

Single Family Residence **RESIDENTIAL**

3 RIVER RIDGE LN

ROSIE, AR 72571

\$501,359 TopHap Estimate · \$282 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

1,781 ft²

LIVING AREA

3.3 ac

LOT SIZE

2012

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$501K

\$453K low

\$549K high

Last Sale

\$400,000 · Jul 18, 2022

Est. Owner Equity

\$426,359

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$1,748 (2025)
Assessed Value	\$41,940
Previous Assessed	\$41,940
Assessor Market Value	\$209,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Tlog Home
County	Independence
Lot (acres)	3.30
Construction	Log
Foundation	Closed Piers
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 486 ft²

CLIMATE RISK

35
FLOOD

42
WILDFIRE

90
HEAT

66
STORM

6
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 18, 2022	Resale	Warranty Deed	\$399,999	\$225	\$75K
Nov 2, 2012	Financing	Intrafamily Transfer			
Aug 1, 2011	Resale	Warranty Deed	\$37,000	\$21	
Jan 30, 2007	Non-arms-length	Warranty Deed	\$25,000	\$14	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southside Elementary School	Elementary	PK–3	6.0 mi
Southside Charter High School	High	10–12	6.5 mi
Southside Junior High School	Middle	7–9	6.7 mi

District: Southside 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
---------------------------	-----------------------------	--------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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