

Single Family Residence **RESIDENTIAL**

## 2246 ROSEMEAD RD

ROGERSVILLE, MO 65742

**\$377,970** TopHap Estimate · \$321 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,176 ft<sup>2</sup>**

LIVING AREA

**16.08 ac**

LOT SIZE

**1960**

YEAR BUILT

### VALUATION

**\$378K**

\$360K low

\$396K high

Last Sale

**\$493,829 · May 4, 2026**

Est. Owner Equity

**\$377,970**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,141 (2024) |
| Assessed Value        | \$20,150       |
| Previous Assessed     | \$19,070       |
| Assessor Market Value | \$109,100      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | CHRISTIAN                        |
| Lot (acres)   | 16.08                            |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

**36**  
FLOOD

**54**  
WILDFIRE

**81**  
HEAT

**75**  
STORM

**30**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE        | TYPE            | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------------|----------------------|-----------|--------------------|--------|
| May 1, 2026 | Non-arms-length | Warranty Deed        | \$493,829 | \$420              | \$371K |
| May 1, 2026 | Resale          | Warranty Deed        | \$493,829 | \$420              | \$371K |
| Mar 8, 2023 | Financing       | Intrafamily Transfer |           |                    |        |
| Sep 1, 2015 | Quitclaim       | Quit Claim Transfer  |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Logan-Rogersville Primary School | Elementary | PK–1   | 4.5 mi   |
| Logan-Rogersville High School    | High       | 9–12   | 6.0 mi   |
| Logan-Rogersville Middle School  | Middle     | 7–8    | 6.1 mi   |

District: Logan-Rogersville R-Viii 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 65742

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>82</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>15,272</b><br>POPULATION | <b>\$87K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|