

Single Family Residence **RESIDENTIAL**

712 RIVER ROCK CT

NIXA, MO 65714

\$403,420 TopHap Estimate · \$145 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

1
BATHS

2,773 ft²
LIVING AREA

0.24 ac
LOT SIZE

2002
YEAR BUILT

VALUATION

\$403K

\$391K low

\$416K high

Last Sale

\$197,000 · Mar 24, 2006

Est. Owner Equity

\$290,420

Loan-to-Value

27%

TAX & ASSESSMENT

Assessed Value	\$38,480
Previous Assessed	\$36,210
Assessor Market Value	\$202,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Christian
Lot (acres)	0.23
Foundation	Retaining Wall
Roof	Asbestos
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

51
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
Mar 24, 2006	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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