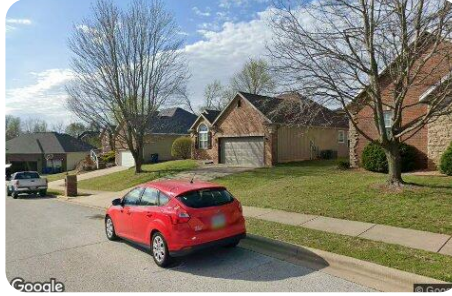


Single Family Residence **RESIDENTIAL**

713 RIVER ROCK CT

NIXA, MO 65714

\$329,995 TopHap Estimate · \$144 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

2,295 ft²

LIVING AREA

0.16 ac

LOT SIZE

2003

YEAR BUILT

VALUATION

\$330K

\$303K low

\$357K high

Est. Owner Equity

\$79,245

Loan-to-Value

76%

TAX & ASSESSMENT

Assessed Value	\$35,000
Previous Assessed	\$32,970
Assessor Market Value	\$184,200

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

37
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 18, 2022	Financing	Beneficiary Deed			
Mar 25, 2022	Financing	Warranty Deed			\$251K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Century Elementary School	Elementary	KG–4	1.3 mi
Nixa Junior High School	Middle	7–8	1.5 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	Absentee owner
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