

Single Family Residence

RESIDENTIAL

2420 RIVER VISTA DR

ALMA, AR 72921

\$271,855 TopHap Estimate · \$174 / ft² · confidence 89 · as of Jul 14, 2026



2

BATHS

1,566 ft²

LIVING AREA

0.58 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

VALUATION

\$272K

\$242K low

\$302K high

Last Sale

\$255,000 · Nov 15, 2024

Est. Owner Equity

\$46,855

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$1,652 (2025)
Assessed Value	\$41,170
Previous Assessed	\$41,170
Assessor Market Value	\$205,850

PROPERTY FACTS

Property Type	Single Family Residence
County	Crawford
Lot (acres)	0.58
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 150 ft²

Patio · 150 ft²

Porch · 122 ft²

CLIMATE RISK

43

FLOOD

68

WILDFIRE

87

HEAT

80

STORM

4

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 8, 2024	Resale	Warranty Deed	\$255,000	\$163	\$225K
Jul 13, 2018	Resale	Warranty Deed	\$150,000	\$96	\$143K
Oct 24, 2007	Resale	Special Warranty Deed	\$62,000	\$40	\$122K
Jun 1, 2007	Financing	Special Warranty Deed			
May 30, 2007	Non-arms-length	Commissioners Deed	\$147,956	\$94	
Aug 19, 2005	Resale	Warranty Deed	\$140,000	\$89	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alma Primary School	Elementary	PK–2	3.8 mi
Alma Middle School	Middle	6–8	4.5 mi
Alma High School	High	9–12	5.1 mi

District: Alma 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 72921

95 CRIME INDEX	115 AIR POLLUTION	14,977 POPULATION	\$63K MEDIAN IN-COME	61°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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