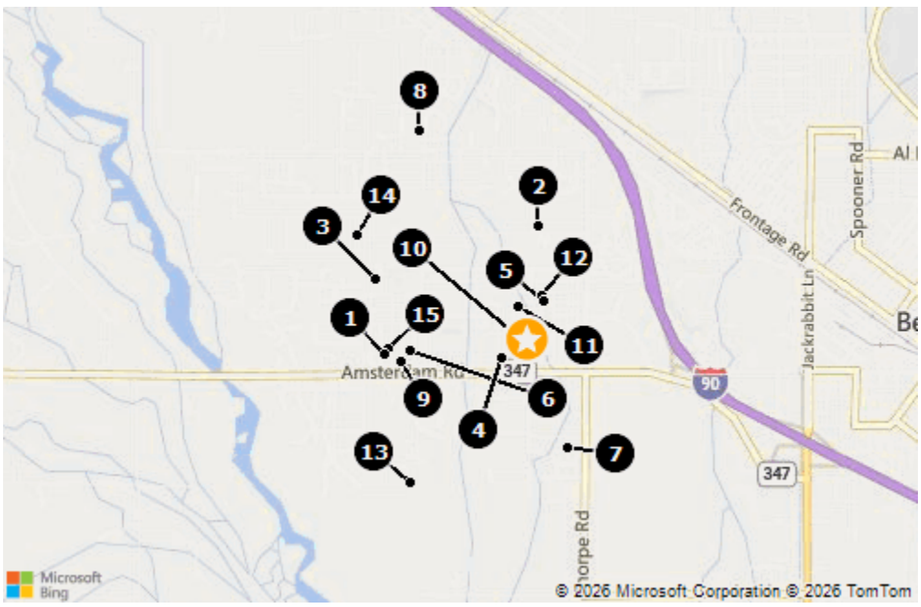
ICE SiteX Report

OrderID: 98237732

SiteX Property Information Report



Subject Property Location

117 CLINTON LN, BELGRADE, MT 59714-9202

County:	**GALLATIN MT**	Census Tract:	300310002.013027
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	06-0903-03-4-22-31-0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$556,000**	FSD:	11	Common Confidence Score:	63
Value Range:	$494,840 - $617,160	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	236842
Assd Land Value:		Market Land Value:	$144,367	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$384,433	Total Taxable Value:	$1,944
Total Assessed Value:	$528,800	Total Assessor Market Value:	$528,800	Delinquent Year:	
				Tax Account ID:	00RFF45600
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 Block: 26 Subdivision: RIVER ROCK SUB PH 6A Sec/Twnship/Range: SEC 03 TWN 01S RNG 04E
Abbreviated Description: RIVER ROCK SUB PH 6A, S03, T01 S, R04 E, BLOCK 26, LOT 9, PLAT J-318
City/Muni/Twp: GALLATIN COUNTY/UNINCORPORATED

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:	3	Pool:	
Building Area:	1673 SF	Baths:	2	Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/30/2025	Sales Price:	$485,255
Document #:	2861334 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/18/2024	Sales Price:	N/A
Document #:	2837508 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/30/2024	Sales Price:	N/A
Document #:	2836168 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/20/2024		
Document Type:			
Legal Description:			

Lot: 9 Block: 26 Subdivision: RIVER ROCK SUBDIVISON PHASE 6A Map Ref: PL J-318

Mortgage Record

Recording Date:	04/28/2009	Loan Amount:	N/A
Document #:	2328581 BK-PG -	Loan Type:	Unknown

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TD Due Date:	05/01/2039	Type Finance:	

Legal Description:
Lot: 9 Block: 26 Subdivision: RIVER ROCK SUBDIVISION PHASE 6A Sec/Twnship/Range: SE4 S03T01SR04E PMM

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 9 Block: 26 Subdivision: RIVER ROCK SUB PH 6A Sec/Twnship/Range: SEC 03 TWN 01S RNG 04E
Abbreviated Description: RIVER ROCK SUB PH 6A, S03, T01 S, R04 E, BLOCK 26, LOT 9, PLAT J-318
City/Muni/Twp: GALLATIN COUNTY/UNINCORPORATED

