

Single Family Residence **RESIDENTIAL**

# 306 S RICE ST

NIXA, MO 65714

**\$227,469** TopHap Estimate · \$170 / ft² · confidence 82 · as of Jul 14, 2026



**3**  
BEDS

**1**  
BATHS

**1,340 ft²**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**1971**  
YEAR BUILT

## VALUATION

**\$227K**

\$186K low

\$269K high

Est. Owner Equity

**\$6,545**

Loan-to-Value

**97%**

## TAX & ASSESSMENT

|                       |          |
|-----------------------|----------|
| Assessed Value        | \$16,250 |
| Previous Assessed     | \$15,350 |
| Assessor Market Value | \$85,500 |

## PROPERTY FACTS

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

## CLIMATE RISK

**35**  
FLOOD

**40**  
WILDFIRE

**83**  
HEAT

**69**  
STORM

**30**  
DROUGHT

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

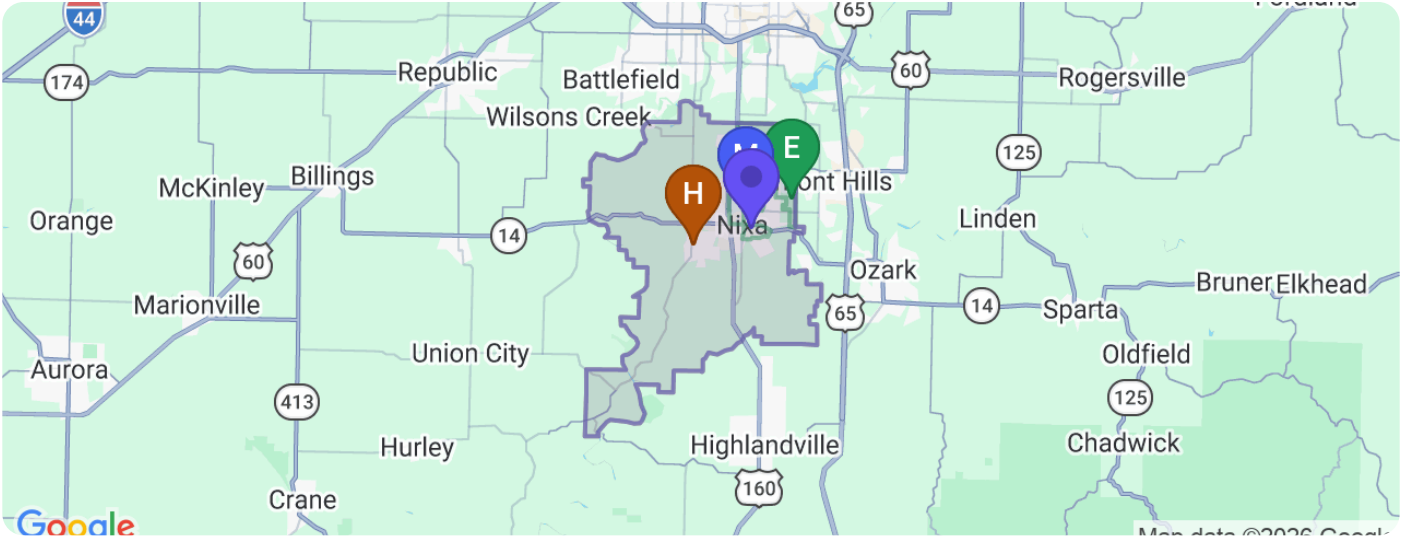
## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-------|--------|--------|
| Sep 8, 2025  | Financing         | Warranty Deed        |       |        | \$221K |
| Sep 12, 2024 | Financing         | Warranty Deed        |       |        |        |
| Jun 30, 2022 | Financing         | Intrafamily Transfer |       |        |        |
| Jun 16, 2022 | Financing         | Warranty Deed        |       |        |        |
| Jun 2, 2021  | Financing         | Intrafamily Transfer |       |        | \$115K |
| Jan 22, 2007 | Recorded document | Grant Deed           |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Nixa Junior High School      | Middle     | 7–8    | 0.8 mi   |
| High Point Elementary School | Elementary | KG–4   | 1.7 mi   |
| Nixa High School             | High       | 9–12   | 2.1 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<br>CRIME INDEX | 148<br>AIR POLLUTION | 36,887<br>POPULATION | \$79K<br>MEDIAN IN-COME | 56°F<br>AVG TEMP | 60%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

OWNERSHIP

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