

Single Family Residence

RESIDENTIAL

36 RIVER RIDGE LN

ROSIE, AR 72571

\$471,456 TopHap Estimate · \$190 / ft² · confidence 77 · as of Jul 14, 2026



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3

BATHS

2,484 ft²

LIVING AREA

5.56 ac

LOT SIZE

2012

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$471K

\$365K low

\$578K high

Last Sale

\$20,000 · Jun 15, 2011

Est. Owner Equity

\$290,776

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$1,700 (2025)
Assessed Value	\$41,040
Previous Assessed	\$41,040
Assessor Market Value	\$205,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Independence
Lot (acres)	5.56
Construction	Wood (Unspecified)
Foundation	Closed Piers
Roof	Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 366 ft²

CLIMATE RISK

37
FLOOD

48
WILDFIRE

90
HEAT

66
STORM

6
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 15, 2011	Resale	Warranty Deed	\$20,000	\$8	
Jan 6, 2006	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southside Elementary School	Elementary	PK–3	6.3 mi
Southside Charter High School	High	10–12	7.0 mi
Southside Junior High School	Middle	7–9	7.1 mi

District: Southside School District



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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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