

Rural Residence

**RESIDENTIAL**

# 268 E RIVER ROCK RD

BELGRADE, MT 59714

**\$647,518** TopHap Estimate · \$415 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**1,559 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$648K**

\$616K low

\$679K high

Est. Owner Equity

**\$647,518**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,356 (2025) |
| Assessed Value        | \$611,500      |
| Previous Assessed     | \$574,900      |
| Assessor Market Value | \$611,500      |

## PROPERTY FACTS

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

Deck · 200 ft²

Porch · 66 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   |
|---------------------|-----------|--------------------|-------|--------|--------|
| <b>Feb 1, 2023</b>  | Financing | Warranty Deed      |       |        |        |
| <b>Jun 20, 2017</b> | Financing | Warranty Deed      |       |        | \$318K |
| <b>Jul 13, 2011</b> | Financing | Warranty Deed      |       |        | \$163K |
| <b>May 10, 2006</b> | Financing | Joint Tenancy Deed |       |        | \$205K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Ridge View Elementary School | Elementary | KG–4   | 0.2 mi   |
| Belgrade Middle School       | Middle     | 5–8    | 1.6 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>24,854</b><br>POPULATION | <b>\$88K</b><br>MEDIAN IN-COME | <b>41°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|