

Single Family Residence **RESIDENTIAL**

30 RIVER RIDGE LN

ROSIE, AR 72571

\$370,652 TopHap Estimate · \$188 / ft² · confidence 87 · as of Jul 14, 2026



2

BATHS

1,976 ft²

LIVING AREA

5.01 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$371K

\$321K low

\$420K high

Last Sale

\$185,000 · May 14, 2019

Est. Owner Equity

\$185,730

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$1,352 (2025)
Assessed Value	\$34,550
Previous Assessed	\$34,550
Assessor Market Value	\$172,750

PROPERTY FACTS

Property Type	Single Family Residence
County	Independence
Lot (acres)	5.01
Construction	Frame (Unspecified)
Foundation	Closed Piers
Roof	Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 336 ft²

Patio · 336 ft²

Porch · 456 ft²

CLIMATE RISK

37
FLOOD

48
WILDFIRE

90
HEAT

66
STORM

6
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 13, 2019	Resale	Warranty Deed	\$185,000	\$94	\$182K
Feb 13, 2012	Resale	Warranty Deed	\$19,000	\$10	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southside Elementary School	Elementary	PK–3	6.2 mi
Southside Charter High School	High	10–12	6.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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