

Single Family Residence

RESIDENTIAL

181 RIVER RIDGE RD

ROSIE, AR 72571

\$445,925 TopHap Estimate · \$225 / ft² · confidence 78 · as of Jul 14, 2026



2

BATHS

1,986 ft²

LIVING AREA

5.46 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

VALUATION

\$446K

\$350K low

\$542K high

Last Sale

\$28,000 · Aug 31, 2020

Est. Owner Equity

\$201,724

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$1,714 (2025)
Assessed Value	\$41,300
Previous Assessed	\$41,300
Assessor Market Value	\$206,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Independence
Lot (acres)	5.46
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Central
Cooling	Central
Garage	Mixed
Pool	No

CLIMATE RISK

35
FLOOD

51
WILDFIRE

90
HEAT

66
STORM

6
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 28, 2020	Resale	Warranty Deed	\$28,000	\$14	
Jun 21, 2007	Non-arms-length	Warranty Deed	\$25,000	\$13	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southside Elementary School	Elementary	PK–3	5.8 mi
Southside Charter High School	High	10–12	6.5 mi
Southside Junior High School	Middle	7–9	6.6 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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