

Single Family Residence

RESIDENTIAL

63 RIVER RIDGE LN

ROSIE, AR 72571

\$350,579 TopHap Estimate · \$134 / ft² · confidence 83 · as of Jul 14, 2026

3

BATHS

2,612 ft²

LIVING AREA

3.3 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$351K

\$290K low

\$412K high

Last Sale

\$35,000 · Dec 11, 2012

Est. Owner Equity

\$92,926

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax

\$1,862 (2025)

Assessed Value

\$50,480

Previous Assessed

\$50,480

Assessor Market Value

\$252,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Independence
Lot (acres)	3.30
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Closed Piers
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 270 ft²

Porch · 441 ft²

CLIMATE RISK

48 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
Dec 8, 2012	Resale	Warranty Deed	\$35,000	\$13	
Aug 9, 2007	Financing	Correction Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cedar Ridge High School	Middle	6–12	5.2 mi
Cedar Ridge Elementary School	Elementary	KG–5	5.2 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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