

Rural Residence

RESIDENTIAL

8380 RIVER RUN LN

SHEPHERD, MT 59079

\$537,435 TopHap Estimate · \$270 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,990 ft²

LIVING AREA

2.49 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$537K

\$496K low

\$579K high

Est. Owner Equity

\$137,515

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$2,435 (2025)
Assessed Value	\$487,900
Previous Assessed	\$392,700
Assessor Market Value	\$487,900

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Yellowstone
Lot (acres)	2.49
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Pool	No

CLIMATE RISK

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

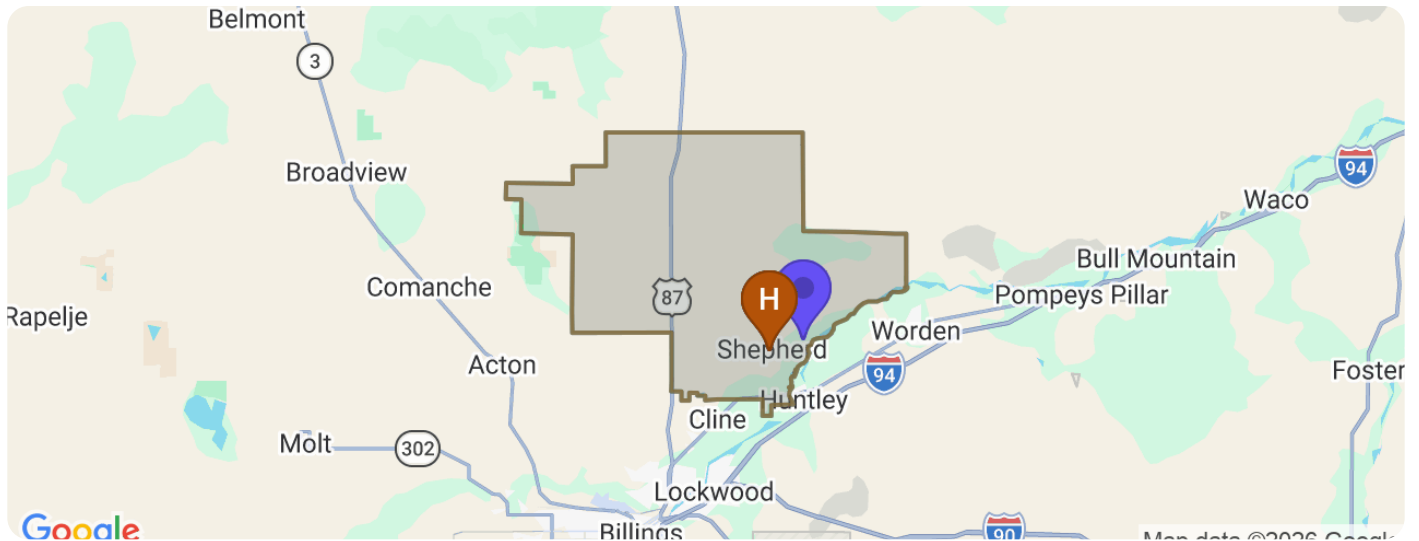
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 24, 2025	Financing	Warranty Deed			\$400K
Feb 14, 2019	Financing	Warranty Deed			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shepherd High School	High	9–12	2.1 mi
Shepherd Junior High School	Middle	7–8	2.1 mi
Shepherd Elementary School	Elementary	PK–6	2.1 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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