

Rural Residence

RESIDENTIAL

2 ROBB RD

SPRINGFIELD, AR 72157

\$198,168 TopHap Estimate · \$165 / ft² · confidence 87 · as of Jul 14, 2026

2

BATHS

1,200 ft²

LIVING AREA

69.34 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

VALUATION

\$198K

\$172K low

\$224K high

Est. Owner Equity

\$198,168

TAX & ASSESSMENT

Property Tax	\$405 (2025)
Assessed Value	\$22,290
Previous Assessed	\$22,290
Assessor Market Value	\$111,450

PROPERTY FACTS

Property Type	Rural Residence
County	Conway
Lot (acres)	69.34
Construction	Frame (Unspecified)
Heating	None
Cooling	None
Garage	Carport (Unspecified)

Patio · 60 ft²

CLIMATE RISK

47 FLOOD	91 HEAT	77 STORM	14 DROUGHT
-------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 13, 2018	Resale	Administrators Deed	\$95,000	\$79	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morrilton Junior High School	Middle	7–8	8.5 mi
Morrilton Senior High School	High	9–12	8.6 mi
Morrilton Primary School	Elementary	PK–1	9.3 mi

District: South Conway County 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 72157

84 CRIME INDEX	150 AIR POLLUTION	1,500 POPULATION	\$64K MEDIAN IN-COME	61°F AVG TEMP	73% SUNSHINE
--------------------------------------	---	--	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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