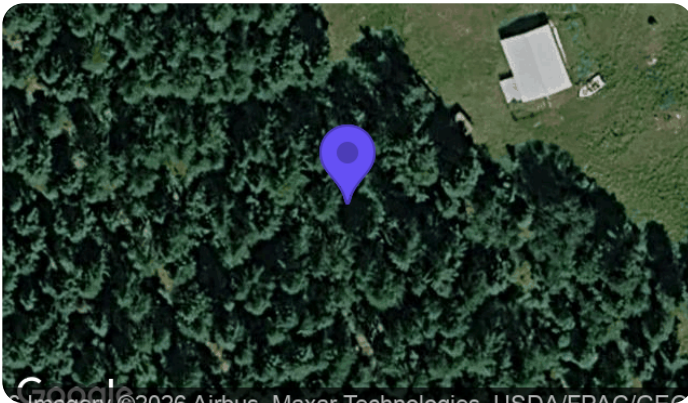
RESIDENTIAL

720 SWAN RIVER RD

BIGFORK, MT 59911

\$881,500

TopHap Estimate · \$525 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,680 ft²

LIVING AREA

10.51 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

5

ROOMS

3

PARKING

VALUATION

\$882K

\$805K low

\$958K high

Last Sale

\$555,275 · May 22, 2026

Est. Owner Equity

\$464,000

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$2,458 (2025)
Assessed Value	\$750,900
Previous Assessed	\$558,700
Assessor Market Value	\$750,900

PROPERTY FACTS

Property Type	Rural Residence
Style	Conventional
County	FLATHEAD
Lot (acres)	10.51
Construction	Frame (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

Deck · 196 ft²

Porch · 228 ft²

CLIMATE RISK

1
FLOOD

65
WILDFIRE

49
HEAT

41
STORM

6
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 19, 2026	Resale	Warranty Deed	\$555,275	\$331	\$418K
May 14, 2026	Financing	Affidavit			
Jun 1, 2016	Financing	Beneficiary Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Swan River 6-8	Middle	6–8	1.6 mi
Swan River School	Elementary	PK–5	1.6 mi

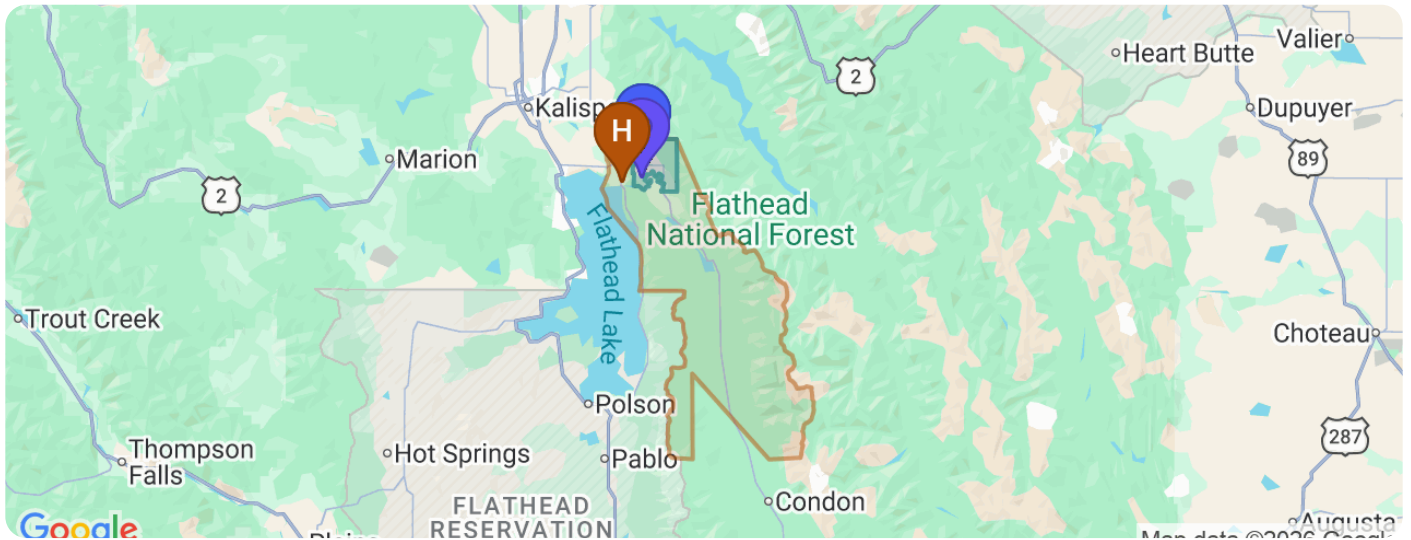
Bigfork High School

High

9–12

2.3 mi

District: Bigfork High 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 59911

143

CRIME INDEX

100

AIR POLLUTION

12,035

POPULATION

\$73K

MEDIAN IN-COME

38°F

AVG TEMP

52%

SUNSHINE

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner