

Rural Residence

RESIDENTIAL

MT

**\$332,449**

TopHap Estimate · \$365 / ft<sup>2</sup> · confidence 57 · as of Jul 14, 2026

**2**

BEDS

**912 ft<sup>2</sup>**

LIVING AREA

**640 ac**

LOT SIZE

**1988**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$332K**

\$191K low

\$474K high

Est. Owner Equity

**\$332,449**

## TAX & ASSESSMENT

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$438 (2025)</b> |
| Assessed Value        | <b>\$75,132</b>     |
| Previous Assessed     | <b>\$66,419</b>     |
| Assessor Market Value | <b>\$75,132</b>     |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Rural Residence     |
| Style         | A-Frame             |
| County        | Rosebud             |
| Lot (acres)   | 640.00              |
| Construction  | Frame (Unspecified) |
| Foundation    | Concrete            |
| Roof          | Asphalt             |
| Heating       | None                |
| Cooling       | None                |

Deck · 240 ft²

## CLIMATE RISK

|             |                |            |            |               |
|-------------|----------------|------------|------------|---------------|
| 99<br>FLOOD | 75<br>WILDFIRE | 61<br>HEAT | 6<br>STORM | 49<br>DROUGHT |
|-------------|----------------|------------|------------|---------------|

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                 | LEVEL      | GRADES | DISTANCE |
|------------------------|------------|--------|----------|
| Melstone Middle School | Middle     | 7–8    | 18.4 mi  |
| Melstone School        | Elementary | PK–6   | 18.4 mi  |
| Forsyth High School    | High       | 9–12   | 63.1 mi  |

District: Melstone 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.

**OWNERSHIP**

Occupancy

**Absentee owner**