

Residential - Vacant Land **RESIDENTIAL**

31 RIVER RIDGE LN
ROSIE, AR 72571



3.4 ac
LOT SIZE

VALUATION

Last Sale **\$100,000 · Jul 1, 2024**

TAX & ASSESSMENT

Property Tax	\$437 (2025)
Assessed Value	\$8,160
Previous Assessed	\$8,160
Assessor Market Value	\$40,800

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Independence
Lot (acres)	3.40
Heating	None
Pool	No

CLIMATE RISK

82 FLOOD	45 WILDFIRE	90 HEAT	66 STORM	6 DROUGHT
-------------	----------------	------------	-------------	--------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 1, 2024	Resale	Warranty Deed	\$100,000		
Jan 26, 2022	Resale	Warranty Deed	\$44,000		\$37K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southside Elementary School	Elementary	PK–3	6.3 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
---------------------------	-----------------------------	--------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------