

Rural Residence

RESIDENTIAL

36965 ROCKY RIDGE LN

POLSON, MT 59860

\$793,051 TopHap Estimate · \$449 / ft² · confidence 90 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,767 ft²

LIVING AREA

6.57 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

6

ROOMS

4

PARKING

VALUATION

\$793K

\$716K low

\$870K high

Est. Owner Equity

\$631,443

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax

\$3,070 (2025)

Assessed Value

\$693,000

Previous Assessed

\$693,000

Assessor Market Value

\$693,000

PROPERTY FACTS

Property Type	Rural Residence
Style	Conventional
County	Lake
Lot (acres)	6.57
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes

Deck · 778 ft²

Shed · 100 ft²

Porch · 189 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2018	Financing	Warranty Deed			\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cherry Valley School	Elementary	PK–1	6.3 mi
Polson Middle School	Middle	5–8	6.9 mi
Polson High School	High	9–12	7.0 mi

District: Polson 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 59860

120 CRIME INDEX	107 AIR POLLUTION	12,689 POPULATION	\$56K MEDIAN IN- COME	44°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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