

Rural Residence

RESIDENTIAL

400 RIVER RIDGE RD

ROSIE, AR 72571

\$858,939 TopHap Estimate · \$276 / ft² · confidence 95 · as of Jul 14, 2026



4

BATHS

3,117 ft²

LIVING AREA

26.39 ac

LOT SIZE

2011

YEAR BUILT

1

STORIES

6

PARKING

VALUATION

\$859K

\$820K low

\$898K high

Last Sale

\$400,000 · Jun 9, 2017

Est. Owner Equity

\$618,939

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$3,582 (2025)
Assessed Value	\$76,160
Previous Assessed	\$76,160
Assessor Market Value	\$380,800

PROPERTY FACTS

Property Type	Rural Residence
County	Independence
Lot (acres)	26.39
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Pool W/Hot Tub/Spa

Patio · 760 ft²

Porch · 1,224 ft²

CLIMATE RISK

10

FLOOD

51

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 9, 2017	Resale	Warranty Deed	\$400,000	\$128	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southside Elementary School	Elementary	PK–3	6.2 mi
Southside Charter High School	High	10–12	6.9 mi
Southside Junior High School	Middle	7–9	7.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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