

Single Family Residence **RESIDENTIAL**

# 715 RIVER ROCK CT

NIXA, MO 65714

**\$293,509** TopHap Estimate · \$145 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**2,029 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2003**

YEAR BUILT

## VALUATION

**\$294K**

\$280K low

\$307K high

Est. Owner Equity

**\$144,509**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$32,450  |
| Previous Assessed     | \$30,610  |
| Assessor Market Value | \$170,800 |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Christian               |
| Lot (acres)   | 0.16                    |
| Foundation    | Retaining Wall          |
| Roof          | Asbestos                |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

**37**  
FLOOD

**50**  
WILDFIRE

**82**  
HEAT

**69**  
STORM

**30**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|----------------------|-----------|--------------------|--------|
| Jan 30, 2020 | Financing         | Warranty Deed        |           |                    | \$148K |
| Mar 24, 2017 | Financing         | Warranty Deed        |           |                    | \$126K |
| Jun 26, 2014 | Recorded document | Grant Deed           |           |                    |        |
| Oct 6, 2011  | Financing         | Warranty Deed        |           |                    | \$100K |
| Mar 18, 2010 | Financing         | Intrafamily Transfer |           |                    | \$130K |
| Mar 6, 2009  | Financing         | Warranty Deed        |           |                    | \$130K |
| Dec 7, 2007  | Financing         | Grant Deed           |           |                    | \$130K |
| Jul 3, 2007  | Non-arms-length   | Trustees Deed        | \$131,707 | \$65               |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Century Elementary School | Elementary | KG–4   | 1.3 mi   |
| Nixa Junior High School   | Middle     | 7–8    | 1.6 mi   |
| Nixa High School          | High       | 9–12   | 2.3 mi   |

District: Nixa 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 65714

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>91</b><br>CRIME INDEX | <b>148</b><br>AIR POLLUTION | <b>36,887</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-COME | <b>56°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|