

Rural Residence

RESIDENTIAL

260 W RIVER ROCK RD

BELGRADE, MT 59714

\$516,708 TopHap Estimate · \$344 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,504 ft²

LIVING AREA

0.17 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$517K

\$500K low

\$533K high

Est. Owner Equity

\$255,843

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$1,852 (2025)
Assessed Value	\$509,800
Previous Assessed	\$498,800
Assessor Market Value	\$509,800

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Gallatin
Lot (acres)	0.17
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Pool	No

Deck · 192 ft²

Porch · 156 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 6, 2020	Financing	Intrafamily Transfer			\$261K
Nov 7, 2016	Financing	Warranty Deed			\$247K
Apr 2, 2010	Financing	Joint Tenancy Deed			\$112K
Oct 25, 2005	Financing	Warranty Deed			\$153K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridge View Elementary School	Elementary	KG–4	0.5 mi
Belgrade Middle School	Middle	5–8	2.2 mi
Belgrade High School	High	9–12	2.3 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

81 CRIME INDEX	105 AIR POLLUTION	24,854 POPULATION	\$88K MEDIAN IN-COME	41°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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