

Rural Residence

RESIDENTIAL

1317 N RIVER ROCK DR

BELGRADE, MT 59714

\$623,455 TopHap Estimate · \$365 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,706 ft²

LIVING AREA

0.17 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$623K

\$602K low

\$644K high

Est. Owner Equity

\$430,336

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$2,219 (2025)
Assessed Value	\$582,800
Previous Assessed	\$541,700
Assessor Market Value	\$582,800

PROPERTY FACTS

Property Type	Rural Residence
Style	Conventional
County	Gallatin
Lot (acres)	0.17
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Prefab
Pool	No

Deck · 240 ft²

Porch · 224 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 18, 2008	Financing	Intrafamily Transfer			\$204K
Feb 15, 2005	Financing	Warranty Deed			\$173K
Feb 15, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridge View Elementary School	Elementary	KG–4	0.5 mi
Belgrade Middle School	Middle	5–8	1.3 mi
Belgrade High School	High	9–12	1.4 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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