

Residential - Vacant Land

RESIDENTIAL

# 229 RIVER RANCH RD

WHITEFISH, MT 59937

**1.32 ac**

LOT SIZE

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$760 (2025) |
| Assessed Value        | \$293,170    |
| Previous Assessed     | \$155,944    |
| Assessor Market Value | \$293,170    |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Flathead                  |
| Lot (acres)   | 1.32                      |

## CLIMATE RISK

**1**

FLOOD

**56**

WILDFIRE

**44**

HEAT

**43**

STORM

**84**

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-------|--------------------|--------|
| Feb 20, 2026 | Quitclaim | Quit Claim Transfer |       |                    | \$1M   |
| May 9, 2022  | Financing | Warranty Deed       |       |                    | \$235K |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL      | GRADES | DISTANCE |
|-----------------------|------------|--------|----------|
| Whitefish Middle 5-8  | Middle     | 5-8    | 6.7 mi   |
| Whitefish High School | High       | 9-12   | 7.1 mi   |
| L a Muldown School    | Elementary | PK-4   | 7.3 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>17,377</b><br>POPULATION | <b>\$77K</b><br>MEDIAN IN-COME | <b>40°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|