

Rural Residence

RESIDENTIAL

165 RIVER RANCH RD

WHITEFISH, MT 59937

\$1,825,962 TopHap Estimate · \$522 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,500 ft²

LIVING AREA

4.11 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.8M

\$1.6M low

\$2M high

Est. Owner Equity

\$482,762

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$6,571 (2025)
Assessed Value	\$1,689,200
Previous Assessed	\$175,767
Assessor Market Value	\$1,689,200

PROPERTY FACTS

Property Type	Rural Residence
Style	Modern
County	Flathead
Lot (acres)	4.11
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Metal
Heating	Heat Pump
Cooling	Central

Deck · 56 ft²

Porch · 56 ft²

CLIMATE RISK

1

FLOOD

55

WILDFIRE

44

HEAT

43

STORM

84

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 21, 2025	Financing	Warranty Deed			\$1.3M
Jul 17, 2023	Financing	Warranty Deed			
Jun 21, 2006	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitefish Middle 5-8	Middle	5–8	6.6 mi
Whitefish High School	High	9–12	7.0 mi
L a Muldown School	Elementary	PK–4	7.2 mi

District: Whitefish 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 59937

118 CRIME INDEX	97 AIR POLLUTION	17,377 POPULATION	\$77K MEDIAN IN-COME	40°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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