

Residential - Vacant Land

**RESIDENTIAL**

# 304 RIVER OAKS LN

RUSSELLVILLE, AR 72802

**\$182,394** TopHap Estimate · \$35 / ft<sup>2</sup> · confidence 82 · as of Jul 14, 2026



**5**

BATHS

**5,219 ft<sup>2</sup>**

LIVING AREA

**2.01 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$182K**

\$150K low

\$215K high

Last Sale

**\$29,900 · Dec 23, 2024**

Est. Owner Equity

**\$182,394**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$367 (2025) |
| Assessed Value        | \$8,000      |
| Previous Assessed     | \$8,000      |
| Assessor Market Value | \$40,000     |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Residential - Vacant Land             |
| County        | POPE                                  |
| Lot (acres)   | 2.01                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Shingle                               |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Built-in                      |
| Pool          | Yes                                   |

Deck

Patio · 1,080 ft²

Porch · 204 ft²

## CLIMATE RISK

10  
FLOOD

90  
HEAT

72  
STORM

18  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|-------------|--------|---------------|-----------|--------|--------|
| Mar 1, 2022 | Resale | Warranty Deed | \$29,900  | \$6    |        |
| Aug 5, 2020 | Resale | Warranty Deed | \$475,000 | \$91   | \$297K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Russellville Junior High School | Middle     | 8–9    | 1.7 mi   |
| Sequoyah Elementary School      | Elementary | PK–4   | 2.3 mi   |
| Russellville High School        | High       | 9–12   | 4.1 mi   |

District: Russellville Schools

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 72802

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>103</b><br>CRIME INDEX | <b>138</b><br>AIR POLLUTION | <b>25,586</b><br>POPULATION | <b>\$66K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|