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	8,015 SF	Median # of Baths	2
Median Living Area	1,655 SF	Median Year Built	2003
Price Range - 2 Yrs		Age Range	12 years to 49 years
Median Value		Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.65Mi.	**48 MEADOW BROOK RD** **BELGRADE, MT 59714-9579**	08/13/2026			1480	7/3/2	2002	4,704 SF	
		APN: 06-0903-03-3-04-73-0000 Document #: 2883933 Document Type: Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 8A Block: 16 Subdivision: RIVER ROCK SUBDIVISION Phase No: 4&5 MapRef: PL J-296 Sec/Twnship/Range: SW4 S03T01SR04E PMM Abbreviated Description: Lot:8A Block:16 Subdivision:RIVER ROCK SUBDIVISION Phase No:4&5 Map Ref:PL J-296Sec/Twnship/Range:SW4 S03T01SR04E PMM								
2	.51Mi.	**170 SNOWCREST DR** **BELGRADE, MT 59714-9532**	08/03/2026			2130	7/3/2	1999	71,831 SF	
		APN: 06-0903-03-1-56-62-0000 Document #: 2883130 Document Type: Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 26 Subdivision: WILDHORSE TRAIL PROPERTIES SUBDIVISION Abbreviated Description: Lot:26 Subdivision:WILDHORSE TRAIL PROPERTIES SUBDIVISION								
3	.75Mi.	**80 WALLY D LN** **BELGRADE, MT 59714-9127**	06/30/2026			1256	6/3/2	2006	4,617 SF	
		APN: 06-0903-03-3-41-31-0000 Document #: 2880522 Document Type: Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 7 Block: 37 Subdivision: RIVER ROCK SUBDIVISION Phase No: 4 Abbreviated Description: Lot:7 Block:37 Subdivision:RIVER ROCK SUBDIVISION Phase No:4								
4	.15Mi.	**56 GREEN BELT DR** **BELGRADE, MT 59714-9575**	05/15/2026			1750	/3/2	2003	7,579 SF	
		APN: 06-0903-03-4-20-13-0000 Document #: 2877130 Document Type: Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 7 Block: 24 Subdivision: RIVER ROCK SUBDIVISION Phase No: 2B MapRef: PL J-293 Abbreviated Description: Lot:7 Block:24 Subdivision:RIVER ROCK SUBDIVISION Phase No:2B Map Ref:PL J-293								
5	.19Mi.	**157 WOODMAN DR** **BELGRADE, MT 59714-7227**	04/21/2026			1864	6/3/2	2005	5,663 SF	
		APN: 06-0903-03-4-34-05-0000 Document #: 2875163 Document Type: Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 5 Block: 42 Subdivision: RIVER ROCK SUBDIVISION Phase No: 3&4 Abbreviated Description: Lot:5 Block:42 Subdivision:RIVER ROCK SUBDIVISION Phase No:3&4								
6	.53Mi.	**65 LITTLE BROOK LN** **BELGRADE, MT 59714-9521**	04/10/2026			1204	/4/2	2000	8,494 SF	
		APN: 06-0903-03-3-06-29-0000 Document #: 2874475 Document Type: Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 19 Block: 18 Subdivision: ROYAL VILLAGE Phase No: 1 MapRef: PL J-54 Abbreviated Description: Lot:19 Block:18 Subdivision:ROYAL VILLAGE Phase No:1 Map Ref:PL J-54								
7	.53Mi.	**1085 BALDY MOUNTAIN LN** **BELGRADE, MT 59714-8920**	03/13/2026			1864	8/4/2	1977	19,994 SF	
		APN: 06-0903-10-1-19-07-0000 Document #: 2872238 Document Type: Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 3 Block: 1 Subdivision: MOUNTVIEW SUBDIVISION MapRef: PL I-21 Abbreviated Description: Lot:3 Block:1 Subdivision:MOUNTVIEW SUBDIVISION Map Ref:PL I-21								
8	1.06Mi.	**93 LANDMARK DR** **BELGRADE, MT 59714-9282**	02/25/2026			2141	6/3/2	2003	20,473 SF	
		APN: 06-1010-34-3-05-13-0000 Document #: 2871067 Document Type: Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 4 Block: 1 Subdivision: LANDMARK SUBDIVISION PHASE 1 MapRef: PL J-327 Abbreviated Description: Lot:4 Block:1 Subdivision:LANDMARK SUBDIVISION PHASE 1 Map Ref:PL J-327								
9	.59Mi.	**9 PEBBLE BROOK LN** **BELGRADE, MT 59714-9535**	02/25/2026			1344	5/3/2	1999	4,704 SF	
		APN: 06-0903-03-3-05-24-5002 Document #: 2871052 Document Type: Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 10A Block: 17 Subdivision: AMENDED SUBDIVISION PLAT OF ROYAL VILLAGE MapRef: PL J-54-A Abbreviated Description: Lot:10A Block:17 Subdivision:AMENDED SUBDIVISION PLAT OF ROYAL VILLAGE Map Ref:PL J-54-A								
10	.02Mi.	**102 POTTER LN** **BELGRADE, MT 59714-9598**	10/31/2025			2325	7/4/2	2003	7,841 SF	
		APN: 06-0903-03-4-22-03-0000 Document #: 2863778 Document Type: Price Code: Land Use: Rural/Agricultural Residence Legal: Lot: 2 Block: 26 Subdivision: RIVER ROCK SUBDIVISION Phase No: 6A MapRef: PL J-318 Abbreviated Description: Lot:2 Block:26 Subdivision:RIVER ROCK SUBDIVISION Phase No:6A Map Ref:PL J-318								

