

Single Family Residence

RESIDENTIAL

706 RIVER ROCK CT

NIXA, MO 65714

\$370,574 TopHap Estimate · \$131 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1

BATHS

2,829 ft²

LIVING AREA

0.11 ac

LOT SIZE

2005

YEAR BUILT

VALUATION

\$371K

\$356K low

\$385K high

Est. Owner Equity

\$73,319

Loan-to-Value

79%

TAX & ASSESSMENT

Assessed Value	\$40,740
Previous Assessed	\$38,300
Assessor Market Value	\$214,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Christian
Lot (acres)	0.11
Foundation	Retaining Wall
Roof	Asphalt
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

10
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
May 25, 2021	Financing	Warranty Deed			\$289K
Mar 5, 2013	Financing	Grant Deed			\$159K
Feb 6, 2013	Recorded document	Warranty Deed			
Dec 21, 2011	Financing	Warranty Deed			\$139K
Oct 18, 2011	Recorded document	Grant Deed			
Sep 2, 2010	Foreclosure sale	Trustees Deed	\$130,000	\$46	

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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