

Single Family Residence

RESIDENTIAL

61 RIVER RIDGE LN

ROSIE, AR 72571

\$456,621 TopHap Estimate · \$140 / ft² · confidence 91 · as of Jul 14, 2026

3.5

BATHS

3,260 ft²

LIVING AREA

3.29 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$457K

\$417K low

\$496K high

Last Sale

\$352,000 · Mar 3, 2022

Est. Owner Equity

\$159,442

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax

\$1,871 (2025)

Assessed Value

\$50,670

Previous Assessed

\$50,670

Assessor Market Value

\$253,350

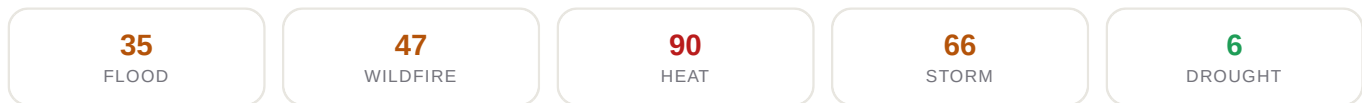
PROPERTY FACTS

Property Type	Single Family Residence
County	INDEPENDENCE
Lot (acres)	3.29
Construction	Frame (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Pool	No

Patio · 144 ft²

Porch · 920 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2022	Resale	Warranty Deed	\$352,000	\$108	\$297K
Feb 13, 2012	Resale	Warranty Deed	\$28,000	\$9	\$32K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cedar Ridge High School	Middle	6–12	5.1 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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