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11	.15Mi.	**308 WOODMAN DR** **BELGRADE, MT 59714-7242**	10/28/2025	1655	/4/2	2005	8,015 SF

APN: 06-0903-03-4-38-23-0000 Document #: 2863460
Document Type: Price Code:
Land Use: Rural/Agricultural Residence
Legal: Lot: 1 Block: 44 Subdivision: RIVER ROCK SUBDIVISION Phase No: 3&4 MapRef: PL J-386 Abbreviated Description: Lot:1 Block:44 Subdivision:RIVER ROCK SUBDIVISION Phase No:3&4 Map Ref:PL J-386

12	.2Mi.	**550 GREEN TREE DR** **BELGRADE, MT 59714-9561**	10/27/2025	1128	/3/2	2003	6,403 SF

APN: 06-0903-03-4-17-44-0000 Document #: 2863332
Document Type: Price Code:
Land Use: Rural/Agricultural Residence
Legal: Lot: 69A Block: 7 Subdivision: AMENDED SUBDIVISION PLAT OF ROYAL VILLAGE MONTANA Phase No: 1 MapRef: PL J-54-B Abbreviated Description: Lot:69A Block:7 Subdivision:AMENDED SUBDIVISION PLAT OF ROYAL VILLAGE MONTANA Phase No:1 Map Ref:PL J-54-B

13	.84Mi.	**680 COUNTRYSIDE LN** **BELGRADE, MT 59714-9359**	10/20/2025	2473	/5/3	2014	21,257 SF

APN: 06-0903-10-2-24-23-0000 Document #: 2862846
Document Type: Price Code:
Land Use: Rural/Agricultural Residence
Legal: Lot: 1 Block: 6 Subdivision: COUNTRYSIDE ESTATES SUBDIVISION MapRef: PL J-477 Abbreviated Description: Lot:1 Block:6 Subdivision:COUNTRYSIDE ESTATES SUBDIVISION Map Ref:PL J-477

14	.9Mi.	**1680 REMUDA DR** **BELGRADE, MT 59714-8835**	08/29/2025	1280	6/3/2	1995	43,691 SF

APN: 06-0903-04-1-03-03-0000 Document #: 2858682
Document Type: Price Code:
Land Use: Rural/Agricultural Residence
Legal: Lot: 3 Block: 6 Subdivision: ROYAL ARABIAN SUBDIVISION Abbreviated Description: Lot:3 Block:6 Subdivision:ROYAL ARABIAN SUBDIVISION

