

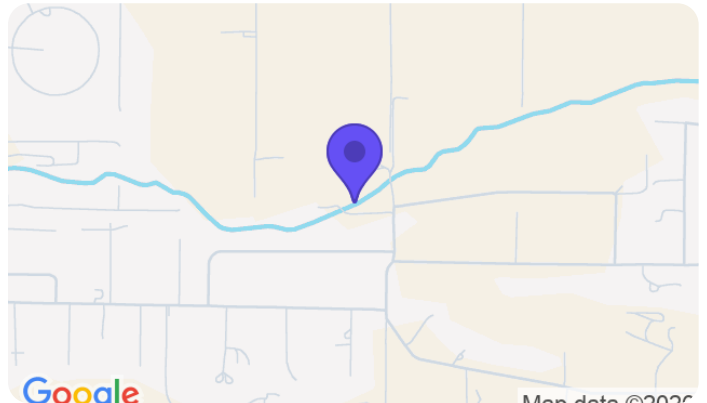
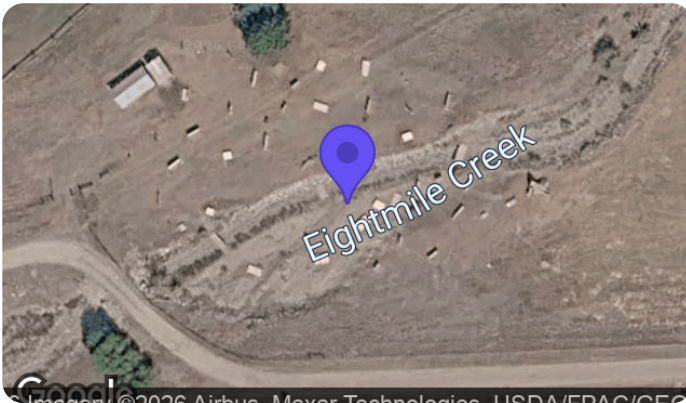
Rural Residence

RESIDENTIAL

5471 RIVERVIEW DR S

FLORENCE, MT 59833

\$631,174 TopHap Estimate · \$376 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,680 ft²

LIVING AREA

5.28 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$631K

\$601K low

\$661K high

Last Sale

\$53,200 · Jun 4, 2026

Est. Owner Equity

\$591,174

Loan-to-Value

7%

TAX & ASSESSMENT

Property Tax	\$2,257 (2025)
Assessed Value	\$566,200
Previous Assessed	\$414,300
Assessor Market Value	\$566,200

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	RAVALLI
Lot (acres)	5.28
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Floor/Wall Furnace
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Shed · 32 ft²

Porch · 400 ft²

CLIMATE RISK

63

FLOOD

73

WILDFIRE

49

HEAT

30

STORM

42

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

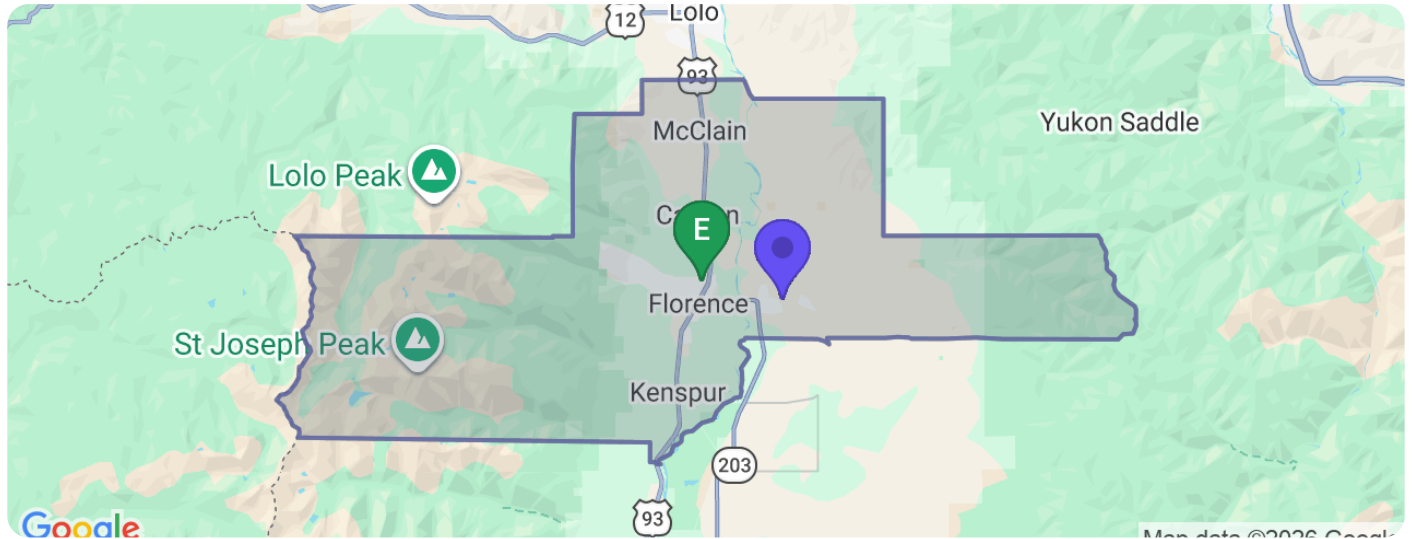
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2026	Resale	Deed Of Distribution	\$53,200	\$32	\$40K
May 13, 2026	Financing	Affidavit			
Feb 5, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Florence-Carlton Elementary School	Elementary	PK–5	2.5 mi
Florence-Carlton High School	High	9–12	2.5 mi
Florence-Carlton 6-8	Middle	6–8	2.5 mi

District: Florence-Carlton K-12 Schools



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 59833

74 CRIME INDEX	110 AIR POLLUTION	7,505 POPULATION	\$76K MEDIAN IN-COME	38°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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