

Rural Residence

RESIDENTIAL

8451 RIVER RUN LN

SHEPHERD, MT 59079

\$565,701 TopHap Estimate · \$342 / ft² · confidence 93 · as of Jul 14, 2026

4

BEDS

3

BATHS

1,652 ft²

LIVING AREA

2.5 ac

LOT SIZE

2019

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$566K

\$526K low

\$605K high

Est. Owner Equity

\$236,374

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax

\$2,771 (2025)

Assessed Value

\$535,700

Previous Assessed

\$428,500

Assessor Market Value

\$535,700

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Yellowstone
Lot (acres)	2.50
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Heat Pump
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
Dec 18, 2020	Financing	Warranty Deed			\$289K
Aug 21, 2018	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	2.3 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	Absentee owner
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