

Single Family Residence **RESIDENTIAL**

3 RIVER ROCK DR

MOSCOW MILLS, MO 63362

\$279,908 TopHap Estimate · \$221 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,264 ft²

LIVING AREA

0.38 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$280K

\$259K low

\$301K high

Est. Owner Equity

\$116,294

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$1,969 (2025)
Assessed Value	\$32,218
Previous Assessed	\$32,218
Assessor Market Value	\$169,570

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Lincoln
Lot (acres)	0.38
Foundation	Concrete
Roof	Asphalt
Heating	None
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 23, 2020	Financing	Warranty Deed			\$164K
Feb 4, 2020	Financing	Warranty Deed			\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William Cappel Elementary School	Elementary	KG–5	2.4 mi
Troy South Middle School	Middle	6–8	3.3 mi
Troy Buchanan High School	High	9–12	5.1 mi

District: Troy R-III 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.

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 NEIGHBORHOOD · ZIP 63362

107 CRIME INDEX	79 AIR POLLUTION	9,637 POPULATION	\$83K MEDIAN IN-COME	55°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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