

Single Family Residence

RESIDENTIAL

57 RIVER RIDGE LN

ROSIE, AR 72571

\$116,105 TopHap Estimate · \$122 / ft² · confidence 78 · as of Jul 14, 2026

2

BATHS

952 ft²

LIVING AREA

3.45 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$116K

\$91K low

\$141K high

Est. Owner Equity

\$0

Loan-to-Value

143%

TAX & ASSESSMENT

Property Tax	\$1,172 (2025)
Assessed Value	\$25,050
Previous Assessed	\$25,050
Assessor Market Value	\$125,250

PROPERTY FACTS

Property Type	Single Family Residence
County	Independence
Lot (acres)	3.45
Construction	Frame (Unspecified)
Foundation	Closed Piers
Roof	Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 336 ft²

Porch · 544 ft²

CLIMATE RISK

47 FLOOD	47 WILDFIRE	90 HEAT	66 STORM	6 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2008	Non-arms-length	Warranty Deed	\$185,000	\$194	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cedar Ridge High School	Middle	6–12	5.1 mi
Cedar Ridge Elementary School	Elementary	KG–5	5.1 mi

District: Cedar Ridge 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 72571

119 CRIME INDEX	160 AIR POLLUTION	448 POPULATION	\$54K MEDIAN IN-COME	59°F AVG TEMP	73% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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