15	.63Mi.	**85 SHALLOW BROOK LN** **BELGRADE, MT 59714-9517**	08/27/2025	1206	6/3/2	1999	8,494 SF

APN: 06-0903-03-3-04-31-0000 Document #: 2858209
Document Type: Price Code:
Land Use: Rural/Agricultural Residence
Legal: Lot: 18 Block: 16 Subdivision: ROYAL VILLAGE MapRef: PL J-54 Abbreviated Description: Lot:18 Block:16 Subdivision:ROYAL VILLAGE Map Ref:PL J-54City/Muni/Twp:MONTANA City/Muni/Twp: MONTANA

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**117 CLINTON LN**		$528,800	$528,800	1,673	6/3/2	2003	8,712 SF	
.02Mi.	**101 CLINTON LN**		$572,800	$572,800	1,480	6/5/3	2003	7,841 SF	
.02Mi.	**118 POTTER LN**	**08/10/2005**	$597,000	$597,000	1,308	7/4/2	2005	8,712 SF	
.02Mi.	**102 POTTER LN**		$594,400	$594,400	2,325	7/4/2	2003	7,841 SF	
.03Mi.	**87 CLINTON LN**		$583,300	$583,300	1,498	/3/2	2003	7,841 SF	
.03Mi.	**118 CLINTON LN**		$551,500	$551,500	1,865	/3/2	2002	8,712 SF	
.03Mi.	**102 CLINTON LN**		$535,100	$535,100	1,792	6/3/2	2002	7,841 SF	
.04Mi.	**88 POTTER LN**	**05/01/2002**	$475,200	$475,200	1,598	6/3/2	2002	7,841 SF	
.04Mi.	**457 WOODMAN DR**	**06/20/2005**	$534,400	$534,400	1,288	7/3/2	2004	5,489 SF	
.04Mi.	**465 WOODMAN DR**		$545,900	$545,900	1,308	6/4/3	2004	5,489 SF	
.04Mi.	**445 WOODMAN DR**	**04/14/2006**	$534,600	$534,600	1,314	6/4/2	2006	5,489 SF	
.04Mi.	**88 CLINTON LN**	**07/18/2003**	$561,200	$561,200	1,527	6/3/2	2003	7,841 SF	
.04Mi.	**479 WOODMAN DR**		$562,300	$562,300	1,288	6/4/3	2005	6,011 SF	
.04Mi.	**71 CLINTON LN**	**04/09/2007**	$543,900	$543,900	1,357	7/3/2	2003	7,841 SF	
.04Mi.	**433 WOODMAN DR**		$557,500	$557,500	1,382	7/4/3	2005	6,273 SF	
.05Mi.	**72 POTTER LN**		$560,500	$560,500	1,670	7/3/2	2003	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	66%

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Demographics & Income

Median Age:	36.6 years old	Households:	10,327
Median Household Income:	$87,664	Households w/Family:	62%
Household Income Per Capita:	$46,758	Households w/Family Married:	52%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

School District

School District Zone:	Belgrade High School District	Students:	958
Number of Schools:	1	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.66Mi.	**Belgrade High School** Number of Students: 958 Student-Teacher Ratio: 15.6 Advanced Placement: Yes	B	Public	9 - 12
1.66Mi.	**Belgrade High School** Number of Students: 958 Student-Teacher Ratio: 15.6 Advanced Placement: Yes	B	Public	9 - 12
0.20Mi.	**Ridge View Elementary School** Number of Students: 438 Student-Teacher Ratio: 12.83	A+	Public	KG - 4
0.20Mi.	**Ridge View Elementary School** Number of Students: 438 Student-Teacher Ratio: 12.83	A+	Public	KG - 4
1.57Mi.	**Belgrade Middle School** Number of Students: 978 Student-Teacher Ratio: 16.59	B-	Public	5 - 8
1.57Mi.	**Belgrade Middle School** Number of Students: 978 Student-Teacher Ratio: 16.59	B-	Public	5 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	111%	HIGHER
BURGLARY	62%	NOTABLY LOWER
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	48%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	67%	NOTABLY LOWER
MURDER	93%	SIMILAR
OVERALL	80%	LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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