

Condominium

**RESIDENTIAL**

# 890 N RIVER ROCK DR

BELGRADE, MT 59714

**\$401,816** TopHap Estimate · \$262 / ft<sup>2</sup> · confidence 98 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,536 ft<sup>2</sup>**

LIVING AREA

**2005**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**1**

PARKING

## VALUATION

**\$402K**

\$392K low

\$411K high

Est. Owner Equity

**\$291,416**

Loan-to-Value

**25%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,344 (2025) |
| Assessed Value        | \$403,900      |
| Previous Assessed     | \$404,000      |
| Assessor Market Value | \$403,900      |

## PROPERTY FACTS

|               |                       |
|---------------|-----------------------|
| Property Type | Condominium           |
| Style         | Row End Or Row Middle |
| County        | Gallatin              |
| Construction  | Frame (Unspecified)   |
| Foundation    | Concrete              |
| Roof          | Asphalt               |
| Heating       | Central               |
| Cooling       | Central               |
| Pool          | No                    |

Deck · 120 ft²

Porch · 48 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-------|--------|--------|
| Sep 16, 2014 | Financing | Warranty Deed         |       |        | \$110K |
| Oct 10, 2012 | Financing | Special Warranty Deed |       |        | \$85K  |
| Jun 13, 2006 | Financing | Warranty Deed         |       |        | \$150K |

## 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   | 1.6 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 | Absentee owner |
|-----------|----------------|