

Rural Residence

**RESIDENTIAL**

# 316 W RIVER ROCK RD

BELGRADE, MT 59714

**\$624,780** TopHap Estimate · \$548 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**5**

BEDS

**2**

BATHS

**1,140 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2001**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$625K**

\$605K low

\$645K high

Est. Owner Equity

**\$464,780**

Loan-to-Value

**25%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,118 (2025) |
| Assessed Value        | \$562,600      |
| Previous Assessed     | \$499,500      |
| Assessor Market Value | \$562,600      |

## 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 · 150 ft²

Porch · 56 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Nov 13, 2013 | Financing | Warranty Deed        |       |        | \$170K |
| Jul 6, 2010  | Financing | Warranty Deed        |       |        | \$174K |
| Jul 20, 2006 | Financing | Intrafamily Transfer |       |        | \$158K |

## 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   | 2.4 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>24,854</b><br>POPULATION | <b>\$88K</b><br>MEDIAN IN-COME | <b>41°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|