

Single Family Residence

RESIDENTIAL

275 RIVER RIDGE RD

ROSIE, AR 72571

\$551,081 TopHap Estimate · \$206 / ft² · confidence 78 · as of Jul 14, 2026



3

BATHS

2,670 ft²

LIVING AREA

4.97 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

VALUATION

\$551K

\$431K low

\$671K high

Est. Owner Equity

\$314,381

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$1,685 (2025)
Assessed Value	\$40,770
Previous Assessed	\$40,770
Assessor Market Value	\$203,850

PROPERTY FACTS

Property Type	Single Family Residence
County	Independence
Lot (acres)	4.97
Construction	Frame (Unspecified)
Foundation	Closed Piers
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

37
FLOOD

49
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
Feb 13, 2012	Resale	Warranty Deed	\$19,000	\$7	
Feb 14, 2006	Resale	Warranty Deed	\$600,000	\$225	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southside Elementary School	Elementary	PK–3	6.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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