

Single Family Residence

RESIDENTIAL

53 RIVER RIDGE LN

ROSIE, AR 72571

\$424,188 TopHap Estimate · \$114 / ft² · confidence 83 · as of Jul 14, 2026

3

BATHS

3,728 ft²

LIVING AREA

6.5 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$424K

\$351K low

\$498K high

Last Sale

\$73,000 · Apr 1, 2014

Est. Owner Equity

\$424,188

TAX & ASSESSMENT

Property Tax	\$3,884 (2025)
Assessed Value	\$93,680
Previous Assessed	\$93,680
Assessor Market Value	\$468,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Independence
Lot (acres)	6.50
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Central
Cooling	Central
Garage	Mixed
Pool	No

Deck · 88 ft²

Patio · 344 ft²

CLIMATE RISK

51 FLOOD	47 WILDFIRE	90 HEAT	66 STORM	6 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 26, 2021	Quitclaim	Quit Claim Transfer			
Mar 26, 2014	Resale	Warranty Deed	\$73,000	\$20	
Aug 21, 2006	Resale	Warranty Deed	\$50,000	\$13	
Mar 6, 2006	Resale	Warranty Deed	\$50,000	\$13	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cedar Ridge High School	Middle	6–12	5.1 mi
Cedar Ridge Elementary School	Elementary	KG–5	5.1 mi

District: Cedar Ridge 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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