

Rural Residence

RESIDENTIAL

# 4 RUCKER CV

RISON, AR 71665

**\$159,051** TopHap Estimate · \$87 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026

**1,820 ft<sup>2</sup>**

LIVING AREA

**9.18 ac**

LOT SIZE

**2013**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$159K**

\$136K low

\$182K high

Est. Owner Equity

**\$159,051**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,100 (2025)</b> |
| Assessed Value        | <b>\$22,250</b>       |
| Previous Assessed     | <b>\$22,250</b>       |
| Assessor Market Value | <b>\$111,250</b>      |

## PROPERTY FACTS

|               |                        |
|---------------|------------------------|
| Property Type | <b>Rural Residence</b> |
| County        | <b>Jefferson</b>       |
| Lot (acres)   | <b>9.18</b>            |

|              |                       |
|--------------|-----------------------|
| Construction | Frame (Unspecified)   |
| Heating      | None                  |
| Garage       | Carport (Unspecified) |
| Pool         | No                    |

Deck · 120 ft²

Patio · 72 ft²

Porch · 680 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 17<br>FLOOD | 35<br>WILDFIRE | 98<br>HEAT | 76<br>STORM | 26<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN |
|--------------|-----------|---------------------|-------|--------|------|
| Feb 27, 2014 | Financing | Warranty Deed       |       |        |      |
| Jun 15, 2010 | Quitclaim | Quit Claim Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Watson Chapel High School        | High       | 9–12   | 11.8 mi  |
| Watson Chapel Junior High School | Middle     | 6–8    | 12.0 mi  |
| Edgewood Elementary School       | Elementary | KG–1   | 13.1 mi  |

District: Watson Chapel 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 71665

|                    |                      |                     |                         |                  |                 |
|--------------------|----------------------|---------------------|-------------------------|------------------|-----------------|
| 122<br>CRIME INDEX | 154<br>AIR POLLUTION | 4,625<br>POPULATION | \$55K<br>MEDIAN IN-COME | 63°F<br>AVG TEMP | 62%<br>SUNSHINE |
|--------------------|----------------------|---------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|