

Rural Residence

RESIDENTIAL

256 E RIVER ROCK RD

BELGRADE, MT 59714

\$534,021 TopHap Estimate · \$348 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,536 ft²

LIVING AREA

0.19 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$534K

\$519K low

\$549K high

Est. Owner Equity

\$289,021

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$1,990 (2025)
Assessed Value	\$534,900
Previous Assessed	\$516,300
Assessor Market Value	\$534,900

PROPERTY FACTS

Property Type	Rural Residence
Style	Conventional
County	Gallatin
Lot (acres)	0.19
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Prefab
Pool	No

Deck · 108 ft²

Porch · 164 ft²

CLIMATE RISK

10

FLOOD

46

WILDFIRE

56

HEAT

9

STORM

12

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 29, 2009	Financing	Joint Tenancy Deed			\$189K
Mar 16, 2007	Financing	Warranty Deed			\$174K
Mar 16, 2007	Financing	Warranty Deed			\$174K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridge View Elementary School	Elementary	KG–4	0.2 mi
Belgrade Middle School	Middle	5–8	1.7 mi
Belgrade High School	High	9–12	1.7 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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