

Rural Residence

RESIDENTIAL

324 RIVER RANCH RD

WHITEFISH, MT 59937

\$1,684,157 TopHap Estimate · \$540 / ft² · confidence 89 · as of Jul 14, 2026

5

BEDS

4

BATHS

3,121 ft²

LIVING AREA

2.39 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$1.7M

\$1.5M low

\$1.9M high

Est. Owner Equity

\$386,079

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax

\$5,653 (2025)

Assessed Value

\$1,562,800

Previous Assessed

\$163,541

Assessor Market Value

\$1,562,800

PROPERTY FACTS

Property Type	Rural Residence
Style	Conventional
County	Flathead
Lot (acres)	2.39
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Heat Pump
Cooling	Central

Deck · 154 ft²

Porch · 470 ft²

CLIMATE RISK

91 FLOOD	56 WILDFIRE	44 HEAT	43 STORM	84 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2022	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitefish Middle 5-8	Middle	5–8	6.8 mi
Whitefish High School	High	9–12	7.3 mi
L a Muldown School	Elementary	PK–4	7.4 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	Owner occupied
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