

Rural Residence

**RESIDENTIAL**

# 1373 N RIVER ROCK DR

BELGRADE, MT 59714

**\$549,258** TopHap Estimate · \$384 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,430 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$549K**

\$527K low

\$571K high

Est. Owner Equity

**\$9,220**

Loan-to-Value

**99%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,906 (2025) |
| Assessed Value        | \$518,500      |
| Previous Assessed     | \$518,500      |
| Assessor Market Value | \$518,500      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Rural Residence     |
| Style         | Conventional        |
| County        | Gallatin            |
| Lot (acres)   | 0.14                |
| Construction  | Frame (Unspecified) |
| Foundation    | Concrete            |
| Roof          | Asphalt             |
| Heating       | Central             |
| Cooling       | Central             |
| Fireplace     | Prefab              |
| Pool          | No                  |

Deck · 128 ft²

Porch · 24 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Apr 14, 2025 | Financing | Warranty Deed |       |        | \$540K |
| Jul 30, 2019 | Financing | Warranty Deed |       |        | \$75K  |
| Nov 18, 2016 | Financing | Warranty Deed |       |        | \$200K |
| May 4, 2007  | Financing | Warranty Deed |       |        | \$240K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Ridge View Elementary School | Elementary | KG–4   | 0.4 mi   |
| Belgrade Middle School       | Middle     | 5–8    | 1.4 mi   |
| Belgrade High School         | High       | 9–12   | 1.5 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 | Owner occupied |
|-----------|----------------|