

Single Family Residence

RESIDENTIAL

717 RIVER ROCK CT

NIXA, MO 65714

\$310,355 TopHap Estimate · \$145 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1

BATHS

2,136 ft²

LIVING AREA

0.16 ac

LOT SIZE

2003

YEAR BUILT

VALUATION

\$310K

\$296K low

\$325K high

Last Sale

\$124,500 · Oct 5, 2012

Est. Owner Equity

\$186,656

Loan-to-Value

41%

TAX & ASSESSMENT

Assessed Value	\$32,660
Previous Assessed	\$30,800
Assessor Market Value	\$171,900

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

45
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 ²	LOAN
Oct 2, 2012	Financing	Special Warranty Deed			\$124K
Jun 29, 2012	Recorded document	Grant Deed			
May 24, 2012	Non-arms-length	Trustees Deed	\$217,086	\$102	
Apr 11, 2007	Recorded document	Grant Deed			

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

91 CRIME INDEX	148 AIR POLLUTION	36,887 POPULATION	\$79K MEDIAN IN-COME	56°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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