

Single Family Residence **RESIDENTIAL**

## 2 ROSANNE DR

CONWAY, AR 72034

**\$245,812** TopHap Estimate · \$159 / ft<sup>2</sup> · confidence 84 · as of Jul 14, 2026



**2**

BATHS

**1,549 ft<sup>2</sup>**

LIVING AREA

**1985**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$246K**

\$207K low

\$285K high

Last Sale

**\$85,000 · Dec 3, 1998**

Est. Owner Equity

**\$163,481**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,768 (2025) |
| Assessed Value        | \$41,260       |
| Previous Assessed     | \$41,260       |
| Assessor Market Value | \$206,300      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Faulkner                              |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Mat/Raft Foundation (Slab)            |
| Roof          | Fiberglass                            |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | Yes                                   |

Deck · 120 ft²

Patio · 120 ft²

Porch · 84 ft²

## CLIMATE RISK

**23**  
FLOOD

**92**  
HEAT

**70**  
STORM

**26**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED          | PRICE | \$/FT² | LOAN  |
|-------------|-----------|---------------|-------|--------|-------|
| Mar 3, 2006 | Financing | Trustees Deed |       |        | \$60K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Conway High School                | High       | 10–12  | 0.8 mi   |
| Julia Lee Moore Elementary School | Elementary | KG–4   | 1.1 mi   |
| Ray Phyllis Simon Middle School   | Middle     | 5–7    | 3.4 mi   |

District: Conway Public 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 72034

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>153</b><br>AIR POLLUTION | <b>52,867</b><br>POPULATION | <b>\$65K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>73%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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