

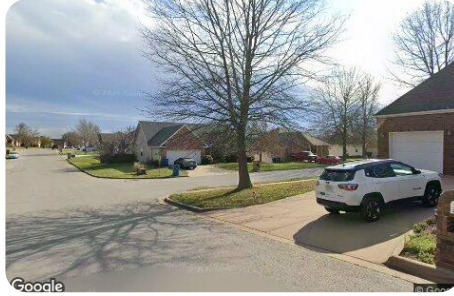
Single Family Residence

RESIDENTIAL

719 RIVER ROCK CT

NIXA, MO 65714

\$316,568 TopHap Estimate · \$114 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

1

BATHS

2,782 ft²

LIVING AREA

0.17 ac

LOT SIZE

2003

YEAR BUILT

VALUATION

\$317K

\$298K low

\$335K high

Last Sale

\$180,000 · Apr 19, 2017

Est. Owner Equity

\$132,698

Loan-to-Value

59%

TAX & ASSESSMENT

Assessed Value	\$38,840
Previous Assessed	\$36,540
Assessor Market Value	\$204,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Christian
Lot (acres)	0.17
Foundation	Retaining Wall
Roof	Asbestos
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

45
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
Apr 14, 2017	Financing	Warranty Deed			\$184K
Aug 27, 2008	Financing	Intrafamily Transfer			\$133K
Aug 14, 2007	Financing	Warranty Deed			\$96K

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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