

Rural Residence

RESIDENTIAL

8445 RIVER RUN LN

SHEPHERD, MT 59079

\$545,143 TopHap Estimate · \$345 / ft² · confidence 96 · as of Jul 14, 2026

4

BEDS

3

BATHS

1,578 ft²

LIVING AREA

2.51 ac

LOT SIZE

2015

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$545K

\$522K low

\$569K high

Est. Owner Equity

\$251,049

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax

\$2,580 (2025)

Assessed Value

\$510,800

Previous Assessed

\$412,400

Assessor Market Value

\$510,800

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Yellowstone
Lot (acres)	2.51
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Pool	No

Porch · 60 ft²

CLIMATE RISK

1 FLOOD	66 WILDFIRE	30 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2019	Financing	Warranty Deed			\$295K
May 31, 2017	Financing	Warranty Deed			\$274K
May 15, 2015	Financing	Trustees Deed			\$172K
Aug 8, 2014	Recorded document	Grant Deed			
Mar 20, 2008	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shepherd High School	High	9–12	2.2 mi
Shepherd Junior High School	Middle	7–8	2.2 mi
Shepherd Elementary School	Elementary	PK–6	2.3 mi

District: Shepherd 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 59079

90 CRIME INDEX	106 AIR POLLUTION	3,582 POPULATION	\$81K MEDIAN IN-COME	46°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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