

Single Family Residence **RESIDENTIAL**

# 521 ROLESON DR

FORREST CITY, AR 72335

**\$142,972** TopHap Estimate · \$132 / ft<sup>2</sup> · confidence 81 · as of Jul 14, 2026



**1**

BATHS

**1,080 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1994**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$143K**

\$116K low

\$170K high

Est. Owner Equity

**\$77,972**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$243 (2025) |
| Assessed Value        | \$5,360      |
| Previous Assessed     | \$5,360      |
| Assessor Market Value | \$26,800     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | St. Francis             |
| Lot (acres)   | 0.17                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Closed Piers            |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Porch · 80 ft²

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT² | LOAN  |
|--------------|--------|---------------|----------|--------|-------|
| Sep 26, 2005 | Resale | Warranty Deed | \$65,000 | \$60   | \$65K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Forrest City Junior High School | Middle     | 7–8    | 0.5 mi   |
| Forrest City High School        | High       | 9–12   | 0.7 mi   |
| Central Elementary School       | Elementary | PK–2   | 0.9 mi   |

District: Forrest City 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 72335

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>106</div> <div>CRIME INDEX</div> | <div>182</div> <div>AIR POLLUTION</div> | <div>15,629</div> <div>POPULATION</div> | <div>\$42K</div> <div>MEDIAN IN-COME</div> | <div>61°F</div> <div>AVG TEMP</div> | <div>73%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|