

Rural Residence

RESIDENTIAL

36944 ROCKY RIDGE LN

POLSON, MT 59860

\$1,413,971 TopHap Estimate · \$689 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,052 ft²

LIVING AREA

0.56 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Est. Owner Equity

\$413,971

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$7,154 (2025)
Assessed Value	\$1,501,500
Previous Assessed	\$1,501,500
Assessor Market Value	\$1,501,500

PROPERTY FACTS

Property Type	Rural Residence
Style	Tlog Home
County	Lake
Lot (acres)	0.56
Construction	Log
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central

Deck · 140 ft²

Porch · 140 ft²

Boat access

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 13, 2024	Financing	Warranty Deed			\$1M
Feb 21, 2023	Quitclaim	Quit Claim Transfer			
Oct 10, 2022	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cherry Valley School	Elementary	PK–1	6.4 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	Absentee owner
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