

Single Family Residence **RESIDENTIAL**

## 325 ROCKY RIVER SHORES DR

ROCK ISLAND, TN 38581

**\$734,315** TopHap Estimate · \$309 / ft<sup>2</sup> · confidence 64 · as of Jul 14, 2026

**4**

BATHS

**2,378 ft<sup>2</sup>**

LIVING AREA

**3 ac**

LOT SIZE

**2018**

YEAR BUILT

**2**

STORIES

**2**

PARKING

### VALUATION

**\$734K**

\$473K low

\$996K high

Last Sale

\$75,000 · Sep 30, 2015

Est. Owner Equity

**\$382,315**

Loan-to-Value

**48%**

### TAX & ASSESSMENT

Property Tax

**\$2,895 (2024)**

Assessed Value

**\$120,625**

Previous Assessed

**\$120,625**

Assessor Market Value

**\$482,500**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Van Buren               |
| Lot (acres)   | 3.00                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Finished        |
| Pool          | No                      |

Deck · 360 ft²

Patio · 360 ft²

Porch · 1,016 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 35<br>FLOOD | 29<br>WILDFIRE | 89<br>HEAT | 97<br>STORM | 12<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE    | \$/FT² | LOAN |
|--------------|--------|------|----------|--------|------|
| Sep 26, 2015 | Resale | Deed | \$75,000 | \$32   |      |
| Sep 22, 2009 | Resale | Deed | \$45,000 | \$19   |      |
| Jun 24, 2005 | Resale | Deed | \$22,000 | \$9    |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Spencer Elementary School    | Elementary | PK–5   | 7.8 mi   |
| Van Buren County High School | Middle     | 6–12   | 7.9 mi   |

District: Van Buren County 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 38581

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>113</b><br>CRIME INDEX | <b>119</b><br>AIR POLLUTION | <b>4,656</b><br>POPULATION | <b>\$53K</b><br>MEDIAN IN-COME | <b>57°F</b><br>AVG TEMP | <b>57%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|