

Rural Residence

RESIDENTIAL

447 N RIVER ROCK DR

BELGRADE, MT 59714

\$511,984 TopHap Estimate · \$341 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,500 ft²

LIVING AREA

0.14 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$512K

\$497K low

\$527K high

Est. Owner Equity

\$318,684

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$1,853 (2025)
Assessed Value	\$510,100
Previous Assessed	\$493,000
Assessor Market Value	\$510,100

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Gallatin
Lot (acres)	0.14
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Pool	No

Deck · 160 ft²

Porch · 32 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 16, 2021	Financing	Intrafamily Transfer			\$193K
Dec 14, 2017	Financing	Joint Tenancy Deed			\$199K
Mar 23, 2011	Financing	Warranty Deed			\$160K
Jan 31, 2005	Financing	Warranty Deed			\$400K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridge View Elementary School	Elementary	KG–4	0.4 mi
Belgrade Middle School	Middle	5–8	1.9 mi
Belgrade High School	High	9–12	2.0 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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