

Single Family Residence **RESIDENTIAL**

23 RIVER RIDGE LN

ROSIE, AR 72571

\$620,979 TopHap Estimate · \$191 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

3,257 ft²

LIVING AREA

3.6 ac

LOT SIZE

2008

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$621K

\$594K low

\$648K high

Last Sale

\$40,000 · Oct 5, 2018

Est. Owner Equity

\$588,979

Loan-to-Value

5%

TAX & ASSESSMENT

Property Tax	\$3,354 (2025)
Assessed Value	\$71,910
Previous Assessed	\$71,910
Assessor Market Value	\$359,550

PROPERTY FACTS

Property Type	Single Family Residence
County	Independence
Lot (acres)	3.60
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Closed Piers
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 489 ft²

Patio · 489 ft²

Porch · 266 ft²

CLIMATE RISK

46

FLOOD

44

WILDFIRE

90

HEAT

66

STORM

6

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 5, 2018	Resale	Warranty Deed	\$40,000	\$12	\$32K
Feb 16, 2018	Resale	Warranty Deed	\$375,000	\$115	\$365K
Oct 7, 2014	Financing	Correction Deed			
Oct 6, 2014	Financing	Warranty Deed			
Nov 26, 2013	Resale	Warranty Deed	\$370,000	\$114	
Jun 1, 2011	Resale	Warranty Deed	\$3,300	\$1	
Jan 26, 2011	Financing	Intrafamily Transfer			

Mar 13, 2007 Resale Warranty Deed \$53,000 \$16

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southside Elementary School	Elementary	PK–3	6.3 mi
Southside Charter High School	High	10–12	6.8 mi
Southside Junior High School	Middle	7–9	7.0 mi

District: Southside 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 72571

119 CRIME INDEX	160 AIR POLLUTION	448 POPULATION	\$54K MEDIAN IN-COME	59°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy Owner occupied