

Residential - Vacant Land

RESIDENTIAL

196 RIVER RANCH RD

WHITEFISH, MT 59937

2.33 ac

LOT SIZE

TAX & ASSESSMENT

Property Tax	\$785 (2025)
Assessed Value	\$302,674
Previous Assessed	\$163,122
Assessor Market Value	\$302,674

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	FLATHEAD
Lot (acres)	2.33
Pool	No

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	\$/FT ²	LOAN
May 9, 2022	Financing	Warranty Deed			\$255K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whitefish Middle 5-8	Middle	5-8	6.6 mi
Whitefish High School	High	9-12	7.1 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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